

TOWN OF ABERDEEN  
PLANNING BOARD RESCHEDULED REGULAR MEETING  
June 20, 2002  
**Minutes**

Members Present: Jim Thomas  
Mike Dunn  
Mark Edwards  
Maurice Holland

Members Absent: Sherrill Lee  
Linda Duncan

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

Chairman Thomas called the meeting to order at 7:08 PM.

Mr. Mark Edwards made a motion, seconded by Mr. Maurice Holland, to approve the minutes of the Regular Meeting of May 23, 2002 as presented. The motion was approved 4-0.

Old Business:

None.

New Business:

Chairman Thomas presented Application for Rezoning RZ#02-02 submitted by Milton Matich to rezone property off of Domino Drive from R-20 Residential District to R-15 Residential District. Mr. Hopkins informed the Board that under the R-15 zoning, 48 lots could be accommodated on this property. Mr. Mike Dunn inquired as to whether or not there would be a strip of property between the one in question and the adjoining I-H Industrial (Heavy) District that would remain R-20 Residential District. Mr. Hopkins informed him that there would not. Following additional discussion, a motion was made by Mr. Edwards, seconded by Mr. Holland, to approve and recommend approval of Application for Rezoning RZ#02-02 to the Town Board of Commissioners. The motion was approved 4-0.

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. Mr. Hopkins informed the Board that approximately 72± acres would be developed in five or more phases. He also asked that the Board not make a decision on this item at this time, but to visit the site and get more acquainted with the location and its surroundings. He asked that the Board table this item until further information could be obtained by the Board and they could familiarize themselves with this location. By consensus this item was tabled to the next meeting.

Chairman Thomas presented Application for Site Plan Review SP#02-02 submitted by Michael Palladino for a garden center. Mr. Hopkins informed the Board that the proposed garden center would be located between Poplar Street and US 1 Highway on Washington Street behind Walgreen's (currently under construction). He stated the property is currently located in an HC Highway Commercial Zoning District and plant nurseries are Permitted Uses in the HC Highway Commercial District. Following brief discussion, a motion was made by Mr. Dunn, seconded by Mr. Holland, to approve and recommend approval of Application for Site Plan Review SP#02-02 to the Town Board of Commissioners. The motion was approved 4-0.

Chairman Thomas presented Zoning Code Text Amendment ZA#02-04 concerning the Town of Aberdeen Code of Ordinances Chapter 31: Departments, Boards and Commissions, Planning Board and more particularly § 31.31 Compositions; Terms; Vacancies. Mr. Hopkins stated that the Town Board of Commissioners expressed a desire to increase the number of residents serving on the Planning Board by an additional in-town member and an alternate. After consulting with the Town Attorney, he advised it would be necessary to have an alternate for in-town and an alternate for the extraterritorial jurisdiction (ETJ) and that the alternate(s) would only vote when one of the in-town or ETJ members respectively were absent. The total voting membership of the Planning Board would only increase by one, from six to seven and the alternates would be able to participate in all Planning Board discussions/considerations. Following discussion, a motion was made by Mr. Edwards, seconded by Mr. Dunn, to approve and recommend approval of Zoning Code Text Amendment ZA#02-04. 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 informed the Board that a number of residents along and east of North Poplar Street from Dogwood Lane to Johnson Street had voiced their concern, by a petition to the Planning Board, regarding the current zoning of property located on the west side of N. Poplar Street. Many of the Board Members stated they had also received copies of the petition via mail. Mr. Hopkins stated that the property owners were requesting that the Planning Board consider changing the zoning of the described property from HC Highway Commercial to B-3 Neighborhood Transitional District, which they feel would provide a better transition between business and residential areas. Mr. Hopkins stated that he was not asking the Board to make a decision at this time, but to consider the petition and become more familiarized with the location. The Board stated that they wanted to be sure that all owners of any property to be rezoned would be contacted and Mr. Hopkins assured the Board that the owners would be contacted. He also stated that he was in the process of gathering additional information regarding the property in question, property owners and locations of all people signing the petition, etc. and would present this to the Board at their next regular meeting.

#### Other Business:

Mr. Hopkins informed the Board that he had compiled a draft of the Town of Aberdeen Natural Hazard Mitigation Plan to be submitted to the State. He asked that the Board review the draft and return to the next regular meeting with comments, additions or deletions.

#### Staff Report:

Mr. Hopkins reviewed Building and Zoning Monthly Summaries for May 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 July 18, 2002.

With no further business, the meeting adjourned at 7:58 PM.

Respectfully submitted,

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Heather N. Brown, Secretary to the Board