

MINUTES
The Regular Meeting of the
Aberdeen Planning Board

September 17, 2009
Thursday, 6:00 p.m.

Aberdeen Town Hall
Aberdeen, North Carolina

The Aberdeen Planning Board met Thursday, September 17, 2009 at 6:00 p.m. for their regular Board Meeting. Members present were Bob Rigsby, Eleese Goodwin, Owen Gallagher, Johnny Ransdell, Sarah Ahmad, and Joe Dannelley. Member Bill Prevatte was not in attendance for the Planning Board meeting. Others in attendance were Planning Director Kathy Liles, Planner Patti Jilson. Several citizens were also in attendance Bob Friesen, Alan Stagaard, Elizabeth Cox, Maurice Holland, Matt Kirby, Stephen Kirby.

1. Call to Order:

Vice Chairman Rigsby called the meeting to order.

2. Election of Officers:

Ms. Goodwin moved to nominate Mr. Rigsby for Chairman
Ms. Ahmad seconded

VOTE: Unanimous

Ms. Ahmad moved to nominate Mr. Ransdell for Vice-Chairman
Mr. Gallagher seconded

VOTE: Unanimous

3. Approval of Minutes of August 20, 2009

Mr. Gallagher moved to approve the minutes of August 20, 2009
Ms. Ahmad seconded with the following corrections, Item 4 (b) add to motion
"Recommend applicants have a meeting with the community"

VOTE: Unanimous

4. Old Business

(a) Preliminary Plat PLP #09-01 submitted by Kirby Holding Group for a major subdivision.

Ms. Liles presented information as follows:

Applicants have submitted a revised plat with the following changes: removed the open space, reduced the number of lots from 11 to 10, all lots front Campbell St., has dedicated .38 acres to the town right-of-way so sidewalk can be installed behind the trees to minimize tree removal. A 15-foot easement located along Bethesda

Ave. Sidewalks to be constructed within the right-of-way on a lot-by-lot basis, must be fully installed within 3 years. Subdivision meets all regulations set forth in the Aberdeen Zoning Code.

Mr. Gallagher moved to recommend approval of Preliminary Plat PLP#09-01 as submitted.

Mr. Ransdell seconded.

VOTE: Unanimous

5. New Business

(a) Rezoning RZ #09-03 submitted by Habitat for Humanity of the Sandhills.

Ms. Liles presented information as follows:

Applicant request rezoning 12.83 acres, located on the north side of Midway Rd, and south of Bronwyn St from R-20 Residential to R-10 Residential. The property abuts R-10 Residential to the south and R-20 Residential to the north, east and west. The property most currently used as a DOT storage site. Most notable differences in dimensional requirements are lot area and living area. The R-20 district requires a lot area of 20,000 sq .ft. with a required living area of 1400 sq. ft., the R-10 district requires a lot area of 10,000 sq. ft. with a required living area of 1000 sq. ft. All setback requirements are the same. The uses are very similar; multi-family is not permitted in either district. Request does not constitute a spot rezoning. The 2030 Comprehensive Land Plan list R-20 as a low density area and the R-10 as a medium density area. The property may be grouped with either the R-20 lots to the north or R-10 lots to the south. Both water and sewer are available to this property.

Applicant's comments:

Elizabeth Cox Executive Director of Habitat for Humanity stated there is not enough affordable housing, very hard to find land with available sewer and water, houses will sell for approximately \$60,000 and will appraise at approximately \$100,000. Midway Community approached Habitat to purchase property.

Bob Friesen stated the re-zoned property will be consistent with Midway zoning.

Alan Stagaard stated this is a mutual interest with the residence of Midway and Habitat, lots will be approximately 80 to 90 feet in width, with front porches.

Public Comments:

Maurice Holland President of the Midway Community Association stated land has been part of the Midway Community for years. The project will bring in 30 new homes and 30 new families, will increase town tax base, will help restore the Midway Community.

Some residents from the Bronwyn community raised concerns that their property would decrease in value.

Mr. Ransdell moved to recommend approval to the Board of Commissioners
Ms. Goodwin seconded

VOTE: Unanimous
Mr. Gallagher abstained

Mr. Ransdell moved that the rezoning is consistent with the 2030 Land Use Plan
Mr. Dannelly seconded

VOTE: Unanimous
Mr. Gallagher abstained

(b) Text Amendment ZA #09-01 submitted by Janet Kenworthy

Ms. Liles presented information as follows:

The applicant is requesting changes to the Downtown Retail Overlay District (DROD) to allow assembly and entertainment uses with a conditional use permit on the first floor of all buildings within the DROD provided the front 1/3 area be used for a permitted use in the DROD, and must be separated by a permanent wall.

Mr. Dannelly moved to table item until applicant present to answer questions.
Ms. Ahmad seconded

VOTE: Unanimous

(c) Ms. Liles gave an update on the UDO stating a town meeting was held and approximately 12-15 residents attended. Residents stated they would like more eyes on projects. Ms. Liles stated planning staff would like to have an advisory board consisting of a staff member from public works, fire and police department and the recreation department to review plans submitted. Ms. Liles stated the Appearance and Beautification Board met and discussed ideas regarding land clearing and preservation of trees, etc. Staff will make copies of the UDO with changes made to date.

6. The meeting adjourned at 7:30 p.m.

Bob Rigsby, Chairman

Patti Jilson, Planner