

Minutes
Special Called Meeting
Aberdeen Town Board

April 23, 2012
Monday, 6:30 p.m.

Robert N. Page Municipal Building
Aberdeen, North Carolina

The Aberdeen Town Board met Monday, April 23, 2012 at 6:30 p.m. for a Special Called Meeting. Members present were Mayor Elizabeth B. Mofield, Mayor Pro-tem Robbie Farrell and Commissioners Pat Ann McMurray, Jim Thomas, Alan Parker, and Walter Wright. Staff members in attendance were Planning Director Kathy Liles, Senior Planner Pam Graham, Town Manager Bill Zell, and Town Clerk Regina Rosy. Others in attendance were Billy Marts, Warren Wooten, and approximately 9 citizens.

1. Public Hearing to consider submittal of 2011 CDBG NC Catalyst Grant for revitalization of the Broadway Community.

Mayor Mofield opened the public hearing to consider submittal of 2011 CDBG NC Catalyst Grant for revitalization of the Broadway Community. Planning Director Liles introduced Warren Wooten, who is representing the Town of Aberdeen on this project. Warren Wooten stated the citizens have been very involved in this project, and have had three previous meetings regarding this application and making sure all needs are being met. Mr. Wooten stated this is the 2nd public hearing that is required prior to the submittal of the application. Mr. Wooten stated tonight's public hearing is to talk through the application for the project. Mr. Wooten stated Aberdeen is considering applying for a catalyst application and a project has been put together for the Broadway Community. Mr. Wooten displayed a map showing which areas would be affected by this project. Mr. Wooten stated the proposal is for acquisition of property for housing redevelopment and a walking trail, relocation money, and infrastructure improvements. The community felt there was more of an immediate need for emergency home repairs in the community, rather than spending so much money on infrastructure. Mr. Wooten stated the application would propose acquiring some properties in the Broadway Community which would include nine lots that would be available in the area on Thomas Ave., and 3 or 4 homes would be demolished and relocated into the project area to help with the new subdivision. Mr. Wooten stated Aberdeen's partners, SCAP and Habitat for Humanity, have also agreed to participate in the application program to assist with this project. Mr. Wooten stated by the end of the project, some rehabilitation will

have been done, along with some relocation of existing low and moderate income home owners and creation of a conforming subdivision, and new homeowners that could come in through the Habitat model or SCAP model, and a walking trail developed. Mr. Wooten stated the community would become more walkable with the addition of a walking trail.

Mayor Mofield asked if all affected citizens are willing to relocate if needed for this project. Mr. Wooten stated this is a voluntary program, and in initial discussions, all affected property owners are fine with relocating. The hope is to demolish in one location, and then build in the reformed location. Mayor Mofield stated she likes the idea of a neighborhood park in the Broadway Community. Mr. Wooten showed to the public the parcels he hoped to acquire in this project and then re-subdivide the parcels into conforming lots and repopulate the subdivision.

Billy Marts asked what the total dollar value was for this grant and how many families would benefit from the grant. Mr. Wooten stated the grant is for \$500,000 and there would be 4 families that would be relocated, a pot of money for emergency repairs which would help 8 or more families, and would be a remaining group of 5 lots so 5 additional families could benefit from new home ownership. Mayor Mofield asked if Mr. Wooten has looked any at prefabricated homes. Mr. Wooten stated he has been getting better pricing with stick built housing recently and he feels this would be most beneficial since local contractors can bid on the project.

Julia Douglass stated there are a lot of homes in the area that need some work done, and residents just don't have the money to fix the homes up. Mayor Mofield stated she would like to see money used for restoring the houses, rather than spending so much money on the infrastructure. Mr. Wooten stated all dollars were taken out of the infrastructure line item except for the piece to do the trail, and put the money towards the needs of the community. Mr. Wooten stated the trail piece will greatly help with the application process and hopefully score enough points to get the funding that is needed. Planning Director Liles stated the trail is proposed to come into the back side of Aberdeen Elementary School which would allow local children to walk to school.

Linda Fowler stated she is happy that the Town is looking at Broadway. Ms. Fowler thanked the Town Board for showing interest in the Broadway Community. Mayor Mofield stated the Broadway Community has wonderful heritage, is beautiful

property, and believes the property could be rehabilitated. Murray Rochester stated he would like to see another entrance into the Broadway Community, since there is currently only one narrow entrance. Mayor Pro-tem Farrell stated there used to be a second entrance, but he believes the road has been built upon. Planning Director Liles stated the best she can tell the second entrance road has been closed. Mayor Mofield asked if there was another way to create an entrance for this community. Planning Director Liles stated it is definitely a possibility to thread something together, maybe at least for an emergency entrance.

Michael Covington stated he had a fire years ago at his home and he sees it being a major concern not having but one entrance into the Broadway Community. Mr. Covington stated the school buses have no way of turning around in the community either when picking up school children.

With no further discussion, Mayor Mofield closed the public hearing to consider submittal of 2011 CDBG NC Catalyst Grant for revitalization of the Broadway Community.

2. Consider adoption of a resolution to submit a formal application to the NC Department of Commerce for a Community Development Block Grant for Small Business and Entrepreneurial Assistance to benefit Davenport's Galaxy Grocery and Blue's Crossing Barber Shop.

Planning Director Liles stated the second public hearing has already been conducted. Planning Director Liles stated an issue came up she feels the Board needs to be made aware of. Planning Director Liles stated John Davenport was unwilling to request an updated ESC number which is a requirement for the application. Planning Director Liles stated she would recommend the Board consider approval of this item subject to Mr. Davenport requesting an updated ESC number before submittal of the application. Billy Marts asked what would happen if John Davenport does not provide that ESC number. Planning Director Liles stated then it would be very possible that the grant will not be funded due to the Town not meeting the requirement, and that would include not funding Brian's barber shop.

A motion was made by Commissioner Thomas, seconded by Mayor Pro-tem Farrell, to approve a resolution to submit a formal application to the NC Department of Commerce for a Community Development Block Grant for Small Business and Entrepreneurial Assistance to benefit Davenport's Galaxy Grocery and Blue's

Crossing Barber Shop pending receipt of the ESC number from John Davenport. Motion unanimously carried.

3. NC Catalyst Program

- a. Consider adoption of a resolution to submit a formal application to the NC Department of Commerce for a Community Development Block Grant for the North Carolina Catalyst Program to benefit the Broadway Community.

Mayor Mofield asked how many residents are in the Broadway Community. The guess was about 80-90 residents in the Broadway Community. A motion was made by Commissioner Parker, seconded by Commissioner McMurray to approve a Resolution to submit a formal application to the NC Department of Commerce for a Community Development Block Grant for the North Carolina Catalyst Program to benefit the Broadway Community. Motion unanimously carried.

- b. Consider authorizing the Town Manager to execute the contracts and options to purchase on behalf of the Town with Mr. Robert T. Cole, Mrs. Ester Fowler and Mr. Robert Fowler as part of the Broadway Community Catalyst Project.

Planning Director Liles stated she will explain this item since it is a little bit complicated. Planning Director Liles stated Mr. Cole and Mrs. Fowler own two large tracts of land that would become part of the re-subdivision. Planning Director Liles stated the plan would be to use CWMTF Grant money to acquire part of the property where the greenway would go, and then use the catalyst grant money (if awarded) to buy the 2nd half of the property. Planning Director Liles stated what staff would like to do is get permission from the Town Board to enter into an option with these property owners to tie up the property for the next 18 months. Planning Director Liles stated discussion has already taken place with these property owners, and the hope is to finalize negotiations this week. A motion was made by Commissioner Parker, seconded by Commissioner McMurray to authorize the Town Manager to execute the contracts and options to purchase on behalf of the Town with Mr. Robert T. Cole, Mrs. Ester Fowler and Mr. Robert Fowler as part of the Broadway Community Catalyst Project. Motion unanimously carried.

4. Consideration of a minor modification to the Legacy Lakes Conditional Use Permit to reduce the 50 foot setback requirement of the Conditional Use Permit on a non-golf course lot.

Planning Director Liles stated when the conditional use permit was approved for Legacy Lakes, it required a 50 foot setback for residential lots adjacent to the golf course and adjacent to other residential lots. Planning Director Liles stated this is the 3rd modification that has come up in the last two years. Planning Director Liles stated what is happening is that the houses do not always fit the lots as we would expect them to, sometimes the houses come in different shapes, or houses are too large. Planning Director Liles stated a patio has been designed for this particular house, would be uncovered, and only half of the patio would extend into the 50 foot setback. Planning Director Liles stated Tradition Homes is requesting relief of allowing a 4.5 feet extension into the 50 feet setback requirement. Planning Director Liles stated one way to make this not as bad, is for the contractor to not strip all of the trees off of the property. Commissioner Parker pointed out that the normal rear setback for R20-16 is only 30 feet, and this modification would still allow for 45.5 feet rear setback. A motion was made by Commissioner Parker, seconded by Commissioner McMurray, to approve the minor modification to Legacy Lakes Lot 203, Phase 1, Map 4, with the condition that a 20 feet natural conservation easement be added to the rear setback. Commissioner Thomas asked what a conservation easement is. Planning Director Liles stated a conservation easement reserves the trees. After discussion, the Board decided that a 20 feet conservation easement would work better so the property owner is not overly restricted. Commissioner Thomas stated he has no problem with extending the patio, and he does not feel it is a good idea to be overly restrictive to the property owner with a conservation easement.

After discussion, it was decided that maybe the motion say either planted or natural vegetated easement. Commissioner Parker stated he would think it should be left natural so that the adjoining property owner is not disturbed. Planning Director Liles suggested it be called a vegetative easement. Motion carried 3-2 – Commissioner Thomas and Mayor Pro-tem Farrell voted no, Commissioners Parker, McMurray, and Wright voted yes.

5. Other Business

Manager Zell discussed the upcoming budget meetings. Manager Zell suggested May 1, 8, and 10th for budget meetings since Commissioner Walter Wright will be going out of town on May 15th. After discussion, the Board agreed the dates of May 1, 8, and 10th would be good dates for budget meetings.

6. Adjournment

With no further discussion, a motion was made by Commissioner Wright, seconded by Commissioner Thomas, to adjourn the meeting.

Regina M. Rosy, Town Clerk

Minutes were completed in
Draft form on April 23, 2012

Elizabeth B. Mofield, Mayor

Minutes were approved
on May 14, 2012