

**MINUTES
WORK SESSION
NOVEMBER 3, 2005**

The Aberdeen Board of Commissioners met Thursday, November 3, 2005 at 5:30 p.m. for their regular Work Session. Members present were Mayor Elizabeth Mofield and Commissioners Pat Ann McMurray, Robbie Farrell and Donna Shannon. Commissioners Arthur Parker and Terry Marquez were unable to attend. Others in attendance were Planning Director Giles Hopkins, Town Manager Bill Zell, Town Clerk Nancy Matthews, Matthew Moriarity, Reporter for the Pilot and Jim Desart, Reporter for the Moore County Independent Newspaper. There were several groups of developers also in attendance pertaining to their item being on the agenda and to answer any questions that the Board might have pertaining to their development project.

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

- 1. Application for Conditional Use Permit CU#05-06 submitted by Stafford Land Company, Inc. for a Residential Planned Development to be located on the east side of Pee Dee Road between Byther Street and Keyser Street.**

Planning Director Giles Hopkins stated the property contains 140 acres and Mr. Stafford is requesting two types of lot minimum, one of which is a minimum of 15,000 square feet for the conventional sized lots to contain two hundred proposed homes and the second is a minimum of 6,000 square feet for eighty proposed patio home lots. He stated this development will be constructed in five phases. He also stated there will be concrete wedged curbing with concrete sidewalks through the whole development. **Agenda item as New Business.**

- 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 this property is currently vacant and contains approximately 2.39 acres.

Manager Zell stated that he, Commissioner McMurray, Rickie Monroe and Bill Lester from Hobbs, Upchurch, went out and walked this property to see what would be the best solution for the water drainage for this property and for the Town.

Mr. Jeff Thompson from Hobbs, Upchurch, was in attendance and he stated it would be best for the no-curbing, which will allow the water to run off as a sheet flow. This would allow the ground to absorb the water more adequately.

After further discussion, the consensus of the Board was to consider going with the no curbing to allow sheet flow of the water. **Agenda item as Old Business.**

- 3. Application for Conditional Use Permit CU#05-08 submitted by Clift Commercial, LLC for a Residential Planned Development to be located on the east side of Saunders Boulevard known as Lighthorse Trace.**

- (a) Application for Site Plan Review SP#05-13 submitted by Clift Commercial, LLC for a Residential Planned Development to be located on the east side of Saunders Boulevard known as Lighthorse Trace.**

Planning Director Giles Hopkins stated Clift Commercial has applied for the same thing that the Board approved last September. He stated the only thing different is the cement curbing and before any permits will be issued to begin building, the developer must obtain an approved State of North Carolina Storm-water Plan.

Mayor Mofield stated that one of the major concerns was the flooding of the Elks Club Golf Course. She asked that the maximum requirements required for storm-water runoff be implemented.

After further discussion, Mr. Hopkins is to walk the property to review the current wedged curbing and the potential for storm water runoff. The Board stated they would require only the concrete wedged curbing and sidewalks. Mr. Hopkins is to bring his report to the November 14th Board meeting. **Agenda item as New Business.**

- 4. Application for Conditional Use Permit CU#05-09 submitted by Davidson and Jones Residential, LLC for Glen Laurel Subdivision, Phase V, located at the end of Magnolia Drive.**

Mr. Hopkins stated there is considerable difference in the plans received for the Public Hearing. He stated there will be more landscaping than the code requires and there will be concrete valley curb and gutter.

The Board had concerns pertaining to the partial sidewalk within the cul-de-sac. After some discussion, the developer agreed to put the sidewalk completely around the cul-de-sac. **Agenda item as New Business.**

- 5. Application for Conditional Use Permit CU#05-10 submitted by Rowena Galbreath for a home occupation (Beauty Salon) to be located within her residence at 605 Sanborn Street in an R-10 Residential District.**

Mr. Hopkins stated that no one spoke for or against this conditional use request at the Public Hearing on October 10th and the Planning Board recommended approval. He also stated there would be no signs permitted to be placed outside the residence. **Agenda item as New Business.**

- 6. Application for Conditional Use Permit CU#05-11 submitted by Ann Turner, DVM, for a small animal emergency clinic to be located in a HC Highway Commercial District.**

Mr. Hopkins stated Ms. Ann Turner, DVM, would like to operate a small emergency clinic in the Town and County Shopping Center, which is zoned HC Highway Commercial. He stated there is currently not a small animal emergency clinic in the Sandhills area that is open at night, on weekends or holidays, or that specializes in emergencies for small animals. He stated there would be no outdoor runs or outdoor cages. Everything would be inside. **Agenda item as Public Hearing.**

- 7. Application for Conditional Use Permit CU#05-12 submitted by Shirley McCrimmon to build a two-family dwelling on property she owns at the corner of Keyser Street and Chisholm Road.**

Mr. Hopkins stated Ms. Shirley McCrimmon has submitted a conditional use application to build a two-family duplex on property she owns. He stated the zoning is R-10MH Residential District, which with a conditional use permit, allows for two-family dwelling or duplex provided the dwelling has the physical appearance of a single family dwelling when viewed from the front of the dwelling. **Agenda item as Public Hearing.**

- 8. Zoning Code Text Amendment ZA#05-06 submitted by the Town of Aberdeen to amend the zoning code to restrict the height of flagpoles in a commercial zoning district.**

Mr. Hopkins stated an inquiry had been made as to securing a permit for a flagpole in a commercial zoning district that would exceed 100 feet in height. He stated currently, the Town ordinance does not have any restrictions on flagpole heights. He stated, in view of the belief that a flagpole in excess of 35 feet in height does not promote the Town of Aberdeen in a positive aesthetic manner, the staff recommends that the proposed zoning code text amendment be considered. **Agenda item as Public Hearing.**

- 9. Application for Site Plan Review SP#05-15 submitted by Ron Jackson, Quality Built Homes, to build a building as a lease facility for wholesale businesses and other permitted commercial and industrial light uses.**

Mr. Hopkins stated Mr. Jackson's proposed building will be off NC 5 Highway and on the north side of the railroad. He stated there will be additional trees and shrubs to assist in providing a better screen for the building and lot. He stated the back of the building will face the railroad/highway and Mr. Jackson proposed to have the whole building stucco. He stated the Board could require Mr. Jackson to put brick on the front 60% and 20% on the sides.

Commissioner Farrell questioned since the word "stucco" is not written in the ordinance, to permit it would it not be going against the ordinance. Mr. Hopkins stated he would contact the Town attorney for

clarification. He stated to put this on the agenda subject to the clarification.
Agenda item as New Business.

10. Amendment to Application for Site Plan Review SP#05-06 requested by Kenneth Howell, owner of Flatscape, located on the north side of NC 211 Highway between Domino Drive and Crestline Lane.

Mr. Hopkins stated the site plan was approved by the Board May 9, 2005. He stated after closer inspection and review of the property, Mr. Howell determined he could shift two of the proposed new structures to the south and west of the property to pull them away from the residential property to the rear, putting them closer to the commercial property to the west. He stated this proposed move would also allow Mr. Howell to conserve a number of the more mature trees he would have had to remove by placing the structures to the rear of the property. He stated Mr. Howell is requesting that the staff approve this amendment.

After some discussion, the Board gave approval for Mr. Hopkins and staff to move forward on this amendment for Mr. Howell.

11. Information items:

a. Aberdeen Comprehensive Land Development Plan.

Mr. Hopkins reported to the Board they had received in their agenda packets a draft copy of the proposed Comprehensive Land Development Plan which is a guide for the future growth and development of Aberdeen. He stated the Planning Board did a final review and concurred with the planning staff's recommendation to send it to the Town Board for review and that a Public Hearing has been scheduled for November 14th for input before final adoption. He stated after the Public Hearing, the draft will go back to the Planning Board and then back to the Town Board for final review at the Work Session for the December 1st Board meeting. He stated the CLDP will be placed on the December 12th agenda for Board approval and adoption.

b. Update on Public Works Projects.

Manager Zell stated a memorandum was placed in the Board's agenda packets giving the update on various projects pertaining to generators for all the well sites. He stated all easements have been obtained for Well #19 and drilling of the well should start within the week.

Manager Zell stated all preliminary plans for Tank #5 have been completed. He stated this will include new valves and system changes for Chapel Green, part of Berkley, Pee Dee Road and Main Street.

Manager Zell stated contractors are already on site to begin the exterior painting of Tank #3. Weather permitting, this project should be completed by November 18th.

c. Update on Master Plan for Aberdeen Lake Park.

Manager Zell stated the Board received in their agenda packets a memorandum from Leigh Baggs, P & R Director giving an update on the Aberdeen Lake Park Master Plan and PARTF Grant. He stated there will be two upcoming meetings pertaining to the project that the Board needs to place on their calendars.

12. Other Business

Information items mentioned by Manager Zell were:

- a. Moore County Summit Planning Committee has been organized. He stated the mission of the committee is to serve as a catalyst for proactively addressing our region's issues and challenges which cross jurisdictional boundaries and affect the quality of life of the region's citizens. He stated this will involve a large group of municipal participants and local businesses.
- b. Arts Council of Moore County has awarded the Parks & Recreation Department with a \$1,200.00 grant for "Aberdeen in

April". This grant money will be for an arts festival which hopefully will grow into an annual event.

- c. Received a letter from N. C. Department of Aquatic Weed Management stating the Department's staff visited Aberdeen Lake and looked at the weed situation. The Department will be mailing Leigh Baggs a schedule as how to take care of the weed situation.
- d. Received a call from Sustainable Sandhills concerning a lunch meeting on November 9th at the Weymouth Center.
- e. Received an invitation from the Chamber for a concert by George Winston for supporting Moore Friends for Mississippi on November 16th at the Sunrise Theater.
- f. Received an invitation from Land Design for a statewide, Art of Land, on November 15th at the Pinehurst office from 6 p.m. – 9 p.m.
- g. Panera Bread will be in operation on Wednesday. The last of the buildings in the Aberdeen Commons Shopping Center have been leased.
- h. There is a meeting on November 17th from 3:30 p.m. – 6 p.m. for Friends of the Institute of Government South Central Council.
- i. Information gathered by Hobbs, Upchurch & Associates for the infrastructure grant is now in their hands.
- j. Received a letter from Jamie Boles requesting a \$6,000 grant from Aberdeen to help purchase a four-wheel ambulance. This will replace the 1986 vehicle.
- k. Public Works Director Rickie Monroe is working on costs of additional sidewalks within Aberdeen.

1. Commissioner McMurray requested that a letter be sent to Mr. G. R. Kindley of NCDOT, about the proposed new 15/501 bridge to move forward with this project. Also, include on the next TIP Program, of multi-laning 15/501.

13. Adjourn

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

Nancy M. Matthews, Town Clerk

Robert A. Farrell, Mayor Pro-tem