

**TOWN OF ABERDEEN
PLANNING BOARD REGULAR MEETING
March 18, 2004
MINUTES**

Members Present: Jim Thomas, Chairman
 Mike Dunn
 Elease Goodwin
 Sherrill Lee
 Bill Prevatte, In-Town Alternate

Members Absent: Ray Bosworth
 Linda Duncan
 Maurice Holland
 Kemp Lowder, ETJ Alternate

Staff Present: Giles Hopkins, Planning Director

I. Call To Order

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

II. Approval of Minutes - Regular Meeting of February 19, 2004.

Sherrill Lee made a motion, seconded by Bill Prevatte, to approve the minutes of the Regular Meeting of February 19, 2004.

III. Old Business.

None.

IV. New Business.

A. Application for Conditional Use Permit CU#04-02 submitted by Sherrie Cameron for a home occupation in the R-20 Residential District.

The Public Hearing for this matter was held Monday, March 8, 2004 with no opposition. Following discussion, a motion was made by

Mike Dunn, seconded by Sherrill Lee, 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 attach the following additional conditions:

1. Parking by customers shall only be on the property and shall not exceed more than two vehicles at any given time; and

2. The hours of operation of the business shall be limited to 8:00 am to 6:00 pm;

and approve and recommend approval of Application for Conditional Use Permit CU#04-02 to the Town Board of Commissioners. Motion carried 3 to 2 with Elease Goodwin and Chairman Thomas voting against the motion.

- B. Application for Rezoning RZ#04-01 submitted by Kenneth Howell to rezone property located on the north side of NC 211 Highway between Central Drive and Indiana Avenue from R-20 Residential District to HC Highway Commercial.

Mr. Hopkins explained this property is located immediately adjacent to the Bait and Tackle business on NC 211 Highway. There was discussion regarding the continuation of commercial property along NC 211 Highway and the development of the same. There was also discussion of creating another zoning district that may better meet the needs of the petitioner but not be as harsh as HC Highway Commercial District. Following discussion, a motion was made by Mike Dunn, seconded by Bill Prevatte, to rezone the property from the property line/highway right-of-way shown on the attached plat to a depth from NC 211 Highway of 400 feet to HC Highway Commercial and recommend the same to the Town Board of Commissioners. Motion unanimously carried.

- C. Proposed Zoning Code Text Amendment ZA#04-01 concerning adding Land Clearing Inert Debris Landfills as a Conditional Use in the R-20 Residential District.

Mr. Hopkins familiarized the Board with a 19± acre tract of land currently owned by David Conard, the petitioner, located on Roseland Road. He explained that on this property Bill Luck operated a landfill for several years under this same definition, but in April of 2003 the definition was removed from the R-20 Residential District through a Zoning Code Text Amendment. Following discussion, a motion was made by Sherrill Lee, seconded

by Elease Goodwin, to approve Zoning Code Text Amendment ZA#04-01 with the increased minimum acreage requirement of eighteen acres and recommend the same to the Town Board of Commissioners. Motion unanimously carried.

- D. Application for Site Plan Review SP#04-05 submitted by Tommy Huntley to construct a building behind Thomas Tire.

Mr. Hopkins explained the proposed building would be 100' x 36' which would have 6 bays. A motion was made by Sherrill Lee, seconded by Bill Prevatte, to approve and recommend approval of Application for Site Plan Review SP#04-05 to the Town Board of Commissioners. Motion unanimously carried.

V. Other Business.

- A. Application for Conditional Use Permit CU#04-03 submitted by G. Monroe Wilson for an animal boarding facility and grooming service in the HC Highway Commercial District.

Mr. Hopkins informed the Board this was information to make them aware of the upcoming Public Hearing for the matter scheduled for April 12, 2004.

- B. Application for Site Plan Review SP#04-04 submitted by G. Monroe Wilson for The Pet Hotel to be located on Davis Street.

Again, Mr. Hopkins informed the Board this was information to make them aware they will be asked to make a recommendation regarding the same at their Regular Meeting on April 15, 2004 following the upcoming Public Hearing for the matter scheduled for April 12, 2004.

VI. Staff Report.

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

The Board was also asked to attend the Public Hearing scheduled for April 12, 2004.

A request was made by Bill Prevatte to investigate verbiage regarding moving pumps to the rear of convenient stores in the Zoning Code. Mr. Hopkins informed the Board there would be information regarding the same at the next Planning Board Meeting.

VII. Adjourn.

With no further items for discussion the meeting adjourned at 7:50 p.m.

Heather N. Brown, Deputy Planner