

Minutes  
Special Called Meeting  
Aberdeen Town Board

February 16, 2010  
Tuesday, 5:30 p.m.

Robert N. Page Municipal Building  
Aberdeen, North Carolina

The Aberdeen Town Board met Tuesday, February 16, 2010 at 5:30 p.m. for a Special Called Meeting. Members present were Mayor Elizabeth B. Mofield and Commissioners Pat Ann McMurray, Alan Parker, and Walter Wright. Staff members in attendance were Town Manager Bill Zell, Planning Director Kathy Liles, Attorney T.C. Morphis, and Town Clerk Regina Rosy. Elizabeth Cox and Robert Brunke with Habitat for Humanity were also in attendance for the meeting.

Mayor Mofield called the meeting to order.

Manager Zell stated he put a contract with Allied Waste Services at each Board member's desk. He stated this is the company that Public Works Director Rickie Monroe is requesting to take recyclable materials to. Allied Waste Services was the least expensive option with the shortest contract of just one year. Manager Zell stated rollout containers will be distributed within the next couple of weeks and the recycling program will begin in March. Commissioner Parker asked if recyclables would still be able to be comingled. Manager Zell stated yes, recyclables could be comingled.

Planning Director Liles began review of the Unified Development Ordinance Table of Permissible Uses with Emergency Services and wanted to know if the Board had reached a decision on how they wanted to handle this particular section. Planning Director Liles stated she would recommend special use permits for all of the commercial areas if the Board approved. The Board agreed with the suggestion of Planning Director Liles.

Attorney Morphis stated he and Planning Director Liles had determined that zoning restrictions could not be placed on collocated antennas. Commissioner Wright stated he does not believe any towers or antennas should be located in residential areas, PUD areas or B-3 areas. The Board decided to leave the towers as a special use permit in the RA District but remove from other residential districts.

Section 19.10 – Mayor Mofield asked what the definition of a flea market is. Planning Director Liles read the definition of a flea market to the Board.

There was discussion about cemeteries. Manager Zell was concerned about the various cemeteries located throughout the Town. Attorney Morphis stated Mayor Pro-tem Farrell serves on a cemetery board and could probably provide more guidance to the Board on this issue.

Planning Director Liles distributed a spreadsheet that displayed parcels that are vacant and available for affordable housing. Planning Director Liles stated if R-20 is bumped up to 1600 square feet, then there would be a vacancy rate of 50% (559 lots). That would leave 270 lots available for affordable housing if this shift is made. Planning Director Liles stated 60% of the population in Aberdeen needs affordable housing, and there would not be enough homes to accommodate this particular population. Planning Director Liles stated if this change takes place, then it would shift the demographics in Aberdeen. Planning Director Liles stated in order to maintain the current demographics, more affordable housing would be needed. Planning Director Liles stated going from 1000 square feet homes to 1600 square feet homes is a big jump. She stated it would probably be a good idea to designate some areas on the map for 1200 or 1400 square feet homes. Planning Director Liles stated some transitional zoning districts are needed. Commissioner Wright stated he would like to see a zoning district for 1200 square feet homes. Planning Director Liles stated there is an R-15 district (1200 square foot size homes), but it is built out and there are no lots available. Mayor Mofield felt there are already 270 vacant affordable houses in Aberdeen. Robert Brunke pointed out that just because the houses are vacant, does not mean they are livable.

Attorney Morphis stated he would like to research the issue of placing restrictions on house sizes and where the case law currently stands. He believes it could fall either way but he wants the Board to be aware of the possibility of issues arising from this type of action.

Mayor Mofield requested Planning Director Liles to determine what the affordable housing ratios are for other municipalities in Moore County. Commissioner Parker stated he's not sure affordable housing should be tied to square footage of a house because price ranges for a house vary dependent on furnishings and building costs. Mayor Mofield also requested Planning Director Liles to find out if neighboring municipalities include house sizes in their zoning districts requirements. Attorney Morphis stated Pinebluff does include house sizes. Attorney Morphis stated the question will be what the demand is in the area and what is needed by the citizens. Commissioner Wright wanted to know what the demand is for affordable housing in Moore County. Elizabeth Cox stated Habitat averages 400 applications per year, and they only build 15 houses per year.

Mayor Mofield stated it should be considered that some residential areas do not create enough revenue to support the services provided. Manager Zell stated residential areas will

never support the services that are provided unless you live in Pinehurst with million dollar homes.

Planning Director Liles next directed the Board's attention to how they want to handle sidewalks, open space, landscaping, and tree conservation in the UDO. Planning Director Liles asked for direction from the Board as to when sidewalks should be required and where. Mayor Mofield stated she had already said before she wants sidewalks in every development on both sides of the streets.

Commissioner McMurray stated open space has already been addressed. Manager Zell stated parks are nice, but eventually homeowner associations disappear, and the Town has to take over parks. He stated the Town can only maintain so much open space. Commissioner McMurray stated passive parks would be nice. Planning Director Liles stated perhaps what the Board may be more interested in is green space, rather than open space.

Regarding landscaping and tree conservation, Mayor Mofield stated there has already been a tree ordinance adopted. Planning Director Liles stated there are too many outs in the tree ordinance. Manager Zell asked the Board if they want to see more green space or parks for the kids to play in. Mayor Mofield asked what open space is defined as. Attorney Morphis stated in a conditional use permit situation, green space can be in lieu of open space.

Attorney Morphis stated the goal would be for these open spaces, pools, basketball courts, etc. to not become the obligation of the Town at a later date. Planning Director Liles asked if the Board wants to try the point system or set aside active or passive recreation for these subdivisions. Planning Director Liles asked if the Board would like input from the Parks and Recreation Advisory Commission or the Parks and Recreation Director as to what the needs are of the community. Commissioner Wright stated the Town needs to be careful to not put too many restrictions on these issues, because that might mean Aberdeen doesn't end up with any extra recreational space because of all the restrictions. Manager Zell asked if this would have to be on a large scale, like the Legacy. Planning Director Liles stated absolutely, large scale recreational uses could not be for the small subdivisions. The Board did not indicate that they supported a points system for recreation space.

Planning Director Liles indicated she understands the Board would be satisfied using funds from a payment in lieu option to obtain money to achieve open space and recreation off site. The developer could offer to provide recreation and open space on site and the Board, through a conditional use permit process, could determine if that is acceptable. Attorney Morphis stated if the recreation requirement is not in the UDO, then it would be harder to require it during the application process.

Manager Zell stated regarding sidewalks, he would prefer valley curbing. Manager Zell stated valley curbing doesn't break up as bad as the other curbing. Manager Zell stated there are exceptions when properties are built in the middle of nowhere, and sidewalks are not practical. Manager Zell wondered if something could be given to the Town (enhancement to a park, etc.) in lieu of a sidewalk. Mayor Mofield stated this part of the UDO would be for major subdivisions only – sidewalks would be required. Manager Zell stated he is talking about an individual property. The Board agreed for sidewalks to be placed everywhere until further notice – residential and commercial development. Commissioner McMurray asked if sidewalks have to be a certain width. Manager Zell stated the sidewalk width has to meet ADA requirements.

Planning Director Liles stated the tree ordinance language and revised sign ordinance language will be added in the final draft of the UDO and can be discussed at a later time. Attorney Morphis stated the Board could review the proposed changes to the UDO in early April.

Mayor Mofield asked what the status was of the Aberdeen / Pinehurst Annexation Agreement. Manager Zell showed Mayor Mofield an updated annexation agreement that he and Andy Wilkison went over today. Commissioner Wright requested that Manager Zell bring the annexation agreement to the Work Session on Feb. 25<sup>th</sup>.

A motion was made by Commissioner Wright, seconded by Commissioner Parker to adjourn the Special Called Meeting. Motion unanimously carried.

---

Regina M. Rosy, Town Clerk

Minutes were completed in  
Draft form on February 22, 2010

---

Elizabeth B. Mofield, Mayor

Minutes were adopted  
March 8, 2010