

Minutes  
Regular Board Meeting  
Aberdeen Town Board

December 13, 2010  
Monday, 6:00 p.m.

Robert N. Page Municipal Building  
Aberdeen, North Carolina

The Aberdeen Town Board met Monday, December 13, 2010 at 6:00 p.m. for the Regular Board Meeting. Members present were Mayor Elizabeth B. Mofield, Mayor Pro-tem Robbie Farrell and Commissioners Pat Ann McMurray, Jim Thomas, Alan Parker, and Walter Wright. Staff members in attendance were Planner Pam Graham, Planning Director Kathy Liles, Town Manager Bill Zell, and Town Clerk Regina Rosy. Others in attendance were Carol Wright Perry Johnson, and Jerry Gattis.

1. Call to Order

Mayor Mofield called the meeting to order at 6:00 p.m.

Public Hearing

- a. Application for Conditional Use Permit CU#10-03 for Development of an Outside Rental Storage Facility in the Sandy Mine Commerce Park located on Aquashed Court (off Ridgeline Road).

Mayor Mofield opened the public hearing on Application for Conditional Use Permit CU#10-03 for Development of an Outside Rental Storage Facility in the Sandy Mine Commerce Park located on Aquashed Court (off Ridgeline Road).

Town Clerk Regina Rosy swore in Planning Director Liles, Planner Pam Graham, and Perry Johnson.

Planner Pam Graham displayed a map that showed the property location, along with an aerial image from 2007. She displayed an image approaching the site from Ridgeline Road, another image looking across the pond to the north property boundary, another image looking across the pond toward the R-20 zoned property, and another image looking along the south boundary and power easement. Planning Director Liles stated the property is zoned C-I and adjoins a previously developed portion of the Sandy Mine Commerce Park. Planning Director Liles stated the property consists of two parcels totaling 5.15 acres and adjoins parcels zoned C-I to the north and east and R-20 to the south and west. C-I District regulations limit outside rental storage space regulations to currently licensed/tagged boats, campers, motorized recreation vehicles, motor homes and travel trailers. A minimum of 80,000 square feet of area set aside for the use and all requirements of the Zoning Code related to both screening and buffering must be met. Planning Director Liles stated with a total acreage of 5.15 acres, the site more than meets the minimum area requirement.

Planning Director Liles displayed the proposed site plan, which reflected some of the recommended changes from the Planning Board.

Planning Director Liles stated the submitted plan meets all setback requirements with the exception of the north side of the property, which adjoins the previously built portion of the Sandy Mine development.

Planning Director Liles stated the proposed site plan allows for 81 vehicles, and the access drive will be paved with gravel, but vehicle storage spaces will not be paved. A chain-link fence with security gate and security lighting have already been installed on site. Planning Director Liles stated the site has been cleared of all existing vegetation and has been stabilized by seeding. The property is located in a protected watershed and meets the requirement of 12% or less impervious cover and is calculated to be 11.4%. Planning Director Liles stated the property slopes from the north where it adjoins the already developed portion of the applicant's property and towards a Progress Energy easement along the southern property line. Planning Director Liles stated Mr. Johnson is using an existing pond located in the southeastern corner of the site as a stormwater pond for the existing development to the north. Planning Director Liles stated the site has been graded to facilitate overland flow of stormwater towards the pond and already accepts stormwater generated on the site.

Planning Director Liles stated no detailed planting plan has been provided, but the site plan notes that landscaping will be installed per Town code with the exception of the northeastern boundary, per the Planning Board recommendation.

Staff requests that the Board consider the Conditional Use Permit with the following requirements:

1. Landscaping requirements along northern property boundary may be waived.
2. Wastewater facility be relabeled to indicate "black water" tank as opposed to "gray water".
3. As-built drawings of the entire development be developed and provided to Planning Staff upon completion of the project phase under current consideration to ensure that future construction is completed in accordance with approved plans and to document changes in previous phase construction as compared to approved plans.

Mayor Mofield asked, if not paved, how will parking spots be marked? Mr. Johnson stated the cost is too high to mark the spots. Mayor Mofield asked if there will be any buildings on site at all. Mr. Johnson stated no, there will be no buildings. Mr. Johnson stated the storage area is accessed by a wireless security card. Mayor Mofield clarified a chain-link fence had already been installed. Commissioner Thomas asked if the tank will be buried. Mayor Pro-tem Farrell asked if 81 "vehicles" includes both boats and cars. Mayor Pro-tem

Farrell asked what would happen when the 82<sup>nd</sup> vehicle shows up. Mr. Johnson stated he will return to the Board or follow whatever the proper protocol is, if the 82<sup>nd</sup> vehicle shows up.

Commissioner Parker disclosed that he had previously spoken with the applicant and his opinion is not biased. Commissioner Wright and Mayor Protem Farrell both stated they had met with the applicants too and visited the site and their opinions are also unbiased. Mayor Mofield asked Mr. Johnson if his business is bonded. Mr. Johnson stated the business is insured as far as self storage. Mr. Johnson stated cameras will cover the area and the company will not be accepting responsibility for property of the renters. Mr. Johnson stated renters can purchase insurance if they wish to insure their stored items.

With no further comments or discussion, Mayor Mofield closed the public hearing on Application for Conditional Use Permit CU#10-03 for Development of an Outside Rental Storage Facility in the Sandy Mine Commerce Park located on Aquashed Court (off Ridgeline Road).

2. Setting of the Agenda

A motion was made by Commissioner Thomas, seconded by Commissioner Parker, to approve the setting of the agenda as presented. Motion unanimously carried.

3. Approval of the Consent Agenda

All items listed below are considered routine or have been discussed at length in previous meetings and will be enacted by one motion. No separate discussion will be held except on request by a member of the Board of Commissioners.

- a. Minutes of Regular Board Meeting on November 8, 2010 and Work Session on December 2, 2010.

A motion was made by Commissioner Wright, seconded by Commissioner Thomas, to approve the consent agenda as presented. Motion unanimously carried.

4. Informal Discussion and Public Comment

Mayor Mofield welcomed Carol Wright to the meeting. Mayor Mofield stated the Christmas Parade was great, and the only bad thing about being in the parade was not getting to see the parade. Commissioner Thomas stated there were more people at the parade than he had expected, given the weather.

5. Financial Report

Manager Zell stated at the end of November, the Town was \$150,000 to the good in the General Fund. Manager Zell stated December and January are months for taxes so right now the Town's financial situation is looking good. Manager Zell stated December is not a collection month, so the Water & Sewer Fund is in the red. Commissioner Thomas stated he found it interesting that the Town made as much this month in antenna fees as taxes. Manager Zell stated that is not the norm, since taxes are a much larger part of the budget, than antenna fees.

6. Old Business

None

7. New Business

- a. Application for Conditional Use Permit CU#10-02 submitted by Katie Burns to operate a Home Day Care at 717 N. Chestnut Street.

Planning Director Liles stated after discussion during the last work session it was discovered that there are two personal vehicles owned by the applicant and that piece of information was added to the findings of fact.

Mayor Pro-tem Farrell asked for clarification about the location of the property for this discussion, and Planning Director Liles provided the information.

A motion was made by Commissioner Thomas, seconded by Mayor Pro-tem Farrell to approve Application for Conditional Use Permit CU#10-02 submitted by Katie Burns to operate a Home Day Care at 717 N. Chestnut Street. Motion unanimously carried.

- b. Bids for Roadway and Utility Improvements for the Bethune St. Project.

Manager Zell stated this bid list was put together by Hobbs Upchurch & Associates and \$309,615.60 was the low bid. There were 10 bids received that ranged from \$309,615.60 to \$470,088.00. Frank Horne Construction was the low bidder and was recommended by Hobbs, Upchurch and Associates.

A motion was made by Commissioner Parker, seconded by Commissioner McMurray, to approve the recommendation from Hobbs, Upchurch & Associates to grant the contract to the low bidder Frank Horne Construction in the amount of \$309,615.60. Motion unanimously carried.

- c. NC Clean Water Management Trust Fund Capital Project Budget Ordinance.

Manager Zell stated this is the budget ordinance discussed during the past Work Session. This budget ordinance will allow the Town to have a budget

to work with for the NC Clean Water Management Trust Fund Capital Project. Planning Director Liles stated Forest Hills West has decided to start their voluntary annexation paperwork. Planning Director Liles stated the annexation of Forest Hills West property will take care of the match for this project. Surety will hopefully be brought to the Board at the January work session. Planning Director Liles stated Ralph Hough will be acquiring the first 120 lots and 10 of those lots should be moved by June if all goes well. Planning Director Liles stated the marketing plan for Forest Hills West is tied to this greenway project.

A motion was made by Commissioner Parker, seconded by Commissioner Wright, to approve the NC Clean Water Management Trust Fund Capital Project Budget Ordinance. Motion unanimously carried.

8. Other Business

Mayor Mofield read a letter from Elizabeth Mays who was a participant in the Citizen's Academy Program this year. Elizabeth Mays was very complimentary of the program and all she learned.

Mayor Pro-tem Farrell asked when Crossroads Café will open. Manager Zell stated next week Crossroads Café should be opening up once they get their final inspection and their Certificate of Occupancy.

9. Adjournment

With no further items for discussion, a motion was made by Commissioner Wright, seconded by Commissioner Parker, to adjourn the meeting. Motion unanimously carried.

---

Regina M. Rosy, Town Clerk

---

Elizabeth B. Mofield, Mayor

Minutes were completed in  
Draft form on December 16, 2010

Minutes were approved  
on January 10, 2011