

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

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

Members Absent: Linda Duncan

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

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

Mr. Mark Edwards made a motion, seconded by Mr. Maurice Holland, to approve the minutes of the Regular Meeting of February 15, 2001 as presented. The motion was unanimously approved.

New Business:

Mr. Hopkins presented Application for Rezoning RZ#01-02 submitted by Vander and Thelma Monroe to rezone property located on the west side of Midway Road between Sycamore Street and Jones Street from R-20 Residential District to R-10MH Residential District. Mr. Holland stated his concern for the adjoining property owners and the possibility of Mr. & Mrs. Monroe placing a mobile home on this property, which is surrounded by property owners who are concerned with keeping their neighborhood in a Zoning District that does not allow mobile homes. Mr. Mike Dunn also stated his concern for the same. Following discussion, a motion was made by Mr. Dunn, seconded by Mr. Sherrill Lee, to recommend to the Town Board of Commissioners that Application for Rezoning RZ#01-02 not be approved and the property not be rezoned due to zoning of the adjoining property owners property. The motion was unanimously approved.

Mr. Hopkins presented Application for Conditional Use CU#01-02 for multifamily use submitted by John Meany. Said property is located on the west side of Park Drive between Wilder Avenue and Saunders Street. Mr. Meany is requesting to change the use of an existing two-car garage into a two-bedroom apartment. Mr.

Hopkins explained to the Board that the changes proposed to be made to said structure are all to be within the structure, with no changes to the existing foundation's frame. After 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 that the following condition be attached to the permit as well:

1. That the multifamily use of the lot be limited to the existing single family house as one (1) family dwelling unit and the currently existing garage, after renovation, be limited to one (1) family dwelling unit, for a total of only two (2) family dwelling units on the lot.

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

Mr. Hopkins presented additional revisions to Zoning Code Amendment ZA#00-07 concerning establishing a Highway Corridor Overlay District (HCOD). He explained that the revisions concerned establishing sign and exterior lighting standards to the HCOD. Mr. Holland inquired as to why the Town could not have all of the Towns' Highway Corridors with HCOD zoning done at one time rather than at separate times. Mr. Hopkins stated that the workload involved in each change is so time consuming that taking on more than one at a time could cause significant problems. Following brief discussion, a motion was made by Mr. Lee, seconded by Mr. Edwards, to approve and recommend approval of Zoning Code Amendment ZA#00-07 to the Town Board of Commissioners. The motion was approved 4-1 with Mr. Dunn voting against approval of Zoning Code Text Amendment ZA#00-07.

STAFF REPORT:

Mr. Hopkins reviewed Building and Zoning Monthly Summaries as well as the new 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 7:40 PM.

Respectfully submitted,

Heather Brown, Secretary to the Board