

**MINUTES
WORK SESSION
SEPTEMBER 29, 2005**

The Aberdeen Board of Commissioners met Thursday, September 29, 2005 at 5:30 p.m. for their regular Work Session. Members present were Mayor Elizabeth Mofield and Commissioners Pat Ann McMurray, Arthur Parker and Donna Shannon. Commissioners Robbie Farrell and Terry Marquez were unable to attend. Others in attendance were Town Manager Bill Zell, Planning Director Giles Hopkins, Deputy Planner Heather Brown, Town Clerk Nancy Matthews and Matthew Moriarity, Reporter for the Pilot.

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

- 1. Application for Conditional Use Permit CU#05-10 submitted by Rowena and Hughie Galbreath to allow the operation of a beauty service within their residence located at 605 Sanborn Street located in an R-10 Residential District.**

Planning Director Giles Hopkins stated a Public Hearing has been scheduled for October 10th. He stated Mrs. Galbreath wants to operate a beauty shop in her home. He stated after the Public Hearing, this item will go to the Planning Board for their review and make their recommendation to the Town Board. Agenda item as Public Hearing.

- 2. Application for Conditional Use Permit CU#05-07 submitted by Royal/Longstreet, LLC for multi-family dwelling condos to be located on the east side of Saunders Boulevard directly across from Bronwyn Street.**
 - (a) Application for Site Plan Review SP#05-10 submitted by Royal/Longstreet, LLC for multi-family dwelling condos to be located on the east side of Saunders Boulevard directly across from Bronwyn Street.**

Planning Director Giles Hopkins stated the Public Hearing was held at the September 12th Board meeting. He stated the item was sent to the Planning Board for their review and their recommendation to the Town

Board. He stated the Planning Board recommended approval with one provision; No curb and gutter.

Scott Matthews, engineer with Neal Smith Engineering, explained due to the slope of the land, curb and gutter would only aggravate the water problem.

The Board had some concerns about this and requested that the Town engineer review this site plan and bring their findings to the meeting on October 10th. **Agenda item as Old Business.**

3. Application for Rezoning RZ#05-06 submitted by Bill Seymour to rezone property located to the west and north of Aberdeen Commons from HC Highway Commercial District and R-20 Residential District to GC General Commercial District.

The Board discussed a number of options on rezoning this property particularly the portion located on Johnson Street as to where the boundary line between residential and business would be located. Due to not all Board members being present and the need as expressed by Mr. Seymour to have an answer before the October 10th regular meeting, the consensus of the Board was to continue the meeting to October 4th at 5:30 p.m. to further consider this rezoning request.

4. Other Business

a. Discussion on Comprehensive Land Development Drop-In Session.

Planning Director Giles Hopkins stated there were approximately 35-40 people who attended the Drop-In Session. He stated the Planning Board will review the draft on October 20th, the Town Board will review on November 3rd, the Public Hearing will be held on November 14th, then the draft will go back to the Planning Board for final review. He stated the Town Board will then consider adoption of the Comprehensive Land Development Study on December 12th. The Board will receive colored copies of the proposed study for better review and clarity.

b. Report on Citizens Academy Program.

Manager Zell reported to the Board that he is half-way through the CAP Program. He stated there have been nine, ten and eleven citizens in attendance of each session. He stated it has been very positive and the citizens attending have shown great interest. He also stated certificates will be presented to those who attended the CAP Program at the November 14th Board meeting.

c. Report on Parks & Recreation Master Plan Meeting.

Manager Zell reported to the Board of the meeting in which the public gave their input as to what they would like to see in the Parks & Recreation Master Plan. He stated the architect will be presenting some renderings hopefully at the November Work Session.

d. Donation of ACW Locomotive.

Manager Zell reported to the Board that ACW has an engine they have taken out of service and wanted to know if Aberdeen would be interested in this engine. He stated they need the existing track that the caboose is presently stationed and would place both the engine and caboose on another track.

After some discussion, the Board wanted to know if any work would need to be done to this engine. Manager Zell will get information and bring back to the Board on October 4th for consideration.

e. Decision on annexation.

Manager Zell informed the Board concerning three potential areas for consideration to annex. He stated the state requirements have been met and he would like for the Board to consider moving forward on these areas.

Mr. Ron Niland of All American Associates briefly reviewed with the Board three areas to consider for annexation: 1-Chapel Greens, Pee Dee Road area, 2-Forest Hills, Thrushwood Rd. area, and

3-Hidden Valley, Magnolia Drive area. He stated the annexation process would be very clear cut. He stated there are strict standards as required by NC General Statutes and each area meets these requirements. He stated the Board has already adopted the Resolution of Consideration and the next step would be to adopt the Resolution of Intent. Then letters will be sent to all affected property owners as to the Town's intent to annex their property.

After much discussion, the consensus of the Board was to first seek grant money to construct sewer to the Midway area and then seek to annex this area by local bill before any consideration is given to the other three areas. Mayor Mofield felt, until the water pressure situation is resolved in the Pee Dee Road area, she would not be in favor of beginning the annexation process.

- f. Mr. Hopkins informed the Board that Tommy Davis has resigned from the Historic Preservation Commission. He requested that Ms. Dell Crumpton be appointed to complete the term of Mr. Davis, which will expire June 30, 2007.

A motion was made by Commissioner Parker, seconded by Commissioner McMurray, due to the resignation of Tommy Davis, to appoint Ms. Dell Crumpton to the Historic Preservation Commission with the term to expire June 30, 2007. Motion unanimously carried.

5. Adjourn.

A motion was made by Commissioner Parker, seconded by Commissioner Shannon, to continue the Work Session to Tuesday, October 4, 2005 at 5:30 p.m. Motion unanimously carried.

Nancy M. Matthews, Town Clerk

Elizabeth B. Mofield, Mayor