

**TOWN OF ABERDEEN  
PLANNING BOARD REGULAR MEETING  
September 15, 2005  
MINUTES**

Members Present:            Jim Thomas  
                                  Elease Goodwin  
                                  Kemp Lowder  
                                  Maurice Holland  
                                  Roger Bone  
                                  Bill Prevette, In Town Alternate  
                                  Elaine Smith, ETJ Alternate

Members Absent:            Mike Dunn  
                                  Ray Bosworth

Staff Present:                Giles Hopkins, Planning Director  
                                  Heather Brown, Deputy Planner  
                                  Patti Jilson, Admin. Planning & Code Technician

Others Present:             Robert Stafford, Don Longstreet, Mark McFarland,  
                                  Neil Smith

**I.        Call To Order:**

Chairman Thomas called the meeting to order at 7:02 pm.

**II.       Approval of Minutes – Regular Meeting of July 21, 2005.**

Roger Bone made a motion, seconded by Elease Goodwin, to approve the minutes of the Regular Meeting of August 18, 2005. Motion unanimously carried.

**III.      Old Business:**

**A.**       Mr. Hopkins informed the board that Mr. Epley from the North Carolina Division of Community Development would not be able to attend the meeting due to state restriction on all travel. Mr. Hopkins reminded the board to review the Comprehensive Land Development Plan Packet and make suggestions on changes or improvements. Mr. Epley will be attending our drop in meeting on September 27, 2005. The staff will be asking the Planning Board to recommend approval of the plan to the Board of Commissioners at the October 20, 2005 Planning Board meeting.

**B.**       Application for Conditional Use Permit CU#05-06 submitted by Stafford Land Company, Inc. for a residential planned development in the R-20 Residential District.

Mr. Hopkins informed the board that the staff had not completed the review on CU#05-06 and recommends the Planning Board table Application for Conditional Use Permit CU#05-06 until the October 20, 2005 meeting.

A motion was made by Kemp Lowder, seconded by Elaine Smith, to table Application for Conditional Use Permit CU#05-06 until the October 20, 2005 Planning Board meeting. Motion unanimously carried.

- C. Proposed Zoning Code Text Amendment ZA#05-04 regarding Section 155.082 APPLICATION; FEE concerning changing the requirement of submitting all site plan material along with application for conditional use permit to an option.

Mr. Hopkins informed the board the Board of Commissioners was not happy with the language. Mr. Hopkins recommends the Planning Board table Proposed Zoning Code Text Amendment ZA#05-04 until October 20, 2005 meeting.

A motion was made by Kemp Lowder, seconded by Bill Prevette, to table Proposed Zoning Code Text Amendment ZA#05-04 until the October 20, 2005 Planning Board meeting. Motion unanimously carried.

#### IV. New Business:

- A. Application for Conditional Use Permit CU#05-07 submitted by Royal/Longstreet, LLC for multi-family dwelling condos to be located on the east side of Saunders Boulevard directly across from Bronwyn Street in the R-6 Residential District.

Mr. Hopkins informed the plan consists of 4 buildings, 11 units and the plans meet all requirements except for curbs and gutters. Mr Neil Smith with Neil Smith Engineering explained to the board the property in question is flat and would have to be raised to a higher elevation in order for water run off.

Following a brief discussion, a motion was made by Elaine Smith, seconded by Kemp Lowder, 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 without curbs and gutters of Application for Conditional Use Permit CU#05-07 to the Town Board of Commissioners. Motion carried 6 to 1 with Bill Prevette voting no.

- B.** Application for Conditional Use Permit CU#05-08 submitted by Cliff Commercial, Inc. for a residential planned development to be located on the east side of Saunders Boulevard and known as Lighthouse Trace.

Mr. Hopkins recommends the Planning Board table Conditional Use Permit CU#05-08. The staff is waiting for storm water approval from the State. Mr. Mark McFarland from the Elks Lodge spoke to the planning board asking more study be done in order to prevent more water draining onto the Elks golf course.

A motion was made by Kemp Lowder, seconded by Elease Goodwin, to table Application for Conditional Use Permit CU#05-08 until the October 20, 2005 Planning Board meeting. Motion unanimously carried.

- C.** Application for Conditional Use Permit CU#05-09 submitted by Davidson and Jones Residential, LLC for a residential planned development to be located in Phase V of Glen Laurel Subdivision.

Mr. Hopkins recommends the Planning Board table Conditional Use Permit CU#05-09 until the October 20, 2005 meeting.

A motion was made by Bill Prevette, seconded by Maurice Holland, to table Application for Conditional Use Permit CU#05-09 until the October 20, 2005 Planning Board meeting. Motion unanimously carried.

- D.** Application for Final Plat Review FP#05-03 submitted by Jackie Speight for Phase III of Woodgreen Subdivision.

Mr. Hopkins informed the Planning Board that the site plan meets all applicable requirements. It consists of 33 lot, all will be single family residences, utilities are installed, DOT approved roads.

A motion was made by Bill Prevette, seconded by Roger Bone, to approve and recommend approval of Application for Final Plat Review FP#05-03 to the Town Board of Commissioners. Motion unanimously carried.

**V.** Other Business:

The staff reports we are 30% above last year in permits, most of which are for single family residential. Mr. Hopkins informed the board our population is approximately 4600. Patti Jilson is now a permanent employee. The October 20, 2005 Planning Board meeting will have a lot on the agenda. Staff reminds the board to review the Comprehensive Land Development Plan Packet.

The next Regular Meeting of the Planning Board is scheduled for Thursday, October 20, 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