

TOWN OF ABERDEEN  
PLANNING BOARD REGULAR MEETING  
April 18, 2002  
**Minutes**

Members Present: Jim Thomas, Chairman  
Mike Dunn  
Mark Edwards  
Maurice Holland  
Sherrill Lee  
Linda Duncan

Members Absent: None

Public Present: Donna Shannon  
Elise Goodwin

Staff Present: Giles Hopkins, Planning Director  
Heather Brown, Secretary to the Board  
Tom Marsh, Code Enforcement Officer

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

Mr. Mark Edwards made a motion, seconded by Mrs. Linda Duncan, to approve the minutes of the Regular Meeting of March 21, 2002 as presented. The motion was approved 4-0.

(At this time the two remaining members of the Planning Board arrived.)

Old Business:

Chairman Thomas asked the Board to make a recommendation concerning the draft ordinance creating the Historic Preservation Commission of the Town of Aberdeen that was presented to the Board at their March 21, 2002 Regular Meeting. Mr. Hopkins informed the Board that if they made a recommendation on this date a Public Hearing would be held by the Town Board of Commissioners on May 13, 2002 concerning the same. Following discussion, a motion was made by Mr. Mike Dunn, seconded by Mr. Sherrill Lee, to approve and recommend approval of AN ORDINANCE CREATING THE HISTORIC PRESERVATION

COMMISSION OF THE TOWN OF ABERDEEN to the Town Board of Commissioners. The motion was unanimously approved.

New Business:

Mr. Hopkins presented Application for Rezoning RZ#02-01 submitted by RAB Investments, LLC to rezone property located on the north side of Roseland Road near the Ravenswood Subdivision from R-20 Residential District to R-10 Residential District. Mr. Hopkins reviewed the differences between the districts in question with the main difference being the minimum square footage allowed per dwelling. He explained that the minimum square footage allowed in the R-20 Residential District is 1400 and the minimum square footage allowed in the R-10 Residential District is 1000. Members of the Board voiced their concern that all of the property surrounding the one in question is zoned R-20 Residential District and they had a concern for the existing Ravenswood Subdivision property owners regarding tax assessment and also spot zoning. Following discussion, a motion was made by Mrs. Duncan, seconded by Mr. Edwards, to recommend to the Town Board of Commissioners that they not approve Application for Rezoning RZ#02-01 from R-20 Residential District to R-10 Residential District. The motion was unanimously approved.

Mr. Hopkins asked the Board to review an additional item concerning Site Plan SP#99-06 which applies to Ruby Tuesday. He explained that they desired to amend their Site Plan SP#99-06 to add to and change the configuration of the parking area. The Board was informed that the property of and surrounding the existing swimming pool at the Innkeeper Motel has been or will be acquired and added to the Ruby Tuesday site. Ruby Tuesday would like to remove the swimming pool and the immediate surrounding area (including the fence), reconfigure their parking lot layout and take out and replace (at a different location) the two red maples with three red maples. Additionally, should the amendment be approved, they would add a row of dwarf Buford Hollies along two sides of the added property. Mr. Hopkins stated that these changes would add to the existing landscape and create a better parking/traffic pattern on the site. Following review of the existing parking and landscaping and the proposed parking and landscaping provided by Mr. Hopkins, a motion was made by Mr. Edwards, seconded by Mr. Maurice Holland, to approve and recommend approval of the proposed changes/amendments to Site Plan SP#99-06 to the Town Board of Commissioners. The motion was unanimously approved.

Other Business:

Mr. Hopkins informed the Board that amendments were being presented to the Board of Commissioners regarding Chapter 150: Building Code, meetings were continuing concerning the Southern Moore Transportation Plan and he planned to have the Hazard Mitigation Plan in place by August, 2002.

Staff Report:

Mr. Hopkins reviewed Building and Zoning Monthly Summaries for March as well as the Ordinance and Code Enforcement Summary and Status of Development Projects Approved, Pending Approval or Under Consideration with the Board. He also advised that the next Planning Board Meeting would be held on May 16, 2002.

With no further business, the meeting adjourned at 7:30 PM.

Respectfully submitted,

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Heather N. Brown, Secretary to the Board