

TOWN OF ABERDEEN
PLANNING BOARD REGULAR MEETING
September 21, 2000
Minutes

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

Members Absent: None

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 7:00 PM.

Mr. Mark Edwards made a motion, seconded by Mr. Sherrill Lee, to approve the minutes of the Regular Meeting of August 17, 2000 as presented. The motion was unanimously approved.

New Business:

Mr. Hopkins presented Site Plan Review SP#00-09 by Service Distributing Company for a Retail Service Store. Mr. Smith, Vice President of Servco, was present to address the Board with information regarding SP#00-09. He stated that he had been given a verbal agreement from NCDOT that the site would be allowed a 36 ft. entrance from US 1 Highway. The Board voiced their concerns with an entrance on the US 1 Highway side of the property and the possibility of accidents at that intersection. Mr. Mike Dunn asked is this entrance could be marked as NO EXIT to keep customers from trying to go north on US 1 Highway and cross four lanes of traffic. Mr. Smith advised that that could certainly be addressed. After discussion, a motion was made by Mr. Lee, seconded by Mr. Edwards, to approve and recommend to the Town Board of Commissioners that Site Plan SP#00-09 be approved, subject to DOT allowing a 36 ft. entrance to the property. The motion was approved 5-1. Voting against the motion was Mrs. Linda Duncan.

Mr. Hopkins presented Site Plan SP#00-10 by the Town of Aberdeen for a Mayor's Memorial Garden. After discussion, a motion was made by Mr. Dunn,

seconded by Mrs. Duncan, to approve and recommend approval of SP#00-10 to the Town Board of Commissioners. The motion was unanimously approved.

Mr. Hopkins presented Proposed Zoning Code Text Amendment ZA#00-03 concerning establishing a relationship of building to lot. Mr. Hopkins informed the Board that this proposed amendment was being brought before them as a result of a request from the Town Board of Commissioners. Mr. Edwards and Mrs. Dunn stated that should a property owner be able to meet setback and landscaping requirements, they did not see the need for a limit of one building per lot. Mr. Holland stated that this would create additional expense to the property owner with regard to subdividing the property and things of the like. After extensive discussion, Mr. Holland made a motion, seconded by Mr. Edwards, to recommend to the Town Board of Commissioners that Proposed Zoning Code Text Amendment ZA#00-03 not be approved. The motion was approved 5-1. Voting against the motion was Chairman Thomas.

Mr. Hopkins presented Proposed Zoning Code Text Amendment ZA#00-04 concerning establishing landscaping requirements. After reviewing the proposed amendment and brief discussion, some technical changes were made to Proposed Zoning Code Text Amendment ZA#00-04. Mr. Terry Hill from Carolina Power and Light (CP&L) was also present to address the Board. Mr. Hill informed the Board the 80% of power outages are caused from trees and CP&L in making an effort to inform municipalities of ways they can help address this issue. One of which is height requirements of trees in regards to overhead power lines. Mr. Hill provided each of the Board members with a copy of their "Trees for the Carolinas" brochure and explained to them that this brochure included recommendations of trees that can be planted near power lines that will not interfere with the lines while still providing all of the benefits of tree planting. The Board again reviewed ZA#00-04 and made appropriate changes regarding tree planting near power lines. After extensive discussion, Mrs. Duncan made a motion, seconded by Mr. Holland, to approve and recommend approval of Proposed Zoning Code Text Amendment ZA#00-04, as amended, to the Town Board of Commissioners. The motion was unanimously approved.

Mr. Hopkins presented Proposed Zoning Code Text Amendment ZA#00-06 concerning allowing restaurants without drive-in facilities in B-3 Neighborhood Transitional Districts as a Conditional Use. He advised the Board that under the proposal, restaurants would be strictly dine-in and there would be absolutely no drive-ins. After discussion, a motion was made by Mr. Dunn, seconded by Mr. Edwards, to approve and recommend approval of Proposed Zoning Code Text

Amendment ZA#00-06 to the Town Board of Commissioners. The motion was approved unanimously.

Mr. Hopkins asked the Board to delay discussion of items F and G (Proposed Zoning Code Text Amendment ZA#00-07 Highway Corridor Overlay District and Proposed Zoning Code Text Amendment ZA#00-08 Mixed Use Conditional Use District) until the next meeting. By consensus the Board agreed.

STAFF REPORT:

Mr. Hopkins provided the Board with a new copy of the Subdivision Regulations and reviewed with the Board a new report prepared by Mr. Tom Marsh. The report includes all code and ordinance violations as well as actions taken regarding the same. Mr. Hopkins also reviewed Building and Zoning Monthly Summaries as well as the 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 October 19, 2000.

With no further business, the meeting adjourned at 8:28 PM.

Respectfully submitted,

Heather Brown, Secretary to the Board