

**ABERDEEN BOARD OF COMMISSIONERS
TUESDAY, NOVEMBER 25, 2008
5:30 P.M.
MINUTES**

The Aberdeen Board of Commissioners met Tuesday, November 25, 2008 at 5:30 p.m. for their regular Work Session. Members present were Mayor Elizabeth Mofield and Commissioners Pat Ann McMurray, Robbie Farrell, Jim Thomas, Donna Shannon and Walter Wright. Others in attendance were Town Manager Bill Zell, Deputy Clerk Regina Rosy, Planning Director Kathy Liles, Deputy Planner Patti Jilson and approximately 32 citizens from the community.

Mayor Mofield called the Work Session to order. She welcomed all those who were in attendance. She then stated there were quite a number of items on the agenda for review and discussion.

1. Land Use Development Plan and Zoning Text Amendment ZA#08-09 to incorporate Multi-Family Housing Recommendations.

Planning Director Kathy Liles stated the Planning Board recommends approval of Land Use Development Plan and Zoning Text Amendment ZA#08-09 to incorporate Multi-Family Housing Recommendations with the following change: "All new power lines for major subdivisions greater than 10 lots or in Planned Unit Developments shall be underground unless the applicant demonstrates to the decision-making body that unique circumstances exist that will not allow for reasonable installation of buried lines." **Agenda item as Public Hearing for December 8, 2008.**

2. 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.

Commissioner Wright requested that due to the large amount of people present for this issue, that the public hearing be reopened for 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 stated the reopened public hearing would take place on Monday, January 12th at 6:00pm. All adjacent property owners will be re-notified of the public hearing. The public hearing will also be advertised on the Town's website and Channel 99. Mayor Mofield also requested Planning Director Liles to contact Chuck Dumas, with NCDOT, to see if he would be available to come to the public hearing on January 12th. The Board was in agreement that a stoplight is needed at the end of McQueen Road. **Agenda item as Public Hearing for January 12, 2008.**

3. Town Zoning Code Text Amendment Request ZA#08-07: Downtown Retail Overlay District.

Commissioner Pat Ann McMurray stated the first twenty feet for retail space does not seem it is sufficient. She stated 50% would make more sense. Planning Director Liles stated the language could easily be changed to 50% for retail space. The Board then discussed certain businesses in the Downtown Retail Overlay District that would be negatively impacted by changing the verbage to 50% for retail space.

The Board then discussed changing the verbiage to 30% dedicated to retail space. The first 30% may not be used for storage and is open to the public. The Board unanimously agreed that 30% would be appropriate. **Agenda item as Public Hearing for January 12, 2008.**

4. Town Rezoning Request, RZ#08-03 for property located within the ETJ and east of NC Hwy. #15/501 predominantly south of Pee Dee Road, extending to the Hoke County Line and containing seven parcels with a total of 695.553 acres by deed from R-20 Residential to RA Rural Agriculture.

No changes were considered on this rezoning request. Item will be on the December agenda for action. **Agenda item as New Business.**

5. Application for Conditional Use CU#08-03, Site Plan SP#08-11 by Andrew and Kathleen White for six (6) duplex townhomes as a Residential Planned Development to be located on the north side of Roseland Road west of Pinehurst Street.

Planning Director Liles asked Jeremy Rust to explain the changes that have been made to the site plan. Based on requests made by the Board at the last meeting, a sidewalk was connected and a t-sidewalk was injected. Mr. Rust stated he believed all requests from the Board had been accommodated.

Commissioner Wright questioned what type of lighting would be in this development. Andy White commented it would be well-lit due to the small size of the development. Commissioner Wright also questioned if utilities would be underground. Andy White stated he was not sure at this time.

Andy White stated he plans to sell the townhomes for around \$165,000. He stated that other properties in the area are selling for less than \$165,000 therefore he will not be negatively impacting property values. **Agenda item as New Business.**

6. Application for Rezoning RZ#08-04 by Cindy Layman to rezone property located at 300 E. Main Street from R-10 Residential to B-1 Central Business District.

Several of the Board members questioned how the house across from the Postmaster's House is able to operate as a Bed and Breakfast in that particular zoning district. Commissioner Wright requested Planning Director Liles to investigate the house across from the Postmaster's House to see what the zoning is and if this house meets those zoning requirements.

Manager Zell stated the better option for Application for Rezoning RZ#08-04 by Cindy Layman to rezone property located at 300 E. Main Street from R-10 Residential to B-1 Central Business District might be to change the verbiage of R-10 rather than rezoning the whole piece of property. Manager Zell stated a bed and breakfast could be added as a conditional use in the R-10 district. Planning Director Liles stated the biggest issue that comes with a bed and

breakfast is parking. **Agenda item as Public Hearing for January 12, 2008.**

- 7a. Zoning Code Text Amendment ZA#08-08 to provide for parking in B-3 District as a conditional use when it is accessory to an adjoining principal commercial use.**

Planning Director Liles stated Town Attorney T. C. Morphis drafted language from the Board meeting last month to include all discussion. Planning Director Liles stated her only concern is that it is structured as a conditional use which means it will trigger another public hearing. Commissioner Farrell stated he would like to see some language regarding the buffering and screening. Planning Director Liles stated the B-3 District does require opaque screening.

Planning Director Liles stated the best option would be for this to be changed to a permitted use with an opaque screening. **Agenda item as Public Hearing for December 8, 2008.**

- 7b. Board Request, Application for Rezoning RZ#08-05 to rezone LRK#50843 from R-20 Residential to B-3 Neighborhood Transitional.**

Agenda item as Public Hearing for December 8, 2008.

- 8. Wholesale Grocery Lease Agreement.**

Manager Zell stated Attorney TC Morphis has read over the contract and everything looks great. He stated the amount for the installation of a new heating/air unit was approved by the Board at the last Board Meeting and has been included in the new lease. **Agenda item as New Business.**

- 9. Resolution to Accept Financing Terms with RBC Bank for New fire truck.**

Mayor Mofield stated the total amount for the fire truck was \$304,000 with a fixed rate and annual installments. Motion made by Commissioner Wright, seconded by Commissioner Thomas, to adopt

the Resolution to Accept Financing Terms with RBC Bank for new fire truck. Motion unanimously carried.

10. Other Business

a. Status on Taylor Building.

Deputy Planner Patti Jilson gave a brief update on status of the Taylor Building located on US #1 South. She stated a fence has been installed, the yard has been cleaned up, the old oil tank has been removed and a demo permit has been issued for the interior cleanup. Once the interior cleanup is completed, DENR will visit the site to determine the next step of action. Deputy Planner Jilson stated the property owners are being very compliant and working very well with the Town.

b. Resolution Authorizing Moore County to Enforce its Animal Control Ordinance within the Corporate Limits of the Town of Aberdeen.

Manager Zell stated this will allow Moore County to enforce its animal control ordinance within the corporate limits of the Town of Aberdeen. Manager Zell stated this issue needs to be approved tonight in order to meet the December 1st deadline.

A motion was made by Commissioner Wright, seconded by Commissioner Thomas, to adopt the Resolution Authorizing Moore County to Enforce its Animal Control Ordinance within the Corporate Limits of the Town of Aberdeen. Motion unanimously carried.

c. Silver Star Banner Day Proclamation

Manager Zell stated this is an organization that wants to honor all of our wounded veterans. **Agenda item as New Business.**

d. Declare property surplus.

Manager Zell explained we have began using GovDeals to sell surplus property now. He stated now as items are ready for surplus we can go ahead and list them throughout the year rather than all at once. **Agenda item as New Business.**

e. Extension of LGC Deadline for Audit

Manager Zell informed the Board that the auditors are requesting an extra 30 days to complete the audit due to extra time spent on a single Powell Bill audit and other single audits now required by the LGC.

A motion was made by Commissioner Thomas, seconded by Commissioner Shannon, to extend the LGC deadline for audit to December 31, 2008. Motion unanimously carried.

10. Adjournment

With no further business, a motion was made by Commissioner Wright, seconded by Commissioner Shannon, to adjourn the meeting. Motion unanimously carried.

Regina Rosy, Deputy Clerk

Elizabeth B. Mofield, Mayor