

Minutes  
Special Called Meeting  
Aberdeen Town Board

January 21, 2010  
Thursday, 4:00 p.m.

Robert N. Page Municipal Building  
Aberdeen, North Carolina

The Aberdeen Town Board met Thursday, January 21, 2010 at 4:00 p.m. for a Special Called 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 Town Manager Bill Zell, Planning Director Kathy Liles, and Town Clerk Regina Rosy. Elizabeth Cox with Habitat for Humanity was also in attendance for the meeting. During the reading of the resolutions and celebration portion of the meeting, there were approximately forty citizens and Town employees in attendance.

Mayor Mofield called the meeting to order and thanked everyone in attendance for coming.

1. Resolution Naming the Town Hall the Robert N. Page Municipal Building

Mayor Mofield read the Resolution Naming the Town Hall the Robert N. Page Municipal Building. A motion was made by Commissioner Wright, seconded by Mayor Pro-tem Farrell, to approve the Resolution Naming the Town Hall the Robert N. Page Municipal Building. Motion unanimously carried. The audience applauded the Board for the resolution. Mayor Mofield presented a framed resolution to Bobby Page and let him know that letters had been hung on the outside of the Municipal Building naming it the "Robert N. Page Municipal Building". Mr. Page thanked the Mayor, Board of Commissioners, employees, and citizens. Mr. Page told a brief story of practicing law in Aberdeen and expressed his true dedication for Aberdeen.

2. Resolution Naming the Rotunda the John Curtis McInnis Board Room

Mayor Mofield read the Resolution Naming the Rotunda the John Curtis McInnis Board Room. A motion was made by Commissioner Wright, seconded by Commissioner Parker, to approve the Resolution Naming the Rotunda the John Curtis McInnis Board Room. Motion unanimously carried. The audience applauded the Board for the resolution. Mayor Mofield presented a framed resolution to Joyce McInnis and unveiled

the letters on the wall "John Curtis McInnis Board Room". Mrs. McInnis thanked the Board for honoring her late husband with this resolution.

3. Celebration

A brief celebration was held with the public to celebrate the building dedication and the rotunda dedication. Refreshments were provided for everyone to enjoy and mingle.

4. McGill & Associates Contract

Manager Zell brought the McGill & Associates contract back to the Board. Mayor Mofield asked for a copy of the contract since she had not received it yet. Commissioner Wright stated Mayor Pro-tem Farrell, Manager Zell and he had met with the County already about the infiltration issue and the County did not feel they were responsible for the situation. Manager Zell stated the cost for McGill & Associates would be up to \$48,000. Commissioner Thomas stated his way of thinking would be that the Town does not have the expertise or time to do the research that McGill & Associates can do for the Town. Commissioner Wright felt that with Public Works Director Rickie Monroe retiring in the next 3-4 years, the Town needs to have some material for the incoming Public Works Director to have to look at when they come to work for the Town.

Manager Zell felt this study is important for the Town to get a different view of where the Town stands. Manager Zell stated he would like a motion to move forward with this project. A motion was made by Commissioner Thomas, seconded by Commissioner Parker, to approve the McGill & Associates water and sewer efficiency assessment at a cost of up to \$48,000. Mayor Pro-tem Farrell asked how long would the assessment take. Manager Zell stated the assessment would take 90-120 days, and then McGill & Associates would present a report to the Board of their findings. Motion unanimously carried.

5. Minimum Housing

Planning Director Liles stated the Building Inspector investigated a dwelling located at 686 Midway Road for minimum housing violations. Planning Director Liles stated the structure is in a dilapidated condition and is unfit for human habitation. Planning Director Liles stated she is asking the Board to give an order of demolition for the house to come down and do a clean sweep of the area which would bring down five total structures. Planning Director Liles stated the cost would be \$2500 for the demolition for all 5 houses in the specified area on Midway Road. Planning Director

Liles stated the Fire Department would burn down the structures so they could receive necessary training. Commissioner Wright stated he does not see any need in putting off this issue. A motion was made by Commissioner Thomas, seconded by Commissioner Wright, to demolish the five structures and waive the cost of demolition considering circumstance of proximity of houses, state of collapse, and inability to recoup the cost of demolition. Mayor Pro-tem Farrell stated he was afraid the Town may set a precedent by approving this motion. The motion carried with approval by Commissioners Wright, Thomas, and McMurray. The motion was opposed by Mayor Pro-tem Farrell and Commissioner Parker.

#### 6. Unified Development Ordinance Review

Planning Director Liles provided the Board with a map of the existing residential zoning with tax assessed square footage per the Board's request at the last Work Session. Planning Director Liles discussed possibly increasing the house sizes to 1600 square feet in the R-20 zoning rather than the current 1400 square feet. Planning Director Liles stated the two main issues with this change would be minimum house size and how prevalent should that zoning be on the map. Elizabeth Cox was concerned that by increasing the minimum house size in the R-20 zoning to 1600, there will not be enough opportunities for building affordable housing. Planning Director Liles felt another key question is how many vacant lots are in the R-6, R-10 and R-15 zoning districts. Planning Director Liles stated she would have this information for the Work Session next Tuesday. The Board felt that information would be very helpful so they would have more information to work with.

Commissioner Wright stated he would like Michael Lane and Vincent Lane fixed and the zoning not continue to be a mixture. Commissioner Wright stated he wanted to see a zoning district for houses that are 1400 square feet. Commissioner Parker questioned what size lot should go with that particular house size.

Mayor Mofield felt the current numbering system for zoning districts was hard to understand and suggested making zoning districts the following: R-6-1, R-10-1, R-15-12, R-30-18, R-18-14, and R-20-16 with the first number being the lot size in thousands and the second number being the minimum house size in hundreds. Commissioner Parker felt that was too confusing because of the numbering and he suggested making it R-6-10, R-10-10, R-15-12, R-30-18, R-18-14, R-20-16 which would still be the first number for the lot size in thousands and the second number being the minimum house size in hundreds. The Board agreed that the second numbering system made more sense.

Mayor Mofield stated the issue is Aberdeen wants to provide for affordable housing within their zoning. Mayor Mofield stated with the help from Planning Director Liles with percentages, the Board will have better information to make a decision on. Mayor Mofield stated adjustments also need to be made to the zoning map to protect the lovely neighborhoods within Aberdeen. Mayor Mofield stated citizens will not want to downgrade their zoning because that would cause smaller houses to be built next to larger homes, thus decreasing property values.

It was decided to do three acres for churches in residential neighborhoods. See attachment for all changes made to date on the UDO Table of Uses.

A motion was made by Commissioner Wright, seconded by Mayor Pro-tem Farrell to adjourn the Special Called Meeting. Motion unanimously carried.

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Regina M. Rosy, Town Clerk

Minutes were completed in  
Draft form on January 22, 2010

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Elizabeth B. Mofield, Mayor

Minutes were adopted  
February 8, 2010