

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

Members Present: Jim Thomas, Chairman  
Ray Bosworth  
Linda Duncan  
Mike Dunn  
Elease Goodwin  
Kemp Lowder, ETJ Alternate

Members Absent: Maurice Holland  
Sherrill Lee  
Bill Prevatte, In-Town Alternate

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

Public Present: Representatives of The John R. McAdams Company and  
Faison Leasing Company.

I. Call To Order

Chairman Thomas called the meeting to order at 6:00 p.m.

II. Approval of Minutes – Regular Meeting of December 18, 2003.

Mike Dunn made a motion, seconded by Linda Duncan, to approve the minutes of the Regular Meeting of December 18, 2003.

III. Old Business.

None.

IV. New Business.

A. Proposed Zoning Code Text Amendment ZA#03-08 concerning animal related services in the HC Highway commercial District and the C-I Commercial and Industrial (Light) District.

Mr. Hopkins explained that Roy H. Harvel with US #1 Realty has a client who is currently interested in purchasing a parcel of land located on Davis Street for the purpose of a boarding and grooming facility. Some members asked him to clarify the agreement Aberdeen has with Southern Pines regarding this property. He explained that once a certificate of occupancy was issued for this site the property would be taken into the Town of Southern Pines' Zoning District. However, he also stated that he had an inquiry from another gentleman about operating the same type of business in a C-I Commercial and Industrial (Light) District off of NC 5 Highway in the Town of Aberdeen Zoning District. Some members had concerns regarding changing the current code to accommodate a property that will be turned over to Southern Pines. Mr. Hopkins stated that another option would be to approve the amendment only in the C-I Commercial and Industrial (Light) District for the property that will remain in Aberdeen. Following lengthy discussion, a motion was made by Mike Dunn, seconded by Elease Goodwin, to approve and recommend approval of Zoning Code Text Amendment ZA#03-08 to the Town Board of Commissioners. Motion carried 5-1 with Linda Duncan voting NO.

- B. Application for Conditional Use Permit CU#03-06 submitted by Colleen Grant for a home occupation in the R-6 Residential District.

The Public Hearing for this matter was held Monday, January 12, 2004 with no opposition. Following discussion, a motion was made by Kemp Lowder, seconded by Linda Duncan, 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#03-06 to the Town Board of Commissioners. Motion unanimously carried.

- C. Preliminary Plat Review PLP#03-01 submitted by Robert Edwards for a division for Wayne Harris, Betty H. Childers and Virginia Dale Kidd.

Mr. Hopkins informed the Board the subdivision would include five lots and is approximately 5.94+ acres. Their plat was reviewed and there was discussion of the exact location of the property. Kemp Lowder inquired as to whether or not the plat met all of the requirements of the Town of Aberdeen and Mr. Hopkins said that it did. A motion was made by Mike Dunn, seconded by Kemp Lowder, to approve and recommend approval of Preliminary Plat

Review PLP#03-01 to the Town Board of Commissioners. Motion unanimously carried.

- D. Application for Site Plan Review SP#03-011 submitted by The John R. McAdams Company, Inc. for Aberdeen Retail.

Mr. Hopkins presented Application for Site Plan Review SP#03-11 and stated the proposed development would be 111,017± square feet and be located on US 15-501 Highway behind TCBY and Pizza Café. He also stated the property is located in an HC Highway Commercial Zoning District which allows retail sales as a Permitted Use. Landscaping was discussed as well as drainage for the property and Mr. Hopkins informed the Board the Site Plan met all current requirements. Ray Bosworth inquired as to the replacement of the existing lift station. A representative of The John R. McAdams Company stated that the lift station was going to be tested and if it still had a few years of life they will take advantage of that, if not they will replace it. A motion was made by Mike Dunn, seconded by Linda Duncan, to approve and recommend approval of Application for Site Plan Review SP#03-11 to the Town Board of Commissioners. Motion unanimously carried.

- E. Application for Site Plan Review SP#04-01 submitted by C. Yates Tilson, Jr., Architect for Allstate Glass.

Mr. Hopkins presented Application for Site Plan Review SP#04-01 and stated the proposed building would be located on the east side of US 1 Highway next to AutoZone and be 10,920± square feet. Following review, a motion was made by Kemp Lowder, seconded by Ray Bosworth, to approve and recommend approval of Application for Site Plan Review SP#04-01 to the Town Board of Commissioners. Motion unanimously carried.

- F. Application for Site Plan Review SP#04-02 submitted by New South Construction for Habitat for Humanity.

Following review and consideration, a motion was made by Kemp Lowder, seconded Linda Duncan, to approve and recommend approval of Application for Site Plan Review SP#04-02 to the Town

Board of Commissioners. The motion carried 5-1 with Mike Dunn voting NO.

V. Other Business.

None.

VI. Staff Report.

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

VII. Adjourn.

With no further items for discussion, a motion was made by Kemp Lowder, seconded by Linda Duncan, to adjourn the meeting. Motion unanimously carried. The meeting was adjourned at 6:37 p.m.

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Heather N. Brown, Deputy Planner