

TOWN OF ABERDEEN  
PLANNING BOARD REGULAR MEETING  
August 21, 2003  
**Minutes**

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

Members Absent: None

Public Present: Mike Duncan, Darrell Cole

Staff Present: Giles Hopkins, Planning Director  
Heather Brown, Secretary

Chairman Thomas called the meeting to order at 7:04 PM.

New ETJ Alternate Member Kemp Lowder was introduced by Mr. Hopkins and welcomed by the Board.

Mrs. Linda Duncan made a motion, seconded by Mr. Maurice Holland, to approve the minutes of the July 17, 2003 Regular Meeting. The motion was approved 7-0.

Old Business:

Chairman Thomas presented proposed Zoning Code Text Amendment ZA#03-06 concerning mini storage warehouses previously approved in the HC Highway Commercial District. This amendment is a result of a number of amendments that were adopted on April 3, 2003. One of which removed mini storage warehouses from the HC Highway Commercial District as a Conditional Use. He explained that there are several locations in this District that have been approved for mini storage warehouses through Conditional Use Permits granted prior to the April 3,

2003 amendment. This particular amendment would allow approved but un-built mini storage warehouses with a definitive completion deadline. The required Public Hearing regarding Zoning Code Text Amendment ZA#03-06 was held August 11, 2003. Following discussion, a motion was made by Mr. Mike Dunn, seconded by Mrs. Elease Goodwin, to approve and recommend approval of Zoning Code Text Amendment ZA#03-06 to the Town Board of Commissioners. The motion was approved 7-0.

New Business:

Chairman Thomas presented Application for Site Plan Review SP#03-06 submitted by Darrell Cole for an automobile washing establishment and wholesale business to be located on the south side of NC 211 Highway between Pee Dee Road and Central Drive. The property is currently located in an HC Highway Commercial District, which allows both of these uses as a Permitted Use. A motion was made by Mr. Dunn, seconded by Mrs. Duncan, to approve and recommend approval of Application for Site Plan Review SP#03-06 to the Town Board of Commissioners. The motion was approved 7-0.

Chairman Thomas presented Application for Site Plan Review SP#03-07 submitted by the North Carolina Department of Transportation for a modular building office unit to be located at 902 N. Sandhills Boulevard, where a smaller unit exists currently. Following discussion and review, a motion was made by Mrs. Duncan, seconded by Mr. Holland, to approve and recommend approval of Application for Site Plan Review SP#03-07 to the Town Board of Commissioners. The motion was approved 7-0.

Other Business:

Mr. Hopkins made the Board aware of several locations being affected by heavy rainfall and efforts being made to get assistance from the State. He also spoke briefly on future plans for NC 5 Highway.

With no further business, the meeting adjourned at 7:27 PM.

Respectfully submitted,

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Heather N. Brown, Secretary to the Board