

**ABERDEEN BOARD OF COMMISSIONERS
MINUTES OF
WORK SESSION
FEBRUARY 28, 2008**

The Aberdeen Board of Commissioners met Thursday, February 28, 2008 at 5:30 p.m. for their regular Work Session. Members present were Mayor Elizabeth B. Mofield and Commissioners Pat Ann McMurray, Robbie Farrell, Jim Thomas, and Walter Wright. Commissioner Donna Shannon was absent due to illness. Others in attendance were Town Manager Bill Zell, Town Clerk Nancy Matthews, Planning Director Kathy Liles and Mary Griffin, Reporter for the Pilot Newspaper.

Due to Mayor Mofield arriving late due to a prior meeting, Mayor Pro-tem Farrell called the Work Session to order. He stated there were several items for review and discussion.

- 1. Public Hearing on 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 the next step in this annexation process is to hold the Pubic Hearing on March 10th and at that time, will adopt the annexation ordinance under New Business. **Agenda item as Public Hearing and New Business.**

- 2. Petition for voluntary contiguous annexation requested by Andrew and Kathleen White for Lots 43, 44, 45, Magnolia Drive, Aberdeen, N. C.**

Planning Director Liles stated the staff requests flexibility with Items 2, 3 and 4 as the lots are all together. She stated the Board had talked about trying to avoid any further voluntary annexations until such time to move forward with the statutory involuntary annexation. She stated every time a voluntary annexation is accepted, this affects the involuntary annexations. She stated there were several holdovers where building lots that have been given public services being charged in-town rates but are still out of town. She stated the paperwork is just coming forward and is starting to affect the statutory involuntary process. She stated these three petitions needed to be completed and this will complete most of the lots located on Magnolia Drive. She stated when the Board adopts the Resolution of Intent, these lots will be dropped. **Agenda item as New Business.**

- 3. Petition for voluntary contiguous annexation requested by Mitcheal Wood for Lots 10, recombination ½ of 7 and 8, Magnolia Drive, Aberdeen, N. C.**

Agenda item as New Business.

- 4. Petition for voluntary contiguous annexation requested by Thomas Vanlanduit for Lot 9, 902 Magnolia Drive, Aberdeen, N. C.**

Agenda item as New Business.

- 5. Resolution to Consider the Annexation of Certain Areas into the Corporate Limits of the Town of Aberdeen.**

Planning Director Liles stated staff took input from the Board and legal staff and came up with a revised map that would be the map for the Resolution for Consideration. She stated these are parcels in the ETJ that are less than ten acres in size and contiguous either to each other by directly to the Town limits or to each other to the Town limits. She stated those areas include: Forest Hills, Bethesda Farm, Hidden Valley, Chapel Green, Colonial Heights, River Birch and Lakeside Heights.

Due to the time limit required in order to meet statutory requirements to annex by June 30, 2009, Planning Director requested this Resolution of Consideration be adopted at this Work Session. A motion was then made by Commissioner McMurray, seconded by Commissioner Thomas, to adopt the Resolution to Consider the Annexation of Certain Areas into the Corporate Limits of the Town of Aberdeen. Motion unanimously carried.

- 6. Application for Conditional Use Permit CU#07-13 submitted by Ted DellaRocco for a Teen Club located at 161 Dawkins Street, Aberdeen, N. C.**

Planning Director Liles stated the applicant has requested a Teen Club use to occur at 161 Dawkins Road on 1.24 acres zoned Highway Commercial. She stated the HC Zoning District provides for cultural, entertainment and recreation uses as a conditional use. She also stated since this is a conditional use request, item cannot be discussed until the Public Hearing. **Agenda item as Public Hearing.**

7. Resolution Authorizing Agreement with GovDeals for Internet Auction of Government Surplus Items.

Manager Zell informed the Board this item is now offered through the League. He stated this would allow for an on-line auction service which has been design to assist government in the legal disposal of surplus property. He stated this method of selling surplus items on-line will streamline the whole process, resulting in better recordkeeping of surplus items as it pertains to our Fixed Asset System.

A motion was then made by Commissioner Thomas, seconded by Commissioner McMurray, to adopt the Resolution Authorizing Agreement with GovDeals for Internet Auction of Government Surplus Items. Motion unanimously carried.

8. Discussion Items:

a. Pools in Residential Districts.

Planning Director Liles stated this item is at the request of staff. She stated the Zoning Code provides for pools as a use by right in the R-15 and R-16 zoning districts. She stated the other residential zoning districts are completely silent as to whether or not pools are allowed. She stated the question of pools as allowed accessory use has also been raised as some districts list accessory uses as allowed uses, others do not.

Planning Director Liles stated the Board needs to clarify as to whether pools are allowed and if they should be listed as accessory uses.

After some discussion, the Board agreed with the clarification that a pool may be considered an accessory use in Town limits. More clarification can be added to the Unified Development Ordinance when it is completed.

Commissioner Thomas requested that staff also do some research on pool size, whether in-ground and above-ground. Staff indicated that they would bring back a definition of “swimming pool.”

b. Metal Buildings.

Planning Director Liles did a power-point presentation pertaining to metal buildings. Options being: (1) Ban all of them; (2) Increase façade requirements; (3) Identify an overlay district in which they are not allowed; (4) Re-focus façade restrictions so that they apply from a viewing area; (5) Consider prohibiting in downtown overlay district as a principal structure and also look at the historic district.

The Board indicated that their preferences were to (1) ban them as a principal use in the historic district; (2) increase requirements to 100% non-metal where they can be viewed by the public and (3) increase side façade requirements to 50%.

c. Moratorium on multi-family dwellings.

Planning Director Liles did a power point presentation concerning current multi-family dwellings. She stated, at present, there were a total of 1,498 multi-family dwelling in Aberdeen. She stated she had reviewed all the current multi-family dwelling, the zones and all were allowed under a conditional use permit. She stated items to consider were: (1) Put a hold on multi-family dwellings in all districts; (2) Allow with a planned development project as a conditional use; (3) Define and separate townhomes from the units.

Planning Director Liles stated the average time period for a moratorium would be 6 – 9 months. She stated as this affects application of the zoning ordinance, the Planning Board must have this item and make recommendation to the Town Board. She suggested holding a special meeting with the Planning Board solely to discuss moratorium on multi-family dwellings. The consensus of the Board was to meet jointly with the Planning Board on Tuesday, April 1st at 5:30 p.m. to review and discuss this issue. Also, the Town attorney is directed to amend and draft an ordinance establishing a moratorium on the processing of development applications and the consideration of development approvals for all new multi-family housing units.

9. Other Business.

- a. Approval of contract agreement to operate and maintain proposed gravity sewer main between Southern Pines and Town of Aberdeen.**

Manager Zell informed the Board that the agreement pertains to the proposed gravity sewer main in CCNC for the East Lake Subdivision and will connect their line into the Town's sewer line. He stated the connector is located in Aberdeen's Town limits. He also stated Southern Pines will read the individual meters for their water usage and send the readings to Aberdeen for billing. Once billing amounts are determined, a bill will then be sent to Southern Pines for payment. Manager Zell stated this is the exact same verbiage as all the other contracts with Southern Pines.

Mayor Mofield requested that these lines do not extend into some areas that the Town might consider annexing. **Agenda item as New Business.**

- b. Appointments to the Appearance and Beautification Commission.**

Planning Director Liles informed the Board there are currently two vacancies on the Appearance and Beautification Commission. She stated she has one interested party, Ms. Ashley Baker, who has volunteered their time to serve on this Board. In addition, Carolyn Warlick's initial appointment has expired and she has requested to serve a second term. She stated this will leave one vacancy on this Commission. **Agenda item as New Business.**

- c.** Manager Zell requested that the Thursday, April 3rd Work Session be changed to Tuesday, April 1st. He stated he will be out of state on the 3rd.
- d.** Manager Zell distributed to the Board the dates available for the upcoming Budget Work Session. Dates were set for March 11th, 12th, 18th, 25th, 26th and 27th at 5:30 p.m.

- e. Symposium, "Future of the Sandhills: How Do Quality of Life and Growth Co-exist" will be from 4:00 – 6:00 p.m. at Sandhills Community College, Monday, March 3th.
- f. Commissioner Mofield briefly commented on a meeting she attended pertaining to the International Bachelorette Program commending Dr. Purser and encouraging her in this program. A motion was made by Commissioner Thomas, seconded by Commissioner McMurray, that the Board send a letter to Dr. Purser and all Board of Education members in support of this IB Program in the Southern Middle School and other schools in the area. Motion unanimously carried.
- g. Mayor Mofield stated the Town lost a good citizen, Richard Crabbe, who passed away. She stated he helped restore the Union Station and if it had not been for him, this would not have been accomplished. She requested that Mr. Crabbe be recognized by Proclamation for all his service e to the Town of Aberdeen.
- h. Manager Zell informed the Board he had been approached by David Wornoff of the Pilot to look into taking the land behind the lake and turn this area into a minor-league baseball field. Further information will be forthcoming.

10. Adjournment.

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

Nancy M. Matthews, Town Clerk

Elizabeth B. Mofield, Mayor

The minutes were completed in
draft form on March 3, 2008

The minutes were adopted
on March 10, 2008