

Minutes  
Regular Board Meeting  
Aberdeen Town Board

March 10, 2014  
Monday, 6:00 p.m.

Robert N. Page Municipal Building  
Aberdeen, North Carolina

The Aberdeen Town Board met Monday, March 10, 2014 at 6:00 p.m. for the Regular Board Meeting. Members present were Mayor Robert A. Farrell, Mayor Pro-tem Jim Thomas, and Commissioners Pat Ann McMurray, Joe Dannelley, Elease Goodwin, and Buck Mims. Staff members in attendance were Planning Director Pam Graham, Community Development Planner Jae Kim, Assistant Public Works Director Harold Watts, Town Manager Bill Zell, Town Clerk Regina Rosy, Deputy Police Chief Todd Weaver, and approximately 10 Aberdeen Police Officers. Pat Corso, Caleb Miles, Wilma Laney, Tim Marcham, Maurice Holland, Jr., Maurice Holland, Sr., Forrest Lockey, Jr., Brooks Lockey, Eldiweiss Lockey, Kenneth Byrd, Ernestine Chapman, Barbara Allred, and Reporter for the Pilot Ted Natt were also in attendance for the meeting.

Mayor Farrell called the meeting to order at 6:00 p.m. and welcomed everyone in attendance.

1. Call to Order

- a. Pledge of Allegiance.

Mayor Farrell asked everyone to please stand for the Pledge of Allegiance.

2. Special Presentations

- a. Swearing in of New Police Officers.

Deputy Chief Todd Weaver introduced new Police Officers Joshua Kearns and Ryan Marino. Town Clerk Regina Rosy administered the oath of office to Joshua Kearns and Ryan Marino. Mayor Farrell stated Aberdeen has a very fine Police Department and welcomes the two new officers.

- b. Moore Alive – Pat Corso and Caleb Miles.

Pat Corso, Executive Director for Partners in Progress, stated he is here this evening to present "Moore Alive", a new integrated approach for economic development in Moore County. Mr. Corso stated "Moore Alive" is an 18-month program and the Moore Alive marketing campaign is an

outgrowth of the Moore Opportunity initiative, which is both an economic development and a talent recruitment effort to enhance Moore County's overall competitiveness by attracting new, skilled and innovative people to the County.

Caleb Miles stated Carol Kline with East Carolina University was selected to do the research for this project, which was conducted in the spring and summer of 2013. Mr. Miles stated the purpose of the research was to develop a strong understanding of the characteristics, motivations and benefits identified by the four target markets as to: 1) why they chose to move to Moore County; 2) why they choose to remain in Moore County; 3) as an outside resident, what is their perception/image of Moore County, etc. The four target markets included traditional retirees, returnees, relocatees, and outsiders. Mr. Miles explained the process that was used to complete this study which included an online survey, focus groups, speed survey, secondary data, and existing reports/plans. Mr. Miles stated the study confirmed our assumptions and provided detailed market strategies for website, social media, traditional marketing, and differentiation.

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Mr. Miles stated the foundation of this initiative will be a custom designed website that will allow Moore County to tell its story through high impact images and testimonials. The Moore Alive initiative will focus on all of Moore County. Mr. Miles stated the budget covers an 18-month period, during which time our team will be dedicated to content creation, Search Engine Optimization and social media. Mr. Miles explained the planned process, and discussed key dates for the project. Mr. Miles stated the landing page for this project is [www.moorealive.com](http://www.moorealive.com). Mr. Miles stated the level of entrepreneurship and volunteerism is very high in Moore County, compared with other parts of North Carolina.

Mr. Corso stated the low bid came in at \$119,000 for this project. Mr. Corso stated this will be a very active site that is used for blogging, social media, etc. Commissioner Mims asked what the continued maintenance cost will be for this site. Mr. Miles stated the bid is for an 18-month project and includes the maintenance. Mr. Corso stated the fee would probably be around \$50,000 annually to continue beyond the 18-month mark. Mr. Corso stated the understanding is that the maintenance could be handled in house after the 18-month period. Commissioner Dannelley asked post the US Opens, how is success going to be measured for the rollout of this website moving forward. Mr. Corso stated the number of hits on the site, information received through blogs, entrepreneurship opportunities increasing, response to Moore Forward,

etc. will be how success will be measured. Mr. Corso stated a \$50,000 matching grant was received for this project from the Duke Foundation. Mr. Corso stated thus far Moore County has agreed to give \$25,000, Pinehurst is giving \$10,000, and Foxfire is giving \$1,000. Mr. Corso stated if the tax base can increase from this project, and revenues are increased, then it is a win-win situation. Mr. Corso requested the Board consider a \$5,000 contribution towards the Moore Alive project.

### 3. Setting of the Agenda

Manager Zell stated Item 5c – Public Hearing for Conditional Use Permit #14-01 needs to be deleted. Manager Zell stated Item 10c – 2014 Town of Aberdeen Meeting Schedule needs to be added under New Business. A motion was made by Mayor Pro-tem Thomas, seconded by Commissioner Goodwin, to approve the setting of the agenda as amended. Motion unanimously carried 5-0.

### 4. 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 on February 10, 2014, Closed Session on February 10, 2014, Special Called Meeting on February 19, 2014, and Work Session on February 27, 2014.

A motion was made by Mayor Pro-tem Thomas, seconded by Commissioner McMurray, to approve the consent agenda as presented. Motion unanimously carried 5-0.

### 5. Public Hearings

- a. UDO Text Amendment #14-01 Regarding Residential District Standards for Garages.

Mayor Farrell opened the public hearing on UDO Text Amendment #14-01 Regarding Residential District Standards for Garages.

Planning Director Pam Graham stated staff has recognized a need for review of our current UDO standards regulating accessory structures, particularly in the manner of addressing vehicle garages in residential districts.

Planning Director Graham stated the minimum required setback for all accessory buildings is 10 feet from any lot line for interior lots and the standard side setback line for corner lots (15' in most residential districts). It is not uncommon for existing storage sheds that have been in place for some time to be located to a rear corner of a lot, often immediately adjacent to the property line or to a fence placed on the line. The UDO's adoption in 2011 imposed a minimal setback of 10' in most instances that provides some relief to adjoining properties and reduces the chance for property line disputes between neighbors. A greater setback for garages may be more appropriate to minimize the impact to neighboring properties. The proposed text amendment would impose the standard principal building setback to garages. For most residential districts these setbacks are 35' in the front, 15' each side, and 30' to the rear.

Planning Director Graham stated accessory buildings are required to be placed to the rear of the principal building. Restrictions of this type when present in an ordinance are typically applied to accessory structures other than garages to provide a visual buffer from the street for storage sheds. By applying this restriction to garages, the UDO limits the design relationships between the residence and the garage in ways that may be unintended. It also imposes a restriction on detached garages that does not apply to attached garages, which are often to the side of the residence. When the garage is built after the home has been complete, a detached design is often a more reasonable and less costly option. Furthermore, some homeowners prefer a detached garage, and may or may not make a simple connection between the garage and the home such as breezeway. The proposed amendment allows for residential garages, defined separately from other types of accessory buildings, to be located within a side yard, but not closer to the frontage street than the home.

The homeowner, Zack Beyer, 206 Pee Dee Road, stated he is just wanting to increase the property value of his home by adding a detached garage, and make his property nicer. But due to the current ordinance, he is not able to do so.

Commissioner Mims clarified the setback to the rear would be increased from 20' to 30'. Director Graham stated the setback would be 30' to the rear. Director Graham stated there may be properties in the future that cannot meet the 30' setback, and may come to the Board for a variance.

Maurice Holland, Jr. asked why is there a restriction for a home based business. Mr. Holland, Jr. felt this was discriminatory towards certain types of businesses. Commissioner Mims stated this is not to discriminate against smaller businesses, because Aberdeen definitely wants small businesses to flourish. Mayor Farrell stated the intent is to now allow businesses in these detached garages, but to allow the detached garages for residential use only.

With no further discussion, Mayor Farrell closed the public hearing on UDO Text Amendment #14-01 Regarding Residential District Standards for Garages.

- b. Town Sponsored Rezoning Request #14-01 for Properties located along Keyser Street.

Mayor Farrell opened the public hearing on Town Sponsored Rezoning Request #14-01 for Properties located along Keyser Street.

Planning Director Pam Graham stated all information presented is entered into the record. Director Graham stated this is a Town sponsored rezoning request to rezone properties along Keyser Street, identified by PID #'s 00050820, 00992183, and 00055370 from R10-10 to B-3 Neighborhood Transitional District.

Director Graham stated staff has been in discussion with the owner of a residence located at 311 Keyser Street, Mrs. Lillian Seagraves and her grandson, regarding opportunities for permitting low volume retail uses at the property. As this section of Keyser Street is zoned R10-10, uses other than residential are limited, and retail uses are not allowed. However, the property's proximity to NC Highway 211 and to other non-residential uses including a church and public school, may make it a good candidate for a wider range of allowable uses by creating opportunities for available services to the neighborhood. Aberdeen's UDO provides for this type of range in our B-3 Neighborhood Transitional District, defined as: "a business district which provides adequate protection for adjacent or nearby established residential neighborhoods and serves to create a buffer of less dense business uses between residential neighborhoods and areas of heavy commercialization. Uses in this district should be harmonious with nearby residential uses."

Chauncey Seagraves stated he is wanting to bring an inexpensive clothes store to the area across from the Aberdeen Primary School.

Mr. Bailey stated he has worked with Mr. Seagraves and mentored him and he is wanting to see Mr. Seagraves do something positive with his life.

Ms. Seagraves stated she is Chauncey's mother, and she believes this store will not only benefit her son, but also the community. Ms. Seagraves stated local parents may not have transportation, and they can walk right down the street to buy inexpensive clothes for their children.

Reverend Boles stated he is a pastor of a nearby church, and he loves Aberdeen. Reverend Boles stated he is concerned about the impact of this rezoning on the proposed area.

Mr. Clifton Seagraves stated there are no intentions of high traffic in this area, and there are no intentions of selling wine, beer, lottery tickets, etc.

Ms. Seagraves stated this will strictly be a children's clothing store, not a store to sell beer and cigarettes. Ms. Seagraves stated there have not been any homicides in the Berkley Community.

Mr. Bailey stated this is a positive thing for the community.

Mr. Holland, Jr., asked if an ABC Store is a use by right in this proposed zoning category. Mr. Holland stated because this location is in close proximity to Aberdeen Primary School, there needs to be more discussion about this issue.

Commissioner Mims clarified that the Reverend has no issue about the proposed use, but rather he is concerned about future uses on the property if the rezoning takes place.

Chauncey Seagraves stated he is not interested in rezoning other properties, just the property at 311 Keyser Street where he wants to put the store he wants to run. Mr. Seagraves stated he does not mind putting up a privacy fence if requested. He is not interested in rezoning the church property.

Reverend Boles stated he is just worried about the future of the community if this rezoning takes place, since it will affect the zoning of his church. The church prefers to stay residential at this time, and not be rezoned.

Director Graham stated the Planning Board recommended this unanimously, provided there was no opposition during the public hearing.

With no further discussion, Mayor Farrell closed the public hearing on Town Sponsored Rezoning Request #14-01 for Properties located along Keyser Street.

- c. Conditional Use Permit #14-01 submitted by Concrete Service Company for a ready mix concrete plant and office facility at the intersection of Lockey Drive and Dollie Lane.

Item removed from the agenda.

## 6. Informal Discussion and Public Comment

Maurice Holland, Jr. stated he would like to comment on the joint resolution for the School Bond Referendum, speaking on behalf of the Moore County NAACP – with the following questions:

- Why does this resolution only concern parents placing their kids in private schools, versus all kids in Moore County Schools?
- Is there a precedent being set by the Town Board approving this resolution?
- When considering the schools in this area, the children in Pinebluff and Addor need to also be considered.
- The Moore County NAACP is concerned about this resolution, and will also be expressing concern to the Southern Pines Town Board.

Mayor Farrell stated he personally spoke with the Pinebluff Mayor, Earlene McLamb, since this resolution will have an impact on the children in Pinebluff and Addor as well. Mayor Farrell stated Mayor McLamb will be placing this item on the Pinebluff Board Agenda as well. Mayor Farrell stated the Southern Pines Town Board will be considering this item for approval tomorrow evening at their Regular Board Meeting. Mayor Farrell stated if this school bond referendum gets added to the ballot, and if it gets approved as is, then Aberdeen does not want to be at the end of the 10-year plan, but would rather be at the beginning of the 10-year plan, since the greatest need is in Aberdeen. Mayor Farrell stated the school facilities in Aberdeen are more than 80 years old and need to be replaced so that Aberdeen residents are not seeking schools outside of Aberdeen. Ernestine Chapman stated she lives in an 80 year old house. Commissioner Mims stated the Board is fighting for the kids in this area, and he encourages others to speak out about the importance of replacing the Aberdeen schools so that these schools can be safe for children to attend.

## 7. Financial Report

Manager Zell stated on page 56, the General Fund is \$553,523 to the good. For the Water/Sewer Fund, Manager Zell stated numbers will look good at the close of the fiscal year. Commissioner Dannelley stated he is concerned and hopes that the Water/Sewer Fund will even out by the end of the fiscal year. Commissioner Dannelley stated he would like to have an idea by the next meeting of what to expect for the revenue line items for the remainder of the fiscal year. Manager Zell explained that revenues are received at different times of the year. Manager Zell stated he would be glad to meet individually with Commissioner Dannelley and review each revenue line item and discuss how those revenues are received throughout the year.

8. Old Business

None

9. New Business

- a. Joint Resolution with the Town of Aberdeen and Town of Southern Pines Regarding School Facilities Planning Priorities.

Mayor Pro-tem Thomas stated he spent 38 years of his life in public education, and he knows the process this school bond referendum project went through. Mayor Pro-tem Thomas stated after research was done with the needs of the school system, a priority list was established based on those needs. Mayor Pro-tem Thomas stated Aberdeen and Southern Pines, by way of this resolution, are requesting that the primary and elementary schools in Aberdeen and Southern Pines be considered first, rather than the other priorities listed in the proposed school bond referendum.

Maurice Holland, Jr. asked the clerk to read the resolution into the record, since he has issue with the verbiage in the resolution. Mayor Farrell read the Resolution to the public.

A motion was made by Mayor Pro-tem Thomas, seconded by Commissioner Dannelley, to approve the Joint Resolution with the Town of Aberdeen and Town of Southern Pines Regarding School Facilities Planning Priorities. Motion unanimously carried 5-0.

- b. Audit Contract with Dixon Hughes Goodman LLP.

Manager Zell stated this is the same audit contract as it has been in the past. Mayor Farrell explained to the public that the Town has to complete an annual audit, and the Town will use the same company as in the past, at the same rate, with no rate increase. A motion was made by Commissioner Mims, seconded by Mayor Pro-tem Thomas, to approve the Audit Contract with Dixon Hughes Goodman, LLP. Motion unanimously carried 5-0.

c. 2014 Meeting Schedule Change.

Manager Zell stated per the Board's request, the meeting schedule calendar has been revised so that beginning with the April 21, 2014 Board Meeting, the Work Sessions will be the 1<sup>st</sup> Monday of each month at 6:00 p.m., and the Regular Board Meetings will be held on the 3<sup>rd</sup> Monday of each month at 6:00 p.m. A motion was made by Commissioner Mims, seconded by Commissioner Goodwin, to approve the revised 2014 Meeting Schedule. Motion unanimously carried 5-0.

10. Other Business

a. CDBG Monthly Status Updates.

(1) Midway Gardens Grant - #10-C-2207

Planner Kim stated this grant is not on schedule at this point. Planner Kim stated this grant is being conducted in partnership with Habitat for Humanity. Planner Kim stated Habitat is required to complete 14 homes, of which 11 are complete, and 3 homes are in the process. According to the grant contract, funds are to be expended by 5/20/2014. Homes will not be completed until the end of June. A teleconference was held with DCA and an extension was requested so that the project can be completed on time. Commissioner Dannelley pointed out that last month this grant was on schedule, and what changed. Planner Kim stated the Grant Administrator, Tony Patnode, was looking at the August close-out date, and did not realize that the homes had to be completed by June.

Maurice Holland, Jr. stated he believes the bad weather has hindered construction which has put the project behind schedule.

(2) 2011 SBEA Grant #11-C-2331

Planner Kim stated all grant activities are on schedule for this grant. Planner Kim stated April 16, 2015 will be the close out for this grant.

(3) Berkley Phase 3 Sewer Grant - #12-C-2510

Planner Kim stated all grant activities are on schedule for this grant. The Engineering Contracts have been signed.

(4) Grant # 12-C-2438 – 2012 SBEA.

Planner Kim stated a budget amendment request will need to be made due to the drop-out of UPRO. A public hearing will have to be held for this change.

Commissioner Dannelley asked for the PARTF grant to be added to the monthly meeting so that updates can be provided.

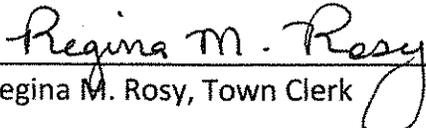
11. Closed Session pursuant to N.C.G.S. 143-318.11(a) (6) to consider the qualifications, competence, performance, and conditions of appointment of a public officer or employee.

A motion was made by Commissioner Dannelley, seconded by Commissioner Mims, to go into Closed Session pursuant to N.C.G.S. 143-318.11(a) (6) to consider the qualifications, competence, performance, and conditions of appointment of a public officer or employee. Motion unanimously carried 5-0.

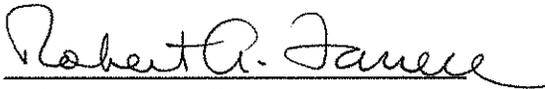
The Board returned from Closed Session.

12. Adjournment

A motion was made by Commissioner Mims, seconded by Commissioner Goodwin, to adjourn the Board Meeting. Motion unanimously carried 5-0.

  
Regina M. Rosy, Town Clerk

Minutes were completed in  
Draft form on March 10, 2014

  
Robert A. Farrell, Mayor

Minutes were approved  
on April 21, 2014