

TOWN OF ABERDEEN
PLANNING BOARD REGULAR MEETING
January 15, 2009
MINUTES

Members Present: Broadus Combs, Chairman
 Bob Rigsby, Vice-Chairman
 Bill Prevatte
 Elease Goodwin
 Owen Gallagher
 Johnny Ransdell
 Sarah Ahmad, Alternative, Nonvoting

Staff Present: Kathy Liles, Planning Director
 TC Morphis, Town Attorney
 Jenni Mckay, Permit Technician

I. Call to order

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

II. Approval of Minutes:

A. Regular meeting November 20, 2008

Bill Prevatte made a motion, seconded by Owen Gallagher, to approve the minutes of the Regular Meeting of November 20, 2008 with exception to amend a vote made by Owen Gallagher and recorded as Sarah Ahmad for text amendment ZA#08-08. Motion unanimously carried.

B. Regular Meeting December 18, 2008

Bob Rigsby made a motion, seconded by Elease Goodwin, to approve the minutes of the Regular Meeting of December 18, 2008. Motion unanimously carried.

Sarah Ahmad made a statement that on the December 18, 2008 minutes she did not vote on the Final Plat for FP#08-09 due to insufficient time to properly review the information received at the meeting.

III. New Business:

A. Application for Conditional Use Permit Case Number 2009249 submitted by George M. Rose for a Residential Planned Development to be known as Forest Hills West.

Ms. Liles made a presentation to help explain the application. She also stated that the application will be presented as a new application even though the applicant and location have been presented before.

Ms. Liles added staff recommendations that stated:

#13. Approval is subject to a final boundary survey that supports the lot layouts.

#14. The site plan shall show tentative building footprints prior to consideration by the Board of Commissioners.

#15. Sidewalks shall be provided along both sides of all streets within the development.

#16. The applicant shall ensure that buildings on the upland side of the floodplain boundary are elevated with sufficient freeboard to be no lower than the adjoining Base Flood Elevation with 3' freeboard. This elevation shall be based on the bottom of the lowest horizontal structural member of the lowest floor.

Charley McDougan, representative of the residents at Forest Hills stated that the people of Forest Hills are not opposed to a development they are just opposed to the development as it is proposed. Residents concerns included houses smaller than those in Forest Hills, lots smaller than 20,000 square feet and traffic.

Mr. McDougan relinquished the floor to Mr. Bill Marts who passed out a packet and proceeded with a presentation. Mr. Marts was opposed to the development. He felt the development did not meet the requirements for Planned Developments in the Zoning Ordinance.

Mr. Rose made a presentation on the issues the public stated. Mr. Rose gave a presentation on the concerns raised by residents of Forest Hills. They discussed changing road movement and expanding home sizes to 1800 square feet minimum.

Mr. John Martin who lives on John Mcqueen Rd. expressed concerns about the traffic.

Elise Goodwin indicated that Mr. Rose and the Forest Hills residents appear to have issues they can work on together.

Bill Prevatte made a motion, seconded by Bob Rigsby, to table the application for Conditional Use Permit case 2009249 to allow for coordination between the residence and the developer. Motion unanimously carried.

IV. Discussion and Presentation of Partial Text for the Unified Development Ordinance.

Ms. Liles and TC Morphis, the town attorney, began discussion regarding the proposed Unified Development Ordinance. Staff will provide a list of these significant changes to the Planning Board.

V. End of Year Planning and Building Permit Summary.

Planning Board Unanimously agreed to go over yearly reports at next Planning Board Regular Meeting.

The Board and Mr. Morphis also discussed the appointment of the Board of Adjustment with Mr. Morphis stating that using the Board of Commissioners as the Board of Adjustment is legal, it is better to have separate Boards. The Planning Board agreed to work on a list of eligible persons for this Board.

VI. Adjourn

Jenni Mckay, Permit Technician

Kathy Liles, Planning Director