

MINUTES
The Regular Meeting of the
Aberdeen Planning Board

April 21, 2011
Thursday, 6:00 p.m.

Robert N. Page Municipal Building
Aberdeen, North Carolina

The Aberdeen Planning Board met Thursday, April 21, 2011 at 6:00 p.m. for their regular Board Meeting. Members present were Chairman Bob Rigsby, Vice Chair Johnny Ransdell, Elease Goodwin, Sarah Ahmad, Bill Prevatte, and Joe Dannelley. Owen Gallagher was unable to attend. Others in attendance were Planning Director Kathy Liles, Planner Pamela Graham and Secretary Jenni Secrist. Members of the public present were Sherry Carter, Gayle Holt, and Gregg Burnett.

1. Call to Order:

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

2. Approval of Minutes from the Regular Meeting March 17, 2011.

Bill Prevatte made a motion the Minutes of March 17, 2011 be approved with the corrections under Old Business house should be changed to home and Plate should be changed to Plat under the Site Plat SP#11-01.

Joe Dannelley Seconded.

VOTE: Unanimous

3. New Business

- a. Application for Conditional Use CU#11-02 submitted by Sherry Carter for a Home Day Care located at 1304 N. Poplar St.

Ms. Graham presented the staff report.

Mr. Dannelley asked when it says no signage on the exterior of the building is that the building itself or does it include the yard too or the property.

Ms. Graham stated it is the property.

He also asked if a floor plan would be provided. He stated he would like to see a floor plan submitted for home daycares in the future and is glad to see a building inspection would be completed.

Ms. Ahmad questioned if the bathroom would be included in the 25 percent limitation. Ms. Graham stated she would interpret the 25 percent area as the area used only for the care of the children.

Joe Dannelley made a motion to approve and recommend approval to the Board of Commissioners for Conditional Use Permit CU#11-02 for a Home Day Care located at 1304 N. Poplar St.

Elease Goodwin Seconded.

VOTE: Unanimous

- b. Application for Site Plan SP#11-01 to construct a new structure for a restaurant upon demolition of an existing structure (Town & Country Cinemas).

Ms. Graham presented the Staff report.

Mr. Dannelley asked what the calculation was to determine the amount of handicapped parking spaces that would be required. Ms. Graham stated it is 1 handicap space per 25 spaces.

Ms. Ahmad questioned if the total required spaces would be a sufficient amount for the total capacity of the restaurant. Ms. Graham stated staff did a detailed calculation for existing businesses and the maximum amount of parking allotted for these business and they found there was extra parking spaces available for shared parking with the existing businesses and the restaurant. Ms. Ahmad asked if this only included existing businesses that are currently present in the shopping center and if this would limit the type of business that will be able to go in to the shopping center in the future. Ms. Graham stated she did her calculations with the assumption that each unit was filled with an allowed business including the currently vacant units.

Ms. Ahmad questioned the split faced concrete block screening walls location. Ms. Graham explained the wall would be enclosing the dumpsters and inset behind the building.

Ms. Graham explained the landscape plan submitted to the board.

Mr. Burnett explained his discussion with the Department of Transportation and the drainage situation. He explained Chuck Dumas description of the drainage problem. He stated when it rains the first lane of traffic on Hwy 1 does flood. The property owner will be responsible for fixing the drainage problem and for closing the last entrance into the shopping center that is located behind the cinema presently.

Bill Prevatte made a motion to approve and recommend approval to the Board of Commissioners for Site Plan SP#11-01.
Elease Goodwin Seconded.

VOTE: Unanimous

4. Meeting Adjourned: 6:50 pm

Bob Rigsby, Chairman

Jenni Secrist, Secretary