

**TOWN OF ABERDEEN
PLANNING BOARD REGULAR MEETING
NOVEMBER 20, 2008
MINUTES**

Member Present: Broadus Combs, Chairman
Bob Rigsby, Vice-Chair
Bill Prevatte
Elease Goodwin
Owen Gallagher
Johnny Ransdell
Sarah Ahmad

Members Absent: N/A

Staff Present: Kathy Liles, Planning Director
Jenni Mckay, Permit Technician

Public Present: Dell Crumpton

I. Call to Order

Chairman Combs called to order the meeting at 6:00 p.m.

II. Approval of Minutes- Regular Meeting of October 16, 2008

Chairman Combs made a motion, seconded by Bill Prevatte, to approve the minutes of the Regular Meeting of October 16, 2008. Motion unanimously carried.

III. Old Business

A. Multi-Family Text Amendment and Land Development Plan Amendment.

Ms. Liles stated the changes to be made will be appended to the existing zoning codes.

Changes include:

- Section B. Property Owners' Association Requirements the section including the surety bond has been removed.
- Section D. Planned Unit Development (PUD): Additions were made to E2 reading bikeways delineated on the Town of Aberdeen bikeway plan or Town of Aberdeen Comprehensive Plan must be included in the design and construction of the PUD.
- Section D. PUD: Under Land Use Plan. Text was amended to state; All applications for approval of a planned unit development conditional use

permit shall be accompanied by a Land Use Plan prepared by a registered engineer or registered architect and which shall include but not be limited to the following:

-Section E. Multi-Family Development Design Requirements and Building Design Revisions: Example was added to A 4, Example: up to fifteen (15) feet of the required thirty (30) foot screen may be located in the side or rear yard setback. These requirements may overlap. Also a requirement for drought resistant vegetation was added.

-Section E. Multi-Family Development Design Requirements and Building Design Revisions: A 7 was added stating Drought resistant vegetation is encouraged.

- Section E. Multi-Family Development Design Requirements and Building Design Revisions: The language, directly onto an adjacent major or minor thoroughfare, was added to C 3.

- Section E. Multi-Family Development Design Requirements and Building Design Revisions: Lighting fixture light height was amended to thirty (30) from forty (40), and pedestrian light not to exceed twelve (12) feet is encouraged.

- Section E. Multi-Family Development Design Requirements and Building Design Revisions: F 2 Duplexes shall include distinctive architectural elements including but not limited to:

- (a) Dormers;
- (b) Front Porches;
- (c) Bay Windows;
- (d) Balconies; or
- (e) Other exterior designs as approved

Section E. Multi-Family Development Design Requirements and Building Design Revisions: Item L was amended such that dumpster pads shall be designed to shed storm water.

- Town of Aberdeen 2030 Comprehensive Land Development Plan Revisions: Section 3 Implementation Actions, D 2,

-Section I. Regulations for Townhomes: Added minimum lot area. Three thousand square feet for each individual lot. Restricted to 8 units per acre with 10 feet for side yards for town homes but no set backs between the building line of the dwelling unit and interior side lot lines.

-Underground power lines have not been added to the amendments.

A motion was made by Sarah Ahmad, seconded by Bill Prevate to accept the changes that have been made to the multifamily zoning and comprehensive plan recommendations adding the wording given for under ground electric. They found the changes to be consistent with the land development plan. Motion Carried.

IV. New Business

A. Application for Rezoning RZ# 08-04, submitted by Cindy Layman and Terry Joe Garrison to rezone property located at 300 E. Main Street from R-10 Residential to B-1 Central Business District.

Ms. Liles described the differences between the zoning districts R-10 and B-1, while also showing a map of the location of the property and the zoning districts in and around that area. She also explained that the applicants are looking to use the property as a Bed and Breakfast although all uses allowed in the district must be considered.

Chairman Combs voiced concerns about the uses that can be placed in the building, if the applicants or future owners of the property decide not to use it for a Bed and Breakfast. Chairman Combs is concerned that uses permitted or conditional uses allowed in the B-1 district would not be appropriate uses for a predominately residential area.

Bill Prevate made a motion, seconded by Bob Rigsby that the Planning Board finds application for Rezoning RZ# 08-04 consistent with the adopted 2030 Comprehensive Land Development Plan, and approve and recommend approval of RZ# 08-04 to the Board of Commissioners. Motion Carried with 5 yes and 2 no made by Chairman Combs and Sarah Ahmad.

B. Application for Zoning Code Text Amendment ZA# 08-08, requested by the Board of Commissioners to Add Parking for Adjoining Commercial Uses in the B-3 Zoning District.

Amendment of code as stated on hand out given by Ms. Liles.

Motion was made by Johnny Ransdell, seconded by Bill Prevate that the Planning Board finds text amendment ZA#08-08 consistent with the adopted 2030 Comprehensive Land Development Plan and the Board adopt the Resolution of Consistency, approve and recommend approval of ZA# 08-08 to the Board of Commissioners. Motion carried with 6 yes and 1 no made by Owen Gallagher.

C. Application for Rezoning RZ# 08-05, requested by the Board of Commissioners to rezone property located on LRK# 50843 on the south side of Dogwood Drive east of Sandhills Blvd from R-20 to B-3.

Ms. Liles explains that this is to allow Thomas Tires to put a parking lot next to the land that is adjacent to a residential area. This will make it possible for Thomas Tires to legally park cars in this area while also making Thomas Tire clean up the vacant lot.

Bob Rigsby made a motion, seconded by Elease Goodwin that the Planning Board finds Rezoning RZ# 08-05 consistent with the adopted 2030

Comprehensive Land Development Plan, recommend approval of RZ# 08-05 to the Board of Commissioners. Motion Carried.

- V. Other Business: Christmas Party Reminder. December 18 at the Aberdeen Recreation Station.
- VI. Staff Report:
July, August, September 2008 Reports
- VII. Adjourn – With no further items to discuss the meeting adjourned at 7:45 pm.

- Sarah Ahmad pointed out inconsistencies in the original November 20, 2008 minutes. Corrections were made and minutes resubmitted for approval.

Jenni Mckay, Permit Technician

Patti Jilson, Deputy Planner