

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

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

Members Absent: None

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.

Mrs. Linda Duncan made a motion, seconded by Mr. Maurice Holland, to approve the minutes of the Regular Meeting of December 14, 2001 as presented. The motion was unanimously approved.

New Business:

Mr. Hopkins presented Application for Rezoning RZ#01-01 submitted by Teresa A. Jones to rezone property located on the west side of US 15-501 Highway and to the south side of the U-Stor It Mini Warehouses from C-I Commercial and Industrial (Light) and HC Highway Commercial Districts to R-20 Residential District. Following discussion, a motion was made by Mr. Mike Dunn, seconded by Mr. Holland, to approve and recommend approval of Application for Rezoning RZ#01-01 to the Town Board of Commissioners. The motion was unanimously approved.

Mr. Hopkins presented Application for Conditional Use CU#01-01 by Clay R. Culbreth. Said property is located on the south side of US 15-501 Highway between Pee Dee Road and High Street. Mr. Culbreth is requesting to construct an additional mini storage building (25 ft. x 100 ft. in size) on the same property as the U-Stor It Mini Warehouses. Mr. Hopkins informed the Board that Mr. Culbreth currently has four (4) mini storage buildings on the lot/parcel and an additional unit can be allowed as a Conditional Use. After discussion, a motion

was made by Mr. Holland, seconded by Mr. Mike 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 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 the permit:

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#01-01 be approved. The motion was unanimously approved.

Mr. Hopkins presented Proposed (Draft) Zoning Code Text Amendment ZA#01-01 concerning Off-Street Vehicle Parking and Loading. There was brief discussion concerning maximum and minimum parking spaces per lot and a motion was made by Mr. Dunn, seconded by Mrs. Duncan, to approve and recommend approval of Proposed (Draft) Zoning Code Text Amendment ZA#01-01 to the Town Board of Commissioners. The motion was unanimously approved.

Mr. Hopkins presented Preliminary Plat PLP#01-01 and Final Plat FP#01-01 by Bonnie E. Medlin to reconfigure 19.79+ acres she know owns from one (1) parcel/lot into three (3) parcels/lots. After discussion, a motion was made by Mr. Dunn, seconded by Mr. Holland, to approve and recommend to the Town Board of Commissioners that Preliminary Plat PLP#01-01 be approved and that Final Plat FP#01-01 be approved, subject to approval of Preliminary Plat PLP#01-01 by the Town Board of Commissioners. The motion was unanimously approved.

There was brief discussion regarding a dinner at Mt. Fuji Restaurant to be planned in March for the Planning Board and their spouses. It was decided that the Board would meet on Thursday, March 22, 2001 at 7:00 for dinner.

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