

TOWN OF ABERDEEN  
PLANNING BOARD REGULAR MEETING  
November 16, 2000  
**Minutes**

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

Members Absent: Mark Edwards  
Mike Dunn

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

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

Mr. Sherrill Lee made a motion, seconded by Mrs. Linda Duncan, to approve the minutes of the Regular Meeting of October 19, 2000 as presented. The motion was unanimously approved.

New Business:

Mr. Hopkins presented Application for Conditional Use CU#00-10 for a restaurant with no drive-in facilities submitted by Johnny Harris. Mr. Hopkins stated that the property is located on Sandhills Boulevard between Bonnie Brook Road and Dogwood Drive. After discussion, a motion was made by Mrs. Duncan, 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 the permit:

1. The exterior of the building is not to have bright, glaring colors;
2. The front of the building is to have a face of brick, stone or similar material; and
3. All exterior lighting is to be directed so as to shine downwards on to the ground sky;

and to approve and recommend to the Town Board of Commissioners that Application for Conditional Use CU#00-10 be approved. The motion was unanimously approved.

Mr. Hopkins presented Application for Site Plan SP#00-12 for Yadkin Plaza by Gerlal, Inc. for a retail/office development. Mr. Hopkins stated that the property is located in Commerce Park with entrances/exits onto both Commerce Avenue and Bird Street and is currently located in an HC Highway Commercial District. He also advised the Board that under an agreement with the Town of Southern Pines, upon completion of the development, it will be annexed into Southern Pines. After brief discussion, a motion was made by Mrs. Duncan, seconded by Mr. Lee, to approve and recommend approval of Site Plan SP#00-12 to the Town Board of Commissioners. The motion was unanimously approved.

Mr. Hopkins presented Final Plat FP#00-04 of Woodgreen Subdivision, Phase II by Jackie Speight. After discussion, a motion was made by Mr. Lee, seconded by Mr. Holland, to approve Final Plat FP#00-04. The motion was unanimously approved.

**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.

Mr. Hopkins discussed possibly changing the date of the December meeting in light of the Christmas Holiday. After discussion, the Board agreed to hold the next Regular Planning Board Meeting on December 14, 2000 rather than December 21, 2000.

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

Respectfully submitted,

---

Heather Brown, Secretary to the Board