

Town of Aberdeen  
Planning Board Minutes  
Regular Meeting  
April 17th, 2008

Members Present: Broadus Combs Owen Gallagher Bob Rigsby  
Bill Prevatte Mike Dunn Eleese Goodwin  
Maurice Holland

Staff Present: Kathy Liles, Planning Director  
Patti Jilson, Deputy Planner  
Jennifer Moore, Admin. Planning and Code Technician

Others Present: Jerry Vaughan Jeremy Rust Murray Williamson  
Richard Mandell Ron Jackson Jarrett Deerwester  
Chris Cleveland

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

II. Approval of Minutes- Regular Meeting of March 27th, 2008

Mike Dunn made a motion seconded by Bob Rigsby to approve the minutes of the Regular Meeting of March 27th, 2008.  
Motion unanimously carried.

III. Old Business: None

IV. New Business:

- A. Application for Conditional Use Permit CU#08-15 submitted by Staff.  
(Amendment to Conditional Use Permit CU#07-12 & Site plan SP#07-15 originally submitted by Rick Knight and Jamie Johnson).

A motion was made by Owen Gallagher and seconded by Mike Dunn to approve and recommend approval of Conditional Use Permit #08-15 to the Town Board of Commissioners. Motion unanimously carried.

- B. Application for Conditional Use Permit CU#08-04 submitted by Ted Thomas to amend CU#07-07 & Site Plan SP#07-08.

A motion was made by Mike Dunn seconded by Elese Goodwin to approve and recommend approval of Conditional Use Permit CU#08-04 to the Town Board of Commissioners. Motion unanimously carried.

- C. Application for Final Plat FP#08-03 & SP#08-07 submitted by Stover Homes for Lighthorse Trace.

A motion was made by Owen Gallagher and seconded by Maurice Holland to approve FP#08-03 & FP#08-04. Motion unanimously carried.

- D. Application for a Site Plan Review SP#08-06 & SP#08-07 submitted by R&M Commercial for Pattie Pines on Pine Street.

A motion was made by Mike Dunn and seconded by Bob Rigsby to approve and recommend approval SP#08-06 & SP#08-07 to the Town Board of Commissioners. Motion unanimously carried.

- E. Application for Final Plat FP#08-05 submitted by Forest City for Legacy Lakes Development.

A motion was made by Mike Dunn and seconded by Owen Gallagher to approve Final Plat FP#08-05. Motion unanimously carried.

- F. Application for a Site Plan Review SP#08-08 submitted by Chris Cleveland to construct a Quick Lube located at 211 Dogwood Drive.

There was some discussion and a response from Chris Cleveland regarding the possibility of sidewalks and storm water run off concerns. Deputy Planner Patti Jilson confirmed that all of the requirements have been met for this site plan. A motion was made by Bob Rigsby and seconded by Maurice Holland to approve and recommend approval to the Town Board of Commissioners.

- G. Application for a Conditional Use Permit CU#08-06 submitted by Stover Homes for Lighthorse Trace. (Amendment to Conditional Use Permit CU#05-08 & Site Plan SP#05-13).

After some discussion and information from Jarrett Deerwester about the proposed changes to the development, a motion was made by Mike Dunn and seconded by Owen Gallagher to approve and recommend approval of Conditional Use Permit CU#08-06 to the Town Board of Commissioners.

- H. Application for Preliminary Plat PLP#08-01 submitted by the Basil Group for a major subdivision located off of Devonshire Trail.

Several residents spoke regarding the proposal. Charles Campbell, Bill Parrish, Jerry Vaughan, Linda Parrish, and George Anderson spoke in opposition of the subdivision. Attorney Stephan Lapping for the Devonshire residents spoke on their behalf as well. He also said that the residents were concerned that the new development would create too much traffic on Devonshire Trail. Some other concerns raised by residents was regarding the entrance off HWY 211 being the construction entrance or could it be changed to the only entrance to the subdivision to not impact traffic on Devonshire Trail. Also, concerns were raised about the water flow and the impact the current residents will face once construction has started. Planning Director Kathy Liles spoke and explained that all the requirements have been met for this subdivision.

A motion was made by Mike Dunn and seconded by Maurice Holland to table Preliminary Plat PLP#08-01. Motion unanimously carried.

- I. Application for Final Plat FP#08-06 submitted by Chris Wentland for the property located at 1400 Devonshire Trail.

A motion was made by Mike Dunn and seconded by Bill Prevatte to approve Final Plat FP#08-06. Motion unanimously carried.

- J. Application for a Text Amendment ZA#08-01 for the DROD submitted by Page Memorial Church. (Amendment since 3/27/08).

Issues that were raised at the last meeting include; what constitutes retail, hours of operation, and parking schedules. Several members of Page Memorial Church spoke in favor of this Text Amendment. Rich Mandel spoke on behalf of the church as well. He stated that there is no parking problem and reiterated that the space occupied at the front of the building will be used as an art gallery and open during normal business hours. Ashley Baker, owner of The Inn at Bryant House spoke and is against this text amendment.

A motion was made by Bill Prevatte and seconded by Owner Gallagher to deny and recommend denial of Text Amendment ZA#08-01 to the Town Board of Commissioners based on the fact that the current zoning is sufficient. Motion carried 4 to 0. Mike Dunn recused himself. Maurice Holland abstained from voting.

VI. Other Business: None

VII. Adjourn: 8:25pm

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Prepared by: Permitting Specialist, Jennifer Moore

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Planning Director, Katherine Liles