

Minutes  
Special Called Meeting  
Aberdeen Town Board

April 22, 2013  
Monday, 4:30 p.m.

Robert N. Page Municipal Building  
Aberdeen, North Carolina

The Aberdeen Town Board met Monday, April 22, 2013 at 4:30 p.m. for a Special Called Meeting. Members present were Mayor Pro-tem Robert A. Farrell and Commissioners Pat Ann McMurray, Alan Parker, and Walter Wright. Mayor Elizabeth B. Mofield and Commissioner Jim Thomas were not in attendance. Staff members in attendance were Planning Director Kathy Liles, Assistant Public Works Director Harold Watts, Town Manager Bill Zell, and Town Clerk Regina Rosy. Don Longstreet and Tony Patnode were also in attendance.

Mayor Pro-tem Farrell called the meeting to order at 4:30 p.m.

1. Public Hearing for CDBG No. 10-C-2207 for Midway Gardens regarding submission of a budget amendment to the North Carolina Department of Commerce, Division of Community Assistance.

Mayor Pro-tem Farrell opened the Public Hearing for CDBG No. 10-C-2207 for Midway Gardens regarding submission of a budget amendment to the North Carolina Department of Commerce, Division of Community Assistance.

Tony Patnode, with Hobbs, Upchurch and Associates, explained there have been a couple of issues that have come up regarding the budget for the Midway Gardens project. Mr. Patnode stated there was some confusion on what Habitat would pay for and what the Town's CDBG funds would pay for. Mr. Patnode stated as long as the change is less than 10% of the grant amount, then only the Manager's signature is needed. But because this budget change is about 25% of the grant amount, then a public hearing must be held and certified minutes must be submitted.

Mayor Pro-tem Farrell asked how much is left on this project. Mr. Patnode stated the work is complete on the project, 7 houses are occupied, and at the end of the project 14 houses will be occupied. Mayor Pro-tem Farrell asked if the street is paved yet in the development. Mr. Patnode stated the streets are paved and complete. Mr. Patnode stated all curb and gutter, paving, drainage, etc. is complete

at this time. Mr. Patnode stated the grant can't be closed until all houses are occupied.

With no further discussion, Mayor Pro-tem Farrell closed the public hearing for CDBG No. 10-C-2207 for Midway Gardens regarding submission of a budget amendment to the North Carolina Department of Commerce, Division of Community Assistance.

2. Public Hearing to consider a Conditional Rezoning Application Request for Oak Tree Village, located at the northwestern corner of the intersection of Glasgow and South Streets (PIN# 187018321225) for the purpose of rezoning the property from R10-10 to R10-10-C and adding one duplex to the apartment complex.

Mayor Pro-tem Farrell opened the Public Hearing to consider a Conditional Rezoning Application Request for Oak Tree Village, located at the northwestern corner of the intersection of Glasgow and South Streets (PIN# 187018321225) for the purpose of rezoning the property from R10-10 to R10-10-C and adding one duplex to the apartment complex.

Planning Director Liles displayed an aerial photo of the property in question. Planning Director Liles stated the property is 1.98 acres in size, and is currently zoned R10-10. The property does not fall in any regulatory overlay district. The use is a lawful non-conforming use.

Planning Director Liles stated this is an existing project and the only way to proceed with this type of project, would be adoption of a conditional use permit or conditional rezoning. Planning Director Liles stated several of the surrounding properties are already established multi-family uses. Planning Director Liles stated a landscape plan will need to be completed prior to approval of site plan. Planning Director Liles stated the parking standard is satisfied with two parking spaces per unit. The current driveways are asphalt and overflow parking would be converted with construction of this unit.

Planning Director Liles stated pre-2011 UDO there had to be 10,000 square feet for the first building and 4,000 square feet for each additional unit. The minimum required living area for two family and multi-family units was 600 square feet.

Planning Director Liles stated there would be a 20% open space requirement that could be met, landscaping and screening will be provided, and shaded parking.

Planning Director Liles stated one additional duplex would not have a significant impact on water and sewer or traffic. This district is specified for medium density residential use.

The Planning Board recommended unanimously and recommended conditions as follows:

- Staff is directed to enter Conditional Zoning District R10-10-C for property identified as PIN#187018321225 on the official zoning map, add a label for CZ#13-01, and add one duplex to the existing multi-family development.
- A 5' sidewalk shall be constructed between the units and the mailbox.
- Prior to building permit, the applicant shall provide the following:
  - Elevations and floor plans shall be submitted documenting compliance with the UDO requirements for duplex building design.
  - Calculations to show that the current stormwater structure can handle difference in pre/post flow with the addition of impervious area.
  - Service lines and meters for each tenant shall be provided in lieu of the 1" water line and meter.
  - Silt fencing around disturbed area to control sediment that may enter into stormwater features.
  - Specifics on the sprinkler water line locations for the Fire Department.
  - Fire flow calculations for the proposed structure shall be provided with documentation that there is adequate water to cover the building.
  - A final site plan showing driveway dimensions as well as the nearest hydrant location to be approved by the Fire Department.
- Additional landscaping shall be provided prior to Certificate of Occupancy to ensure that the buffer is semi-opaque and that there are no gaps once the area has been prepared for construction.
- The site triangle shall be improved on South Street to ensure adequate visibility.
- The developer shall construct the duplex to achieve the same style and appearance as the existing quadriplexes.

Mayor Pro-tem Farrell asked about the feasibility of additional units on the property. Mr. Longstreet stated he has no intentions of building any additional duplexes, because he does not think the property lends itself to additional units.

Commissioner McMurray was concerned about the safety of the back doors of the units, since the back door faces South Street which is a really busy street. Mr. Longstreet stated he does not have many children in the current units, so he anticipates mainly adults, plus he is planting shrubbery that will provide a buffer.

Mayor Pro-tem Farrell confirmed that most of the existing trees will remain, and not be removed. Planning Director Liles stated that is correct, the majority of the trees will remain, only enough trees to provide the grading will be removed.

Planning Director Liles stated regarding the sidewalks, Mr. Longstreet's plan calls for 4' sidewalks, but the Planning Board is recommending 5' sidewalks. Assistant Director Watts stated 4' sidewalks would be ADA compliant, but 5' is stated in the current UDO. Assistant Director Watts stated he believes 4' would be sufficient.

The property owner who lives at 404 E. Main Street stated she wanted to understand why she received a letter about this public hearing. Planning Director Liles stated because she is an adjoining property owner, she was notified of the public hearing.

Assistant Director Watts stated as a condition, the developer has to submit drainage calculations.

Mayor Pro-tem Farrell closed the Public Hearing to consider a Conditional Rezoning Application Request for Oak Tree Village.

A motion was made by Commissioner Wright, seconded by Mayor Pro-tem Farrell, to adjourn the meeting. Motion unanimously carried.

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Regina M. Rosy, Town Clerk

Minutes were completed in  
Draft form on April 22, 2013

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Robert A. Farrell, Mayor Pro-tem

Minutes were approved  
on May 9, 2013