

TOWN OF ABERDEEN
PLANNING BOARD REGULAR MEETING
April 16, 2009
MINUTES

Members Present: Broadus Combs, Chairman
 Bill Prevatte
 Elease Goodwin
 Owen Gallagher
 Johnny Ransdell
 Sarah Ahmad (In-Town Alternate)

Members Absent: Bob Rigsby, Vice-Chairman

Staff Present: Kathy Liles, Planning Director
 Patti Jilson, Planner I
 Jenni Mckay, Permit Technician

I. Call to Order and Invocation: 6:00pm

II. Approval of Minutes:

A. Regular Meeting March 19, 2009

Bill Prevatte made a motion, seconded by Owen Gallagher, to approve the minutes of the Regular meeting March 19, 2009 with the requested changes. Motion unanimously carried.

III. New Business:

A. Application for Conditional Use Permit Case # 2009258 submitted by Ms. Patricia Bailey, for home occupation (Home Child Care), located at 915 Colonial Ave.

Kathy Liles presented the staff report and stated Ms. Bailey would be licensed through the NC-Division of Child Development. Staff made the following recommendations be attached to the conditional use permit:

- Maximum number of children limited to five.
- Hour of operation limited to 7:00am to 6:00 pm Monday - Friday.
- Outside fenced play area will need to be provided.
- No signage will be allowed.

Ms. Bailey agreed to follow the regulations given by the Board.

Owen Gallagher made a motion, seconded by Elease Goodwin, to approve and recommend approval of case # 2009258 to the Board of Commissioners with the recommended conditions. Motion was 5 to 1, Sarah Ahmad voting against.

IV. Old Business:

- A. Application for Rezoning Case # 2009257, submitted by Pine Trace LLC to rezone LRK #'s 55444, 20080298, 20080299, and 20071176 from R-20 Residential and LRK # 20080769 from GC General Commercial to B-3 Neighborhood Transition District.

This item was presented at last month's meeting. Ms. Liles presented a revised map depicting the properties the applicant is requesting to be rezoned.

Mr. Gallagher made an inquiry about the fact that the B-3 District does not allow multi-family dwellings for the properties the applicant is requesting be rezoning.

Ms. Liles showed the Board the changes made to the zoning ordinance, Appendix A., allowing multi-family dwellings in the B-3 district. Ms. Liles reminded the Planning Board members that this request is for rezoning not just a multi-family development and that all allowable uses must be considered.

Mr. Gallagher was concerned that if the rezoning was approved it would leave one residential property in the middle of all commercially zoned property.

Mr. Pickard gave reasons to approve this application for rezoning, explaining that they would follow all the guidelines for the B-3 District.

Sarah Ahmad voiced her concerns of increased traffic flow on Columbus Dr. and Johnson St.

The Planning Board finds the amendment to the official zoning map inconsistent with the Town of Aberdeen 2030 Comprehensive Land Development Plan, members voiced traffic flow concerns.

Bill Prevatte made a motion, seconded by Owen Gallagher, to deny and recommend denial to the Board of Commissioners for application for Rezoning case # 2009257. Motion unanimously carried.

- B. UDO – Review Table of Permissible Uses.

T.C. Morphis reviewed the Table of Permissible Uses. Corrections were suggested by the Board.

V. Other:

A. Monthly Reports

Kathy Liles made a brief presentation of the monthly report

B. Russell Pucket came in to ask the Planning Board what is going to happen with the parking lot located between his house and Quick Lube.

The Planning Board referred Mr. Puckett to the Board of Commissioners and recommended he go to the next Commissioners meeting. The Board also voiced their disapproval of the situation with the parking lot in question and wished for their concerns to be known to the Board of Commissioners. Planning Department staff stated they will put the Board's concerns in the next weekly report.

VI. Adjourn: 8:30pm

Jenni Mckay, Permit Technician

Patti Jilson, Planner I