

Town of Aberdeen  
Planning Board Minutes  
Regular Meeting  
January 17, 2008

Members Present:    Broadus Combs            Bill Prevatte  
                                 Mike Dunn                    Elease Goodwin            Bob Rigsby  
                                 Kemp Lowder                Owen Gallagher

Staff Present:            Kathy Liles, Planning Director  
                                 Jennifer Moore, Admin. Planning and Code Technician

Others Present:        Winford Williams        Jerry Gattis  
                                 Parker Cannady         Bridget Dellarocco  
                                 Frank Fawcett

I. Call to Order:        Chairman Combs called the meeting to order at 6:01.

II. Approval of Minutes- Regular Meeting of November 15<sup>th</sup>, 2007

Kemp Lowder made a motion seconded by Mike Dunn to approve the minutes of the Regular Meeting of November 15<sup>th</sup>, 2007. Motion unanimously carried.

III. Old Business: None

IV. Staff Report:

Kathy Liles gave a summary of the report for the months of November and December. The board expressed a desire for a building project report for 2008.

V. New Business:

- A. Application for Preliminary Plat PLP#07-07 submitted by Rick Knight-  
**REMOVED**
  
- B. Application for Rezoning RZ#0703 submitted by Parker Cannady for the property located behind Best Buy.

There were some concerns raised by the Board regarding buffers and surrounding zonings.

A motion was made by Mike Dunn and seconded by Owen Gallagher to approve and recommend approval of Rezoning RZ#07-03 to the Town Board of Commissioners.

- C. Application for Conditional Use Permit CU#07-13 submitted by John Kringer for a teen club to be located at 1612 Dawkins Street.

Several concerns were raised regarding adequate parking, lighting and buffers/fencing that could be required or suggested. Ms. Dellarocco spoke and explained the plan for the teen club. Ms. Liles informed the board that there may not be adequate parking available and suggested the applicant contact adjoining property owners about overflow parking. Ms. Liles said more research can be done about these issues in preparation for next month's meeting.

A motion was made by Bill Prevatte and seconded by Elease Goodwin to table this item until the February meeting. Motion unanimously carried.

- D. Application for Site Plan Review SP#09-01 submitted by Frank Fawcett for Primax Properties to amend the layout at Aberdeen Pines.

A motion was made by Mike Dunn and seconded by Owen Gallagher to approve and recommend approval of Site Plan SP#09-01 to the Town Board of Commissioners.

- E. Application for Master Sign Plan MSP#08-01 submitted by Frank Fawcett for Primax Properties to amend the sign plan at Aberdeen Pines.

A motion was made by Mike Dunn and seconded Kemp Lowder to approve and recommend approval of Master Sign Plan MSP#08-01 to the Town Board of Commissioners.

VI. Adjourn as Planning Board and convene as Watershed Review Board: 6:59

- F. Application for Special Intensity Allocation WS#07-03 submitted by Gattis Investments for lots 16 and 17 Sandy Mine Subdivision.

A motion was made by Bob Rigsby and seconded by Kemp Lowder to approve Special Intensity Allocation WS#07-03.

VII. Other Business: None

VIII. Adjourn: 7:10

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Prepared by: Administrative Planning and Code Tech, Jennifer Moore

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Planning Director, Katherine Liles