

**ABERDEEN BOARD OF COMMISSIONERS  
MINUTES OF MEETING  
DECEMBER 10, 2007**

The Aberdeen Board of Commissioners met Monday, December 10<sup>th</sup> at 6:00 p.m. for their last regular meeting of 2007. Members present were Mayor Elizabeth B. Mofield and Commissioners Pat Ann McMurray, Donna Shannon, Robbie Farrell and Walter Wright and out-going Commissioner, Arthur Parker. Others in attendance were Town Manager Bill Zell, Town Clerk Nancy Matthews, Planning Director Kathy Liles, Deputy Planner Patti Jilson and Mary Griffin, Reporter for the Pilot Newspaper. Mr. James W. Thomas, newly elected official to the Town Board, was also in attendance. There were approximately twenty citizens also in attendance.

**1. Call to Order**

Mayor Mofield called the meeting to order. She thanked all those in attendance. She stated this being the last regular meeting of the year, there was some sadness and happiness. She stated Commissioner Arthur Parker would be leaving the Board after some 23 plus-years of serving the Town of Aberdeen and that he would be greatly missed. She then stated that Mr. Jim Thomas, newly elected official, would be taking on a new role as a Town Commissioner.

Mayor Mofield then stated the agenda had been amended due to several items needing to be handled first.

**2. Setting of the Agenda**

Manager Zell informed the Board that the agenda had been changed and some items had been moved around. He stated this was due to the leaving of Commissioner Parker and the swearing in of re-elected officials and newly elected official.

With no changes, a motion was made by Commissioner Parker, seconded by Commissioner McMurray, to approve Setting of the Agenda as presented and amended. 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 November 13, 2007; Regular Work Session of November 27, 2007.**

With no corrections, motion was made by Commissioner Wright, seconded by Commissioner Shannon, to approve the Consent Agenda as presented. Motion unanimously carried.

### **4. Old Business**

There was no Old Business for review or Board action.

### **5. Recognition of out-going Commissioner, J. Arthur Parker**

Manager Zell briefly commented stating it was with mixed emotions to see Commissioner Parker leave the Board after so many years of serving the Town and his community. He then presented Commissioner Parker with a plaque at which time he read it to the public. He then presented Commissioner Parker with a gift card from Bass Pro-shop and a trolling motor for his boat. These were gifts from the Town of Aberdeen Board of Commissioners with their appreciation of his life-long service to the Town of Aberdeen.

Commissioner Parker thanked the Board for their kindness. He then stated his most appreciation was to his wife, Ann, for supporting him all the years he served on the Board. He then stated he had been very fortunate to have worked with so many good people.

Commissioner Parker then congratulated Mr. Jim Thomas as the newly elected official to be seated on the Board. He stated the Town Board is one of the best groups of people to work with and that the Town has also been blessed with its employees.

Each Board member gave their special thanks to Commissioner Parker for giving up many, many hours of his personal time in order to serve the Town. Each stated they would miss his guidance on the Board.

## **6. Swearing-in Ceremony for newly elected official and incumbents**

Town Clerk, Nancy Matthews, then administered the Oath of Office to re-elected Mayor, Elizabeth B. Mofield, re-elected Commissioners Farrell and McMurray and to newly elected Commissioner, James W. Thomas.

Commissioner Thomas then took his seat with the Town Board of Commissioners.

## **7. PUBLIC HEARINGS**

### **a. Voluntary contiguous annexation petitioned by Daniel Kimball for property located at 805 Robinwood Road in Forest Hills, Aberdeen, N. C.**

Mayor Mofield opened the Public Hearing on voluntary contiguous annexation petitioned by Daniel Kimball for property located at 805 Robinwood Road in Forest Hills, Aberdeen, N. C. for public comments and Board discussion.

With no discussion, Mayor Mofield declared the Public Hearing on voluntary contiguous annexation petitioned by Daniel Kimball closed.

### **b. Application for Conditional Use Permit CU#07-10 and Site Plan Review SP#07-12 submitted by Andrew and Kathleen White to build two duplexes on two abutting lots located at 805 Magnolia Drive, Aberdeen, N. C. (2<sup>nd</sup> P.H.)**

Mayor Mofield then opened the Public Hearing on Application for Conditional Use Permit CU#07-10 and Site Plan Review SP#07-12 submitted by Andrew and Kathleen White to build two duplexes on two abutting lots located at 805 and 807 Magnolia Drive, Aberdeen, N. C. for public comments and Board discussion.

Planning Director Liles provided the Board and public with photos of the adjoining houses and property. She then stated the reason for the second Public Hearing is due to the applicant receiving additional information concerning the proposed duplexes.

Mrs. Kathleen White, owner of the property, briefly spoke stating she had received from BB&T, the appraisal values of all the adjoining and surrounding properties. She stated these appraisal values were lower than the appraised value of the proposed duplexes. She then stated that the proposed duplexes would only increase the adjoining property values instead of decrease them.

Mrs. White then commented on the issue of two extra vehicles for each duplex. She stated this would not add to the traffic problem. She stated she had checked with DOT and they did not feel this proposed development would create any additional traffic problems.

Mr. Mike Dunn, who lives directly across the street from this property, stated the only question he had if the duplexes were valued on whole duplex or divided value per duplex.

Mr. Mike McKinney, who lives at 922 Magnolia and is a realtor, stated he is familiar with Mr. White's work and that he does excellent work. He stated this would not hurt the adjoining properties, that it could only improve the values. He stated this is a good thing and he supports this project.

With no further Board discussion or public comments, Mayor Mofield declared the Public Hearing on Application for Conditional Use Permit CU#07-10 and Site Plan Review SP#07-12 closed.

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

Mayor Mofield then opened the Public Hearing on Application for Conditional Use Permit CU#07-11 submitted by Anita Shamberger for a home occupation at 101 Pine Brae Lane, Aberdeen, N. C. for public comments and Board discussion.

Planning Director Liles informed the Board that in order to approve a conditional use permit, there are requirements that must be met. She stated Ms. Shamberger will have some night-time operation.

The Board requested that Planning staff create language to state only six children within a 24-hour period and to add language that no sign can be displayed on property for advertising the day-care.

With no further public comments or Board discussion, Mayor Mofield declared the Public Hearing on Application for Conditional Use Permit CU#07-11 closed.

**d. Application for Conditional Use Permit CU#07-12 for Residential Planned Development “Finley Pines Townhomes” and Site Plan Review SP#07-15 submitted by Rick Knight and Jamie Johnson to be located on 2.5 acres along NC Hwy. 211 and South E. Main Street, Aberdeen, N. C.**

Mayor Mofield then opened the Public Hearing on Application for Conditional Use Permit CU#07-12 for Residential Planned Development “Finley Pines Townhomes” and Site Plan Review SP#07-15 submitted by Rick Knight and Jamie Johnson to be located on 2.5 acres along NC Hwy. 211 and South E. Main Street, Aberdeen, N. C. for public comments and Board discussion.

Planning Director Liles stated there would be fifteen townhomes arranged into groups of five. She stated these proposed townhomes are in a transitional area and that the units will be subject for sale.

Mr. Rick Knight briefly spoke giving details of the units and layout of the parking and landscaping. He stated this planned development would cost over \$2,000,000.00 or more.

Several Board members responded to their concerns of a drainage pipe coming from Main Street that will be continued through the property and will drain into a large retention area in the center of the property’s proposed loop road. The Board’s concern of more drainage flow coming from the property than is already occurring, despite soil and vegetation displacement and to rethink the 18-inch

pipe and one that doesn't veer off at any angles, as the proposed one does, because of potential clogs from pine straw.

The Board recommended that Mr. Knight and Mr. Johnson bring their revised engineering drawings and reports to the next Work Session for January 3, 2008.

With no further Board discussion or public comments, Mayor Mofield declared the Public Hearing on Application for Conditional Use Permit CU#07-12 and Site Plan Review SP#07-15 closed.

**e. Subdivision Regulation Amendment GP#07-08 to change Certificate of Ownership for Public Infrastructure Subdivisions.**

Mayor Mofield then opened Public Hearing on Subdivision Regulation Amendment GP#07-08 to change Certificate of Ownership for Public Infrastructure Subdivisions for public comments and Board discussion.

Planning Director Liles stated that the Certificate of Ownership has in the past, been signed by the Planning Director. She stated this should be signed off by the property owner. She stated the ordinance has been amended to remove the Town of Aberdeen from the language.

With no further Board discussion or public comments, Mayor Mofield declared the Public Hearing on Subdivision Regulation Amendment GP#07-08 closed.

**8. Informal Discussion and Public Comment**

**a.** Mayor Mofield commented on the Christmas Parade stating she had received great comments. She thanked all those working to make the parade a great success.

**b.** Mr. Horace O'Neal of 708 Sun Road, briefly spoke concerning cable wiring that has been left protruding from the ground at the community center located on Keyser Street. He stated past rains have washed out the area. He called DOT to fill in the hole but rains have washed it out again. He stated it

has been over two years and this situation is still not been corrected. He stated he has put orange cones around the hole and the protruding cable to keep vehicles from being damaged. He ask if there was not anything that the Town could do to get this situation fixed.

Manager Zell stated he would contact DOT to see if they could come out and get this situation fixed.

## **9. Financial Report**

Manager Zell reported to the Board that the November Financial Report for the General Fund and Water/Sewer Fund were well in the black. He stated the Town's financial condition looks very well as of this date.

## **10. New Business**

### **a. Consideration to adopt an ordinance for voluntary contiguous annexation of property located at 805 Robinwood Road in Forest Hills with effective date of annexation as December 10, 2007.**

A motion was made by Commissioner Shannon, seconded by Commissioner Farrell, to adopt an ordinance for voluntary contiguous annexation of property located at 805 Robinwood Road in Forest Hills with effective date of annexation as December 10, 2007. Motion unanimously carried.

### **b. Appointments to the Aberdeen Planning Board.**

A motion was made by Commissioner McMurray, seconded by Commissioner Farrell, to recommend to the Moore County Board of Commissioners to re-appoint Mr. Kemp Lowder as an ETJ member for a three-year term. Motion unanimously carried.

A motion was then made by Commissioner McMurray, seconded by Commissioner Wright, to re-appoint Bill Prevatte as an in-town alternate for a three-year term. Motion unanimously carried.

**c. Subdivision Regulation Amendment GP#07-08.**

A motion was made by Commissioner Shannon, seconded by Commissioner McMurray, to approve Subdivision Regulation Amendment GP#07-08 as presented. Motion unanimously carried.

**11. Other Business**

**a.** Manager Zell reminded the Board to change the date of the Work Session from January 8<sup>th</sup> to January 3<sup>rd</sup> due to the Christmas and New Year's Holiday and to change the January Work Session from January 31<sup>st</sup> to January 29<sup>th</sup>. Manager Zell will be out of town on the 31<sup>st</sup>.

**b.** Manager Zell informed the Board they needed to elect a Mayor Pro-tem. A motion was then made by Commissioner McMurray, seconded by Commissioner Shannon, to appoint Robbie Farrell as Mayor Pro-tem. Motion unanimously carried.

**12. Adjournment**

With no further business, a motion was made by Commissioner Farrell, 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

The minutes were prepared and completed on December 13, 2007

The minutes were adopted on January 14, 2008