

TOWN OF ABERDEEN  
PLANNING BOARD REGULAR MEETING  
March 20, 2003  
**Minutes**

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

Members Absent: None

Public Present: Bill Zell, Town Manager  
Jackie Speight  
Rodney Speight

Staff Present: Giles Hopkins, Planning Director  
Heather Brown, Secretary  
Tom Marsh, Code Enforcement Officer

Chairman Thomas called the meeting to order at 7:01 PM at which time he asked that everyone join him in a moment of silence for the soldiers who were in Iraq and their families.

Mr. Mike Dunn made a motion, seconded by Mr. Mark Edwards, to approve the minutes of the Regular Meeting of January 16, 2003 as presented. The motion was unanimously approved.

Old Business:

None.

New Business:

Chairman Thomas presented Application for Conditional Use Permit CU#03-01 submitted by Jackie Speight For mini-storage warehouses to be located on the east side of US 1 Highway between Roseland Road and Pinehurst Street. Mr. Hopkins informed the Board

that the required Public Hearing for this item had been held on Monday, March 10, 2003, and the purpose of their review tonight was to make a recommendation to the Town Board of Commissioners regarding the same. He also informed the Board that should Mr. Speight receive approval from the Board of Commissioners, he would then submit an Application for Site Plan Review for approval from the Planning Board and Board of Commissioners. Mr. Bill Prevatte voiced his concern with the runoff created by the structures and how it would affect the surrounding properties. Mr. Speight informed the Board that there were currently ditches in place that would carry any runoff to a nearby stream. Mr. Hopkins also added that this development would not disturb more than an acre of land. Mr. Dunn asked how the structures would look from the street and Mr. Speight informed him that they would use a decorative stone. He also stated that a gate would be utilized at this location. Following discussion, a motion was made by Mr. Edwards, seconded by Mr. Dunn, to approve and recommend approval of Application for Conditional Use Permit CU#03-01 to the Town Board of Commissioners. The motion was unanimously approved.

Proposed Zoning Code Text Amendment ZA#03-01 regarding District Regulations was presented by Mr. Hopkins. He informed the Board that this particular Zoning Amendment dealt with deletions and additions to permitted and conditional uses in Chapter 155.040: R-20A Residential District, Chapter 155.041: R-20 Residential District, Chapter 155.041A: R-15 Residential District, Chapter 155.041B: R-16 Residential District, Chapter 155.042: R-10 Residential District, Chapter 155.042A: R-10 MH Residential District, Chapter 155.043: R-6 Residential District, Chapter 155.043A: R-6 MH Residential District, Chapter 155.044: B-1 Central Business District, Chapter 155.045: HC Highway Commercial District, Chapter 155.046: B-2 Neighborhood Shopping District, Chapter 155.046A: B-3 Neighborhood Transitional District, Chapter 155.047: O-I Office and Institutional District, Chapter 155.049: I-H Industrial District (Heavy), Chapter 155.050: MH Manufactured Home District and Chapter 155.004: Definitions that were discussed at three joint meetings held by the Board of Commissioners and Planning Board. Following brief discussion, a motion was made by Mr. Dunn, seconded by Mr. Edwards, to approve and recommend approval of Zoning Code Text Amendment ZA#03-01 to the Board of Commissioners. The motion was unanimously approved.

#### Other Business:

Mr. Dunn asked that work begin regarding a proposed amendment to the code regarding gas stations and requirements to be placed on such in the future. Mr. Hopkins stated that he would begin to put something together to submit to the Board for their review.

Chairman Thomas welcomed new Town Manager Bill Zell and his family to the Town of Aberdeen and stated that he and the Board looked forward to working with him.

Mr. Hopkins stated that at the April 17, 2003 Regular Meeting of the Planning Board, he would have zoning amendments regarding signs, accessory structures and conditional use requirements for the Board's review.

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

Respectfully submitted,

---

Heather N. Brown, Secretary to the Board