

TOWN OF ABERDEEN
PLANNING BOARD REGULAR MEETING
August 15, 2002
Minutes

Members Present: Jim Thomas
Mike Dunn
Mark Edwards
Linda Duncan
Sherrill Lee
Maurice Holland
Elease Goodwin
Bill Prevatt, In-Town Alternate

Members Absent: None

Public Present: John Hawthorne
Mary Williamson

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

Mr. Giles Hopkins, Planning Director (and a N.C. Notary Public), acting as Temporary Chairman, called the meeting to order at 7:02 pm in lieu of the fact that a new Chairman and Vice-Chairman needed to be elected for the new fiscal year. Mr. Hopkins then opened the floor for nominations for Chairman. A nomination was made for Jim Thomas to serve as Chairman. Being there were no other nominations, a motion was made by Mr. Mike Dunn, seconded by Mrs. Linda Duncan, to elect Jim Thomas as Chairman for a one (1) year term ending June 30, 2003. The motion was approved 7-0.

Chairman Thomas asked that Mr. Hopkins introduce the Board's two new members. Mr. Hopkins introduced Mrs. Elease Goodwin and informed the Board that she was the new in-town member and had full discussion and voting rights. He then introduced Mr. Bill Prevatt as the Board's new in-town alternate. He explained that Mr. Prevatt could at any time enter into discussion but would only vote when a regular in-town member was absent. The Board welcomed the two new members and thanked each for their willingness to serve on the Planning Board.

Mr. Mark Edwards made a motion, seconded by Mr. Dunn, to approve the minutes of the Regular Meeting of July 18, 2002 as presented. The motion was approved 7-0.

Old Business:

Chairman Thomas presented a petition regarding rezoning of property(ies) located on the west side of N. Poplar Street. Mr. Hopkins presented the Board with four district possibilities: R-10 Residential District, O-I Office and Institutional District, HCOD Highway Corridor Overlay District and B-3 Neighborhood Transitional District. As a whole, the Board agreed that they did not believe the property(ies) in question would be developed as it is currently zoned, HC Highway Commercial. The Board also agreed that because the property(ies) back(s) up to more HC Highway Commercial property on US 1 Highway, it would probably not be developed as residential property if it were rezoned to that. The Board closely reviewed the B-3 Neighborhood Transitional District and the O-I Office and Institutional District with the consensus that should the property(ies) be rezoned it would most likely better enhance development of the property(ies) if rezoned to B-3 Neighborhood Transitional District. Mr. Dunn requested that he be allowed to ask the two residents present who live in the Poplar Street area and whose names were listed on the petition some questions. Chairman Thomas allowed the same. Mr. Dunn inquired as to whether or not the B-3 Neighborhood Transitional District would be an acceptable zoning district for the property(ies). Mrs. Mary Williamson stated that she was very aware that the property(ies) would most likely not be developed as residential property and had no problem with the types of businesses that would be allowed in the B-3 Neighborhood Transitional District provided that these businesses were not open past nine or ten o'clock at night and that alcohol consumption was not allowed on the property(ies) which may affect the well being of the residents who live in the vicinity in question. She also stated that she was certainly not against change and would welcome any progress to that area. Mr. John Hawthorne reiterated the same and stated that of all of the current zoning districts, he felt B-3 Neighborhood Transitional District would be the most appropriate zoning for this property(ies). Members of the Board stated that they would still like for the owners of the property(ies) in question to be notified of the process which is taking place and allow them to speak on the matter as well. Mr. Hopkins agreed and stated the property owners would be notified. Mr. Dunn made a motion, seconded by Mrs. Duncan, to table this item to the next meeting. The motion was approved 7-0.

New Business:

Chairman Thomas presented an Application for Site Plan Review SP#02-03 submitted by Vince Zucchini for a satellite parking area to be located the southwest corner of Montford Street and Poplar Street for the First Baptist Church of Aberdeen. Mr. Hopkins stated that the two entrances into the area currently exist, that he has requested the parking area not be paved and that the landscaping at the site would be enhanced. Mr. Hopkins stated that the Site Plan meets the Town's Codes and Regulations and that he approves the Site Plan and recommends the Planning Board approve the same. Following discussion, a motion was made by Mr. Dunn, seconded by Mr. Maurice Holland, to approve and recommend approval of Application for Site Plan Review SP#02-03 to the Town Board of Commissioners. The motion was approved 7-0.

Other Business:

Mr. Hopkins stated that the Town Board has proposed the possibility of a joint meeting with the Planning Board on the first Monday of each month at 5:30 pm. He informed the Board that only items that required a Public Hearing would be on the Agenda at these meetings and should there be no items that required a Public Hearing there would not be a joint meeting held that month. Mrs. Duncan made a motion, seconded by Mr. Dunn, to try the joint meeting for six months, evaluate the outcome and then make a decision as to whether or not to continue. The motion was approved 7-0.

Staff Report:

Mr. Hopkins reviewed Building and Zoning Monthly Summaries for July as well as the Ordinance and Code Enforcement Summary and Status of Development Projects Approved, Pending Approval or Under Consideration with the Board. He also advised that the next Planning Board Meeting would be held on September 19, 2002.

With no further business, the meeting adjourned at 8:02 PM.

Respectfully submitted,

Heather N. Brown, Secretary to the Board