

TOWN OF ABERDEEN
PLANNING BOARD SPECIAL CALLED MEETING
June 19, 2003
Minutes

Members Present: Mark Edwards
Elease Goodwin
Bill Prevatte, In-Town Alternate
Mike Dunn
Linda Duncan
Ray Bosworth, Out-of-Town Alternate
Sherrill Lee

Members Absent: Jim Thomas
Maurice Holland

Public Present: David Hockey, Jason Gross, Amy Schot (all representing Alltel)
Commissioner Donna Shannon

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

Vice Chairman Sherrill Lee called the meeting to order at 7:01 PM.

Mr. Mark Edwards asked that one correction be made to the minutes of the last meeting; he was not present. Mr. Mike Dunn made a motion, seconded by Mrs. Linda Duncan, to approve the minutes of the Special Called Meeting of June 2, 2003 with the correction presented. The motion was approved 7-0.

Old Business:

Vice Chairman Lee presented proposed Zoning Code Text Amendment ZA#03-04 regarding Section 155.011: Accessory Buildings. The Board reviewed amendments made by the Planning Staff that were requested at the June 2, 2003 Special Called Meeting. A motion was made by Mr. Dunn, seconded by Mrs. Elease Goodwin, to approve Zoning Code Text Amendment ZA#03-04 and recommend approval to the Town Board of Commissioners. The motion was approved 7-0.

New Business:

Vice Chairman Lee presented Final Subdivision Plat FP#03-01 submitted by Neal Smith Engineering, Inc. for Phase I of Glen Laurel Subdivision. Mr. Hopkins informed the Board the

required infrastructure was in place. Following review, a motion was made by Mr. Ray Bosworth, seconded by Mrs. Duncan, to approve Final Subdivision Plat FP#03-01. The motion was approved 7-0.

Vice Chairman Lee presented Zoning Code Text Amendment ZA#03-05 concerning front setbacks in the HCOD Highway Corridor Overlay District. Mr. Hopkins informed the Board that several property owners along NC 5 Highway attended the Monday, June 9, 2003 Public Hearing. Some of those in attendance and in opposition of the amendment included Linda Pope, Jackie Speight, Pine Tree Animal Hospital, the Almonds and Ron Meyers. The Board voiced their concern regarding the protection of the property owners along NC 5 Highway and the concern that some property owners would lose use of their property for development. Mr. Dunn made a motion, seconded by Mr. Edwards, to table this item to provide the Planning Staff ample time to prepare a visual of both residential and commercial properties that would be affected. The motion was approved 6-1 with Mrs. Duncan voting against tabling the item.

Vice Chairman Lee presented Application for Conditional Use Permit CU#03-02 submitted by Alltel Communications for a wireless communications facility to be placed on Aberdeen Water Tank #3. Mr. Hopkins informed the Board that a Public Hearing was held on Monday, June 9, 2003 and noted there was no opposition. Following a presentation by representatives of Alltel Communications, a motion was made by Mr. Dunn, seconded by Mr. Edwards, to approve and recommend approval of Application for Conditional Use Permit CU#03-02 to the Board of Commissioners. The motion was approved 7-0.

Vice Chairman Lee presented Application for Site Plan Review SP#03-03 submitted by Michael W. Laws for Magnolia Square, a business planned development. Mr. Hopkins informed the Board that a Conditional Use Application had been approved for this location and that the Site Plan meets all requirements of the Town of Aberdeen Zoning Code regarding the same. He did inform the Board that Mr. Laws had removed from the lot quite a number of large trees and that Mr. Laws was aware that these trees would have to be replaced during the development of the property. Following discussion, a motion was made by Mrs. Duncan, seconded by Mrs. Goodwin, to approve and recommend approval of the Application for Site Plan Review SP#03-03 to the Town Board of Commissioners. The motion was approved 7-0.

Other Business:

None.

With no further business, the meeting adjourned at 7:40 PM.

Respectfully submitted,

Heather N. Brown, Secretary to the Board