

Minutes
Work Session
Aberdeen Town Board
November 9, 2015
Monday, 6:00 p.m.
Robert N. Page Municipal Building
Aberdeen, North Carolina

The Aberdeen Town Board met Monday, November 9, 2015 at 6:00 p.m. for the Work Session. Members present were Mayor Robert A. Farrell, Mayor Pro-tem Jim Thomas, and Commissioners Joe Dannelley, Pat Ann McMurray, Buck Mims, and Elease Goodwin. Staff members in attendance were Planning Director Pam Graham, Planner Daniel Martin, Town Manager Bill Zell, and Town Clerk Regina Rosy. Jonathan Rivenbark, Ken Byrd, Marcel Goneau, Bryan Bowles, Tim Marcham, and Brooke White were also in attendance for the meeting.

Mayor Farrell called the meeting to order at 6:00 p.m. Mr. Ken Byrd introduced Jonathan Rivenbark, the Wounded Warrior homeowner in Legacy Lakes. Mr. Byrd stated Mr. Rivenbark is interested in learning more about how Aberdeen operates. Mayor Farrell stated Item #2 will be removed from the agenda at this time.

1. Minor Modification Request for Townhome Component of Legacy Lakes Development.

Director Graham stated this item was discussed last month, regarding a proposal to build detached homes on the lots at the Legacy Lakes development that were designated for townhomes. Director Graham stated at the October 12th Work Session, the Board determined that the request falls under the category of Minor Modification to the previously issued conditional use permit for the development. Director Graham stated Mr. Goneau requests approval of the Minor Modification from the Board.

Mr. Goneau distributed handouts of visual projections of what the proposal would look like. Mr. Goneau stated the outer property lines, alley ways, lot areas, and parking areas all remain the same as the original plan with the exception of the direct connection to Legacy Lakes Way from one of the parking lots, which has been removed on the current proposal. Mr. Goneau stated no new lots will be created and the full build-out of this section will remain at twenty-one total dwelling units.

Mayor Farrell asked why the distributed map does not include buildings on all of the lots, and Mr. Goneau stated he did not fill those in yet on the map, but all lots on the map would have a cottage on it. Mayor Farrell asked what the square footage will be per cottage. Mr. Goneau stated the patio homes will have a minimum square footage of 1400, but could be larger. Mayor Farrell asked if the cottages will all be 2-story. Mr. Goneau stated yes, they will be 2-story, unless a buyer requests something different. Commissioner Dannelley asked about the screening materials that would be used. Mr. Goneau stated a landscaping plan has not been developed yet, but he feels sure a creative plan can be developed. Mayor Farrell asked if all setback requirements will be met. Director Graham stated yes, they will be met, but to remember that modified setbacks were approved for Legacy Lakes development.

Director Graham reviewed the following suggested requirements for this **Minor Modification:**

- Unless provided for as a part of this or previous modifications, all other requirements of CU #07-04 must be met, including those shown on the approved plans.

- Unless provided for as a part of this modification, all requirements of the Aberdeen Zoning Ordinance in effect at the time of the project approval, except those already amended by the approval of CU #07-04 or subsequently approved modification, shall be complied with.

- Any approval of this modification request shall be limited to lots T-4 through T-21 and shall not be applied to additional property without the expressed approval of the Board of Commissioners.

A motion was made by Mayor Pro-tem Thomas, seconded by Commissioner Goodwin, to approve a Minor Modification to CU #07-04 to the requirements as listed on page 2 of the staff report. Motion unanimously carried 5-0.

Mr. Byrd asked when residents in the neighborhood will be informed of this construction to take place. Mr. Goneau stated he will coordinate with Brooke to see when that can take place.

2. Consideration of Applicants for Planning Board Appointment.

Item removed from agenda:

3. Conditional Zoning #15-02 submitted by Southern Pines Gaines to allow an indoor recreational use.

Commissioner Dannelley stated in The Pilot, it appears that the business owner for this proposal is planning to conduct a community meeting, and he asked for thoughts from Director Graham on this meeting. Director Graham stated conditional zonings require a community meeting to be conducted by the applicant. Agenda Item scheduled for Public Hearing and New Business on 11/23/15.

4. Conditional Use Permit #15-06 for Hotel Use submitted by Jitu Gandhi.

Director Graham stated this request is for a conditional use permit for a hotel on property previously operated as Country Hearth Inn. Agenda Item scheduled for Public Hearing and New Business on 11/23/15.

5. Request for Non-Contiguous Annexation #49-215 submitted by Peggy and David Hendrix.

- a. Accept Clerk's Certificate of Sufficiency.

A motion was made by Commissioner Mims, seconded by Commissioner Dannelley, to accept the Clerk's Certificate of Sufficiency. Commissioner Dannelley asked if any other residents in the proposed area have expressed any interest in annexation. Director Graham stated no, but she would imagine when Town garbage pick-up begins, she would expect it to gain some interest. Motion unanimously carried 5-0.

- b. Resolution Fixing the Date of Public Hearing on the Annexation.

A motion was made by Commissioner Mims, seconded by Commissioner McMurray, to approve the Resolution Fixing the Date of Public Hearing on the Annexation. Motion unanimously carried 5-0.

- c. Public Hearing on Annexation #49-215. Agenda Item scheduled for Public Hearing on 11/23/15.

- d. Ordinance to Extend the Corporate Limits of the Town of Aberdeen, North Carolina. Agenda Item scheduled for New Business on 11/23/15.

6. An Ordinance Declaring Road Closures for the 2015 Reindeer Fun Run.

Planner Daniel Martin stated this item is related to the 2015 Reindeer Fun Run and the road closures that will be needed for the event. Planner Martin stated NCDOT now requires approval of an ordinance from the Town Board for road closures. Planner Martin stated the Reindeer Fun Run will be held on Saturday, December 5th. Commissioner Dannelley asked if the route has been changed any. Planner Martin stated the Egg Nog Jog may be changed somewhat, to allow people into downtown businesses at an earlier time. A motion was made by Mayor Pro-tem Thomas, seconded by Commissioner Goodwin, to approve an Ordinance Declaring Road Closures for the 2015 Reindeer Fun Run. Motion unanimously carried 5-0.

7. Request to Eliminate Town Board Meeting Date of December 28, 2015.

Manager Zell stated there is a Regular Board Meeting scheduled for Monday, December 28, 2015, and due to the Christmas holidays, he would like to suggest eliminating that meeting, and consolidate the 2 December meetings into one meeting on December 14, 2015. A motion was made by Mayor Pro-tem Thomas, seconded by Commissioner Goodwin, to approve eliminating the meeting date of December 28, 2015. There was some discussion regarding the upcoming public hearing for Bethesda Ives and the need to make sure it is held as quickly as possible. Commissioner Mims stated he would like to make sure the public hearing is scheduled for 12/14/15 if at all possible, and not delay it if possible. Motion unanimously carried 5-0.

8. Other Business.

a. Event to be held on Monday, December 7, 2015 from 6:00 p.m. – 8:00 p.m. at the Postmaster's House to honor Commissioner Pat Ann McMurray and thank Volunteer Board Members for their service.

b. Golf Carts on Public Streets.

Commissioner Dannelley stated a resident approached him about using a golf cart on public streets. Commissioner Dannelley stated the ordinance covers golf carts very well. Commissioner Dannelley stated he would like to recommend the Town Manager and Police Chief to look into this issue and see if golf carts can be used in other neighborhoods within Aberdeen, in addition to Legacy Lakes. Commissioner Dannelley stated he

would like the Board to discuss this issue further in January. Mr. Byrd stated for Legacy Lakes, a small committee was formed that helped develop the ordinance surrounding golf cart usage.

c. December Meeting

Commissioner Dannelley stated he would like to reaffirm 2015 and 2016 goals at the December meeting and drive a full year, and each December reassess and see how we did.

d. Motor Vehicle Laws

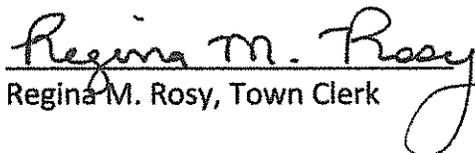
Commissioner Mims suggested instead of having T.C. Morphis provide motor vehicle laws research, to let Trooper Kennedy do it instead to save money when possible.

e. Letter from Town of Southern Pines.

Mayor Farrell read a letter from the Town of Southern Pines, requesting the Town Board to appoint a member of the elected body to serve on the Western Moore County Transportation Sub-Committee. Director Graham stated one of the primary topics in this group will be to discuss the western connector, which could help reduce some of the traffic on NC Highway 5. Mayor Farrell suggested waiting until the new Board is sworn in, and then make the decision.

9. Adjournment.

A motion was made by Mayor Pro-tem Thomas, seconded by Commissioner Goodwin, to adjourn the Work Session. Motion unanimously carried 5-0.


Regina M. Rosy, Town Clerk

Minutes were completed in
Draft form on November 9, 2015


Robert A. Farrell, Mayor

Minutes were approved
on November 23, 2015

would like to discuss the issue of their in town a few days ago
for today later, a small committee was formed that helped develop the
bill and we would like to see it passed.

December Meeting

Commissioner O'Connell stated he would like to see the bill passed
in 2015. He said at the December meeting and there's a bill, and he'd
like to see it passed and see how we do.

Motor Vehicle Laws

Commissioner O'Connell suggested instead of having a vehicle license
from vehicle law research, to let Trooper Kennedy do it instead to save
money where possible.

Letter from Town of Southern Pine

Mayor Farrell read a letter from the Town of Southern Pine
requesting the Town Board to sponsor a member of the elected body to serve
on the Western Wood County Transportation Sub-Committee. The letter
stated one of the primary goals of the group will be to discuss the
western corridor, which could help reduce some of the traffic on I-90
between St. Marys Park and Grand Island. The letter also stated that
and then make the decision.

Agenda Item 1

A motion was made by Mayor Farrell to refer the letter to the
Board, to refer the letter to the Board, and to refer the letter to the Board.


Robert A. Farrell, Mayor


Robert A. Farrell, Mayor

Minutes were approved
on the 12th day of 2015

Minutes were approved on
the 12th day of 2015