

**TOWN OF ABERDEEN  
PLANNING BOARD REGULAR MEETING  
AUGUST 21, 2008  
MINUTES**

Members Present: Elease Goodwin  
Bill Prevatte  
Bob Rigsby  
Owen Gallagher  
Johnny Ransdell,  
Sarah Ahmad, In-town Alternate

Members Absent: Broadus Combs

Staff Present: Kathy Liles, Planning Director  
Patti Jilson, Deputy Planner

Others Present: Joel Cleary, Chris Foyles, Paul Daley, David Morrison

I. Call To Order -Elease Goodwin called the meeting to order at 6:00 pm.

II. Approval of Minutes - Regular Meeting of June 19, 2008 .

Bill Prevatte made a motion, seconded by Owen Gallagher, to approve the minutes of the Regular Meeting of June 19, 2008. Motion unanimously carried.

III. Appointment of Officers - Elease Goodwin opened the floor for nomination for Chairman of the Board. Bob Rigsby made a motion to nominated Broadus Combs, seconded by Elease Goodwin. Motion unanimously carried. Elease Goodwin then opened the floor for nominations for Vice-Chair. Bill Prevatte made a motion to nominate Bob Rigsby, seconded by Owen Gallagher. Motion unanimously carried. Mr. Rigsby proceeded to chair the remainder of the meeting.

IV. Quarterly Reports - Ms. Liles gave a brief summary of the quarterly reports.

V. New Business.

- A. Application for Conditional Use Permit CU#08-08 submitted by Janet Kenworthy to operate a Community Arts Center located at 114 Knight Street.

Ms. Jilson presented the staff report and state the arts center would be a venue for musicians, theater, and other cultural type events. The events would be family oriented. Ms. Kenworthy spoke briefly and stated a seating capacity of 90-100, dependent on fire inspectors approval. Public parking available across the street and on Poplar St and other downtown streets.

Finding of Facts

The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare: *The Community Arts Center will be geared towards activities suitable for families, most events will occur outside of regular business hours.*

That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted or substantially diminish and impair property values within the neighborhood; *Events to be held outside regular business hours. All events will take place within the building.*

That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district; *All events will be limited to the inside of the building.*

That the exterior architectural appeal and functional plan of any proposed structure will not be so at variance with either the exterior architectural appeal and functional plan of the structures already constructed or in the course of construction in the immediate neighborhood or the character of the applicable district as to cause a substantial depreciation in the property values within the neighborhood; *No alterations are planned for the building.*

That adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided; *On town water and sewer.*

That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; *Adjacent to public parking.*

That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located except as such regulations may in each instance be modified by the Board of Commissioners pursuant to the recommendation of the Planning Board. No modifications were proposed and the use shall conform to the district.

A motion was made by Owen Gallagher, seconded by Elease Goodwin to approve and recommend approval of Conditional Use Permit CU#08-08 to the Board of Commissioners. Motion unanimously carried.

- B. Application for Rezoning RZ#08-02 submitted by David Locklear for property located at 10661 NC HWY 211, from R-20 Residential District to HC Highway Commercial District.

Ms. Jilson presented the staff report and stated the property is located in a predominately-commercial area. Should the property be rezoned any future building plans would require an opaque screening where property abuts to residential. The planning staff has determined the rezoning request is consistent with the 2030 Comprehensive Land Development Plan.

A motion was made by Bill Prevatte, seconded by Elease Goodwin to approve and recommend approval of Rezoning RZ#08-02 to the Board of Commissioners. Motion unanimously carried. The Planning Board found RZ#08-02 consistent with the 2030 Comprehensive Land Development Plan.

- C. Proposed Zoning Code Text Amendment ZA#08-06 submitted by staff to allow wilderness camps as a use by right in the RA Rural Agricultural district.

Ms Liles stated RA is a designated zoning district but no property is currently zoned RA. The planning staff, Planning Board and Board of Commissioners will determine areas that would be suitable for RA designation. Chris Foyles gave a brief PowerPoint presentation of the Cameron Boys Camps.

A motion was made by Bill Prevatte, seconded by Owen Gallagher to approve and recommend approval of Zoning Code Text Amendment ZA#08-06 to the Board of Commissioners. The Planning Board found the text amendment consistent with the 2030 Comprehensive Land Development Plan. Motion unanimously carried.

VI. Staff Report.

Ms Liles gave a update on the involuntary annexation, multi family moratorium and Devonshire subdivision. She informed the board that staff would start training modules for the board member to be held at 5:00 prior to scheduled planning board meetings.

VII. Adjourn.

With no further items for discussion, the meeting adjourned at 7:05 p.m.

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Patti Jilson, Deputy Planner