

**TOWN OF ABERDEEN
PLANNING BOARD REGULAR MEETING
October 16, 2003
MINUTES**

Members Present: Jim Thomas, Chairman
 Elease Goodwin
 Maurice Holland
 Sherrill Lee
 Ray Bosworth
 Kemp Lowder, ETJ Alternate
 Bill Prevatte, In-Town Alternate

Members Absent: Linda Duncan
 Mike Dunn

Staff Present: Giles Hopkins, Planning Director
 Nancy M. Matthews, Town Clerk

Staff Absent: Heather Brown, Secretary

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 August 21, 2003.

Sherrill Lee made a motion, seconded by Maurice Holland, to approve the minutes of the regular meeting of August 21, 2003.

III. Old Business. None

IV. New Business.

- A. Application for Site Plan Review SP#03-08 submitted by Gifford Fisher to expand an existing catering facility.

Mr. Hopkins informed the Board that this property is located behind the Food Lion on NC 5 Highway. He stated Mr. Fisher operates a catering service and wants to expand his building adding a restaurant. Mr. Hopkins stated that Mr. Fisher is not required to pave the parking area.

Following discussion, a motion was made by Sherrill Lee, seconded by Elease Goodwin, to recommend to the Town Board of Commissioners approval of Application for Site Plan Review SP#03-08. Motion unanimously carried.

- B. Application for Conditional Use Permit and Site Plan Review SP#03-04 submitted by Michael and Glenda Foster for an automobile sales lot.

Mr. Hopkins stated the Public Hearing for this matter was held on October 13, 2003 at the regular meeting of the Board of Commissioners. He stated that Mr. and Mrs. Holder, whose well is located within 50 feet of Mr. Foster's building, spoke on concerns of oil and gas seeping into the ground and having an environmental impact on their well water. Mr. Hopkins informed the Planning Board of the Town Board's concern and would like this to be researched before making a recommendation.

After further discussion, a motion was made by Maurice Holland, seconded by Ray Bosworth, to recommend to the Town Board of Commissioners approval of the Conditional Use Permit with the stipulation that if there is an environmental problem, Mr. Foster will not be

allowed to place vehicles on this lot for sale until the problem is resolved. Motion unanimously carried.

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

Mr. Hopkins informed the Planning Board the Town has had no written policy on street lighting. He stated this would allow everyone to receive and use the same guidelines in the placement of streetlights. He then asked the Planning Board to observe the two different lights that are located on Poplar Street. He stated this would give them an idea of what the lights look like.

Mr. Hopkins will investigate to see that adequate lighting is in the apartments of Clearwater and Blue's Crossing. The Board will review and discuss at the next Planning Board meeting.

D. North Carolina Department of Transportation (DOT) 2006-2012 Transportation Improvement Program (TIP).

Mr. Hopkins reviewed with the Planning Board the outline and programs concerning enlarging and the construction of new roads/highways. He stated the Board needed to bring up ideas for road improvements and stay with their particular ideas. He suggested the Board come up with two projects for every two years and continue to push for these two projects.

V. Other Business.

Mr. Hopkins informed the Board that the Town is closer to reviewing a site plan for a major shopping center. He stated this would be where the old K-mart Shopping Center is located. He stated the are that now exist will be demolished and the

new complex will run all the way up 15/501 to the existing buildings.

VI. Staff Report.

Mr. Hopkins stated the Planning Board received all information in their agenda packets concerning the August and September reports on Development Project, Building Code Enforcement and the Planning and Zoning Permits issued.

VII. Adjourn.

With no further items for discussion, a motion was made by Bill Prevatte, seconded by Maurice Holland, to adjourn the meeting. Motion unanimously carried. The meeting was adjourned at 8:00 p.m.

Nancy M. Matthews, Town Clerk