

**TOWN OF ABERDEEN
PLANNING BOARD REGULAR MEETING
December 13, 2005
MINUTES**

Members Present: Jim Thomas
 Elease Goodwin
 Mike Dunn
 Elaine Smith, ETJ Alternate

Members Absent: Maurice Holland Bill Prevatte
 Roger Bone Ray Bosworth
 Kemp Lowder

Staff Present: Giles Hopkins, Planning Director
 Patti Jilson, Admin. Planning & Code Technician

Others Present: None

I. Call To Order:

Chairman Thomas called the meeting to order at 7:00 pm.

II. Approval of Minutes – Regular Meeting of November 17, 2005.

Mike Dunn made a motion, seconded by Elease Goodwin, to approve the minutes of the Regular Meeting of November 17, 2005. Motion unanimously carried.

III. Old Business:

A. None

IV. New Business:

A. Application for Rezoning RZ#05-07 submitted by Bonnie McPeake to rezone approximately one (1) acre of 3.5 +/- . Approximately 2.5 +/- acres were rezoned to GC General Commercial District from R-20 Residential District. Inadvertently Mr. Seymour in his request earlier to rezone this property did not apply for rezoning of this portion of the property that he subsequently sold to Bonnie McPeake for a hotel.

A motion was made by Mike Dunn and seconded by Elease Goodwin to approve and recommend approval of Application for Rezoning RZ#05-07 to the Town Board of Commissioners. Motion unanimously carried.

- B.** Application for Conditional Use Permit CU#05-05-13 submitted Bonnie McPeake for a Business Planned Development in the GC General Commercial District.

Mr. Hopkins informed the Planning Board that there was no opposition at the Public Hearing held on December 12, 2005. The main entrance to the hotel will be located off of US 15/501 HWY. Mrs. McPeake will have to apply for a conditional use permit in order to put a sign (at the main entrance on US 15/501 HWY) since our ordinance states you cannot have an off premise sign.

A motion was made by Mike Dunn, seconded by Elease Goodwin, to make the following findings:

- A. That the establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
- B. That the conditional use 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. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;
- D. That the exterior architectural appeal and functional plan of any proposed structure will not be so at variance with either the exterior architectural appeal and functional plan of the structures already constructed or in the course of construction in the immediate neighborhood or the character of the applicable district as to cause a substantial depreciation in the property values within the neighborhood;
- E. That adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided;
- F. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
- G. That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located except as such regulations may in each instance be modified by the Board of Commissioners pursuant to the recommendation of the Planning Board.

and approve and recommend approval Application for Conditional Use Permit CU#05-13 to the Town Board of Commissioners. Motion unanimously carried.

- C.** Proposed Zoning Code Text Amendment ZA#05-07 regarding Cultural, Entertainment, and Recreation Not Elsewhere Classified.

After some discussion Elease Goodwin suggested we table until more members of the Planning Board were present for the discussion.

A motion was made by Elease Goodwin and seconded by Mike Dunn to table Proposed Zoning Code Text Amendment ZA#05-07 until the January 19, 2006 meeting. Motion unanimously carried.

V. Other Business:

Mr. Hopkins informed the board that the Comprehensive Land Development Plan was approved by the Board of Commissioners, and requested each member turn in their draft of the plan in order to update and get a final copy. Also approved by the Board of Commissioners was the Conditional Use permit for the Small Animal Emergency Clinic, and the duplex to be built on Keyser Street. Also, Zoning Code Text Amendment on Flap Pole height was approved, the limit is 50 feet.

VI. Adjourn

With no further items for discussion, the meeting adjourned at 7:45 PM

Patti Jilson,
Administrative Planning & Code Technician