

**TOWN OF ABERDEEN  
PLANNING BOARD REGULAR MEETING  
OCTOBER 21, 2004  
MINUTES**

Members Present: Roger Bone  
Mike Dunn  
Kemp Lowder, ETJ Alternate  
Bill Prevatte, In-Town Alternate

Members Absent: Ray Bosworth  
Elease Goodwin  
Maurice Holland  
Jim Thomas, Chairman

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

Others Present: Jim Dougherty, Chief Planner, NC Division of  
Community Development  
Citizens interested in the report of the Visioning  
Session presented by Mr. Dougherty.  
Tom Stafford, Stafford Land Development  
Representative on behalf of Blanchard, Jenkins,  
Miller, Lewis & Styers, P.A.

I. Call To Order

Vice Chairman Dunn called the meeting to order at 7:03 pm.

II. Approval of Minutes - Regular Meeting of September 16, 2004.

Bill Prevatte made a motion, seconded by Roger Bone, to approve the minutes of the Regular Meeting of September 16, 2004. Motion unanimously carried.

### III. Old Business.

- A. Jim Dougherty with the North Carolina Division of Community Development to report on continued development of the Comprehensive Land Use Plan.

Mr. Dougherty stated that at a previous meeting Mr. Hopkins did not find the population projections to be in line with current development in the area. Mr. Dougherty stated he had done further research and agreed that the population figures did need to show an increase over what was previously reported. He also reviewed statistics regarding age groups, racial composition, educational attainment and income among our population. Mr. Dougherty stated he would have even further information at the November 18, 2004 meeting.

- B. Application for Variance VA#04-01; Glen Laurel Subdivision, 2 lots.

Mr. Hopkins informed the Board that Stafford Land Company was requesting a 10' variance on the front setback of Lot 32 and a 10' front and rear variance for the setback on Lot 33 in the Glen Laurel Subdivision. Mr. Hopkins informed the Board they could authorize a variance from zoning regulations provided it could make all four of the following findings:

(A) There are special circumstances or conditions affecting said property such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of his land;

(B) The variance is necessary for the preservation and enjoyment of a substantial property right of the petitioner;

(C) The circumstances giving rise to the need for the variance are peculiar to the parcel and are not generally characteristic of other parcels in the jurisdiction of this chapter; and

(D) The granting of the variance will not be detrimental to the public health, safety and welfare or injurious to the other property in the territory in which said property is situated.

Mrs. Brown also informed the Board that Mr. Robert Hornick, the Brough Law Firm, had advised that due to a Conditional Use Permit being issued for the Glen Laurel Subdivision, Stafford Land Company should submit a request to the Board of Commissioners to have the CUP amended regarding setbacks.

Following further discussion, a motion was made by Kemp Lowder, seconded by Bill Prevatte, to approve Application for Variance VA#04-01. Motion carried 3-1 with Mike Dunn voting no.

#### IV. New Business.

- A. Application for Rezoning RZ#04-08 submitted by the Town of Aberdeen to rezone property located on the east side of US 1 Highway between South Street and W. Saunders Avenue from HC Highway Commercial District to B-1 Central Business District.

Mr. Hopkins informed the Board there had been one letter of opposition from Robert Gerald and Janet K. Stevens regarding the potential rezoning. Mr. and Mrs. Stevens own a parcel of land proposed for rezoning more specifically identified by the Moore County Tax Listing as LRK# 00056043. Many of the members felt these properties would be better zoned HC Highway Commercial as opposed to B-1 Central Business District due to their location directly on US 1 Highway.

Following discussion of this item, a motion was made by Mike Dunn, seconded by Roger Bone, to not recommend approval of Zoning Code Text Amendment ZA#04-08 to the Town Board of Commissioners. Motion unanimously carried.

- B. Application for Conditional Use Permit CU#04-07 by Blanchard, Jenkins, Miller, Lewis & Styers, P.A. for a co-location of Cingular's antenna on an existing tower located at 292 NC 5 Highway.

Mr. Hopkins reminded the Board this request became possible due to the approval of Zoning Code Text Amendment ZA#04-10 regarding allowing wireless telecommunications on existing towers as a conditional use that had previously been reviewed by the Planning Board. A motion was made by Roger Bone, seconded by Kemp Lowder, to approve and recommend approval of Application for Conditional Use Permit CU#04-07 to the Town Board of Commissioners. Motion unanimously carried.

- C. Application for Preliminary Plat Review PLP#04-02 submitted by Hobbs, Upchurch & Associates, P.A. for Pee Dee Commerce Park, Phase 2B.

Mr. Hopkins stated the proposed plat included 2.29 total acres and 2 parcels, and that all infrastructure is in place at this time. Being that all subdivision regulations had been met, a motion was made by Bill Prevatte, seconded by Roger Bone to approve and recommend approval of Preliminary Plat PLP#04-02 to the Town Board of Commissioners. Motion unanimously carried.

- D. Application for Final Plat Review FP#04-03 submitted by Hobbs, Upchurch & Associates, P.A. for Pee Dee Commerce Park, Phase 2B.

Mr. Hopkins asked the Planning Board to approve Final Plat FP#04-03 contingent upon approval of Preliminary Plat PLP#04-02 by the Town Board of Commissioners. A motion was made by Roger Bone, seconded by Bill Prevatte, to approve Final Plat FP#04-03 contingent upon approval of Preliminary Plat PLP#04-02 by the Town Board of Commissioners. Motion unanimously carried.

V. Other Business.

None.

VI. Staff Report.

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

The next Regular Meeting of the Planning Board is scheduled for Thursday, November 18, 2004.

VII. Adjourn.

With no further items for discussion, the meeting adjourned at 8:04 p.m.

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Heather N. Brown, Deputy Planner