

TOWN OF ABERDEEN
PLANNING BOARD REGULAR MEETING
November 15, 2001
Minutes

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

Members Absent: Sherrill Lee

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

Due to Chairman Jim Thomas being a few minutes late, a motion was made by Mr. Mark Edwards, seconded by Mr. Mike Dunn, at 7:24 pm to elect Mrs. Linda Duncan as acting Chairman until Chairman Thomas would arrive. The motion was approved 4-0.

Mr. Maurice Holland made a motion, seconded by Mr. Edwards, to approve the minutes of the Regular Meeting of October 18, 2001 as presented. The motion was approved 4-0.

(Note: At this point in the meeting Chairman Thomas arrive and the gavel was turned over to him.)

New Business:

Mr. Hopkins presented Application for Site Plan Review SP#01-06 for Aberdeen Coca Cola Bottling Company's new warehouse addition located between Tarbell Street and Sycamore Street.

He advised that the property was currently located in an HC Highway Commercial District and the existing structure located on the property was a small brick office type building with a small cement block building attached to the rear. He informed the Board that the President of Aberdeen Coco Cola Bottling Company, Inc., Mr. Moon, was proposing to keep the small brick building, remove the small cement block building and add a 60 ft. x 90 ft. warehouse to the back of the small brick office building to accommodate their warehousing needs.

After brief discussion, a motion was made by Mr. Dunn, seconded by Mrs. Duncan, to approve and recommend approval of Application for Site Plan Review SP#01-06 to the Board of Commissioners.

Mr. Hopkins presented Application for Rezoning RZ#01-05 to rezone eleven properties located on Magnolia Drive from R-20A Residential District to R-20 Residential District. He stated that there were currently twenty-seven properties on Magnolia Drive zoned R-20A Residential District and all of these properties were surrounded, on three sides, by R-20 Residential District zoning and on one side by R-6 Residential District.

Mr. Hopkins explained that if the request by the eleven property owners to rezone was approved, then the result would be smaller islands of R-20A Residential District, which does not make for good legal zoning.

Mr. Dunn stated that he feared that the continuation of rezoning property from R-20A Residential District to R-20 Residential District would eventually eliminate Aberdeen's entire R-20A Residential District.

After further discussion, Mr. Dunn stated that he had no desire to damage the integrity of the Board and felt that he had a monetary stake in this matter and asked that Chairman Thomas and the Board excuse him from voting on this matter.

Mr. Holland made a motion, seconded by Mr. Edwards, to excuse Mr. Dunn from voting on Application for Rezoning RZ#01-05. The motion was approved 4-0.

Following continued discussion, a motion was made by Mr. Holland, seconded by Mr. Edwards, to approve and recommend approval of Application for Rezoning RZ#01-05 to the Town Board of Commissioners. The motion was approved 3-1 with Mrs. Duncan voting against the motion.

STAFF REPORT:

Mr. Hopkins reviewed Building and Zoning Monthly Summaries 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 December 20, 2001.

With no further business, the meeting adjourned at 8:10 PM.

Respectfully submitted,

Heather Brown, Secretary to the Board