

**TOWN OF ABERDEEN  
PLANNING BOARD REGULAR MEETING  
FEBRUARY 19, 2009  
MINUTES**

Members Present: Broadus Combs, Chairman  
Bob Rigsby, Vice-Chair  
Bill Prevatte  
Elease Goodwin  
Johnny Ransdell  
Owen Gallagher  
Sarah Ahmad, In-Town Alternate - Not Voting

Staff Present: Kathy Liles, Planning Director  
Patti Jilson, Deputy Planner

I. Call To Order

Chairman Combs called the meeting to order at 6:00 p.m.

II. Approval of Minutes - Regular Meeting of January 15, 2009.

Bill Prevatte made a motion, seconded by Elease Goodwin, to approve the minutes of the Regular Meeting of January 15, 2009. Motion unanimously carried.

III. New Business

A. Application for Site Plan Review Case #2009251, submitted by Jackie Speight for a new commercial building located at 3056 HWY 5

Ms. Liles presented the site plan review stating all requirements set forth in the town zoning code regarding landscaping, building façade, vehicle accommodations, erosion & sedimentation control measures, storm-water management, HCOD regulation have all been met. She also stated the plans have been reviewed by Public Works Director Rickie Monroe and Fire Inspector Richard Saunders and both have approved the plans as submitted.

A motion was made by Bob Rigsby, seconded by Elease Goodwin to approve and recommend approval of Site Plan Review Case #2009251, to the Board of Commissioners. Motion carried.

- B. Application for Conditional Use Permit Case #2009254 submitted by Carolyn Smith, for a home occupation (Home Child Care), located at 108 Central Dr.

A motion was made by Bill Prevatte, seconded by Owen Gallagher to make the following findings of fact,

- a.) The establishment, maintenance, or operation of a home occupation will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.
- b.) *The home occupation will not create any additional lighting or noise and will be conducted primarily inside the structure, which will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, or substantially diminish, and impair property values within the neighborhood.*
- c.) *The home occupation will occur within the home and will maintain the appearance of a single-family dwelling, which will not hinder the normal and orderly development of the surrounding property for uses permitted in the R-20 Residential Zoning District.*
- d.) The existing structure is consistent with exterior architectural appeal and function plan of structures already constructed or in the course of construction in the immediate neighborhood and will cause no substantial depreciation in the property values within the neighborhood.
- e.) Adequate utilities, access roads, drainage, and necessary facilities are provided. *The structure is on Town of Aberdeen Water & Sewer.*
- f.) Adequate measures have been taken or will be taken to provide ingress and egress so designed to minimize traffic congestion in the public streets. *The Home Occupation will create low traffic volume.*
- g.) The conditional use shall, in all other respects, conform to the applicable regulations of the R-20 Residential Zoning District in which it is located, except as such regulations may be modified by the Board of Commissioners pursuant to the recommendation of the Planning Board.

and approve and recommend approval of Conditional Use Permit Case #2009254 with the following conditions:

- 1. The maximum number of children limited to five (5).
- 2. Hours of operation 7:00 am 6:00 pm. Monday - Friday
- 3. Provide an outside fenced play area constructed of solid plank or chain link fencing material.
- 4. No signage allowed.

to the Board of Commissioners. Motion carried.

- C.) Application for Rezoning Case #2009255, submitted by Walter Sterling for property located at 300 E. Main St., requesting the forgoing property be rezoned from R-10 Residential to B-1 Central Business District.

A motion was made by Broadus Combs, seconded by Bob Rigsby to recommend denial of Application for Rezoning Case #2009255. The vote was split 3 - 3 with Broadus Combs, Bob Rigsby and Bill Prevatte voting in favor of the motion, and Eleese Goodwin, Owen Gallagher and Johnnie Ransdell voting against the motion. Motion failed for lack of majority. Second motion was not offered.

The three members voting for denial were concerned with some of the uses that are allowed under the B-1 district. They felt some of these uses might not be appropriate next to a residential district.

- D.) Unified Development Ordinance - The Planning Board requested the Town attorney make a list of bulleted items for discussion at the next meeting.
- E.) Involuntary Annexation - Ms. Liles informed the Planning Board of the meeting scheduled for March 2, 2009.

IV. Staff Report - Ms. Liles gave a brief update on the monthly reports.

V. Adjourn - With no further items to discuss the meeting adjourned at 7:40 pm.

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Patti Jilson, Deputy Planner