

TOWN OF ABERDEEN
PLANNING BOARD REGULAR MEETING
May 24, 2001
Minutes

Members Present: Maurice Holland
Mike Dunn
Sherrill Lee
Linda Duncan

Members Absent: Jim Thomas, Chairman
Mark Edwards

Staff Present: Heather Brown, Secretary to the Board
Tom Marsh, Code Enforcement Officer

Vice Chairman Lee called the meeting to order at 7:00 PM.

Mr. Mike Dunn made a motion, seconded by Mrs. Linda Duncan, to approve the minutes of the Regular Meeting of April 19, 2001 as presented. The motion was approved 4-0.

New Business:

Vice Chairman Lee presented Application for Rezoning RZ#01-03 by Clay R. Culbreth. Mr. Lee informed the Board that Mr. Culbreth would like to rezone the rest of a piece of property located on the west side of NC 15-501 Highway directly behind the U-Stor It Mini Warehouses from C-I Commercial and Industrial (Light) to HC Highway Commercial. After discussion, a motion was made by Mr. Dunn, seconded by Mr. Maurice Holland, to approve and recommend approval of Application for Rezoning RZ#01-03 to the Town Board of Commissioners. The motion was approved 4-0.

Vice Chairman Lee presented Application for Conditional Use CU#01-03 to construct seven (7) mini storage buildings on property located directly behind the U-Stor It Mini Warehouse on US 15-501 Highway by Clay R. Culbreth. Mrs. Heather Brown explained that issuance of Conditional Use Permit was subject to approval of the Application for Rezoning RZ#01-03, which would place all of the lot in the same zoning district – HC Highway Commercial. After discussion a motion was made by Mrs. Duncan, seconded by Mr. Dunn, 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 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 the permit as well:

1. That it is emphasized that the provisions of the Zoning Code of Section 155.195 through Section 155.218 concerning screening and trees applies to the entire length of the lot line adjacent to the residential zoned property.

2. That the screening materials in the buffer area are to be composed primarily of natural or live vegetation that within three (3) years will opaquely screen the mini warehouses from the ground to a height of not less than ten (10) feet and that the vegetation is to be maintained in a natural or live state at all times. (A solid fence, not to exceed 6 feet in height, may also be used to help create the opaque screen, but the natural or live vegetative screen is to visually dominate when viewed from the residential zoned property.)

3. That the colors of the exterior of the mini warehouses be earth tones.

4. That any lighting be shielded or directed so as to shine to the ground, as well as no lighting is to be permitted to shine directly onto any adjacent residential area.

and to approve and recommend to the Town Board of Commissioners that Application for Conditional Use CU#01-03 be approved. The motion was approved 4-0.

Vice Chairman Lee presented Proposed Amendment to Chapter 31 – Departments, Boards and Commissions-Planning Board. Mrs. Brown informed the Board that at their seat when they arrived was a newly revised copy of said amendment per Town Attorney Michael Brough that would replace the one in their agenda packet. After brief discussion, a motion was made by Mr. Dunn, seconded by Mrs. Linda Duncan, to approve and recommend approval of Proposed Amendment ZA#01-04 to the Town Board of Commissioners. The motion was approved 4-0.

STAFF REPORT:

Mrs. Brown 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.

With no further business, the meeting adjourned at 7:20 PM.

Respectfully submitted,

Heather Brown, Secretary to the Board