

TOWN OF ABERDEEN
PLANNING BOARD RESCHEDULED REGULAR MEETING
July 18, 2002
Minutes

Members Present: Jim Thomas
Mike Dunn
Mark Edwards
Linda Duncan

Members Absent: Sherrill Lee
Maurice Holland

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

Chairman Thomas called the meeting to order at 7:11 PM and appointed Tom Marsh as acting Secretary due to the fact Secretary Heather Brown was absent.

Mrs. Linda Duncan made a motion, seconded by Mr. Mike Dunn, to approve the minutes of the Regular Meeting of June 20, 2002 as presented. The motion was approved 4-0.

Old Business:

Chairman Thomas presented Application for Conditional Use Permit CU#02-03 submitted by Stafford Land Co., Inc. for a Residential Planned Development to be located at the end of Magnolia Drive which had been tabled from the June 20, 2002 Regular Meeting. Mr. Hopkins explained to the Board that the property is currently zoned R-20 Residential District, which requires a 20,000 square foot minimum lot size and a 1400 square foot minimum residence. A Residential Planned Development allows the lots to be 15,000 square feet as requested and if approved in the Conditional Use Permit. The minimum lot width and setbacks, etc. would all remain the same. He also advised that the Conditional Use Permit is being sought so that duplexes could be placed on the final phase of the development. Mr. Hopkins advised the Board that he felt if duplexes are allowed, they should be built to look like a single family residence and each unit in each duplex should be required to have a minimum of 1,000 square feet. Following

further discussion, a motion was made by Mr. Dunn, seconded by Mrs. Duncan, to make the following findings:

- A. That the establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
- B. That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted or substantially diminish and impair property values within the neighborhood;
- C. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;
- D. That the exterior architectural appeal and functional plan of any proposed structure will not be so at variance with either the exterior architectural appeal and functional plan of the structures already constructed or in the course of construction in the immediate neighborhood or the character of the applicable district as to cause a substantial depreciation in the property values within in the neighborhood;
- E. That adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided;
- F. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
- G. That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located except as such regulations may in each instance be modified by the Board of Commissioners pursuant to the recommendation of the Planning Board;

and that the following conditions be attached to Conditional Use Permit CU#02-03:

1. That all aspects of the R-20 Residential District and related zoning code provisions apply except the following:

- a. That the size of any lot may not be less than 15,000 square feet provided town water and sewer are provided to each lot or dwelling;
- b. That the minimum required living area per single family dwelling, exclusive of covered porches and garages, shall not be less than 1,500 square feet;
- c. That there may be up to sixty-six (66) two-family units (33 buildings) as proved and located in the application and provided all two-family buildings have an exterior frontal look as a single family house and that each unit within a two-family building is at least 1,000 square feet of heated living space and that town water and sewer are provided to each living unit;
- d. That farming, truck gardening, nurseries, daycare facilities, mining and related activities, Class A Manufactured Homes and land clearing and inert debris landfills (LCID) are not allowed as permitted uses or conditional uses; and
- e. That in any case where any consecutive phase of the five (5) phases in the application is not exercised within three (3) years of the exercising of the phase preceding it, then the permit for all unexercised phases shall be null and void;

and to approve and recommend to the Town Board of Commissioners that Application for Conditional Use Permit CU#02-03 be approved. The motion was approved 4-0.

Chairman Thomas presented a petition regarding rezoning of property located on the west side of N. Poplar Street. Mr. Hopkins requested this item be tabled to the next meeting to allow him time to get more materials together and make the owners of the property in question aware that the Planning Board would be reviewing said property and petition. All present agreed and the item was tabled.

New Business:

None.

Other Business:

None.

Staff Report:

Mr. Hopkins reviewed Building and Zoning Monthly Summaries for June 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 August 15, 2002.

With no further business, the meeting adjourned at 7:49 PM.

Respectfully submitted,

Heather N. Brown, Secretary to the Board