

Minutes  
Regular Board Meeting  
Aberdeen Town Board

February 8, 2010  
Monday, 6:00 p.m.

Robert N. Page Municipal Building  
Aberdeen, North Carolina

The Aberdeen Town Board met Monday, February 8, 2010 at 6:00 p.m. for their 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 Planning Director Kathy Liles and Town Clerk Regina Rosy. Ray Manieri with All American Associates, Reporter for the Pilot Hannah Sharpe, and Eleese Goodwin were also in attendance for the meeting.

1. Call to Order

Mayor Mofield called the meeting to order.

2. Public Hearings

- a. Consider Kennel and Explosives Text Amendment ZA#09-02 to amend Zoning Code §155 by 1) defining animal boarding and grooming facilities, large and small kennels, specialized dog training facilities, explosives, 2) providing districts in which the uses are allowed to occur, and 3) creating minimum standards for these uses.

Mayor Mofield opened the public hearing on Kennel and Explosives Text Amendment ZA#09-02.

Planning Director Liles stated this item has been before the Board earlier in a different form. Planning Director Liles displayed the table of permissible uses. Planning Director Liles displayed a map that shows the distribution of properties that would allow for these particular types of uses to occur. Planning Director Liles showed the definitions of grooming, board facility, small kennel (less than 50 acres), large kennel (larger than 50 acres), and specialized dog training facility.

Planning Director Liles discussed the supplemental requirements for small kennels – must be greater than 10 acres but less than 50 acres, facilities must be set back 50 feet from the property line.

Planning Director Liles discussed the supplemental requirements for large kennels– must be a minimum of 50 acres, and must be at least 1000 feet from hospitals, retirement homes or assisted living. Planning Director Liles stated large kennels must be 100 feet from the property line.

Planning Director Liles stated specialized dog training facilities must be 500 feet from any existing residential structure, and boarding facilities must be 200 feet from the property line.

Planning Director Liles read the definition of explosives. Planning Director Liles stated explosives are used for fireworks, quarrying, road construction, and land clearing. Planning Director Liles stated wide use occurs which makes it difficult to restrict explosives activity.

Commissioner Thomas asked who governs the fireworks at Aberdeen Lake Park on July 4<sup>th</sup>. Planning Director Liles stated the fire marshal governs it. Commissioner Thomas asked if this item would regulate the transport of those explosive materials to Fort Bragg through Aberdeen. Planning Director Liles stated that would be beyond Aberdeen's capabilities to regulate that activity. Planning Director Liles stated the Planning Board recommends approval of this item.

Commissioner Parker stated he was surprised to see the size of the kennel was based on acreage, rather than based on the number of animals on the site. Planning Director Liles stated this item would be approved by a conditional use permit, therefore if it were a large number of animals then the applicant would have to justify the number of animals.

Commissioner McMurray inquired about a doggy daycare and how it would be treated if this text amendment were approved. Planning Director Liles stated a doggy daycare would be treated as a conditional use permit.

Mayor Mofield asked Planning Director Liles what she would consider a small kennel. Planning Director Liles stated 20-25 animals would probably mean a small facility.

Mayor Mofield asked if a number of animals should be included in the text amendment. Planning Director Liles stated more research will be needed to document an appropriate number of animals for a small kennel. Planning Director Liles stated she would investigate if there are size limitations in other zoning regulations and would also review the Animal Welfare regulations to see if they regulate by size.

With no further discussion, Mayor Mofield closed the Public Hearing on Kennel and Explosives Text Amendment ZA#09-02.

- b. Amend Chapter 153 Minimum Housing Standards of the General Code of Ordinances to comply with current statutory requirements regarding orders to vacate and close, making repairs to damaged structures, demolition, serving notice, and placing liens.

Mayor Mofield opened the public hearing on Amendment of Chapter 153 Minimum Housing Standards of the General Code of Ordinances.

Planning Director Liles explained the relevant language in the code. Planning Director Liles defined the process of the minimum housing code and orders for corrective action.

Mayor Pro-tem Farrell questioned liens. Commissioner Thomas asked who determines the 50% amount for liens. Planning Director Liles stated the building inspector has technical guidelines that can be used to establish value or could go to an appraiser. Planning Director Liles stated the 50% would be for just the dwelling, not the land. Tax values are also available for dwellings.

With no further discussion, Mayor Mofield closed the public hearing on Amendment of Chapter 153 Minimum Housing Standards of the General Code of Ordinances.

3. Setting of the Agenda

A motion was made by Commissioner McMurray, second by Commissioner Thomas, to approve the agenda as presented. Motion unanimously carried.

4. 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 January 11, 2010, Special Called Meeting on January 14, 2010, Special Called Meeting on January 21, 2010, Special Called Meeting on January 25, 2010, Work Session on January 26, 2010, and Special Called Meeting on February 4, 2010.

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

5. Informal discussion and public comment.

Mayor Mofield read a letter received from Joyce McInnis thanking the Board for dedicating the Town Hall Rotunda to Curtis McInnis. Mayor Mofield then read a letter received from Bobby Page thanking the Board for naming the Town Hall the Robert N. Page Municipal Building.

Commissioner Thomas thanked the Town Public Works Department for their hard work during the ice storm, and then still picking up garbage as scheduled without an interruption in service.

Mayor Mofield stated she would like for all homeless people in Aberdeen to be directed to a shelter so that they are not out in the cold weather overnight.

Elease Goodwin stated a resident told her how nice the Christmas lighting was in Aberdeen during the Christmas season. Manager Zell stated the lighting is going to be phased in each year and more lighting will be purchased each year.

6. Financial Report

Manager Zell stated the General Fund was \$107,000 in the black through the end of January. Manager Zell stated the month of February will be a big month for taxes to come in. Manager Zell stated the Water and Sewer Fund is in the black for the sixth consecutive month which is unbelievable.

7. Old Business

None

8. New Business

a. Budget Amendments

Manager Zell stated normally we wait until June for budget amendments but due to some large items, Manager Zell stated he would prefer to go ahead and take care of these budget amendments now for the FY 2009-2010 General Fund Budget. Manager Zell stated the first budget amendment was to appropriate in the current budget for the receipt and disbursement of economic development grant proceeds for Southeastern Tool and Die. There was a lot of discussion about why \$10,000 was left in the economic development account. Manager Zell stated there might be other expenses to come up before the end of the fiscal year and that \$10,000 might be needed, and by leaving it in the account, another budget amendment will not have to be made.

Manager Zell stated the next budget amendment was to appropriate money for the roof replacement at Ray's Mill Pond in the amount of \$31,080.

Manager Zell stated the next budget amendment was to appropriate money for the architect fees for the Fire Department expansion project in the amount of \$68,000.

Manager Zell stated the next budget amendment was to appropriate in the current budget for the purchase of recycling rollout containers as well as the loan proceeds received as a result of financing this purchase. Manager Zell stated he just found out that the Wagram facility is closing down in a month. Therefore, Public Works Director Rickie Monroe is scrambling to see where recyclables are going to be transported to.

Manager Zell stated the next budget amendment was to appropriate money for the purchase of a new leaf truck and leaf machine for \$126,770 minus the \$12,000 insurance reimbursement amount which comes to a total of \$114,770.

Manager Zell stated the last budget amendment was to appropriate in the current budget for the total cost of three cart tippers for recycling pickup purposes in the amount of \$7,250.

A motion was made by Commissioner Wright, seconded by Commissioner Parker, to approve the budget amendments as presented. Motion unanimously carried.

9. Other Business

- a. Retail definitions (Information only – will be discussed at Work Session).

10. Closed Session

A motion was made by Mayor Pro-tem Farrell, seconded by Commissioner Wright, to go into Closed Session to discuss acquisition of property. Motion unanimously carried.

A motion was made by Mayor Pro-tem Farrell, seconded by Commissioner Parker, to open regular session. Motion unanimously carried. The Board took the following action after returning from Closed Session.

A motion was made by Commissioner Thomas, seconded by Commissioner Wright, to approve the Resolution Regarding the Purchase and Potential Use of Eminent Domain in the Acquisition of the White Property on Bethune St. for Implementation of the Bethune St. Redevelopment Project. Motion unanimously carried.

A motion was made by Commissioner Thomas, seconded by Commissioner Wright, to approve the Resolution Regarding the Purchase and Potential Use of Eminent Domain in the Acquisition of the Handsford Property on Bethune St. for Implementation of the Bethune St. Redevelopment Project. Motion unanimously carried.

A motion was made by Commissioner Thomas, seconded by Commissioner Wright, to approve the Resolution Regarding the Purchase and Potential Use of Eminent Domain in the Acquisition of the Locklear Property on Bethune St. for Implementation of the Bethune St. Redevelopment Project. Motion unanimously carried.

With no further discussion, a motion was made by Commissioner Wright, seconded by Mayor Pro-tem Farrell, to adjourn the meeting. Motion unanimously carried.

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Regina M. Rosy, Town Clerk

Minutes were completed in  
Draft form on February 9, 2010

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Elizabeth B. Mofield, Mayor

Minutes were adopted  
March 8, 2010