

MINUTES
The Regular Meeting of the
Aberdeen Planning Board

June 17, 2010
Thursday, 6:00 p.m.

Robert N. Page Municipal Building
Aberdeen, North Carolina

The Aberdeen Planning Board met Thursday, June 17, 2010 at 6:00 p.m. for their regular Board Meeting. Members present were Chairman Bob Rigsby, Vice Chair Johnny Ransdell, Bill Prevatte, Sarah Ahmad, and Joe Dannelley. Owen Gallagher and Eleese Goodwin were not present during the meeting. Others in attendance were Planning Director Kathy Liles and Secretary Jenni Secrist. Members of the public present were Maurice Holland and John Hawthorn.

1. Call to Order:

Chairman Rigsby called the meeting to order at 6:00pm.

2. Approval of Minutes of April 15, 2010.

Bill Prevatte made a motion to approve the Minutes for the regular meeting of March 18, 2010 with the changing of the Adjourning time to 7:00 pm.

Sarah Ahmad seconded the motion.

VOTE: Unanimous

3. New Business:

a. Consideration of Site Plan SP#10-02 submitted by Southern Middle School

Applicant requests site plan approval to construct a concession stand at Southern Middle School located at 717 S. Johnson Street. The concession stand is to be located at the athletic fields. Ms. Liles presented the staff report.

Mr. Hawthorn representing Southern Middle and Ms. Liles discussed recombining the lots owned by Southern Middle and annexing this property into the Town. A suggestion to close the unused streets was also made.

Johnny Ransdell moved to approve and recommend approval to the Board of Commissioners for Site Plan SP#10-02, for the concession stand at Southern Middle School with a recommendation to the Moore County School Board to recombine the plats as discussed.

Bill Prevatte seconded.

VOTE: Unanimous

4. Consideration of Midway Rezoning #RZ10-02 submitted by the Town of Aberdeen.

Rezone from R-20 to R-10 the following LRK#'s: 46017, 46588, 47396, 47482, 47483, 47501, 47955, 48541, 49122, 50241, 50242, 52969, 53272, 53305, 56368, 97000390, 97000597, 47481, 10002388, 53273, and 20010708.

Ms. Liles presented the staff report which included an overview and zoning history of the area.

Mr. Maurice Holland, a resident of the Midway area, stated in 1998 was when the residents of the Midway community discovered that the zoning was changed in 1991. During that time a double wide home was placed on some property because at the time it was allowed under that zoning. The residents have had many meetings with the Town to try to resolve the zoning issue. These meetings resulted in a motion to rezone all of Midway Road to R-10 in 2004. This is what the residents of the community believed happened during this meeting. During their search of the records they found a motion recorded to say all of Midway outside of the city limits at that time would be rezoned. Mr. Holland felt the property owners in the Midway community would not be able to maintain their community and continue to grow due to the restrictions the R-20 zoning gives such as minimum house size. He does not believe the R-10 zoning will cause a dramatic growth and become an issue for the area.

Ms. Ahmad requested clarification of which properties would be rezoned.

Mr. Ransdell pointed out the R-10 districts abutting the lots submitted and also the large area of land in the wetlands that are virtual unbuildable.

Mr. Dannelley also pointed out many of the lots are not large enough, according to the R-20 district, to be able to build on them. In the R-10 district these lots may be usable lots.

Johnny Ransdell made a motion to find the application for rezoning #RZ10-02 to be consistent with the 2030 Land Development Plan and recommended approval to the Board of Commissioners.

Bill Prevatte Seconded.

VOTE: Unanimous

5. Site Plan Review for Fire Station Expansion SP#10-03 submitted by Town of Aberdeen.

Ms. Liles presented the staff report. The Fire Station Expansion includes approximately 4,195 sq. ft. with three new parking spaces and a new drainage system. Not all issues regarding drainage and landscaping have been addressed. Parking is limited and more spaces are needed. The

Board expressed support of the expansion but felt that all issues need to be addressed. Johnny Ransdell recommended a drainage study be completed.

Joe Dannelley made a motion to approve and recommend approval to the Board of Commissioners Site Plan SP#10-03 for the Fire Station Expansion with the condition that the Planning Board review the landscape plan, parking plan and drainage plan and that a drainage study be provided.

Bill Prevatte Seconded.

VOTE: Unanimous

6. Meeting Adjourned: 7:30 pm

Bob Rigsby, Chairman

Jenni Secrist, Secretary