

TOWN OF ABERDEEN
PLANNING BOARD SPECIAL MEETING
DISCUSSION CONCERNING
REZONING OF THE MIDWAY COMMUNITY
February 10, 2000
Minutes

Members Present: Jim Thomas, Chairman
Sherrill Lee
Mark Edwards
Maurice Holland
Linda Duncan

Members absent: Mike Dunn

Staff Present: Giles Hopkins, Planning Director
Debbie Rogers, Secretary to the Board

Others Present: Citizens of the Midway Community

Chairman Thomas called the meeting to order at 7:00 PM

Chairman Thomas stated this was a Public Meeting and not a Public Hearing, the Special Called Meeting was to hear comments and suggestions from residents of the Midway Community concerning the possible rezoning of the Midway Community.

Chairman Thomas asked the citizens to limit their questions and comments to three minutes.

Chairman Thomas asked Mr. Hopkins, Planning Director to explain the purpose of the meeting.

Mr. Hopkins stated letters had been mailed to residents of the Midway Community concerning the possible rezoning of the Midway Community. He stated that prior to April 1991, the Midway Community had been designated by the Board of Commissioners as an R-10 Residential District. In April 1991 the area was changed to a R-10MH Residential District. Mr. Hopkins stated according to the minutes and records of meetings there was no proof that proper notification took place but it is assured it did. Even if proper notification did not occur the North Carolina Statute of Limitations on

appeals, etc. had long since run out. Thus the R-10MH Zoning is what is legally now in effect.

Mr. Hopkins explained that the basic difference between the R-10 Residential District and the R-10MH District was that the R-10MH District in addition to single family residents and modular homes allows doublewide mobile homes with permanent foundations. The R-10 District does not allow any mobile homes. Mr. Hopkins stated no singlewide homes or mobile home parks are allowed in either district. He also stated that doublewides that are allowed in the R-10MH District must be on its own individual lot. The lot size (if with Town water and/or sewer) can be 10,000 sq. ft. and the lot size required (without Town water and/or sewer) has to be 20,000 sq. ft. Mr. Hopkins stated the minimum house size required in the R-10MH and R-10 Districts is 1,000 sq. ft..

Several residents of the Midway Community asked questions concerning the rezoning. There were concerns about annexation and the water line projected to be run through the community from a CDBG Grant allocated to the Midway Community.

Ms. Christine Ray asked why her daughter was denied approval for a doublewide to be located on property she owns on Midway Road.

Mr. Hopkins stated the lot size must be 20,000 sq. ft. and she only has 15,000 sq. ft. but that when the Town's water line is at the property she would be able to get a permit.

Mr. Randolph Thomas wanted to know when the water line is to be run and what were the possibilities of getting sewer lines in the Midway Community.

Mr. Hopkins stated the water line is projected to begin sometime in the near future but that he did not know exactly when, and there are no funds allocated in the CDBG Grant for a sewer line at this time.

Ms. Barbara Rankin of the Midway Community wanted to know about the cost of the water to be run through the community and how the residents would be charged.

Mr. Hopkins stated since the Midway Community is not within the Town Limits the water rate would be double.

Mr. Randolph Thomas asked about annexation of the Midway Community and who would have to initiate it.

Chairman Thomas stated the Midway Community property owners would have to petition to be annexed into the Town Limits.

Maurice Holland, Planning Board Member, who is a resident of the Midway Community, asked Mr. Hopkins how the Midway Community fit into the scheme of things as far as the Town was concerned.

Mr. Hopkins stated he believed that possibly in not more than 5 years the Town would possibly incorporate the Midway Community into the Town Limits and that the Midway Community was a vital part to the economy of the Town of Aberdeen.

Mr. Hopkins stated that in the R-10 Residential District, apartments and duplexes would be allowed but would also have to meet criteria as to size, etc.

Again the subject of annexation was brought up by residents of the Midway Community.

Mr. Hopkins stated that he understood that if the Midway Community was involuntarily annexed, the Town would have to supply all services, water & sewer, police protection, garbage collection, etc. within 12- 18 months.

Mr. Steve Utley asked if the residents of the Midway Community would have to pay individual connection fees for the new water line.

Mr. Hopkins stated that is his understanding there would be no cost to the individual since this was covered in the CDBG Grant.

Mr. Hopkins was asked what was the amount of the CDBG Grant. Mr. Hopkins stated the amount was less than \$100,000.

Chairman Thomas stated the purpose of the Special Called Meeting was to receive input as to the recommendations of the residents of the Midway Community as to what they would like for the area to be zoned. He asked the residents to decide and state whether they would like to keep the Midway Community zoned as is, R-10MH or would they like to change the zoning.

Mrs. Christine Ray stated she would like to see the zoning stay as is, R-10MH.

A large majority of those in attendance from the Midway Community stated they would like to keep the zoning of R-10MH as is. (Approx. 30 citizens) No one opposed.

Mr. Hopkins stated that a copy of the minutes would be available to anyone who would like a copy and if anyone had any questions to contact his office.

A copy of minutes for the Special Called Minutes were requested by Steve Utley and Martina Thomas.

Chairman Thomas stated that it was agreed by all that the Midway Community would remain an R-10MH District.

With no further business, the meeting adjourned at 8:03.

Respectfully submitted,

Debbie Rogers