

**MINUTES**  
**The Regular Meeting of the**  
**Aberdeen Planning Board**

March 17, 2011  
Thursday, 6:00 p.m.

Robert N. Page Municipal Building  
Aberdeen, North Carolina

The Aberdeen Planning Board met Thursday, March 17, 2011 at 6:00 p.m. for their regular Board Meeting. Members present were Vice Chair Johnny Ransdell, Elease Goodwin, Sarah Ahmad, Bill Prevatte, Owen Gallagher and Joe Dannelley. Chairman Bob Rigsby was unable to attend. Others in attendance were Planning Director Kathy Liles, Planner Pamela Graham and Secretary Jenni Secrist. Members of the public present was Mr. Stewart.

1. Call to Order:

Vice Chair Ransdell called the meeting to order at 6:00pm.

2. Approval of Minutes from the Regular Meeting January 20, 2011.

Corrections need to be made to address the requirement for commercial parcels in the land Development Plan. The second paragraph needs to be clarified. Joe Dannelley was not present at the meeting and this does need to be reflected in the minutes. Minutes tabled for changes.

3. New Business

- a. Application for Zoning Code Text Amendment ZA#11-02 to allow for retail services in the Commercial Light Industrial District.

Ms. Liles presented the staff report.

Mr. Stewart explained he would like to place a youth after school child care facility and a cheer gym in this district. He stated this use would be a great advantage to the area not only for what he would like to do but would also open the district up to expansion from other service businesses.

Ms. Ahmad asked what the difference would be from the services allowed in number 19 under permitted uses and the applicant's request.

Ms. Liles explained the services allowed under this section are strictly attached to a retail sales use.

Mr. Ransdell inquired on what type of child care facility they would be placing in this location. The applicant explained it would be an after school child care facility and not a day care with infants and preschool aged child.

Mr. Ransdell asked if the language submitted would include gyms. Ms. Liles stated gyms would be considered recreational and entertainment use.

Mr. Ransdell suggested changing the language to include summer camp or cheer camp in the language to specify what would be allowed. The Board discussed if this would include a child care facility. Mr. Dannelley suggested using educational and instructional.

Ms. Ahmad commented that the board should be looking at the requested text amendment from a strictly zoning perspective and not just on one applicant's request. She did not believe the zoning should be changed. She explained a change cannot be made on the consideration of only one use or a partial list of uses, cannot be changed based on esthetic consideration, spot zoning is not allowed, and could the change result in strip development. There are also issues with the children and traffic in this district.

The Board discussed making the change to Conditional Uses and not Permissible Uses.

Mr. Dannelley and Ms. Ahmad stated they did not feel comfortable with adding the language submitted as a permitted use.

Mr. Gallagher pointed out a numbering typo in the C-I district language.

Sarah Ahmad made a motion to find Zoning Code Text Amendment ZA#11-02 to allow for retail services in the Commercial Light Industrial District is consistent with the 2030 Land Development Plan.

Bill Prevatte Seconded.

**VOTE:** Unanimous

Owen Gallagher made a motion to not approve Zoning Code Text Amendment ZA#11-02 to allow for retail services in the Commercial Light Industrial District but instead be placed as number 16 under conditional uses as athletic/instructional facility and associated accessory uses.

Bill Prevatte Seconded.

**VOTE:** Unanimous

b. Final Plat FP#11-01 for Forest Hills West Phase I.

Ms. Liles began by explaining the applicant brought the plat to staff one month ago. In most cases we do not hear a final plat until an infrastructure is in place or a bonded. When staff went on site they found that the infrastructure was not complete and a bond was not yet approved by the Board of Commissioners. The applicant did not realize this and thought they would be scheduled for the March meeting. She asked the Board if they would feel comfortable hearing this and making a decision with the condition the Board of Commissioners approving the surety bond on March 31st. She stated there are some minor changes that need to be made to the plat including road placement in the right-of-way.

Owen Gallagher made a motion to approve Final Plat FP#11-01 for Forest Hills West Phase I as submitted under the condition the Board approve the surety bond on March 31, 2011.

Elease Goodwin Seconded.

**VOTE:** Unanimous

4. Old Business

- a. Unified Development Ordinance (UDO). Continuation of discussion and preparation of a recommendation to the Board of Commissioners.

Discussion on the Table of Uses and the intent of sections within the Table are listed as followed:

- 2.113 Convenient stores no gasoline sales.
- 2.130 Wholesale sales, does not include petroleum based products.
- 2.150 Drive thru windows.
- 25.000 Special Events
- 2.170 Auction Homes: Mr. Ransdell recommended it would be a good use in C-I.
- 30.000 Combination Uses.
- 1.460 Typo "Maternity home"

Discussion on the Pedestrian Plan provided by Greenways Inc. are as followed:

- Article 11 Number 51.
- Article 14 Number 2. Section 152-213 were it states Interference with the free and safe passage of pedestrians on adjacent sidewalks and trails; and ..... : Ms. Ahmad recommended "is minimized" be added to this.
- Board Recommended adding bikes as appropriate.

Sarah Ahmad made a motion to find the Unified Development Ordinance is consistent with the 2030 land development plan.  
Elease Goodwin Seconded.

**VOTE:** Unanimous

Owen Gallagher made a motion to recommend to the Board of Commissioners to consider approval of the Unified Development Ordinance as amended.  
Elease Goodwin Seconded.

**VOTE:** Unanimous

5. Meeting Adjourned: 7:45 pm

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Bob Rigsby, Chairman

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Jenni Secrist, Secretary