

Minutes
Regular Board Meeting
Aberdeen Town Board

February 11, 2013
Monday, 6:00 p.m.

Robert N. Page Municipal Building
Aberdeen, North Carolina

The Aberdeen Town Board met on Monday, February 11, 2013 at 6:00 p.m. for the Regular Board Meeting. Members present were Mayor Elizabeth B. Mofield, Mayor Pro-tem Robert A. Farrell and Commissioners Pat Ann McMurray, Jim Thomas, and Walter Wright. Commissioner Alan Parker was not in attendance for the meeting. Planning Board members in attendance were Owen Gallagher, Janet Peele, Johnny Ransdell, Peter Koch, Graylin King, Raymond Lee, Joe Dannelley, Sarah Ahmad, and Tim Marcham. Staff members in attendance were Planning Director Kathy Liles, Community Development Planner Jae Kim, Senior Planner Pam Graham, Public Works Director Rickie Monroe, Assistant Public Works Director Harold Watts, Deputy Police Chief Jim Foster, Town Manager Bill Zell, and Town Clerk Regina Rosy. Reporter for the Pilot Tom Embrey, Gary McCabe (Town's consulting engineer), Scott Mathews (engineer for applicant), Mike Ratkowski, Alan Casavant, Maurice Holland, Jr., Pat Corso with Partners in Progress, Patrick Coughlin with the Chamber of Commerce, and approximately 15 other interested citizens were also in attendance for the meeting.

1. Call to Order

a. Pledge of Allegiance.

Mayor Mofield asked everyone to please stand for the pledge of allegiance.

2. Public Hearings

a. Conditional Use Permit CU #12-06 for a Major Subdivision on Wayland Road submitted by Allan Casavant.

Mayor Mofield re-opened the public hearing on Conditional Use Permit CU #12-06 for a Major Subdivision on Wayland Road submitted by Allan Casavant.

Town Clerk Regina Rosy swore in Allan Casavant, Gary McCabe, Planning Director Liles, Assistant Public Works Director Harold Watts, and Scott Matthews.

Planning Director Liles stated during the previous public hearing on this issue, and subsequent questions that followed, there were many issues

that still needed to be addressed. The applicant requested that the public hearing be re-opened to provide additional evidence. Planning Director Liles stated each Board member has received a letter that has been received by CSX to address the railroad issue.

Mr. Casavant stated the letter from CSX states that it is really safer to transport materials through the railroad, than trucks. Planning Director Liles read the percentages of reductions in train derailments in the letter dated February 11, 2013. Mr. Casavant stated typically the easement for a railroad is 100 feet, but on his particular survey there is a railroad easement of 200 feet.

Commissioner Thomas asked if that is 200 feet on each side of the railroad? Planning Director Liles stated the easement is 100 feet on each side of the tracks, measured from the rail. Planning Director Liles stated there is no overlap between the railroad right of way and the property proposed to be developed by Mr. Casavant. Planning Director Liles stated CSX has no objections to this project.

Mayor Pro-tem Farrell asked if the 100 feet easement is contiguous to Mr. Casavant's parcel, or is there a buffer in between? Planning Director Liles stated the 100 feet easement is contiguous to the proposed parcel for development.

Mr. Casavant distributed some photos to the Board of other properties he has developed, and the photos displayed the sloping he plans to use for this parcel of land. Commissioner Thomas stated he is a strong proponent for conditional use permits, because they help the Board clear up a lot of issues about planned development. Commissioner Thomas stated he is having trouble with this particular development because of the drainage issue, and the midnight train to Georgia runs through the property, and the 56 trees that would need to be cut from the property which is not allowed by the current ordinance. Commissioner Thomas stated the track record for CSX is impeccable, but he believes CSX is an extremely busy railway. Commissioner Thomas stated he was the one who initially spoke out against this conditional use permit, and nothing has really changed his mind.

Mr. Casavant stated Tim Johnson was asked why this property was not developed 40 years ago. Tim Johnson had told him that the developers' hands were full, and easier lots were used to develop. Mr. Casavant stated he plans to build his daughter a home on this parcel, and she has no objection to being so close to a railroad. Mr. Casavant stated no doubt, there is a water problem in this area, but he plans to donate a 20 foot easement to help resolve the drainage issue. Mr. Casavant stated he would prefer to not take

down 56 trees, but it would be needed to develop the property. Mr. Casavant stated the engineer here this evening can address the concerns related to the ditch.

Mayor Pro-tem Farrell asked if the sidewalks are still not included in the drawing. Mr. Casavant stated he will put in a sidewalk if the Town wants one, or he would be willing to donate that same amount of money to the Town to put sidewalks in another area.

Gary McCabe, Red Line Engineering, stated he read the plans submitted by Mr. Casavant to determine if there was an engineering reason why this project could not be completed. Mr. McCabe stated in his letter to Planning Director Liles:

- It appears that the overall development/subdivision will cumulatively create more than one acre of disturbance. Thus, this project is required to obtain an Approved Sedimentation & Erosion Control Permit from NCDENR. A copy of the approved NCDENR Permit should be provided to the Town prior to issuance of any building permits.
- It is our understanding that the developer wishes to grade the site beyond the proposed swale in the front of the property to provide yards in the rear of the property. The developer needs to provide an overall grading plan for this. The grading plan will also be required by NCDENR for the Erosion Control Permit. The overall grading plan should include all proposed contours, clearing limits, proposed building footprints, finished floor elevations, retaining walls (if applicable), etc.
- The plans provided do not include inverts on the existing storm pipes. Please provide inverts in and out of the existing pipes and structures.
- All utility locations should be included in the plans, including size, material and inverts of water and sewer pipes. It appears that the existing sewer is very shallow, with areas of the sewer line exposed, which may be in conflict with the proposed driveways. More adequate elevation information needs to be on the plans regarding the sewer line. Please provide a typical driveway section with the thickness of pavement material, base and sub-base. Depending upon the depth of the pavement section and the existing sewer, additional bridging measures may be required over the sewer line to prevent failure in the sewer line.
- It appears that the proposed swale discharged onto the neighboring property with no defined outlet or conveyance. There may have been a conveyance on the adjoining property in the past. However, that conveyance appears to have closed over time due

to vegetation and slope creep. Please confirm that the conveyance is functioning properly, with positive drainage, and is adequately sized to accept both the existing runoff and proposed runoff for the 10-year design storm. It is recommended that a permanent drainage easement be placed across the neighboring property for access and maintenance of the downstream conveyance. Given the known drainage issues of the existing development upstream of this project, it may be beneficial for this drainage easement to be publicly dedicated in order to protect the property owners and ensure maintenance of the drainage system.

- It is our understanding that the developer wishes to excavate into the existing fill slopes adjacent to the existing railroad. Because this railroad is an active line, the native soils are sandy and the site already shows evidence of slope creep, it is recommended a licensed Geotechnical Engineer evaluate this site and provide a geotechnical report prior to clearing of any trees and commencement of construction activities within these slopes.
- A licensed Geotechnical Engineer should design all retaining walls, foundations of buildings and slope stabilization measures within the fill slope adjacent to the railroad corridor.

Mr. McCabe stated he does not believe any of these items preclude the development, but should be considered in how to draft conditions for the conditional use permit.

Commissioner Wright asked what Mr. McCabe's opinion is of the drainage going downstream towards the Habitat community. Mr. McCabe stated he has not evaluated that area as part of this issue. Mr. McCabe stated the existing condition is not adequate, because it is causing damage to Mr. Casavant's property. Commissioner Wright stated water flow is one of his major concerns, since he faces an issue with water flow through his own yard, which cannot be fixed as is.

Mayor Pro-tem Farrell questioned the statement Mr. McCabe made about excavating the existing fill slopes adjacent to the existing railroad. Mr. McCabe stated given the vibration, and sensitivity of the soils near the railroad, an evaluation would need to be completed prior to development.

Mr. Casavant's engineer, Scott Matthews with SNS Engineering, agreed with everything Mr. McCabe said. Mr. Casavant stated CSX asked him to show a site plan to CSX as common courtesy. Mr. Matthews stated he absolutely believes the ditch needs to be fixed. Mr. Casavant explained how the drainage would flow from the property.

Woody Adams, a neighbor to this community, stated he is glad to see someone wanting to clean up this drainage issue. Mr. Adams stated he believes this proposed development could only be an improvement to the area.

With no further discussion, Mayor Mofield closed the public hearing on Conditional Use Permit CU #12-06 for a Major Subdivision on Wayland Road submitted by Allan Casavant.

- b. Joint Public Hearing with the Planning Board for Conditional Rezoning CZ #12-02 for Railhouse Brewery, located at 105 E. South Street, for the purpose of permitting the addition of a restaurant use to serve food within the I-H District.

Mayor Mofield opened the joint public hearing with the Planning Board for Conditional Rezoning CZ #12-02 for Railhouse Brewery, located at 105 E. South Street, for the purpose of permitting the addition of a restaurant use to serve food within the I-H District.

Planner Kim stated the applicant requests conditional zoning from I-H (Heavy Industrial) to I-H-C (Conditional Heavy Industrial) for parcel 00052864, to permit for this specific parcel the addition of a restaurant use for food service within the I-H district. The location of the property is 105 E. South Street, Railhouse Brewery.

Planner Kim stated pursuant to § 152-329 (A): Before a public hearing may be held on a petition for a conditional zoning district, the petitioner must file with the Land Use Administrator a written report of at least one community meeting held by the petitioner. A community meeting was held on Wednesday, December 19, 2012 at 6:00 p.m. at the Aberdeen Town Hall. The agenda covered the following topics:

- Presentation of Expansion Project
- Zoning Issues
- How does this affect the surrounding environment

Regarding feasibility of use in this district, Planner Kim stated typically, restaurant and food service are generally not allowed within I-H zoning districts and found in highway commercial, general commercial and business districts. Planner Kim stated the Railhouse is a unique situation where the retail operation has developed over time as an accessory use to the main use of manufacturing and distributing craft beer. The accessory use has now become an equal counterpart to manufacturing and production of his wholesale business. The added food service makes logical sense for a microbrewery in a downtown district of a community.

Planner Kim stated the issues with this particular project are parking, noise, drainage, and safety. Regarding parking, Planner Kim stated the right-of-way and encroachment issues with CSX have been resolved by contacting CSX State Relations Representative John Dillard. A 100 feet right-of-way in both directions from the center of track along the corridor, and a 25 feet encroachment buffer in both directions from the center of the track along the corridor would be in place.

A condition of this application for approval is that an agreement must be made between the applicant and CSX with Planning input to address parking delineation for safety of customers for both businesses within the building at 105 E. South Street. A plan is in process with CSX to use rail ties extending from South to Main Street to prevent cars from parking within the encroachment buffer for CSX.

Planner Kim stated regarding noise, noise has been raised as a concern in the past from an adjacent residence. Past violations have been handled between the business and the District Attorney's office. The response to noise complaints from the original site include: the expansion of their business has moved their existing activities one unit further away from the original site, partition walls have been created to separate the kitchen away from entertainment and seating areas of the second unit, and an exhaust unit has been installed in the second unit that may buffer the sound of music from the business.

Planner Kim stated the noise is complaint driven. Police have been called to the location multiple times since music has been re-established. According to the Police Department, no citations have been issued as the business has maintained acceptable levels during its hours of operation.

Planner Kim stated drainage issues have existed on site for a number of years. Pooling of water does occur on site due to the covering of property drainage systems that had been installed previously. One of the conditions of approval is that an agreement must be made between the applicant and property owner with CSX to address drainage problems within the parking area. CSX is in discussions with the applicant of remediating the drainage issues within their right of way; however, it has been discussed with Planning Staff that if CSX chooses to not move forward with implementing corrective actions to address drainage, that the applicant and property owner will take responsibility to implement plans to address the problem.

Planner Kim stated the applicant will also be required to install a bike rack at his place of business. Planner Kim stated staff has visited the

business, and viewed the docking area. Planner Kim stated a proper railing has been installed that is consistent with the state building code.

Planner Kim stated regarding economic development analysis, UDO Section 152-321 (C) reads “the business signifies merit and would benefit the general public interest for the community.” Staff has identified the applicant as a potential anchor tenant for the downtown district. Planner Kim stated the staff recommendation is that this become a Town sponsored application and the Board could choose to waive fees for the conditional zoning application, which is \$250.

Planner Kim stated regarding consistency with adopted long range plans, the 2030 Land Development Plan identifies the purpose of I-H Districts. Planner Kim stated this is a unique business within our downtown district within the I-H zone. Planner Kim stated this business helps to preserve and grow a community asset, microbreweries have been a growing economic force in NC the past decade, it is a local sustainable business that has added value and importance to the downtown business community, and will add an additional 5 jobs for the new use.

Mike Ratkowski, Railhouse Brewery, stated he met with T.B. Kirkley with CSX, and CSX delivered railroad ties to his business to provide a perimeter for his parking lot, so that patrons will not park too close to the tracks. Mr. Ratkowski stated the noise issue has improved, and there have been only a couple of minor issues since the improvements he has made. Mr. Ratkowski requested the Board consider this item for approval tonight, since he originally hoped to be open by the first of the year.

Mayor Pro-tem Farrell stated there used to be grass in the parking lot, but he would like to know if gravel may be considered for the parking lot, rather than just a muddy parking lot. Mr. Ratkowski stated drainage has to be fixed first. Graylin King asked for clarification on the placement of the railroad ties. Joe Dannelley asked what the average number of people is in the business currently, without food, since only 24 parking spaces are being provided for. Mr. Ratkowski stated he does not see the crowd changing that currently visits his business, he is just going to feed them while they are there. Mayor Pro-tem Farrell confirmed that if this conditional zoning took place tonight, then it would only affect this one business. Planning Director Liles stated that is correct. Johnny Ransdell asked what the seating capacity will be for the restaurant use. Mr. Ratkowski stated 72 people could be seated. Mr. Ratkowski stated he is in the hole \$55,000 for leaving the project in Pinehurst, and he is in the hole another \$55,000 for getting the restaurant equipment put in. Mr. Ratkowski stated due to this financial situation, he would request that the Board consider this item for approval tonight, so he

can begin recouping some of the money he has invested to keep his business in Aberdeen. Mr. Ratkowski stated operating hours for the business would change to opening at 11:00 a.m. so that both lunch and dinner could be served.

Patrick Coughlin, President of the Moore County Chamber of Commerce, stated he is here to speak in favor of this conditional zoning for the Railhouse Brewery. Mr. Coughlin read a letter he distributed to each Board member, and it was entered into the record. Mr. Coughlin encouraged the Board to consider this item for approval tonight, given the financial situation of the applicant, and the opportunity to create jobs and additional business for the downtown area.

Pat Corso, Executive Director for Partners in Progress, stated he is also here to support the Railhouse Brewery.

Planner Kim stated he had an e-mail from Randolph and Gaye Foster, which he read to the Board, which was not supportive of the expansion of the Railhouse Brewery due to the noise created from the business.

Planner Kim stated Jeremiah Rhodes called in, a reservist with the military, and stated he respects and enjoys the music at Railhouse Brewery. Planner Kim stated Mr. Rhodes said the owners of Railhouse Brewery are very supportive of the military, and he is very supportive of their endeavors.

Curtis Ocream lives near the Railhouse Brewery and stated he would like to see the swamp go away that was discussed earlier in the evening. He stated he has a small child that goes to bed at 8:00 p.m. each evening, and he has never heard any music or loud noises coming from the Railhouse Brewery.

Tom Compa, 403 E. Main Street, stated he lives near the Railhouse Brewery as well. Mr. Compa stated he has heard music from other businesses at night, but has never heard music from the Railhouse Brewery.

Mr. Reynolds, squadron with the Air Force, stated he has known the owners of Railhouse Brewery for a couple of years. Mr. Reynolds stated Mr. Ratkowski is always willing to donate beer to help the military, etc.

Jake Kirby, 201 Campbell Street, stated he has built several houses in the area and a good selling point for his local homes is that they are within walking distance to the Railhouse Brewery.

A renter, 710 E. Main Street, stated breweries are a big deal. She got a job working for Fort Bragg about a year and a half ago, and googled local breweries, and found the Railhouse Brewery. She then found a house in close proximity to the Railhouse Brewery to rent.

Martin Dowell, from Southern Pines, stated he has known Mike since he opened the Brewery. He stated he and his wife visit the brewery occasionally and he is in favor of the addition of food service.

Maurice Holland, Jr., a 50-year resident of Aberdeen, stated he is a cab driver, and drives people to and from the Railhouse Brewery. Mr. Holland stated he has seen that the brewery is a destination for younger people and he supports the Railhouse Brewery.

Chip Sanford stated he lives in Pinehurst, helps check IDs on the weekends at the brewery, and a lot of them are military personnel that live in Town.

With no further discussion, Mayor Mofield closed the joint public hearing with the Planning Board for Conditional Rezoning CZ #12-02 for Railhouse Brewery, located at 105 E. South Street, for the purpose of permitting the addition of a restaurant use to serve food within the I-H District.

- c. Joint Public Hearing with the Planning Board for Town Sponsored Rezoning RZ #12-02 as requested by Elease Goodwin and Pat Ann McMurray for property located along Garrett Street from R10-10 to B-1 for the purpose of B-1 infill on Garrett Street.

Mayor Mofield opened the joint public hearing with the Planning Board for Town Sponsored Rezoning RZ #12-02 as requested by Elease Goodwin and Pat Ann McMurray for property located along Garrett Street from R10-10 to B-1 for the purpose of B-1 infill on Garrett Street.

Planning Director Liles stated this request was initiated by Pat Ann McMurray and Elease Goodwin. Commissioner McMurray asked to be recused from this discussion since she owns property. A motion was made by Mayor Pro-tem Farrell, seconded by Commissioner Wright, to recuse Commissioner Pat Ann McMurray from this hearing. Motion unanimously carried.

Planning Director Liles stated RZ #12-02 consists of four lots: 2 vacant, 1 residential, and 1 residential in a state of dilapidation. The one residential lot is owned by GC Baldwin heirs. They have been notified by direct mail that

this rezoning is pending, but they were not a party to the original request for consideration.

The four parcels are located in a block bordered by South, Pine, Garrett, and Main Streets. Four lots fronting on Main Street are zoned B-1. One is in residential use, one is vacant, and two are in commercial use. The house at the corner of Pine and South Street is zoned R10-10 and has been approved for use as a bed and breakfast. Of the remaining R10-10 lots on Pine Street, one is residential and one is vacant.

Planning Director Liles stated the proposed request is located within a designated historic district. Development in this district must be evaluated by the Historic Preservation Commission prior to any other approvals.

The property is not located within a regulatory floodplain or watershed.

The closest count along Main Street is 2500 vehicle trips per day. Traffic volumes are expected to be moderate along Garrett Street due to the presence of a municipal parking lot with direct access.

Town water and sewer are available. Available capacity would have to be determined at the time of development.

Consistency with adopted plans – The Town of Aberdeen has an adopted 2030 Land Development Plan, a Pedestrian Plan, a Bicycle Plan, and a Hazard Mitigation Plan. The following are relevant goals and actions from the 2030 Land Development Plan:

- Goal 2: to develop, adopt, and enforce well thought-out planning and land use control regulations. Actions – maintain small town atmosphere.
- Goal 8: to advance the ongoing efforts to beautify and fully revitalize Aberdeen’s downtown business district. Actions – attract unique businesses to the downtown.

Sarah Ahmad asked if the two residences would also become B-1 zoning. Planning Director Liles stated the zoning would become B-1, but the residential uses would be maintained. Owen Gallagher asked if the home owner did in fact receive the certified notice. Planning Director Liles stated property owners were notified jointly for this public hearing, along with the public hearing for Railhouse Brewery. Planner Kim confirmed the owner did in fact receive her notice.

Sarah Ahmad stated if the brewery goes through, then the municipal parking lot will end up being used for that business. And if this rezoning goes to B-1, she doesn't understand where the parking will take place. Ms. Ahmad asked if anyone was against this rezoning. Planning Director Liles stated Elease Goodwin told her that Faye Honeycutt is fine with the rezoning. Mollie Wilson had no problem with it, as long as her property would not be rezoned. Janet Peele asked if this rezoning would affect the tax value of the property. Planning Director Liles stated something would have to happen to trigger the County to revalue the property, but the net result will be an increase in property value when it goes to commercial.

With no further discussion, Mayor Mofield closed the joint public hearing with the Planning Board for Town Sponsored Rezoning RZ #12-02 as requested by Elease Goodwin and Pat Ann McMurray for property located along Garrett Street from R10-10 to B-1 for the purpose of B-1 infill on Garrett Street.

A motion was made by Mayor Pro-tem Farrell, seconded by Commissioner Thomas, to instruct the Planning Board to consider the Conditional Zoning CZ #12-02 for Railhouse Brewery at this time. Motion unanimously carried.

- d. Proposed Text Amendment to the Unified Development Ordinance UDO #12-09 Regarding Nonconforming Lots to address small lot provisions.

Mayor Mofield opened the public hearing on Proposed Text Amendment to the Unified Development Ordinance UDO #12-09 Regarding Nonconforming Lots to address small lot provisions.

Town Clerk Regina Rosy swore in Senior Planner Graham and Kenneth Locklear.

Planner Graham stated currently, the UDO defines a Nonconforming Lot as: A lot existing at the effective date of this chapter (and not created for the purposes of evading the restrictions of this chapter) that does not meet the minimum requirement of the district in which the lot is located.

Planner Graham stated the Planning Board considered the issue on 9/12/12 and 10/18/12. During the October meeting, staff was directed to prepare a draft text amendment for consideration at their December meeting. On 12/20/12, the Planning Board unanimously recommended approval of the text amendment with a revision that required the applicant to present a sketch plan that demonstrated the need for relief from the setback requirement. (152-123(D)(1)(c)) Staff requests that the Board

consider the proposed text amendment and work towards a decision at the 3/11/13 regular meeting.

Kenneth Locklear, 618 Keyser Street, stated the lot he is looking at buying does not meet the necessary requirements, and he is looking to see what can be done about it.

Maurice Holland, Sr. stated he is wondering how Midway fits into all of this. Mayor Mofield stated if this request is approved, then it would include lots in Midway that apply.

With no further discussion, Mayor Mofield closed the public hearing on Proposed Text Amendment to the Unified Development Ordinance UDO #12-09 Regarding Nonconforming Lots to address small lot provisions.

3. Setting of the Agenda

A motion was made by Commissioner Thomas, seconded by Commissioner Wright, to amend the agenda to include under New Business, Conditional Zoning CZ #12-02 for Railhouse Brewery, located at 105 E. South Street, for the purpose of permitting the addition of a restaurant use to serve food within the I-H District. Motion unanimously carried.

4. Consent Agenda

All items listed below are considered routine or have been discussed at length in previous meetings and will be enacted by one motion. No separate discussion will be held except on request by a member of the Board of Commissioners.

- a. Minutes of Regular Board Meeting on December 10, 2012, Work Session on January 3, 2013, Closed Session on January 3, 2013, Regular Board Meeting on January 14, 2013, Work Session on January 29, 2013, Closed Session on January 29, 2013, and Special Called Meeting on February 4, 2013.

A motion was made by Commissioner Wright, seconded by Commissioner Thomas, to approve the consent agenda as presented. Motion unanimously carried.

5. Informal Discussion and Public Comment

6. Financial Report

Manager Zell stated at the end of January, the General Fund is \$890,343.74 in the black. Manager Zell stated R&P and motor vehicles property tax is 80% collected

thru the end of January. Manager Zell stated revenues for the year are 64% collected, and 50.3% of budget has been spent, which is a great trend. Manager Zell stated the Water & Sewer Fund is \$108,785.20 in the black since January was a billing month.

7. Old Business

None

8. New Business

- a. Conditional Zoning CZ #12-02 for the purpose of permitting the addition of a restaurant use to serve food within the I-H District at Railhouse Brewery.

Planner Kim provided the Planning Board's recommendations for this conditional zoning which are as follows:

- The property is hereby rezoned to I-H-C.
- Except as specifically amended by section CZ#12-02, all provisions of the Aberdeen Unified Development Ordinance shall apply to the property.
- Agreement is to be made between the applicant, CSX and Planning Staff on the delineation of parking to prevent vehicles from parking within 25 feet of the encroachment area. Applicant must implement the agreed solution within 90 days upon agreement of the plan and said agreement must be finished within 60 days of conditional zoning request approval.
- A bike rack shall be installed within 90 days of approval consistent with the adopted Bicycle Plan.
- Agreement is to be made between the applicant, property owner, CSX, Planning Staff and Public Works to correct drainage problems affecting the property. The applicant must implement the agreed upon correction within 90 days upon agreement of the plan and said agreement must be finished within 60 days of conditional zoning request approval.

A motion was made by Commissioner Thomas, seconded by Commissioner Wright, that the Board approve Conditional Zoning CZ #12-02 for Railhouse Brewery located at 105 E. South Street. Mayor Pro-tem Farrell questioned if the motion should be amended to only include the address, and not the business. Mayor Pro-tem Farrell wanted to be sure that this change does not affect the entire building. Planning Director Liles stated the street address was referenced in the last one of these conditional zonings approved. Commissioner Thomas amended his motion to approve a conditional zoning district for the property located at 105 E. South Street identified as LRK #00052864. Motion unanimously carried.

Planning Director Liles recommend the Board approve a Resolution Regarding Plan Consistency CZ #12-02 for the Railhouse Brewery, the Board concludes that the amendment is not inconsistent with the Town of Aberdeen 2030 Comprehensive Land Development Plan, the Pedestrian Plan, the Hazard Mitigation Plan, the Bicycle Plan, and the Green Growth Tool Box; the Board concludes that the amendment is reasonable and in the public interest. A motion was made by Commissioner Thomas, seconded by Commissioner Wright, to approve Planning Director Liles' recommendation. Motion unanimously carried.

9. Other Business

None

10. Adjournment

A motion was made by Commissioner Wright, seconded by Mayor Pro-tem Farrell, to adjourn the meeting. Motion unanimously carried.

Regina M. Rosy, Town Clerk

Minutes were completed in
Draft form on February 11, 2013

Elizabeth B. Mofield, Mayor

Minutes were approved
on March 11, 2013