

**TOWN OF ABERDEEN
PLANNING BOARD REGULAR MEETING
November 20, 2003
MINUTES**

Members Present: Jim Thomas, Chairman
Ray Bosworth
Linda Duncan
Mike Dunn
Elease Goodwin (arrived during discussion of Item IV. B.)
Maurice Holland
Sherrill Lee
Kemp Lowder, ETJ Alternate
Bill Prevatte, In-Town Alternate

Members Absent: None

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

Public Present: None

I. Call To Order

Chairman Thomas called the meeting to order at 7:02 p.m.

II. Approval of Minutes - Regular Meeting of October 16, 2003.

Ray Bosworth requested a correction be made to the minutes of the Regular Meeting of October 16, 2003. He was present at the meeting but not listed as such in the minutes.

Bill Prevatte made a motion, seconded by Linda Duncan, to approve the minutes of the Regular Meeting of October 16, 2003 with the above noted correction.

III. Old Business.

A. Proposed Town of Aberdeen Street Lighting Policy and Guidelines.

Mr. Hopkins requested that the Board turn their attention to the proposed lumen of the street lights throughout the Town of Aberdeen. He explained that there are two choices for residential areas; 5800 lumen or 9500 lumen. Mr. Hopkins also informed the Board that in the near future CP&L will not be offering the 5800 lumen light due to lack of requests for the same.

There was discussion of safety, direction of light and spacing. There was also a general consensus of the Board to go with a 9500 lumen light as opposed to the 5800 for safety reasons as well as availability in the future.

Following further discussion, a motion was made by Mike Dunn, seconded by Bill Prevatte, to approve and recommend approval of the proposed Town of Aberdeen Street Lighting Policy and Guidelines allowing only 9500 lumen lights within residential districts. The motion unanimously carried.

IV. New Business.

A. Application for Site Plan Review SP#03-09 submitted by The Hayter Firm for The Southern Landscaping Facility.

Mr. Hopkins informed the Board that this property is located in the Sandy Mine Commerce Park off of NC 5 Highway and Sand Pit Road. He answered questions regarding entrances and exits from Sand Pit Road, parking and landscaping.

Mr. Hopkins also explained that the property is located in the WSII Watershed and the developer has requested a special non-residential intensity allocation (SNIA) of 44% impervious

surface area. Mr. Hopkins also informed the Board that they were allowed to approve up to 70% SNIA.

Following discussion, a motion was made by Mike Dunn, seconded by Sherrill Lee, to approve and recommend approval of Application for Site Plan Review SP#03-09 as presented to the Town Board of Commissioners. Motion unanimously carried.

- B. Proposed Zoning Code Text Amendment ZA#03-07 concerning signs in shopping centers.

Mr. Hopkins informed the Board of a shopping center being considered for the Town of Aberdeen that would have approximately 100,000 sq. ft. of retail buildings comprised of four nationally known retail stores. The four nationally known retail stores would have between 20,000 sq. ft. and 30,000 sq. ft., one store would be approximately 7,000 sq. ft. and there would be several shops comprising approximately 10,000 sq. ft.

Mr. Hopkins explained that each of these nationally known stores typically have wall signage of 250 to 400 sq. ft. or more. He also explained the formula currently used in the Town of Aberdeen to calculate signage and presented a sketch to the Board of the proposed shopping center with proposed signage for the center. Mr. Hopkins explained that the current code allows for 2% of the square footage of the building frontage and developers of this shopping center would like to see something closer to 10%.

The Board discussed this item at length, reviewed the sketch of the shopping center and discussed a possible amendment to the ordinance. Some voiced their opinion that the current code did not allow sufficient signage and they would like to see an increase. Mr. Hopkins reminded the Board that they did not need to take action on this matter at this date. Instead he asked that the Board attend the scheduled Public Hearing for this matter on December 8, 2003. Following the Monday, December

8, 2003 Public Hearing, he asked that the Board make a recommendation to the Town Board of Commissioners at the Planning Board's Regular Meeting on Thursday, December 18, 2003.

C. Proposed Town of Aberdeen Street Lighting Policy and Guidelines.

Duplicate information from above item III. A.

D. Proposed amendment to the Town of Aberdeen Policy Regarding Residences or Businesses Located Outside the Corporate Limits of Aberdeen Who Request to be Connected to Aberdeen's Water and/or Sewer.

Mr. Hopkins informed the Board of the policy that has been in place since February 9, 1998 which requires any residence or business who requests to be connected to Aberdeen's water and/or sewer to petition for annexation. He explained that while this policy has worked well, there are times when the actual processing of the petition has resulted in extra work and/or time by both the petitioner and the Town.

Mike Dunn, as well as Maurice Holland, spoke of situations they were familiar with where this policy would apply. There was other discussion of the amendment regarding water, sewer, garbage pickup and other services of the Town provided to residents within the corporate limits of the Town of Aberdeen.

Following discussion, a motion was made by Mike Dunn, seconded by Eleese Goodwin, to approve and recommend approval of the proposed amendment to the Town of Aberdeen Policy Regarding Residences or Businesses Located Outside the Corporate Limits of Aberdeen Who Request to be Connected to Aberdeen's Water and/or Sewer to the Town Board of Commissioners. Motion unanimously carried.

V. Other Business.

Chairman Thomas reported that former Planning Board Chair Coolidge Thompson had recently been honored by the NC Republican Party as a Republican Hall of Fame Member.

Mike Dunn also reported that Mr. Thompson's health was not well at this time.

The Board congratulated Mr. Hopkins regarding his election as a Village of Whispering Pines Alderman.

VI. Staff Report.

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

Mr. Hopkins informed the Board that within six months work would begin on a comprehensive plan for the Town of Aberdeen. Mr. Jim Daughtery with the Department of Commerce, Division of Community Assistance, will be assisting us in our efforts over the next 18 to 24 months to create this plan.

VII. Adjourn.

With no further items for discussion, a motion was made by Mike Dunn, seconded by Maurice Holland, to adjourn the meeting. Motion unanimously carried. The meeting was adjourned at 7:48 p.m.

Heather N. Brown, Deputy Planner