

**TOWN OF ABERDEEN
PLANNING BOARD REGULAR MEETING
SEPTEMBER 16, 2004
MINUTES**

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

Members Absent: Kemp Lowder, ETJ Alternate

Staff Present: Giles Hopkins, Planning Director
 Heather Brown, Deputy Planner

Others Present: Jim Dougherty, Chief Planner, NC Division of
 Community Development
 Citizens interested in the report of the Visioning
 Session presented by Mr. Dougherty.

I. Call To Order

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

II. Approval of Minutes – Regular Meeting of August 19, 2004.

Bill Prevatte made a motion, seconded by Ray Bosworth, to approve the minutes of the Regular Meeting of August 19, 2004. Motion unanimously carried.

III. Old Business.

A. Jim Dougherty with the North Carolina Division of Community Development to report on the Visioning Session that was held August 17, 2004.

Mr. Dougherty opened his presentation by thanking the citizens and staff of the Town of Aberdeen for such a successful Visioning Session. Mr. Dougherty first reported the findings of the strengths, weaknesses and opportunity index cards completed by each of the citizens during the Visioning Session. He stated that many of the weaknesses were easily fixable and he would suggest the town begin to compile a list of goals they would like to reach over the next several years. Mr. Dougherty also presented a Population Characteristics Study that covered population growth since 1910 and projected growth through 2030. Mr. Hopkins stated he didn't find the projections to be in line with current development in the area. Mr. Dougherty stated if a different calculation is used, we must be able to stand behind it logistically, but it could be reviewed and considered. He would like for the Planning Board to begin review of materials regarding the Comprehensive Land Use Plan at the October and November Planning Board Meetings and hopefully have a draft presented at the December Planning Board Meeting.

IV. New Business.

- A. Zoning Code Text Amendment ZA#04-07 regarding planted landscape areas under freestanding and pole mounted signs.

Chairman Thomas introduced Zoning Code Text Amendment ZA#04-07 and asked if there was public comment regarding this matter at the Public Hearing. There being none and following discussion of this item, a motion was made by Mike Dunn, seconded by Roger Bone, to approve Zoning Code Text Amendment ZA#04-07 and recommend approval to the Town Board of Commissioners. Motion unanimously carried.

- B. Zoning Code Text Amendment ZA#04-11 concerning adding Section 155.067A AIRPORT HEIGHT RESTRICTIONS to the Town of Aberdeen Zoning Code.

Mr. Hopkins informed the Board a request had been made by the Moore County Airport that proposed structures 50 feet or greater

in height not be constructed, erected or established without the proper permit from the Moore County Airport Authority. He also stated this would only affect the fly path of the Moore County Airport and the only structure within the fly path over 50 feet is the Town's water tower on NC 5 Highway adjacent to Pinehurst Plaza.

Following discussion, a motion was made by Bill Prevatte, seconded by Elease Goodwin, to approve and recommend approval of Zoning Code Text Amendment ZA#04-10 to the Town Board of Commissioners. Motion unanimously carried.

- C. Application for Rezoning RZ#04-07 submitted by the Town of Aberdeen to rezone property located on the west side of S. Sycamore Street from HC Highway Commercial District and I-H Industrial Heavy District to B-1 Central Business District.

Mr. Hopkins stated this item came about as a result of a request by the Board of Commissioners to find a more appropriate zoning district for the S. Sycamore Street area. He also stated after review of the area and discussion of different zoning options, it was determined that B-1 Central Business District would be the most appropriate and conducive zoning district for the area.

A motion was made by Mike Dunn, seconded by Ray Bosworth, to approve Application for Rezoning RZ#04-07 and recommend approval to the Town Board of Commissioners. Motion unanimously carried.

- V. Other Business.

None.

- VI. Staff Report.

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

The next Regular Meeting of the Planning Board is scheduled for Thursday, October 21, 2004.

VII. Adjourn.

With no further items for discussion, the meeting adjourned at 7:50 p.m.

Heather N. Brown, Deputy Planner