

**TOWN OF ABERDEEN  
PLANNING BOARD REGULAR MEETING  
June 21, 2007  
MINUTES**

Members present:     Mike Dunn             Elaine Smith             Roger Bone  
                              Elease Goodwin        Bill Prevatte

Members Absent:     Jim Thomas             Kemp Lowder  
                              Maurice Holland        Broadus Combs

Staff Report:         Ben Warren, Planning Director  
                              Patti Jilson, Deputy Planner  
                              Jennifer Moore, Admin. Planning and Code Technician

Others Present:      Jeremy Rust, Land Design  
                              Richard Mandell  
                              Winford Williams  
                              Howard Anderson  
                              Robert Farrell, Town Commissioner

**I.**     Call to Order:

Mike Dunn called the meeting to order at 6:12pm.

**II.**    Approval of Minutes: Regular Meeting of May 18, 2007

Bill Prevatte made a motion seconded by Elease Goodwin to approve the minutes of the Regular meeting of May 18, 2007. Motion unanimously carried.

**III.**   Old Business: NONE

**IV.**   Adjourn: The Planning Board adjourned at 6:13 pm to convene as the Watershed Review Board.

**A.** Application for SNIA#07-02 submitted by Mr. Winford Williams for a Special Non-Intensity Allocation to allow up to 70% of lot 3 of the Silica Park Subdivision to be built upon. The Property is located in the WS-II BW watershed district.

A motion was made by Elaine Smith and seconded by Bill Prevatte to approve of SNIA#07-02. Motion unanimously carried.

**VI.** Adjourn: The Watershed Review Board adjourned at 6:20pm and reconvened as the Planning Board.

**B.** Application for Final Plat FP#07-01 submitted by Forest Coty Pinehurst, LLC for two sections of Phase 1 of the Legacy Lakes Subdivision.

A motion was made by Roger Bone and seconded by Elease Goodwin to approve FP#07-01. Motion unanimously carried.

**C.** Application for Preliminary Plat PLP#07-03 submitted by Habitat for Humanity for property located on the east side of Keyser St.

A motion was made by Elease Goodwin and seconded by Roger Bone to approve PLP#07-03.

**D.** Application for Zoning Code Text Amendment ZA#07-03 submitted by staff to amend Chapter 155 and add a section regarding Roadside stands.

The Board had concerns and questions regarding time limits on permits and fees associated with roadside stands. This item was tabled until the next meeting.

**E.** Application for Zoning Code Text Amendment ZA#07-04 submitted by staff to amend various sections of the Zoning Ordinance regarding the number of Household Pets allowed.

A motion was made by Roger Bone and seconded by Elease Goodwin to approve and recommend approval of ZA#07-04 to the Town Board of Commissioners.

**F.** Application for Zoning Code Text Amendment ZA#07-06 submitted by Mr. William Weatherspoon for the Park at Clearwater II address rear setbacks.

A motion was made by Elaine Smith and seconded by Elease Goodwin to approve and recommend approval of ZA#07-06 to the Town Board of Commissioners. Motion carried 4 to 1. Mike Dunn voted no.

- G.** Application for Zoning Code Text Amendment ZA#07-06 submitted by Page Memorial United Methodist Church to amend Section 155.004 of the Zoning Ordinance by adding the definition of “Assembly Center” and Section 155.051 by adding Assembly Centers as a use permitted by right on the first floor of buildings with the DROD.

A motion was made by Roger Bone and seconded by Bill Prevatte to deny and recommend denial of ZA#07-06 to the Town Board of Commissioners. Motion carried 4to 1. Those voting no were Elease Goodwin, Elaine Smith, Roger Bone, and Bill Prevatte. Mike Dunn voted yes.

- VII.** Adjourn: With no further items to discuss the meeting adjourned at 7:35pm.

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Jennifer Moore  
Administrative Planning and Codes Technician

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Approved by: Patti Jilson, Deputy Planner