

TOWN OF ABERDEEN  
PLANNING BOARD REGULAR MEETING  
September 20,2001  
**Minutes**

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

Members Absent: None

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

Chairman Jim Thomas called the meeting to order at 7:00 pm and opened the meeting by expressing the Board's sympathy for the tragedy that occurred on September 11, 2001 in our nation.

Mr. Mark Edwards made a motion, seconded by Mr. Mike Dunn, to approve the minutes of the Regular Meeting of August 16, 2001 as presented. The motion was approved 4-0.

(Note: At this point during the meeting the fifth and sixth Board Members arrived.)

New Business:

Mr. Hopkins presented Application for Conditional Use Permit CU#01-05 submitted by Mr. Curtis Hill to provide night entertainment at 209 NC 211 Highway. After brief discussion of the Conditional Use Permit procedure, a motion was made by Mr. Dunn, seconded by Mr. Maurice Holland, 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#01-05:

1. That a designated parking area be provided that has only one (1) ingress and one (1) egress onto NC 211 Highway and that no parking is allowed in the required fifteen (15) foot setback from the road right-of-way, nor shall parking be allowed such that vehicles can back directly from the parking area onto NC 211 Highway; and
2. That adequate street type lighting be provided at the ingress and egress

locations and in other portions of the parking area so as to provide good visibility without the aid of other lighting devices; and

3. The property for which this permit is being issued, as well as all adjacent properties, streets or roads, is to be kept neat and clean at all times of trash, cans or bottles; and
4. The hours of operation of the business are to be the same as provided by the State ABC Regulations or Laws and any other applicable laws or regulations, State or Local; and
5. Alcoholic beverages sold on the property are limited to beer and wine only,

and to approve and recommend to the Town Board of Commissioners that Application for Conditional Use Permit CU#01-05 be approved. The motion was unanimously approved.

Mr. Hopkins then presented Application for Conditional Use Permit CU#01-06 submitted by Mr. Jack M. Taylor to operate an auto sales, repair, body shop and light assembly/manufacturing at 110 S. Sandhills Boulevard. Chairman Thomas inquired as to the operational plan for the building. The applicant responded that all mechanical work would be performed on the top level and painting would be done in the basement. He also offered that the storage of vehicles would be around the rear of the building hidden from visibility from US 1 Highway. After brief discussion, a motion was made by Mr. Edwards, seconded by Mr. Holland, 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 to approve and recommend approval of Application for Conditional Use Permit CU#01-06 to the Board of Commissioners. The motion was unanimously approved.

Mr. Hopkins presented Zoning Code Text Amendment ZA#01-07 concerning a proposed sign ordinance amendment submitted by Primary Investment & Management, Inc. After lengthy discussion of the current sign ordinance and the proposed amendments by the applicant, a motion was made by Mr. Holland, seconded by Mr. Edwards, to amend the sign ordinance by allowing shopping centers a sign with a maximum height of 25 feet and a maximum square footage of 200 feet. Mr. Hopkins also informed the Board that a shopping center is defined as a center having 10 or more stores or units. The motion was unanimously approved.

Mr. Hopkins presented Application for Site Plan Review SP#01-04 submitted by Neal Smith Engineering for Walgreens Drug Store to be located on the corner of US 1 Highway and Johnson Street where the Trade Mart is currently located. After review of Site Plan SP#01-04 a motion was made by Mrs. Linda Duncan, seconded

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by Mr. Holland, to approve and recommend approval of Application for Site Plan Review SP#01-04 to the Board of Commissioners.

**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 October 18, 2001.

With no further business, the meeting adjourned at 7:45 PM.

Respectfully submitted,

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Heather Brown, Secretary to the Board

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