

**TOWN OF ABERDEEN
PLANNING BOARD REGULAR MEETING
FEBRUARY 17, 2005
MINUTES**

Members Present: Roger Bone
Ray Bosworth
Mike Dunn
Elease Goodwin
Maurice Holland
Kemp Lowder
Bill Prevatte, In-Town Alternate
Jim Thomas, Chairman

Members Absent: None

Staff Present: Giles Hopkins, Planning Director
Heather Brown, Deputy Planner
Bill Zell, Town Manager

Others Present: Brant Clifton, Construction Systems, Inc.

I. Call To Order

Chairman Thomas called the meeting to order at 7:01 pm.

II. Approval of Minutes - Regular Meeting of January 20, 2005.

Mike Dunn made a motion, seconded by Kemp Lowder, to approve the minutes of the Regular Meeting of January 20, 2005. Motion unanimously carried.

III. Old Business.

A. Jason Epley, North Carolina Division of Community Development.

Mr. Hopkins stated Jason Epley was in Florida at this time and would not be in attendance at this meeting. However, Mr. Epley will attempt to attend the next regular Planning Board meeting.

IV. New Business.

- A. Application for Site Plan Review SP#05-01 submitted by Bruce McFadden to construct a plumbing company office building located at the northeastern corner of the intersection of Pee Dee Road and Parkway Drive.

There was brief discussion concerning site plan requirements. Mr. Hopkins pointed out to the Board the new site plan review checklist being used by the Planning Department, which will aid in review of site plans and enable the Planning Board and Board of Commissioners to see what is required and what requirements have been met. A motion was made by Mike Dunn, seconded by Maurice Holland, to approve Application for Site Plan Review SP#05-01 and recommend approval to the Town Board of Commissioners. Motion unanimously carried.

- B. Application for Site Plan Review SP#05-02 submitted by Construction Systems, Inc. to construct a metal building to the left of the existing Polythin Films, Inc. building located at 155 Anderson Street.

Mr. Hopkins informed the Board that in addition to the site plan requirements, this site plan also met the requirements of the Highway Corridor Overlay District along NC 5 Highway. Following discussion, a motion was made by Mike Dunn, seconded by Roger Bone, to approve and recommend approval of Application for Site Plan Review SP#05-02 to the Town Board of Commissioners. Motion unanimously carried.

- C. Application for Conditional Use Permit CU#04-09 submitted by Gerald Bateman to warehouse data files and records in an

existing portion of the Pinnacle Furnishings building, formerly known as Doxey Furniture.

Mr. Hopkins stated the building is located in a C-I Commercial and Industrial (Light) District with allows warehousing as a conditional use. He also stated only a portion to the building would be used for this business. Following discussion, a motion was made by Maurice Holland, seconded by Roger Bone, 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 in 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#04-09 to the Town Board of Commissioners. Motion unanimously carried.

V. Other Business.

A. Quasi-Judicial Proceedings Workshop – April 19, 2005.

Mr. Hopkins informed the Board they had received in their packets information regarding a program on quasi-judicial procedures, which had been arranged by Gene Opdyke, Whispering Pines Planning Director. He stated the program would be held on Tuesday, April 19, 2005, at 4:30pm at the Whispering Pines Country Club. Mr. Hopkins also stated the Planning Department would incur the cost of the attendee's meal. Everyone was asked to please complete the form which had been provided to them and return it to Heather Brown no later than March 23, 2005.

VI. Staff Report.

Mr. Hopkins reviewed several items including the Watershed Subcommittee, a resolution of support endorsed by the Board of Commissioners supporting future financing for RLUAC and Blue's Crossing. Mr. Hopkins also discussed BRAC, Base Reduction and closings. He reported that approximately 25 bases are scheduled be closed over the next several years and its soldiers relocated, but is confident Fort Bragg will not be part of this.

Mr. Hopkins explained the Planning Board received all information in their agenda packets concerning the January reports regarding Building Code Enforcement and Planning and Zoning Permits issued.

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

VII. Adjourn.

With no further items for discussion, the meeting adjourned at 7:38 p.m.

Heather N. Brown, Deputy Planner