

**TOWN OF ABERDEEN
PLANNING BOARD REGULAR MEETING
JULY 15, 2004
MINUTES**

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

Members Absent: Kemp Lowder, ETJ Alternate

Staff Present: Giles Hopkins, Planning Director
 Heather Brown, Deputy Planner

I. Call To Order

Giles Hopkins called the meeting to order at 7:03 pm.

Mr. Hopkins then opened the floor for nominations for Chairman. A nomination was made for Jim Thomas to serve as Chairman. With no further nominations, Mr. Hopkins closed the floor for nominations. The Board voted unanimously to elect Jim Thomas as Chairman for a one (1) year term ending June 30, 2005. The floor was then opened for nominations for Vice Chairman. A nomination was made for Mike Dunn to serve as Vice Chairman. With no further nominations, Mr. Hopkins closed the floor for nominations. A vote was taken and the Board voted unanimously to elect Mike Dunn as Vice Chairman for a one (1) year term ending June 30, 2005.

Chairman Thomas then appointed Heather Brown to serve as Secretary to the Planning Board.

II. Approval of Minutes - Regular Meeting of June 17, 2004.

Mike Dunn made a motion, seconded by Elease Goodwin, to approve the minutes of the Regular Meeting of June 17, 2004. Motion unanimously carried.

III. Old Business.

- A. Application for Rezoning RZ#04-04 submitted by R. Group, LLC to rezone property located on the north side of Brian Road between Page Road and Dogwood Drive from R-20 Residential District to R-6 Residential District.

There were members of the community in attendance that voiced their opposition to the rezoning as well as Mr. Pope, the applicant, who spoke on behalf of the rezoning.

Following discussion, a motion was made by Mike Dunn, seconded by Elease Goodwin, to deny Application for Rezoning RZ#04-04 and recommend denial to the Town Board of Commissioners. Motion unanimously carried.

- B. Application for Rezoning RZ#04-05 to rezone property located in the Midway Community from R-10MH Residential District to R-10 Residential District.

Maurice Holland informed the Board he had spoken with Mr. Hopkins regarding being a resident of the Midway Community and serving as a voting member on the Planning Board. He stated Mr. Hopkins assured him of no legal ramifications for voting on this matter.

Mr. Hopkins informed the Board his recommendation would be to rezone all of the property currently zoned R-10MH Residential District along Midway Road outside of the city limits to R-10 Residential District.

A motion was made by Elease Goodwin, seconded by Maurice Holland, to approve Application for Rezoning RZ#04-05 and recommend approval to the Town Board of Commissioners. The motion unanimously carried.

- C. Proposed Zoning Code Text Amendment ZA#04-02 concerning Section 155.027 SITE PLAN REQUIREMENTS of the Town of Aberdeen Zoning Code.

There was lengthy discussion regarding such matters as gable roofs, pump setback, landscaping and buffering. Mr. Hopkins informed the Board the Police Chief and Fire Chief for the Town of Aberdeen both had safety concerns regarding the placement of pumps to the rear of the building. He also stated there were several options the Board could look at to blend these structures with the surrounding area rather than placing pumps to the rear.

Some of the Board Members felt they had not researched the matter enough to make a sound decision and decided to table this item and hold a Special Called Meeting on July 22, 2004 at 5:30 pm where they would continue discussion of this matter.

IV. New Business.

- A. Application for Site Plan Review SP#04-10 submitted by Albemarle Oil Company for retail sales to be located on the southwest corner of US 1 Highway and Roseland Road in the HC Highway Commercial District.

Following brief discussion, a motion was made by Mike Dunn, seconded by Maurice Holland, to approve Application for Site Plan Review SP#04-10. Motion carried 6-1 with Chairman Thomas voting no.

- B. Application for Site Plan Review SP#04-11 submitted by Wilcohes, LLC to remodel an existing structure located at 1206 Sandhills Boulevard and add one additional fuel pump.

There was clarification on the placement of fuel pumps and Mr. Hopkins pointed out that additional landscaping, which is not required, would be added to this location.

A motion was made by Mike Dunn, seconded by Ray Bosworth, to approve Application for Site Plan Review SP#04-11 and recommend approval to the Town Board of Commissioners. Motion carried 6-1 with Chairman Thomas voting no.

- C. Final Plat FP#04-02 submitted by Neal Smith Engineering, Inc. for Phase II of the Glen Laurel Subdivision.

Mr. Hopkins stated the final plat met all of the town's codes. Following brief discussion, a motion was made by Maurice Holland, seconded by Eleese Goodwin, to approve Final Plat FP#04-02.

V. Other Business.

None.

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, August 19, 2004.

VII. Adjourn.

With no further items for discussion, the meeting adjourned at 8:17 p.m.

Heather N. Brown, Deputy Planner