

Town of Aberdeen
Planning Board Minutes
Regular Meeting
March 27th, 2008

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

Staff Present: Bill Zell, Town Manager
Kathy Liles, Planning Director
Patti Jilson, Deputy Planner
Jennifer Moore, Admin. Planning and Code Technician

Others Present: Perry Johnson Ron Jackson Stan Jackson
Brandi Thomas Richard Mandell Kenneth Howell

I. Call to Order: Chairman Combs called the meeting to order with prayer at 6:01 pm.

II. Approval of Minutes- Regular Meeting of February 21st, 2008

Mike Dunn made a motion seconded by Elease Goodwin to approve the minutes of the Regular Meeting of February 21st, 2008.
Motion unanimously carried.

III. Old Business: None

IV. Staff Report:

Kathy Liles gave a summary of the report for the month of February. The Board voted on quarterly reports.

A motion was made by Elease Goodwin and seconded by Owen Gallagher for staff to report on quarterly reports from now on.
Motion unanimously carried.

V. New Business:

A. Application for Conditional Use Permit CU#07-13 submitted by Brandi Thomas for a Home Occupation (child care) located at 102 Vincent Way.

The board acknowledged that the application has met the Findings in Fact. A motion was made by Owen Gallagher and seconded by Elease Goodwin to approve and recommended approval to the Town Board of Commissioners with the following conditions:

1. Ms. Thomas will provide care to four children, ranging in age from newborn to eight years of age.
2. Hours of operation will be 8:00 am – 5:30 pm. No evenings or weekends.
3. A 30' x 30' fenced; outside play area will be provided as required by Division of Child Development.
4. The home occupation will occur primarily within the residence.
5. The home occupation will create low traffic volume.
6. Applicant is not requesting any signage.
7. The residence will maintain the appearance of a single family dwelling.

Motion unanimously carried.

- B. Application for a Site Plan SP#08-04 submitted by Kenneth Howell to construct a storage facility located at 10327 Hwy 211.

A motion was made by Mike Dunn seconded by Bob Rigsby to approve and recommend approval of SP#08-04 to the Town Board of Commissioners. Motion unanimously carried.

- C. Application for Site Plan Review SP#08-03 submitted by Art Parker Sycamore Street.

A motion was made by Mike Dunn and seconded by Elease Goodwin to approve and recommend approval of SP#08-03 to the Town Board of Commissioners. Motion unanimously carried.

- D. Application for Conditional Use Permit CU#08-01 and Site Plan SP#08-02 submitted by Perry Johnson for an office/storage facility located at Aqua Shed court.

A motion was made by Bob Rigsby and seconded by Mike Dunn to approve and recommend approval and recommend approval of CU#08-01 and SP#08-02 to the Town Board of Commissioners. Motion unanimously carried.

- E. Application for Zoning Code Text Amendment ZA#08-01 submitted by staff for the Downtown Retail Overlay District.

After Kathy Liles gave an overview, Richard Mandell, spoke on behalf of Page Memorial Church. (See **attachment-A**)

Bill Zell, Aberdeen Town Manager also spoke and stated he was opposed to this trial Text Amendment. **(See Attached letter-B)**

A motion was made by Owen Gallagher and seconded by Bill Prevatte to deny and recommend denial of ZA#08-01 to the Town Board of Commissioners. Motion carried 5 to 0. (Mike Dunn chose to recuse himself).

F. Application for a Multi family Moratorium.

Ron Jackson spoke regarding this item. Mr. Jackson said that as a builder a moratorium on multi family dwellings would greatly impact the Aberdeen builder's revenue in a detrimentally negative way. He also stated that moratoriums discourage people from moving into an area and this could present a problem with the current depressed economy.

A motion was made by Mike Dunn seconded by Bob Rigsby to have a joint meeting with the Board of Commissioners on April 14th to discuss this item further. Motion unanimously carried.

G. Application for Final Plat FP#08-02 submitted by Owen Lowder for the property located at Carolina Road.

A motion was made by Mike Dunn and seconded by Maurice Holland to approve FP#08-02.

H. Application for Site Plan Review SP#08-05 submitted by Ron Jackson for a none unit condominium located on the east side of Pine street.

The board had questions regarding sidewalk requirements. A motion was made by Mike Dunn and seconded by Bob Rigsby to approve and recommend approval of SP#08-05 to the Town Board of Commissioners, acknowledging that sidewalks must be installed. Motion unanimously carried.

I. Application for Zoning Code Text Amendment ZA#08-02 to provide additional standards governing site plan requirements for metal building.

Broadus Combs raised concerns regarding the façade requirements of these buildings. Chairman Combs said that adding different frontage material to the buildings sometimes does not make them look better. Chairman Combs also stated that it should be required in the Historic District in Aberdeen. Mike Dunn commented that requiring these façade extras make it costly for the builders in Aberdeen.

A motion was made by Mike Dunn and seconded by Broadus Combs to deny and recommend denial of ZA#08-02 to the Town Board of Commissioners. Motion unanimously carried.

VI. Other Business: None

VII. Adjourn: 8:17pm

Prepared by: Permitting Specialist, Jennifer Moore

Planning Director, Katherine Liles