

TOWN OF ABERDEEN
PLANNING BOARD REGULAR MEETING
October 19, 2000
Minutes

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

Members Absent: Maurice Holland
Linda Duncan

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

Chairman Thomas called the meeting to order at 7:20 PM.

Mr. Mark Edwards made a motion, seconded by Mr. Mike Dunn, to approve the minutes of the Regular Meeting of September 21, 2000 as presented. The motion was unanimously approved.

New Business:

Mr. Hopkins presented Proposed Zoning Code Text Amendment ZA#00-07 concerning establishing a Highway Corridor Overlay District. Mr. Hopkins explained that he had been requested to provide a proposed amendment by the Town Board of Commissioners. Some members of the Board expressed their concern with not being able to view businesses from NC 5 Highway should the businesses decide to have parking in the front of the building. Mr. Hopkins advised the Board that this amendment would only affect new developments and would require a 30 ft. setback for all new businesses. After discussion, a motion was made by Mr. Dunn, seconded by Mr. Sherrill Lee, to approve and recommend to the Town Board of Commissioners that Proposed Zoning Code Text Amendment ZA#00-07 be approved. The motion was approved unanimously.

Mr. Hopkins presented Proposed Zoning Code Text Amendment ZA#00-08 concerning establishing a Mixed Use Conditional Use District (MUCUOD). He stated that for someone to make application to the Town of Aberdeen for a MUCUOD, the applicant must have 25 contiguous acres of property and must list all uses requested and a precise layout of where each use requested will be placed,

etc. After discussion, a motion was made by Mr. Dunn, seconded by Mr. Edwards, to recommend to the Town Board of Commissioners that Proposed Zoning Code Text Amendment ZA#00-08 be approved. The motion was unanimously approved.

Mr. Hopkins presented Proposed Zoning Code Text Amendment ZA#00-09 concerning the permitting of bus stop signs. After very brief discussion, Mr. Dunn made a motion, seconded by Mr. Edwards, to recommend to the Town Board of Commissioners that Proposed Zoning Code Text Amendment ZA#00-09 be approved. The motion was approved unanimously.

Mr. Dunn requested that Mr. Hopkins prepare something to bring before the Board regarding parking requirements at their next meeting.

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 advised that the next Planning Board Meeting would be held on November 16, 2000.

With no further business, the meeting adjourned at 8:05 PM.

Respectfully submitted,

Heather Brown, Secretary to the Board