

**TOWN OF ABERDEEN
PLANNING BOARD REGULAR MEETING
AUGUST 19, 2004
MINUTES**

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

Members Absent: Ray Bosworth
Kemp Lowder, ETJ Alternate

Staff Present: Giles Hopkins, Planning Director
Bill Zell, Town Manager

I. Call To Order

Chairman Thomas called the meeting to order at 7:00 pm.

II. Approval of Minutes - Regular Meeting of July 15, 2004/Special Called Meeting July 22, 2004.

Mike Dunn made a motion, seconded by Maurice Holland, to approve the minutes of the Regular Meeting of July 15, 2004, and the Special Called Meeting of July 22, 2004. Motion unanimously carried.

III. Old Business.

None.

IV. New Business.

A. Application for Site Plan Review SP#04-12 submitted by Overton Body Shop to demolish an existing structure located on Sandy Avenue and build a new 4000 square foot building in the HC Highway Commercial District.

Following discussion and review of this item, a motion was made by Mike Dunn, seconded by Maurice Holland, to approve Application for Site Plan Review SP#04-12. Motion unanimously carried.

- B. Zoning Code Text Amendment ZA#04-10 to allow collocation of wireless telecommunication facilities on existing structures in the C-I Commercial and Industrial (Light) District.

Mr. Hopkins informed the Board this amendment would affect only two towers within the Town of Aberdeen; one on NC 5 Highway and the other on NC 211 Highway. He also stated the town would receive no revenue. However, this would provide for better service to the citizens of Aberdeen.

Following discussion, a motion was made by Maurice Holland, seconded by Elease Goodwin, to approve and recommend approval of Zoning Code Text Amendment ZA#04-10 to the Town Board of Commissioners. Motion unanimously carried.

V. Other Business.

Mr. Hopkins stated the three items listed as other business were strictly for informational purposes and asked that the Planning Board be present for the September 13, 2004, Public Hearing at which time these items will be discussed. The items included the following: Zoning Code Text Amendment ZA#04-07 regarding planted landscape areas under freestanding and pole mounted signs; Zoning Code Text Amendment ZA#04-11 concerning adding Section 155.067A AIRPORT HEIGHT RESTRICTIONS to the Town of Aberdeen Zoning Code; and Application for Rezoning RZ#04-07 submitted by the Town of Aberdeen to rezone property located on the west side of S. Sycamore Street from HC Highway Commercial and I-H Industrial Heavy to B-1 Central Business District.

VI. Staff Report.

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

The next Regular Meeting of the Planning Board is scheduled for Thursday, September 16, 2004.

VII. Adjourn.

With no further items for discussion, the meeting adjourned at 7:34 p.m.

Heather N. Brown, Deputy Planner