

**TOWN OF ABERDEEN  
PLANNING BOARD REGULAR MEETING  
November 17, 2005  
MINUTES**

Members Present:            Jim Thomas                            Ray Bosworth  
                                  Elease Goodwin                        Bill Prevette, In Town Alternate  
                                  Kemp Lowder                            Elaine Smith, ETJ Alternate  
                                  Mike Dunn

Members Absent:            Maurice Holland  
                                  Roger Bone

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 October 20, 2005.**

Bill Prevette made a motion, seconded by Kemp Lowder, to approve the minutes of the Regular Meeting of October 20, 2005. Motion unanimously carried.

**III. Old Business:**

**A. Comprehensive Land Development Plan**

A motion was made by Mike Dunn and seconded by Elease Goodwin to approve and recommend approval of the Comprehensive Land Development Plan to the Town Board of Commissioners. Motion unanimously carried.

**IV. New Business:**

**A. Application for Conditional Use Permit CU#05-11 submitted by Ann Turner, DVM for a small animal emergency clinic to be located at 1335 N. Sandhills Blvd. (Town & Country Shopping Center) in the HC Highway Commercial District.**

A motion was made by Mike Dunn, seconded by Ray Bosworth, 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 (with the stipulation that no outside runs/cages are allowed) Application for Conditional Use Permit CU#05-11 to the Town Board of Commissioners. Motion unanimously carried.

- B.** Application for Conditional Use Permit CU#05-12 submitted by Shirley McCrimmon for a two-family dwelling (duplex) in the R-10MH Residential District.

A motion was made by Bill Prevette, seconded by Mike Dunn, 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#05-12 to the Town Board of Commissioners. Motion unanimously carried.

- C. Proposed Zoning Code Text Amendment ZA#05-06 regarding flag pole height limitations.

A motion was made by Kemp Lowder and seconded by Mike Dunn to approve and recommend approval of Proposed Zoning Code Text Amendment ZA#05-06 to the Town Board of Commissioners, but with the flagpole having a maximum height of 50 feet. Motion unanimously carried.

- D. Application for Preliminary Plat PLP#05-01 submitted by The Partners in the Pit for Vacation Villas at The Pit Golf Links.

A motion was made by Mike Dunn and seconded by Elease Goodwin to approve and recommend approval of Preliminary Plat PLP#05-01 to the Town Board of Commissioners. Motion unanimously carried.

- V. Other Business:

Mr. Hopkins informed the board that he has a conflict with next scheduled Planning Board Meeting (December 15, 2005). The consensus of the Planning Board was to meet Tuesday, December 13, 2005, 7:00 PM, with the awareness that Kemp Lowder and Ray Bosworth would not be able to attend.

**The next Regular Meeting of the Planning Board is scheduled for Tuesday, December 13, 2005.**

- VI. Adjourn

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

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Patti Jilson,  
Administrative Planning & Code Technician