

**TOWN OF ABERDEEN
PLANNING BOARD REGULAR MEETING
October 20, 2005
MINUTES**

Members Present: Jim Thomas
Kemp Lowder
Maurice Holland
Ray Bosworth
Bill Prevette, In Town Alternate
Elaine Smith, ETJ Alternate

Members Absent: Mike Dunn
Roger Bone
Elease Goodwin

Staff Present: Giles Hopkins, Planning Director
Bill Zell, Town Manager
Patti Jilson, Admin. Planning & Code Technician

Others Present: Robert Stafford, Mark McFarland, Neil Smith, Tom Stafford, Steve Cunningham, Ron Jackson, Steve Guyton and others.

I. Call To Order:

Chairman Thomas called the meeting to order at 7:02 pm.

II. Approval of Minutes – Regular Meeting of September 15, 2005.

Ray Bosworth made a motion, seconded by Maurice Holland, to approve the minutes of the Regular Meeting of September 15, 2005. Motion unanimously carried.

III. Old Business:

A. Mr. Hopkins reminded the board to review the Comprehensive Land Development Plan Packet and make suggestions on changes or improvements. Mr. Hopkins informed the board the plan will go to the Board of Commissioners Work Session on November 3, 2005.

B. Application for Conditional Use Permit CU#05-06 submitted by Stafford Land Company, Inc. for a residential planned development in the R-20 Residential District.

Following a discussion, a motion was made by Kemp Lowder, seconded by Ray Bosworth, to make the following findings:

A. That the establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;

- B. That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted or substantially diminish and impair property values within the neighborhood;
- C. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;
- D. That the exterior architectural appeal and functional plan of any proposed structure will not be so at variance with either the exterior architectural appeal and functional plan of the structures already constructed or in the course of construction in the immediate neighborhood or the character of the applicable district as to cause a substantial depreciation in the property values within the neighborhood;
- E. That adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided;
- F. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
- G. That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located except as such regulations may in each instance be modified by the Board of Commissioners pursuant to the recommendation of the Planning Board.

and approve and recommend approval of Application for Conditional Use Permit CU#05-06 to the Town Board of Commissioners. Motion unanimously carried.

- C. Proposed Zoning Code Text Amendment ZA#05-04 regarding Section 155.082 APPLICATION; FEE concerning changing the requirement of submitting all site plan material along with application for conditional use permit to an option.

Mr. Hopkins recommends the Planning Board table Proposed Zoning Code Text Amendment ZA#05-04 until November 17, 2005 meeting.

A motion was made by Kemp Lowder, seconded by Bill Prevette, to table Proposed Zoning Code Text Amendment ZA#05-04 until the November 17, 2005 Planning Board meeting. Motion unanimously carried.

- D. Application for Conditional Use Permit CU#05-08 submitted by Cliff Commercial, Inc. for a residential planned development to be located on the east side of Saunders Boulevard and known as Lighthouse Trace.

Following a discussion, a motion was made by Ray Bosworth, seconded by Bill Prevette, to make the following findings:

- A. That the establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
- B. That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted or substantially diminish and impair property values within the neighborhood;
- C. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;
- D. That the exterior architectural appeal and functional plan of any proposed structure will not be so at variance with either the exterior architectural appeal and functional plan of the structures already constructed or in the course of construction in the immediate neighborhood or the character of the applicable district as to cause a substantial depreciation in the property values within the neighborhood;
- E. That adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided;
- F. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
- G. That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located except as such regulations may in each instance be modified by the Board of Commissioners pursuant to the recommendation of the Planning Board.

and approve and recommend approval of Application for Conditional Use Permit CU#05-08 subject to a storm water plan approval by the State of North Carolina, to the Town Board of Commissioners. Motion unanimously carried.

- E.. Application for Conditional Use Permit CU#05-09 submitted by Davidson and Jones Residential, LLC for a residential planned development to be located in Phase V of Glen Laurel Subdivision.

Following a brief discussion, a motion was made by Ray Bosworth, seconded by Maurice Holland, to make the following findings:

- A. That the establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
- B. That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted or substantially diminish and impair property values within the neighborhood;
- C. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;
- D. That the exterior architectural appeal and functional plan of any proposed structure will not be so at variance with either the exterior architectural appeal and functional plan of the structures already constructed or in the course of construction in the immediate neighborhood or the character of the applicable district as to cause a substantial depreciation in the property values within the neighborhood;
- E. That adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided;
- F. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
- G. That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located except as such regulations may in each instance be modified by the Board of Commissioners pursuant to the recommendation of the Planning Board.

and approve and recommend approval with concrete valley curbs and gutters, of Application for Conditional Use Permit CU#05-09 to the Town Board of Commissioners. Motion unanimously carried.

IV. New Business:

- A. Application for Conditional Use Permit CU#05-10 submitted by Rowena Galbreath for a home occupation to be located in her residence at 605 Sanborn Street in the R-10 Residential District.

A motion was made by Bill Prevette, seconded by Maurice Holland, to make the following findings:

- A. That the establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
- B. That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted or substantially diminish and impair property values within the neighborhood;
- C. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;
- D. That the exterior architectural appeal and functional plan of any proposed structure will not be so at variance with either the exterior architectural appeal and functional plan of the structures already constructed or in the course of construction in the immediate neighborhood or the character of the applicable district as to cause a substantial depreciation in the property values within the neighborhood;
- E. That adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided;
- F. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
- G. That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located except as such regulations may in each instance be modified by the Board of Commissioners pursuant to the recommendation of the Planning Board.

and approve and recommend approval Application for Conditional Use Permit CU#05-10 to the Town Board of Commissioners. Motion unanimously carried.

- B.** Application for Site Plan Review SP#05-15 submitted by Ron Jackson for a commercial warehouse facility to be located on NC 5 Highway in the C-I Commercial and Industrial (Light) District.

A motion was made by Kemp Lowder and seconded by Maurice Holland to approve and recommend approval of Application for Site Plan Review SP#05-15 to the Town Board of Commissioners. Motion unanimously carried.

V. Other Business:

Mr. Hopkins informed the board that an ad has been placed for the Deputy Planner position. He also informed the board that we have hired a full time fire inspector.

The next Regular Meeting of the Planning Board is scheduled for Thursday, November 17, 2005.

VI. Adjourn

With no further items for discussion, the meeting adjourned at 8:12 PM

Patti Jilson,
Administrative Planning & Code Technician