

Town of Aberdeen
Planning Board Minutes
Regular Meeting
June 19th, 2008

Members Present: Broadus Combs Maurice Holland Owen Gallagher
Elease Goodwin Bob Rigsby Bill Prevatte

Staff Present: Kathy Liles, Planning Director
Patti Jilson, Deputy Planner
Jennifer Moore, Permit Specialist

Others Present: George Schofield
Jim Ransdall
Sarah Ahmad

I. Call to Order: Chairman Combs called the meeting to order at 6:02 pm.

II. Approval of Minutes

A motion was made by Bill Prevatte and seconded by Elease Goodwin to approval the minutes of the May 15th meeting. Motion carried 6 to 0

III. New Business:

- A. Application for a Rezoning RZ#08-01 submitted by Dave Thomas for the property located on the south side of Dogwood drive.

The board raised concerns over buffers and separation from the adjoining residential properties. Patti Jilson informed the board there will be a buffer that was included in the site plan for this project. Although, the rezoning must consider all allowable uses. Also, homeowner George Schofield spoke against this rezoning

A motion was made by Bob Rigsby and seconded by Owen Gallagher to recommend denial of Rezoning RZ#08-01 to the Town Board of Commissioners. The Board did not find it Consistent with the 2030 Comprehensive Land Use Plan. Motion carried 6 to 0.

- B. Application for Preliminary Plat PLP#07-06/ Final Plat FP#08-07 for Phase 1 of Finley Pines.

A motion was made by Maurice Holland and seconded by Bill Prevatte to approve PLP#07-06 and FP#08-01 contingent upon a surety bond

approved by the Board of Commissioners on July 31, 2008. Motion carried 6 to 0.

- C. Application for Text Amendment GP#08-03 & Zoning Code Text Amendment ZA#08-04 submitted by staff regarding the Board of Adjustment.

The Planning staff recommends that the Board of Commissioners sit as the Board of Adjustment (excluding the mayor). Broadus Combs raised some concerns over this and recommends calling former Board of Adjustment members to find out if they would serve again. Jim Ransdell, a former Board of Adjustment member spoke. He explained that he would be willing to serve as chair for 1 year to reactivate the Board of Adjustment.

A motion was made by Bill Prevatte and seconded by Maurice Holland to keep the Board of Adjustment as a separate entity. Motion carried 6 to 0.

- D. Application for Text Amendment GP#08-05 submitted by staff regarding the State Requirement for Planning Boards to adopt Plan Consistency Statements.

A motion was made by Owen Gallagher and seconded by Elease Goodwin to approve and recommend approval of GP#08-05 to the Town Board of Commissioners.

VI. Other Business:

The Board and staff recognized and thanked Mike Dunn, Maurice Holland and Kemp Lowder for servicing on the Planning Board and wished them a fond farewell.

The Board appointed Sarah Ahmad and Johnny Ransdell as the newest members of the Planning Board.

Kathy Liles informed the Board members that there is no meeting in July. Also she gave an update of the Multi Family Moratorium Study and informed them that we have received proposals from several firms. Elease Goodwin and Bill Prevatte volunteered their time to review proposals,

VII. Adjourn: 6:40pm

Planning Director, Katherine Liles