

**TOWN OF ABERDEEN
PLANNING BOARD REGULAR MEETING
JANUARY 20, 2005
MINUTES**

Members Present: Roger Bone
Ray Bosworth
Mike Dunn
Elease Goodwin
Kemp Lowder, ETJ Alternate
Bill Prevatte, In-Town Alternate
Jim Thomas, Chairman

Members Absent: Maurice Holland

Staff Present: Giles Hopkins, Planning Director
Heather Brown, Deputy Planner
Bill Zell, Town Manager

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 18, 2004.

Mike Dunn made a motion, seconded by Roger Bone, to approve the minutes of the Regular Meeting of November 18, 2004. Motion unanimously carried.

III. Old Business.

None.

IV. New Business.

- A. Application for Conditional Use Permit CU#04-08 to encroach the setbacks of lots specifically known as Lots 32 and 33 Glen Laurel – Phase 2, Plat Cabinet 11, Slide 711.

Board members inquired as to whether or not an amendment to the existing CUP would affect the entire development or just the two lots in question. Mr. Hopkins reassured the board the only two lots which would be allowed to encroach setbacks would be Lot 32 and Lot 33. The board also stated they would rather grant a front yard setback encroachment rather than a rear setback encroachment due to an existing residence located at to the rear of this lot. Following further discussion, a motion was made by Mike Dunn, seconded by Ray Bosworth, to recommend to the Town Board of Commissioners that Conditional Use Permit CU#02-03 be amended to allow a five foot front setback encroachment and a five foot right side encroachment for Lot 32 and to allow a ten foot front setback encroachment for Lot 33. Motion was approved 5 to 1 with Roger Bone voting no.

- B. Application for Preliminary Plat Review PLP#04-04 submitted by William C. Burrow for a family division for the estate of Shula Mae V. Schloegl.

The board reviewed Preliminary Plat PLP#04-04 and requirements of a subdivision of property. Mr. Hopkins informed the board the plat did meet all of the requirements of the code and would recommend the Preliminary Plat be approved. Following discussion, a motion was made by Kemp Lowder, Seconded by Roger Bone, to approve and recommend approval of Preliminary Plat Review PLP#04-04 to the Town Board of Commissioners. Motion unanimously carried.

- C. Application for Final Plat Review FP#04-04 submitted by William C. Burrow for a family division for the estate of Shula Mae V. Schloegl.

Mr. Hopkins asked the Planning Board to approve Final Plat FP#04-04 contingent upon approval of Preliminary Plat PLP#04-04 by the Town Board of Commissioners. A motion was made by Mike Dunn, seconded by Kemp Lowder, to approve Final Plat FP#04-04 contingent upon approval of Preliminary Plat PLP#04-04 by the Town Board of Commissioners. Motion unanimously carried.

V. Other Business.

Chairman Thomas offered his sincere appreciation to Elease Goodwin for holding the board's annual gathering at her home on the 6th of January. Other members also offered their appreciation and spoke of what an enjoyable time they had.

Mr. Hopkins informed the board that Chairman Thomas had appointed a Watershed Subcommittee to review a request for allocation from the county and to attend meetings with a subcommittee of the Moore County Planning Board. He stated the appointed members were Roger Bone, Ray Bosworth and Elease Goodwin and that these members would meet for a short period following the Planning Board meeting.

Chairman Thomas also stated he would like to thank, on behalf of the Planning Board, the Public Works Department for the outstanding job they have done during our times of inclement weather.

VI. Staff Report.

Mr. Hopkins informed the board Jennifer Lewis, Administrative Planning and Code Technician, would begin attending Planning Board meetings in February to train as the Secretary for the board. This in turn will allow Heather Brown to begin presenting information and materials to the board.

Mr. Hopkins also informed the board Billy Coxe, Building Inspector, would work his last day with the Town of Aberdeen on Tuesday,

February 1, 2005 and we would begin accepting applications for this position. He also stated we have a mutual aid agreement with other inspection departments should we have a situation Bob Matthews could not handle.

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

The next Regular Meeting of the Planning Board is scheduled for Thursday, February 17, 2005.

VII. Adjourn.

With no further items for discussion, the meeting adjourned at 7:35 p.m.

Heather N. Brown, Deputy Planner