

**TOWN OF ABERDEEN
PLANNING BOARD REGULAR MEETING
SEPTEMBER 18, 2008
MINUTES**

Members Present: Broadus Combs, Chairman
Bob Rigsby, Vice-Chair
Bill Prevatte
Elease Goodwin
Johnny Ransdell
Sarah Ahmad, In-Town Alternate

Members Absent: Owen Gallagher

Staff Present: Kathy Liles, Planning Director
Patti Jilson, Deputy Planner
Jennifer Moore, Permitting Specialist

Public Present: George Rose
Dale Holland

I. Call To Order

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

II. Approval of Minutes – Regular Meeting of August 21, 2008.

Bill Prevatte made a motion, seconded by Elease Goodwin, to approve the minutes of the Regular Meeting of August 21, 2008. Motion unanimously carried.

III. New Business

A. Multi-Family Study Stage 1 Results

Dale Holland gave the results of the town meeting regarding the multi-family study and his preliminary recommendations. The Board raised questions on how to proceed with the study and asked if the staff would create an outline with their recommendations. Ms. Liles suggested the Planning Board meet with Mr. Holland and staff on Tuesday, September 30th at 5:00pm.

B. Application for Conditional Use Permit CUP#08-07, submitted by George Rose for a Residential Planned Development for Forest Hills West.

Ms. Liles stated the property is located at the end of Longleaf Rd and John McQueen Rd and contains 64.4 acres. Mr. Rose plans consist of 77 lots and 23.3

acres of open space to be dedicated to the Town of Aberdeen. The property is located in the R-20 Residential District, property to the east is R-20A and R-10 to the south.

A motion was made by Bob Rigsby, seconded by Elease Goodwin to approve and recommend approval of Conditional Use Permit CUP#08-07, with the following recommendations,

1. **As a Conditional Use Permit runs with the land, the legally authorized representative of the property must sign the Conditional Use Permit before consideration of a Preliminary Plat approval. Otherwise, the Conditional Use Permit is null and void.**
2. **The applicant shall modify the following on the site plan for conditional use permit:**
 - a. **Minimum and maximum lot size,**
 - b. **Areal extent and minimum dimensions of building envelope shall be shown on the site plan including minimum lot width and depth and square footage.**
 - c. **The plan shall be labeled "for single family residential use only."**
3. **The applicant must receive subsequent approval of a preliminary plat by the Planning Board consistent with the requirements of the Subdivision Regulations and any conditional use permit approval.**
4. **The applicant shall contact NCDOT and provide documentation to staff regarding impact on Hwy 1 prior to consideration of the Preliminary Plat by the Planning Board identifying any required intersection improvements.**
5. **All commitments in Mr. Rose's letter of September 8, 2008 will be reflected on the preliminary plat or in the proposed restrictive covenants.**
6. **Draft restrictive covenants shall be submitted prior to final plat approval incorporating all commitments made by the applicant and any requirements of the Planning Board.**
7. **The subdivision will be voluntarily annexed into town prior to final plat approval.**
8. **The subdivision shall conform to the Town of Aberdeen Water and Sewer extension policy.**
9. **The applicant must a) determine that the property owner has a legal right of access to connect to these roads and b) define how maintenance on the nonpublic sections of the road will occur until such time as the roads are maintained either by the Town of Aberdeen or the Department of Transportation. These determinations should be made before any approval of a preliminary plat.**

10. **The applicant will discuss entering into a Developer's Agreement prior to approval of a preliminary plat to specifically address availability and timing of water and sewer capacity, as well as phasing and timing of build out.**
11. **Any amendment of the site plan road layout will require subsequent amendment of the Conditional Use Permit by the Planning Board. This amendment may be done concurrent with preliminary plat approval.**
12. **Staff may approve reductions in lot count within the development. The Planning Board must approve any increase in lot count.**

to the Town Board of Commissioners. Motion carried 5 to 1, with Sarah Ahmad opposed.

- IV. Staff Report – Ms. Liles gave a brief update regarding the Richard Caton court outcome. She thanked everyone who came to the Sustainable Sandhills meeting.
- V. Adjourn - With no further items to discuss the meeting adjourned at 8:07 pm

Patti Jilson, Deputy Planner