

**TOWN OF ABERDEEN  
BOARD OF COMMISSIONERS  
MINUTES OF REGULAR MEETING  
OF OCTOBER 8, 2007**

The Aberdeen Board of Commissioners met Monday, October 8, 2007 at 6:00 p.m. for their regular Board meeting. Members present were Mayor Elizabeth B. Mofield and Commissioners Donna Shannon, Arthur Parker, Robbie Farrell and Walter Wright. Commissioner Pat Ann McMurray was unable to attend due to a prior commitment. Others in attendance were Town Manager Bill Zell, Town Clerk Nancy Matthews, Planning Director Kathy Liles, Deputy Planner Patti Jilson and Mary Griffith, Reporter for the Pilot. There were approximately ten other citizens in attendance.

**1. Call to Order**

Mayor Mofield called the meeting to order. She welcomed all that were in attendance. She then stated there were six Public Hearings to be held.

**PUBLIC HEARINGS**

- a. Application for Conditional Use Permit CU#07-06 and concurrent Site Plan Review SP#07-10 submitted by Don Longstreet for multi-dwelling unit on .70 acres located on the east side of Saunders Blvd. across from Bronwyn Street in a R-6 Residential District.**

Mayor Mofield opened the 1<sup>st</sup> Public Hearing on Application for Conditional Use Permit CU#07-06 and concurrent Site Plan Review SP#07-10 submitted by Don Longstreet for multi-dwelling unit on .70 acres located on the east side of Saunders Blvd. across from Bronwyn Street in a R-6 Residential District for public comments and Board discussion.

Planning Director Kathy Liles stated the application has been reviewed by the Planning staff and meets all requirements. She stated

the Planning Board has reviewed and recommends approval to the Town Board.

With no further comments or Board discussion, Mayor Mofield declared the Public Hearing on Application for Conditional Use Permit CU#07-06 closed.

- b. Application for Conditional Use Permit CU#07-07 and concurrent Site Plan Review SP#07-08 submitted by Ted Thomas for mini-storage facility on 2.34 acres located on the south side of NC 211 Hwy. in the C-I Commercial & Industrial (Light) District.**

Mayor Mofield then opened the Public Hearing on Application for Conditional Use Permit CU#07-07 and concurrent Site Plan Review SP#07-08 submitted by Ted Thomas for mini-storage facility on 2.34 acres located on the south side of NC 211 Hwy. in the C-I Commercial & Industrial (Light) District for public comments and Board discussion.

Planning Director Liles stated this is a vacant piece of property. She stated the Planning Board voted unanimously to approve with additional conditions attached. She stated the Planning staff and Planning Board recommends approval to the Town Board.

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

- c. Voluntary contiguous annexation for 2.33 acres located along the north side of NC 5 Hwy. as petitioned by Harris Blake.**

Mayor Mofield then opened the Public Hearing on petition for voluntary contiguous annexation for 2.33 acres located along the north side of NC 5 Hwy. as petitioned by Harris Blake for public comments and Board discussion.

Manager Zell informed the Board this was a small piece of property that did not get included when the majority of the property that was annexed.

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

**d. Voluntary contiguous annexation of Lots 36 and 37 of Hidden Valley Estates on Magnolia Road as petitioned by Henry J. Watson and Jerry J. Lilly.**

Mayor Mofield then opened Public Hearing on voluntary contiguous annexation of Lots 36 and 37 of Hidden Valley Estates on Magnolia Road as petitioned by Henry J. Watson and Jerry J. Lilly for public comments and Board discussion.

With no public comments or Board discussion, Mayor Mofield declared the Public Hearing on voluntary contiguous annexation of Lots 36 and 37 of Hidden Valley Estates as petitioned by Henry J. Watson and Jerry J. Lilly closed.

**e. Voluntary non-contiguous annexation of Lot 1, Phase 1 of Pee Dee Commerce Park as petitioned by Charles R. Barnes.**

Mayor Mofield then opened Public Hearing on voluntary non-contiguous annexation of Lot 1, Phase 1 of Pee Dee Commerce Park as petitioned by Charles R. Barnes for public comments and Board discussion.

With no public comments or Board discussion, Mayor Mofield declared the Public Hearing closed.

**f. Voluntary non-contiguous annexation for property located at 10870 NC 211 Hwy. as petitioned by Albemarle Oil Company.**

Mayor Mofield then opened the Public Hearing on non-contiguous annexation for property located at 10870 NC 211 Hwy. as petitioned by Albemarle Oil Company for public comments and Board discussion.

Manager Zell stated once the building was completed and open for business, Albemarle Oil Company would petition to annex into Aberdeen to receive in-town rate on water/sewer.

With no public comments or Board discussion, Mayor Mofield declared the Public Hearing on voluntary non-contiguous annexation of property located at 10870 NC 211 Hwy. closed.

## **2. Setting of the Agenda**

With no additions, deletions or corrections, a motion was then made by Commissioner Parker, seconded by Commissioner Wright, to approve the Setting of the Agenda as presented. Motion unanimously carried.

## **3. Approval of the Consent Agenda**

All items listed below are considered routine or have been discussed at length in previous meetings and will be enacted by one motion. No separate discussion will be held except on request by a member of the Board of Commissioners.

- a. Minutes of Regular Board Meeting of September 10, 2007; Regular Work Session of September 27, 2007.
- b. Municipal Agreements for the inspection of bridges within the Town of Aberdeen.

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

## **4. Informal Discussion and Public Comment**

Manager Zell informed the Board that the Lake Park building was going well and was at least two weeks ahead of schedule. He also informed the Board that the sidewalk project was going well and that the sidewalk would continue up above Bethesda Church. He stated the remaining sidewalk project all the way to the intersection of Poplar Street and US #1 Hwy. would be in another phase.

## **5. Financial Report**

Manager Zell gave a report of the financial status as of the end of September. He stated after expenses, the year-to-date net gain in the General Fund was \$219,613.75.

Manager Zell stated in the Water/Sewer Fund, the year-to-date net gain was \$133,653.36. He stated this net gain was due to utility billing for September.

## **6. Old Business**

- a. Consideration to adopt Annexation Ordinance #43107 for voluntary contiguous annexation for 2.33 acres located along the north side of NC Hwy. 5 submitted by Harris Blake with effective date of annexation as October 8, 2007.**

A motion was made by Commissioner Parker, seconded by Donna Shannon, to adopt Annexation Ordinance #43107 for voluntary annexation submitted by Harris Blake with the effective date of annexation as October 8, 2007. Motion unanimously carried.

- b. Consideration to adopt Annexation Ordinance #43207 for voluntary non-contiguous annexation of property located at 115 Parkway Drive, Aberdeen, N. C. submitted by Charles Barnes with effective date of annexation as October 8, 2007.**

A motion was made by Commissioner Parker, seconded by Commissioner Wright, to adopt Annexation Ordinance #43207 for voluntary non-contiguous annexation submitted by Charles Barnes with effective date of annexation as October 8, 2007. Motion unanimously carried.

- c. Consideration to adopt Annexation Ordinance #43307 for voluntary contiguous annexation of Lots 36 and 37 of Hidden Valley Estates on Magnolia Road as requested by Henry J. Watson and Jerry J. Lilly with effective date of annexation as October 8, 2007.**

A motion was made by Commissioner Shannon, seconded by Commissioner Parker, to adopt Annexation Ordinance #43307 for voluntary contiguous annexation submitted by Henry J. Watson and Jerry J. Lilly with effective date of annexation as October 8, 2007. Motion unanimously carried.

- d. Consideration to adopt Annexation Ordinance #43407 for voluntary non-contiguous annexation for property located at 10870 NC Hwy. 211 submitted by Albemarle Oil Company with effective date of annexation as October 8, 2007.**

A motion was made by Commissioner Shannon, seconded by Commissioner Farrell, to adopt Annexation Ordinance #43407 for voluntary non-contiguous annexation submitted by Albemarle Oil Company with effective date of annexation as October 8, 2007. Motion unanimously carried.

## **7. New Business**

- a. Consideration of approval of Application for Conditional Use Permit CU#07-08 and approval of Application for Site Plan Review SP#07-10 as submitted by Don Longstreet for multi-dwelling unit on .70 acres located on the east side of Saunders Blvd. across from Bronwyn Street in a R-6 Residential District.**

A motion was made by Commissioner Shannon, seconded by Commissioner Wright, to approve Application for Conditional Use Permit CU#07-08 with the following Findings of Fact and Conclusions of Laws as presented in the Final Order (see attached CU#07-06) and Site Plan Review SP#07-10. Motion unanimously carried.

- b. Consideration of approval of Application for Conditional Use Permit CU#07-07 and approval of Application for Site Plan Review SP#07-08 submitted by Ted Thomas for mini-storage facility on 2.34 acres located on the south side of NC 211 Hwy. in the C-I Commercial & Industrial (Light) District.**

A motion was made by Commissioner Farrell, seconded by Commissioner Parker, to approve Application for Conditional Use Permit CU#07-07 with the following Findings of Fact, Conclusions of Law and the Additional Conditions as presented in the Final Order (see attached CU#07-07) and approve Site Plan Review SP#07-08. Motion unanimously carried.

## **8. Other Business**

- a. Change date of regular Board meeting of Monday, November 12<sup>th</sup> to Tuesday, November 13<sup>th</sup>.**

Manager Zell informed the Board that the Town offices would be closed on Monday the 12<sup>th</sup> in observance of Veterans Day and he felt some may take advantage of the long weekend. After some discussion, the consensus of the Board agreed to change the Board meeting to Tuesday, the 13<sup>th</sup> of November.

- b. Manager Zell stated he met with Mr. Richard Self of Johnson Controls pertaining to the drive-by water meter reading devices for the Town of Aberdeen. He asked, from the Board, permission to move forward for the feasibility study of a project by sending out an RFP for determining a partner for the project.**

After a lengthy discussion, motion was made by Commissioner Wright, seconded by Commissioner Shannon, to send out the RFP (request for proposal) for determining a partner for the project. Motion unanimously carried.

9. **Adjournment**

With no further items business or discussion, motion was made by Commissioner Parker, seconded by Commissioner Wright, to adjourn the meeting. Motion unanimously carried.

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Nancy M. Matthews, Town Clerk

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Elizabeth B. Mofield, Mayor

These minutes were prepared and  
completed on October 10, 2007

These minutes were adopted  
November 13, 2007