

**TOWN OF ABERDEEN
PLANNING BOARD REGULAR MEETING
NOVEMBER 18, 2004
MINUTES**

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

Members Absent: Kemp Lowder, ETJ Alternate

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

Others Present: Jim Dougherty, Chief Planner, NC Division of
Community Development
Chris Jordan, RAB Investments

I. Call To Order

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

II. Approval of Minutes - Regular Meeting of October 21, 2004.

Mike Dunn made a motion, seconded by Elease Goodwin, to approve the minutes of the Regular Meeting of October 21, 2004. Motion unanimously carried.

III. Old Business.

- A. Jim Dougherty with the North Carolina Division of Community Development to report on continued development of the Comprehensive Land Use Plan.

Mr. Dougherty reviewed statistics regarding our public utilities to include wells, water storage tanks, lines, electricity and waste water treatment. He also reviewed natural features such as topography, soil analysis, farm lands and watershed. Mr. Dougherty stated he would have further information at the December 16, 2004 meeting.

- B. Application for Variance VA#04-01; Glen Laurel Subdivision, 2 lots.

Mr. Hopkins informed the Board of a memo he had received from Robert E. Hornik, Jr. with The Brough Law Firm. Mr. Hornik stated the approval of the above variance by the Planning Board at their October Planning Board Meeting was improper. He stated Stafford Land Company would need to first submit for a modification to the conditional use permit initially issued on the property regarding setbacks for the individual lots.

Mr. Hopkins stated he had informed Mr. Bob Stafford of the situation and would report back to the Board on any further development.

IV. New Business.

- A. Application for Rezoning RZ#04-06 submitted by WYCO Enterprises, Inc. To rezone a portion of property located on the south side of Johnson Street between Jason's Tire and Auto and Kiddie Korner Day Care from B-3 Neighborhood Transitional District to HC Highway Commercial District.

There was lengthy discussion regarding storm water in the general vicinity of this location. It was determined the majority of the water was coming from behind McBrayer and from vacant land behind Kiddie Korner and that further development on this property would have a minimal effect on the water situation. Following discussion of this item, a motion was made by Mike Dunn, seconded by Maurice Holland, to approve Application for Rezoning RZ#04-06 and recommend approval to the Town Board of Commissioners. Motion unanimously carried.

- B. Application for Rezoning RZ#04-09 submitted by Pierre Goneau to rezone property located on the west side of US 1 Highway between Rosemark Road and Batchelor Farm Road from B-3 Neighborhood Transitional District and R-20 Residential District to R-10 Residential District.

There was discussion regarding the “down-zoning” of the property from B-3 and R-20 to R-10 and the majority of the Board felt this would not be the best zoning district for this area. A motion was made by Mike Dunn, seconded by Maurice Holland, to deny and recommend denial of Application for Rezoning RZ#04-09 to the Town Board of Commissioners. Motion carried 5-0 with Ray Bosworth abstaining from voting due to personal interest.

- C. Application for Zoning Code Text Amendment ZA#04-12 regarding an amendment to Chapter 155.082 APPLICATION; FEE concerning conditional use permits to be consistent with Chapter 155.027 SITE PLAN REVIEW AND REQUIREMENTS.

Following the introduction of this item, Ray Bosworth stated he felt this was a housekeeping matter and Mr. Hopkins agreed that it was. A motion was made by Mike Dunn, seconded by Elease Goodwin, to approve and recommend approval of

Zoning Code Text Amendment ZA#04-12 to the Town Board of Commissioners. Motion unanimously carried.

- D. Application for Preliminary Plat Review PLP#04-03 submitted by RAB Investments for a proposed commercial subdivision on NC 5 Highway.

Mr. Hopkins stated the location of this property was on the south side of NC 5 Highway between Keith Street and Anderson Street. It is currently vacant and zoned C-I Commercial and Industrial (Light) District. He stated the proposed plat includes 5.62 total acres, four parcels and one street and meets all of the town's applicable codes. A motion was made by Mike Dunn, seconded by Ray Bosworth, to approve and recommend approval of Preliminary Plat Review PLP#04-03 to the Town Board of Commissioners. Motion unanimously carried.

V. Other Business.

Heather Brown provided each of the members with calendars for the months of January and February and asked that each strike through any days they would not be available so that we may schedule a date for a gathering of the Planning Board and their spouses. She asked that the calendars be returned no later than December 8, 2004. Elease Goodwin also offered to have the gathering at her house as opposed to having dinner at Mt. Fuji. Further discussion will be made following receipt of everyone's calendars.

VI. Staff Report.

Mr. Hopkins informed the Board Heather Brown would be attending the Introduction to Zoning class at the Institute of Government in Chapel Hill during the third week of December. He explained this is a required course that must be taken prior to taking the certification exam to become a Certified Zoning Official (CZO).

Mr. Hopkins also stated new employee Jennifer Lewis would begin to train as the Secretary for the Planning Board after the first of the year as to allow Heather Brown to begin introducing items on the agenda.

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

The next Regular Meeting of the Planning Board is scheduled for Thursday, December 16, 2004.

VII. Adjourn.

With no further items for discussion, the meeting adjourned at 8:07 p.m.

Heather N. Brown, Deputy Planner