

**TOWN OF ABERDEEN  
PLANNING BOARD REGULAR MEETING  
APRIL 21, 2005  
MINUTES**

Members Present: Roger Bone  
Ray Bosworth  
Mike Dunn  
Elease Goodwin  
Maurice Holland  
Bill Prevatte, In-Town Alternate  
Elaine Smith, ETJ Alternate  
Jim Thomas, Chairman

Members Absent: Kemp Lowder

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

Others Present: None

I. Call To Order

Chairman Thomas called the meeting to order at 7:01 pm.

II. Approval of Minutes - Regular Meeting of March 17, 2005.

Mike Dunn made a motion, seconded by Roger Bone, to approve the minutes of the Regular Meeting of March 17, 2005. Motion unanimously carried.

III. Old Business.

Tom King with the North Carolina Division of Community Development to report on continued development of the Comprehensive Land Development Plan.

Mr. King reported continued development of the plan to the Board. He stated the background information is complete and his office, as well as Town of Aberdeen Planning Staff, was in the process of finalizing the existing land use survey. Mr. King also passed out and reviewed the proposed completion schedule developed by the Towns' Staff and his office. The schedule is as follows: May 24, 2005 - Special Called Meeting with Planning Board - 7:00pm; June 28, 2005 - Community "Drop-In" Meeting - Time TBD; July 21, 2005 - Planning Board Meeting - 7:00pm; and August 8, 2005 - Public Hearing - 7:00pm.

(Mike Dunn joins meeting.)

#### IV. New Business.

- A. Application for Rezoning RZ#05-02 submitted by the Town of Aberdeen to rezone property located on the east side of US 1 Highway between Elm Street and Maple Street from R-6 Residential District to B-3 Neighborhood Transitional District.

Mr. Hopkins addressed some inaccurate information that was discussed by one of the citizens during the public hearing. There was confusion about why property could be rezoned that would not currently meet the dimensional requirements in the proposed new zoning district. Mr. Hopkins explained that because the properties existed prior to any proposed rezoning, the only dimensional requirement that would have to be met would be that any structure meet the setback requirements. Mr. Hopkins also informed the Board that any commercial use which abuts a residential use would have to meet all buffer requirements. Some of the Board Members discussed property owners previously in opposition of rezoning the property in questions and stated that stance had since changed for several of them. Following further discussion, a motion was made by Ray Bosworth, seconded by Mike Dunn, to approve Application for Rezoning RZ#05-02 and recommend

approval to the Town Board of Commissioners. Motion unanimously carried.

(Maurice Holland joins meeting.)

- B. Application for Final Plat FP#05-01 submitted by Neil Smith Engineering for Glen Laurel Subdivision, Phase III.

Mr. Hopkins informed the Board that because this is a final plat it only requires approval of the Planning Board and does not have to go before the Town Board of Commissioners. Mr. Hopkins also stated that at this time the requirements for approval of a final plat have not been met and asked that if the Board did approve the final plat to do so contingent upon him verifying completion of these requirements. A motion was made by Roger Bone, seconded by Maurice Holland, to approve Application for Final Plat FP#05-01 contingent upon all requirements of the final plat being met. Motion unanimously carried.

- C. Application for Final Plat FP#05-02 submitted by Neil Smith Engineering for Glen Laurel Subdivision, Phase IV.

A motion was made by Mike Dunn, seconded by Roger Bone, to approve Application for Final Plat FP#05-02 contingent upon all requirements of the final plat being met. Motion unanimously carried.

- D. Application for Site Plan Review SP#05-06 submitted by Kenneth Howell for Flatscape to be located on the north side of NC 211 Highway on property zoned GC General Commercial.

Mr. Hopkins stated that as the zoning code is currently written, this site plan meets all applicable codes. There were questions regarding this property abutting residentially zoned property. Mr. Hopkins reminded the Board of the rezoning of this property in 2004 in which only the first 400' of the property was rezoned in order to maintain a 195'+/- buffer to the rear of the

property. He also stated Mr. Howell will provide a buffer between his property and any other residential use.

Board Member Ray Bosworth asked that he be allowed to abstain from voting due to possible financial gain. His company has done work for Mr. Howell in the past and he would not want there to be a conflict should he receive a contract to do any of the proposed improvements at this site. A motion was made by Mike Dunn, seconded by Maurice Holland, to allow Mr. Bosworth to abstain from voting due to possible financial gain. Motion carried 6-0

A motion was then made by Elease Goodwin, seconded by Mike Dunn, to approve Application for Site Plan Review SP#05-06 and recommend approval to the Town Board of Commissioners. Motion carried 6-0 with Mr. Bosworth abstaining.

V. Other Business.

None.

VI. Staff Report.

Mr. Hopkins stated terms would expire for Elease Goodwin, Mike Dunn and Maurice Holland on June 30, 2005. Mr. Hopkins has notified the Town Board of Commissioners of the willingness of these members to serve another term and stated they would make the final decision on who would serve.

Mr. Hopkins informed the board the Watershed Subcommittee was continuing to meet with the county regarding receiving a portion of the county's allocation. He stated the last scheduled meeting had been cancelled and we were waiting to be notified of the next meeting.

There was lengthy review of development in the area including Panera Bread and Moe's Southwest Grill, Glen Laurel, Legacy Golf Links and discussion of development along NC 5 Highway.

Mr. Bosworth touched on the subject of Aberdeen Commons using the existing sewer system which includes a pump station. He understands there may be some problems with this system and wanted to be clear that this matter was addressed by the Planning Board during the site plan phase. The Planning Board was told at the time if the existing system could be utilized it would be, but if there were any foreseeable problems, a new system would be installed.

Mr. Hopkins also notified the Board of ongoing 2007-2013 Transportation Improvement Plan proposals by Moore County Governments. He stated one of Aberdeen's foremost concerns at this time is to protect NC 5 Highway from any adverse impact due to bringing large amounts of vehicular traffic to this already heavily traveled road.

Mr. Hopkins also introduced Patti Jilson to the Board. Patti will begin learning the operations of the Board so that she may begin to serve as Secretary to the Board allowing Heather Brown to assist Mr. Hopkins with more planning related items. The Board welcomed Patti.

Mr. Hopkins explained the Planning Board received all information in their agenda packets concerning the March reports regarding Building Code Enforcement and Planning and Zoning Permits issued.

The next Regular Meeting of the Planning Board is scheduled for Thursday, May 19, 2005.

## VII. Adjourn.

With no further items for discussion, the meeting adjourned at 8:04 p.m.

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Heather N. Brown, Deputy Planner