

**ABERDEEN BOARDED OF COMMISSIONERS  
MINUTES OF WORK SESSION  
JANUARY 3, 2008**

The Aberdeen Board of Commissioners met Thursday, January 3<sup>rd</sup> at 5:30 p.m. for their first Work Session of 2008. 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, Town Clerk Nancy Matthews, Planning Director Kathy Liles and Mary Griffin, Reporter for the Pilot Newspaper. Others in attendance were two representatives for Lamar Advertising and Mr. and Mrs. Joe Milazzo.

Mayor Mofield called the Work Session to order. She stated there were several issues and items for discussion.

- 1. Notice of Intent to Authorize Lease of Town property located at 135 Dawkins Street (the Town water tank site) pursuant to N. C. General Statutes 160A-272.**

Manager Zell informed the Board that Items 1 and 2 pertain to the Sprint antenna leases. He stated both lease agreements are coming up for renewal in September and October. He stated these leases are being taken care of now. He stated N. C. General Statutes requires a Public Hearing if term of lease is over ten years. **Agenda item as Public Hearing & New Business.**

- 2. Notice of Intent to Authorize Lease of Town property located on Chapin Road (a Town water tank site) pursuant to N. C. General Statutes 160A-272.**

Manager Zell stated this is just part if Item 1 for updating both leases for another ten years with two five-year renewals. **Agenda item as Public Hearing & New Business.**

- 3. Voluntary non-contiguous annexation petitioned by Ron Jackson and Dan Maples for the Pit Villas located on Hwy. 5, Aberdeen, N. C.**

Planning Director Kathy Liles informed the Board that this petition for annexation should have been started months ago. She stated that

infrastructure is already in place, and the Pit Villas has water and sewer. She stated the Town's policy to annex into the Town limits states once petitioned, property owner would receive in-town water and sewer rates. She stated in this case, this did not happen. She also stated that in the future, no one will receive the in-town s/w rates until they have petitioned the Town to be annexed and the annexation process started. **Agenda item as New Business.**

4. **Application for Conditional Use Permit CU#07-10 and Site Plan Review SP#07-12 submitted by Andrew & Kathleen White to build two duplexes on two abutting lots located at 805 Magnolia Drive, Aberdeen, N. C.**

Planning Director Liles informed the Board that the Public Hearing has been held. She stated all requirements have been met on this request. She stated the front of the duplex has the look of a single-family dwelling. She also stated it would be helpful to staff if the Board would make a decision on this matter. She then stated if the Board denies this request, then there will have to be justifiable reasons. **Agenda item as New Business.**

5. **Application for Conditional Use Permit CU#07-11 submitted by Anita Shamberger for a home occupation at 101 Pine Brae Lane, Aberdeen, N. C.**

Planning Director Liles stated there had been a lot of questions pertaining to this particular issue as to whether there would be a fence, signage and limiting the number of children. She stated the Division of Child Development normally controls requirements for fencing and requires it when the home occupation is classified as "Child Care Center."

The Board discussed this item at length. The Board asked that the recommended conditions set the maximum number of children at four. A motion was made by Commissioner Wright, seconded by Commissioner Thomas, to allow a maximum of four children in a twenty-four hour period. Commissioners Wright, Thomas, McMurray and Shannon voted Yes. Commissioner Farrell voted No. Motion carried by a vote of four-to-one. Planning Director Liles stated she is to call Ms. Shamberger and discuss the conditions. **Agenda item as New Business.**

**6. Application for Conditional Use Permit CU#07-12 and Site Plan Review SP#07-15 submitted by Rick Knight and Jamie Johnson for a residential planned development located on the south side of Main Street, just east of Bethune Street.**

Planning Director Liles stated this item also had been carried over for further discussion. She stated Public Hearing has been conducted. There were a great number of questions pertaining to water drainage. She stated that she, Public Works Director Rickie Monroe and the developers of this property, scheduled a meeting to review the drainage issues. She stated the developers have made modifications in order to relieve the impact from water drainage. She stated the developers have made modifications by putting in a swell that would wrap around Main St. and back to Hwy. 211 and pass under the driveway. They have also created a storm water retention area in front of the property and the site would be able to address a ten-year storm event and actually would reduce the flow of water under Hwy. 211.

Planning Liles then stated this would affect the landscaping. But she stated if the Board approves this conditional use permit, the Planning staff would work with the developers to make sure the required landscaping would be distributed properly on the site. **Agenda item as New Business.**

**7. Application for Zoning Code Text Amendment ZA#07-07 submitted by Lamar Advertising to add a section regarding Outdoor Advertising to the Town of Aberdeen Zoning Code.**

Item was discussed in great length. The Planning staff presented information regarding 1000 foot setbacks between digital signs. The Board still had many concerns and wanted the following to be addressed:

- The billboard owner must remove a billboard structure, not structure or pole, in order to replace a billboard.
- The sign height and square footage shall not exceed the current height and square footage.
- Add the word “limits” after the word “town” in Section 7a.

**Agenda item as Public Hearing.**

**8. Application for Zoning Code Text Amendment ZA#07-08 submitted by Joseph Milazzo to incorporate entertainment restaurant use as a conditional use in the C-I Commercial and Industrial (Light) District.**

As directed, Planning Director Liles presented to the Board definitions for “adult entertainment,” “bar,” and “restaurant” to add clarity to the definition of “entertainment restaurant.” The Board discussed separation requirements between establishments but no decision was reached to amend the language. **Agenda item as Public Hearing and New Business.**

**9. Application for Site Plan Review SP#07-14 submitted by Eric Levin for a light industry/office space commercial building.**

Planning Director Liles informed the Board that Mr. Levin is proposing to build a light industry/office space commercial building, named Market Press, on 1.68 acres located on the north side of Ampersand Road. She stated the adjoining property is in the HC Highway Commercial Zoning District and the property to the south is in the Manufactured Homes Zoning District. She stated the Watershed Review Board approved application for Special Non Residential Intensity Allocation SNIA #07-02 in June 2007 for a maximum built-upon acre of 70%.

Planning Director Liles stated to the Board that Mr. Levin has based parking calculations on 9,845 square feet of office space and will provide 33 parking spaces of which two will be handicapped van accessible parking space. Mr. Levin has requested that of the thirty-three spaces, he would like seven of these spaces to be grass parking.

Planning Director Liles presented an evaluation of this site plan for Market Press and its potential occupants. She stated the site plan meets Town requirements and will incorporate systems for irrigation and solar panels. She stated the building is to be built all at one time. **Agenda item as New Business.**

## **10. Information Items:**

### **a. Annexations: Statutory or by legislative act.**

Manager Zell requested the Board to establish a special Work Session for discussion of areas for annexation. He stated the decision needed to be made as to how and what to annex. He stated he would have cost estimates for several areas for the Board to consider. He also stated that the issue of multi-family dwelling would also be discussed.

The consensus of the Board was to meet Tuesday, January 15<sup>th</sup> at 5:30 p.m. Commissioner Wright requested that this special Work Session be no longer than two hours.

### **b. Parcel for lift station – Midway CDBG Sewer Improvements.**

Manager Zell informed the Board that the Town had to purchase a small parcel of land located in the Midway Community. He stated the reason being, the Army Corp of Engineers would not allow the sewer lines to go into the wetlands. He stated money for this purchase is in the grant so it will not cost the Town. He also stated that the amount it would have cost to run the sewer lines through the wetlands will cover the cost of the parcel of land to place the lift station.

### **c. Fire Station Generator.**

Manager Zell informed the Board that the large generator located at the fire station has quit running. He stated this generator is over twenty years old. He requested that the Board declare it surplus so to help offset the cost of a new generator.

A motion was then made by Commissioner Thomas, seconded by Commissioner Wright, to declare the generator surplus and for the Town to take bids. Motion unanimously carried.

**d. Chamber Business After Hours.**

Manager Zell informed the Board there would a Business After Hours on Thursday, January 10<sup>th</sup> at the 1<sup>st</sup> Health Fitness Center from 5:30 p.m. to 7 p.m.

**11. Other Business**

**a.** Commissioner Shannon ask about the speed bump that was to be placed at Main and Blue Street. Manager Zell is to look into this issue.

**b.** Commissioner Farrell ask that the Board members visit the new Parks & Recreation Center. He stated there is a five-foot elevation drop on the side of the firemen's shed.

Manager Zell informed the Board that the architects are working on this and will bring revisions back for a proposal.

**c.** Commissioner McMurray stated the Town needs to work on getting a newer and bigger post office. She stated there had been talk with Allen Moon about property on Sycamore between South and Tarbell St. She stated she would like more discussion with Mr. Moon and to contact Howard Coble's office to see if state funds can be obtained.

**d.** Commissioner Farrell stated that Moore County Schools cannot access the Town's website.

Manager Zell stated he would call the school tomorrow and correct this issue.

## **12. Adjournment**

With no further business or items of discussion, motion was made by Commissioner Wright, seconded by Commissioner Farrell, to adjourn the Work Session. Motion unanimously carried.

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Nancy M. Matthews, Town Clerk

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Elizabeth B. Mofield, Mayor

**The minutes were prepared and  
completed on January 7, 2008**

**The minutes were adopted  
on January 14, 2008**