

**ABERDEEN BOARD OF COMMISSIONERS
MINUTES OF
OCTOBER 13, 2008**

The Aberdeen Board of Commissioners met Monday, October 13, 2008 at 6:00 p.m. for their regular Board meeting. Members present were Mayor Elizabeth B. Mofield and Commissioners Pat Ann McMurray, Donna Shannon, Jim Thomas, Robbie Farrell and Walter Wright. Others in attendance were Deputy Clerk Regina Rosy, Planning Director Kathy Liles, and Deputy Planner Patti Jilson.

Those absent due to previous commitments were Town Manager Bill Zell and Town Clerk Nancy Matthews.

1. Call to Order

Mayor Mofield called the meeting to order.

2. Introduction of new Town Employee

Parks & Recreation Director Leigh Baggs introduced Lindsay Richardson as the new Recreation Station Supervisor. She began employment on Sept. 12, 2008. Leigh gave information on Lindsay's background and credentials and welcomed her to the Town of Aberdeen.

PUBLIC HEARINGS

a. Voluntary contiguous annexation petitioned by RHA, Inc. for property located at 928 Magnolia Drive, Aberdeen, N. C.

Mayor Mofield opened the Public Hearing for voluntary contiguous annexation petitioned by RHA, Inc. for property located at 928 Magnolia Drive, Aberdeen, N. C. for public comments and Board discussion.

With no public comments or Board discussion, Mayor Mofield closed the Public Hearing on voluntary contiguous annexation petitioned by RHA, Inc.

b. Application for Conditional Use Permit CU#08-07 by George M. Rose, PE, for a Residential Planned Development for single-family residential use on 77 lots to be known as Forest Hills West.

Mayor Mofield then opened the Public Hearing on Application for Conditional Use Permit CU#08-07 for public comments and Board discussion.

Planning Director Kathy Liles explained to the Board that the developer revised the site plan today. She told each member that a revised site plan was at each person's desk. She stated there was a decrease in minimum of two of the lots. Planning Director Liles gave information relating to the soils, watershed, and floodplain. She stated it may be a good idea to restrict certain areas for development due to conditions of the soil. Planning Director Liles then added Exhibit A into public record (will be attached to the minutes).

Mayor Mofield stated she would like to see the developer place sidewalks on both sides of the road in this development. She stated this is a very high priority for residents of Aberdeen. She also stated it would be nice if the open space was in the center of the development, rather than on the outskirts of the development so that residents could enjoy the open space more.

Developer George Rose spoke concerning access to the open space. Commissioner Pat Ann McMurray stated she was concerned that 27 of the homes were located in wetland area.

Mayor Mofield stated years ago Forest Hills Subdivision formed a Homeowner's Association and had a restriction that all future homes be stick built within Forest Hills. Developer George Rose stated the homes would most definitely be stick built.

Commissioner Walter Wright stated McQueen Road was not maintained by DOT. Developer George Rose stated he had a letter from DOT that stated it was maintained by DOT. Developer George Rose stated he would research it further to be sure DOT does in fact maintain McQueen Road. Commissioner Wright questioned how many square feet each of these homes would be. Developer George Rose stated each home would be between 1750 and 2500 square feet. He stated he would be willing to commit to a minimum number of square feet.

Robert Lutz, homeowner in Forest Hills, stated the extra traffic in his neighborhood would be a huge burden. He stated it would be quite hard to get out of Forest Hills without a traffic light due to the increased traffic on US Highway 1. He stated it would adversely impact the quality of life in his neighborhood. He also stated the schools in the area are already packed and he doesn't believe the schools can handle all of these additional students. He also stated the area being considered for development is habited by the red-cockaded woodpecker. He stated he has not heard anything about a conservation plan for this endangered species.

Bill Marts, resident of Forest Hills East, stated the man who owns Longleaf Rd. is responsible for maintaining the road. He also stated the Forest Hills Homeowner's Association is a very lax group. He also stated the lot size of 11,000 square feet is way too small for that subdivision. He stated most lots in Forest Hills are 20,000 square feet or more. He also stated he would like to see home sizes of 1800 square feet or more.

Developer George Rose spoke once again. He stated no lots in Forest Hills currently have public sewer which could be why the current lots are larger. He stated most people typically want smaller lots with town sewer now a days. He stated, by increasing lots to 20,000 square feet, he would no longer have a project because it would be too costly. He stated homes constructed would cost between \$200,000 - \$350,000 which would increase current homes values in the area. He also stated an environmental consultant assured Developer George Rose

that the nearest nesting site for the red cockaded woodpecker is 0.5 mile away.

Tony O'Neil, resident on Sun Road, stated he would like to see development on Sun Road.

Planning Director Liles read a letter received from Harry Eilert, 620 Longleaf Road, who could not attend the meeting. He requested each lot be at least ½ an acre and homes be at least 1800 square feet.

Planning Director Liles read a letter from Paige Godin, property owner in Forest Hills Subdivision, who wants to see ½ acre lot and 1800 square feet per each home. She stated this would enable the existing homes to maintain their property values and not decrease due to smaller, less expensive homes in the neighborhood.

With no further public comments or Board discussion, Mayor Mofield closed the Public Hearing on Application for Conditional Use Permit CU#08-07.

c. Minimum Housing Violations on two dwellings located at 105 and 107 Blyther Street.

Mayor Mofield then opened Public Hearing on Minimum Housing Violations on two dwellings located at 105 and 107 Blyther Street for public comments and Board discussion.

Planning Director Liles read the findings from Chief Building Inspector, Rodney Childress.

With no further public comments or Board discussion, Mayor Mofield closed the Public Hearing on Minimum Housing Violations on two dwelling located at 105 and 107 Blyther Street.

3. Setting of the Agenda

Add under 9 – Other Business: Election Signs

Motion was made by Commissioner McMurray, seconded by Commissioner Shannon, to approve the Setting of the Agenda as amended. Motion unanimously carried.

4. Approval of the Consent Agenda

a. Minutes of Regular Meeting of September 8, 2008; Closed Session of October 2, 2008; Work Session of October 2, 2008.

Motion was made by Commissioner Thomas, seconded by Commissioner McMurray, to approve the Consent Agenda as presented. Motion unanimously carried.

5. Informal Discussion and Public Comment

Citizen Maurice Holland addressed the Board on behalf of the Midway Community to understand what the status is on the sewer connections and what the time table will be for sewer hook-ups. He also requested some information regarding annexation of the Midway Community. Planning Director Liles addressed the issues raised by Maurice Holland. She explained that homeowners who want to voluntarily annex into the Town may do so. She also stated she was not sure about the status of the sewer connections but she would coordinate with Town Manager Bill Zell to get a report for Maurice Holland on the status of the sewer connections.

Commissioner Robbie Farrell commented on the huge crowd at the Sardine Festival on Friday, October 10th. Terry Combs was crowned as the Sardine Queen.

Mayor Mofield read a letter sent to Police Chief Mike Connor commending the Aberdeen Police Department on their great service received from Jennifer McGill.

a. Proclamation – October 20th – 24th as National Business Women’s Week

Commissioner McMurray stated this proclamation is to promote the celebration of the achievements of all businesses and professional women as they contribute daily to our economic, civic and cultural purposes. Commissioner McMurray then read the Proclamation for National Business Women’s Week.

6. Financial Report

7. Old Business

8. New Business

a. Consideration to adopt Annexation Ordinance #44-409 as petitioned by RHA, Inc. for voluntary contiguous annexation of property located at 928 Magnolia Drive with the effective date of annexation as October 13, 2008.

Motion made by Commissioner McMurray, seconded by Commissioner Thomas, to adopt Annexation Ordinance #44-409 as petitioned by RHA, Inc. for voluntary contiguous annexation of property located at 928 Magnolia Drive with the effective date of annexation as October 13, 2008. Motion unanimously carried.

b. Consideration to approve the Identity Theft Prevention Policy and Procedures for the Town of Aberdeen.

Motion made by Commissioner Shannon, seconded by Commissioner McMurray, to approve the Identity Theft Prevention Policy and Procedures for the Town of Aberdeen. Motion unanimously carried.

c. Consideration of Application Approval & Funding Commitment Resolution for NCDOT Bicycle & Pedestrian Planning Grant.

Motion was made by Commissioner Shannon, seconded by Commissioner McMurray, to approve Application Approval & Funding Commitment Resolution for NCDOT Bicycle & Pedestrian Planning Grant. Motion unanimously carried.

d. Consideration to approve installation of new heating/air unit for the Wholesale Grocery Building.

Planning Director Liles stated there is a new proposal from Stancil's Heating & Air that would allow for a 9-ton heating and air unit.

Richard Gergle, who leases the Wholesale Grocery Building, stated he met with Chief Building Inspector Rodney Childress and received a recommendation from him regarding what type of heating and air unit needed to be installed. He stated the quote is \$1,700.00 cheaper than the original proposal.

A motion was made by Commissioner Thomas, seconded by Commissioner McMurray, to approve the installation of a new heating/air unit for the Wholesale Grocery Building in the amount of \$15,576.00.

e. Election Signs

Planning Director Liles explained the current state law and Town of Aberdeen guidelines regarding election signs. She asked the Board would they prefer that election signs be pulled on Saturday afternoon (October 25th) or could they stay up until November 1st. The Board requested that election signs be pulled on Saturday afternoon, October 25th. Planning Director Liles stated she would inform the Board of Elections to notify the candidates.

9. Other Business

10. Adjournment

Motion made by Commissioner Wright, seconded by Commissioner Farrell, to adjourn the meeting. Motion unanimously carried.

Regina M. Rosy, Deputy Clerk

Elizabeth B. Mofield, Mayor

Minutes were completed in draft
form on November 5, 2008

Minutes were adopted on
November 10, 2008