

TOWN OF ABERDEEN
PLANNING BOARD REGULAR MEETING
August 16,2001
Minutes

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

Members Absent: Mark Edwards

Staff Present: Giles Hopkins, Planning Director
Heather Brown, Secretary to the Board

Mr. Giles Hopkins, Planning Director (and a N.C. Notary Public), acting as Temporary Chairman, called the meeting to order at 7:00 pm in lieu of the fact that a new Chairman and Vice-Chairman needed to be elected for the new fiscal year. Mr. Hopkins then opened the floor for nominations for Chairman. A nomination was made for Jim Thomas to serve as Chairman. Being there were no other nominations, a motion was made by Mike Dunn, seconded by Sherrill Lee, to elect Jim Thomas as Chairman for a one (1) year term ending June 30, 2002. The motion was approved 4-0.

Chairman Thomas then accepted the gavel as Chairman and called for nominations for Vice-Chairman for a one (1) year term ending on June 30, 2002. A nomination was made for Sherrill Lee to serve as Vice-Chairman. Being there were no other nominations, a motion was made by Mike Dunn, seconded by Maurice Holland, to elect Sherrill Lee as Vice-Chairman for a one (1) year term. The motion was approved 4-0.

Chairman Thomas then appointed Mrs. Heather Brown to serve as Secretary to the Planning Board.

Mr. Sherrill Lee made a motion, seconded by Mr. Mike Dunn, to approve the minutes of the Regular Meeting of July 19, 2001 as presented. The motion was approved 4-0.

(Note: At this point during the meeting the fifth Board Member arrived.)

New Business:

Mr. Hopkins presented Application for Conditional Use CU#01-04 submitted by Deborah S. Proctor, GM for WCPE Classic Radio to install a translator and ancillary equipment on and around Aberdeen Elevated Water Tank #1. After brief discussion of the Conditional Use Permit procedure, a motion was made by Mr. Lee, 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 to approve and recommend to the Town Board of Commissioners that Application for Conditional Use CU#01-04 be approved. The motion was approved 5-0.

Other Business:

Chairman Thomas asked Mrs. Brown to let the entire Public Works Staff know how neat and well kept all of the Town's grounds were. The entire Planning Board reiterated the same and asked that a note of appreciation be mailed to the Public Works Department.

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 September 20, 2001.

With no further business, the meeting adjourned at 7:25 PM.

Respectfully submitted,

Heather Brown, Secretary to the Board