

TOWN OF ABERDEEN
PLANNING BOARD REGULAR MEETING
March 21, 2002
Minutes

Members Present: Jim Thomas, Chairman
Mike Dunn
Mark Edwards
Maurice Holland
Sherrill Lee
Linda Duncan

Members Absent: None

Public Present: John Stone
Donna Shannon
M. Grey Styers, Jr.

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

Chairman Thomas called the meeting to order at 7:02 PM and appointed Tom Marsh as acting Secretary due to the fact Secretary Heather Brown was absent.

Mr. Mark Edwards made a motion, seconded by Mrs. Linda Duncan, to approve the minutes of the Regular Meeting of February 21, 2002 as presented. The motion was approved 6-0.

Old Business:

Mr. Hopkins presented Application for Rezoning RZ#01-06 by John D. Stone. Following discussion, a motion was made by Mr. Edwards, seconded by Mr. Sherrill Lee, to approve and recommend approval of Application for Rezoning RZ#01-06 to the Board of Commissioners and if Mr. Richard Page, an adjoining property owner with two parcels of land, desires to have his property R-20 Residential District as well, that his two parcels also be rezoned to R-20 Residential District. The motion was approved 5-1 with Chairman Thomas voting against the motion.

New Business:

Mr. Hopkins presented Application for Conditional Use Permit CU#02-01 submitted by S.T. Wooten Corporation. Mr. Hopkins explained that S.T. Wooten Corporation was requesting to continue operation of its existing asphalt manufacturing plant. He explained that as the Zoning Code currently exists, S.T. Wooten and the operations there are “grand fathered” and that asphalt production operations fall within the scope of at least one of the listed conditional uses in the I-H Industrial (Heavy) District. A motion was made by Mr. Mike Dunn, seconded by Mr. Maurice Holland, to make the following findings of fact:

- 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 to approve and recommend approval of Application for Conditional Use Permit CU#02-01 to the Board of Commissioners. The motion was unanimously approved.

A draft of an ordinance to establish/recreate the Town of Aberdeen Historic Preservation Commission was presented. Mr. Hopkins requested that the Board review the proposed ordinance and plan on having further discussion and make a recommendation to the Town Board of Commissioners at the April 18, 2002 Planning Board Meeting.

STAFF REPORT:

Mr. Hopkins reviewed Building and Zoning Monthly Summaries for February 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 April 18, 2002.

With no further business, the meeting adjourned at 7:23 PM.

Respectfully submitted,

Thomas Marsh, Acting Secretary to the Board