

TOWN OF ABERDEEN
PLANNING BOARD REGULAR MEETING
July 20, 2000
Minutes

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

Members Absent: None

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

Mr. Giles Hopkins, Planning Director (and a N.C. Notary Public), acting as Temporary Chairman, called the meeting to order at 7:00 pm in lieu of the fact that there was not a Chairman and Vice-Chairman because their terms had expired June 30, 2000. Mr. Hopkins then opened the floor for nominations for Chairman. Mark Edwards nominated Jim Thomas to be Chairman. Being there were no other nominations, a motion was made by Mike Dunn, seconded by mark Edwards, to unanimously elect Jim Thomas as Chairman for a one (1) year term ending June 30, 2001. The motion was approved unanimously.

Chairman Thomas then accepted the gavel as Chairman and called for nominations for Vice-Chairman for a one (1) year term ending on June 30, 2001. Mark Edwards then nominated Sherrill Lee to be Vice-Chairman and made a motion to elect him unanimously. The motion was seconded by Mike Dunn. The motion was approved unanimously.

Chairman Thomas then appointed Mrs. Heather Brown to serve as Secretary to the Planning Board for a one (1) year term.

Mrs. Linda Duncan made a motion, seconded by Mr. Maurice Holland, to approve

the minutes of the Regular Meeting of June 15, 2000 as presented. The motion was unanimously approved.

New Business:

Mr. Hopkins presented Application for Conditional Use CU#00-08 submitted by Lisa Lane for and in-home daycare at 110 Meredith Street, Aberdeen, NC 28315.

Ms. Duncan asked Mr. Hopkins to give a brief description of a Conditional Use.

Mr. Hopkins then outlined the Conditional Use permit process including a Public Hearing to be held by the Town Board of Commissioners and following the Public Hearing the Town Commissioners can approve or not approve the Application and are also allowed to attach reasonable conditions to the Conditional Use Permit.

Mr. Dunn stated that in the future he would like for the Planning Board Members to know what the State requires of someone who is considering an in-home daycare so they would be better informed as to other conditions that may need to be attached for any given Conditional Use Permit. After discussion, a motion was made by Mark Edwards, seconded by Maurice Holland, to make the following findings:

- E. 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;
- F. 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;
- G. 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;
- H. 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;

- I. That adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided;
- J. 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
- K. 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 to approve and recommend to the Town Board of Commissioners that Application for Conditional Use CU#00-08 be approved. The motion was approved 6-0.

Mr. Hopkins presented Amendment to Site Plan SP#00-04 for Aberdeen Headstart Day Care regarding a building addition. Mr. Hopkins stated that the building addition as now planed is to be adjacent too and on the west side of the existing building. The approved Site Plan SP#00-04 had the building addition to the north and rear of the existing building. After discussion, Linda Duncan made a motion, seconded by Maurice Holland, to recommend approval of Amendment to Site Plan SP#00-04 to the Town Board of Commissioners. The motion was approved 6-0.

Mr. Hopkins presented Proposed Zoning Code Text Amendment ZA#00-01 and explained that currently, the Zoning Code provides for Golf Courses as a Conditional Use in residential districts only. This causes some difficulty for the developments to begin off of NC 5 Highway. If the proposed text amendment, which reads as follows:

Golf Course(s) – Regulation 18-hole course for playing golf, a minimum land area of 140 acres is required, which includes any ancillary uses including: driving ranges, practice areas, parking, clubhouse, office, pro shop, maintenance buildings, on-course rest rooms, half-way houses or similar uses or structures. This term shall not include miniature golf facilities, nor shall it include driving ranges that are not directly associated with an 18-hole golf course. If a developer elects to begin construction of any part of the golf course itself, prior to receiving site plan approval, the

developer shall submit a conceptual or sketch plan of the planned layout of the proposed golf course to the Town Planning Director. The developer may then obtain a Temporary Zoning Certificate of Occupancy. The developer must obtain site plan approval for the golf course and all ancillary uses within six (6) months of the date of the issue of such Temporary Zoning Certificate of Occupancy or the Temporary Zoning Certificate of Occupancy shall be null and void.

Is approved by the Town Board of Commissioners, the developers could begin construction of the golf courses without having to first obtain a Conditional Use Permit. After brief discussion, Mike Dunn made a motion, seconded by Linda Duncan, to approve and recommend approval of Proposed Zoning Code Text Amendment ZA#00-01 to the Town Board of Commissioners. The motion was approved 6-0.

Mr. Hopkins presented Proposed Zoning Code Text Amendment ZA#00-02, which, if approved, would replace paragraph F of the Site Plan Review procedures of the current Zoning Code. Mr. Hopkins explained that there has been some concern with the vagueness of standards, but also have some flexibility. After discussion, Linda Duncan made a motion, seconded by Maurice Holland, to approve Proposed Zoning Code Text Amendment ZA#00-02 as follows and recommend approval of the same to the Town Board of Commissioners:

- (F) A landscape plan that meets planting and buffering standards as follows:
The landscape and buffering standards set forth below require landscaping between dissimilar land uses, along public rights-of-way; and in and around parking lots, in order to:
1. Encourage the preservation of existing trees and vegetation and replenish removed vegetation.
 2. Improve the visual quality of the Town and minimize potential negative impacts of development such as noise, dust, glare of lights, parking lots, traffic and heat.
 3. Provide environmental benefits such as climate modification and reduced storm water runoff.

4. Provide a transition between dissimilar land uses to protect abutting properties from potential negative impacts.

A. Applicability

Bufferyard planting, street trees and parking lot trees and shrubs are required for developments within the Town.

1. Any new public development with the exception of single or two-family housing developments.

B. Existing Vegetation

1. Preservation of existing vegetation. Existing preserved trees and shrubs may be credited towards required buffer trees, street trees and parking lot trees.

(Page 1 of 3)

2. Credits and other incentives to preserve vegetation. Preserved trees may be credited at the rate of:

3" – 6" caliper tree = 1 tree

7" – 12" caliper tree = 2 trees

13" – 16" caliper tree = 3 trees

19" – 24" caliper tree = 4 trees

In order to receive credit, preserved vegetation must be in good health and condition.

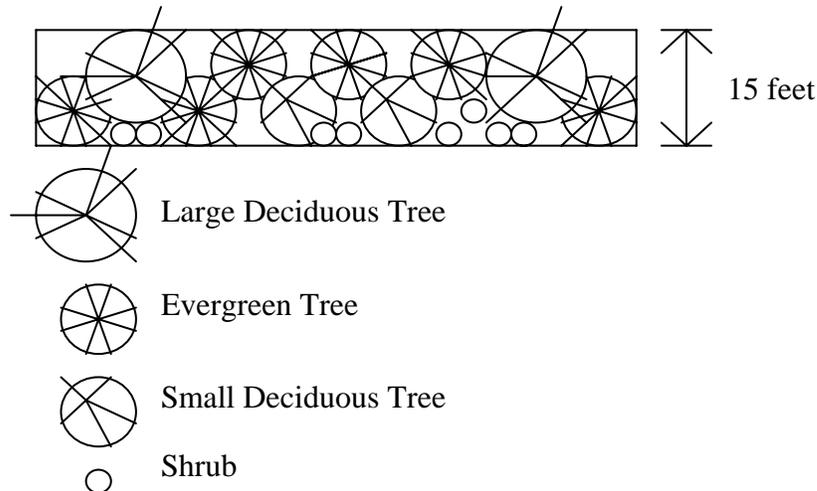
C. Bufferyard and Screen Requirement.

1. Placement of buffer plantings. The exact placement of the required plantings shall be the decision of the developer or designer, but shall be approved by the Planning Director. Plants should be placed in a manner to serve as an effective screen year-round when viewed from any area from adjacent properties. Trees or shrubs should be planted at least five feet away from the property line. Bufferyard plantings shall not be required to overlap with any required street tree planting.

- E. Determination of bufferyard requirements. To determine if a bufferyard is required between two different land uses, the buffer plantings must be applied to each property line, except where street trees are required.

(Page 5 of 7)

F. Typical Plantings



E. Screening of dumpsters, loading docks, outdoor storage areas and utility structures. All dumpsters, loading docks or utility structures visible from a public street or adjacent property line shall be screened unless already screened by bufferyard.

1. A continuous hedge of evergreen shrubs planted in a five-foot strip spaced a maximum of four feet apart.
2. A fence or wall constructed with a minimum height of six feet with the finished side of the fence facing the abutting property or street.

E. Street Trees

1. Requirement for new developments. Street trees are required for all new developments. Street trees shall be required at the rate of one large-maturing tree (over 35 feet in height at maturity) for every 40 linear feet of property abutting a street.

F. Parking Lot Landscaping Requirements

1. Requirement for new developments. Trees and shrubs are required in and around parking lots with more that six spaces to provide hedge screening from roads and adjacent properties.

The motion was approved unanimously.

Mr. Hopkins informed the Board that Agenda Item E was being presented to them to help prepare for the joint meeting of the Planning Board and the Board of

Commissioners on Thursday, July 27, 2000 concerning the Highway Corridor Overlay District. He advised that this would only apply to new developments and, as written, could affect expansions. (A copy is attached to the official minutes.)

Mr. Hopkins presented Proposed Zoning Code Text Amendment concerning Mixed Use Developments. Mr. Hopkins stated that he would like the Planning Board to take a look at this possible amendment and other amendments like it subject to making them fit the Town of Aberdeen's desires. He also advised that the Planning Board would need to take action on this particular matter in September or October. Mr. Thomas inquired as to whether or not certain Sections, as currently written, were sufficient. Mr. Hopkins advised that these are the type of items that he would like the Planning Board to consider and that changes could certainly be made to benefit the Town of Aberdeen and its' residents. Additional discussion was held but no actions were taken at this time.

STAFF REPORT:

Mr. Hopkins informed the Board that the Parking Ordinance has not been readdressed due to the fact that he has received additional material concerning the same and upon review of that he will advise the Board. He reviewed Building and Zoning Monthly Summaries as well as Status of Development Projects Approved, Pending Approval or Under Consideration with the Board and informed the Board that Mr. Tom Marsh has been very busy addressing concerns of Aberdeen residents regarding abandoned vehicles, noxious weeds and grass, signs and other Ordinance violations.

Mr. Hopkins advised that the next Planning Board Meeting would be held on August 17, 2000.

With no further business, the meeting adjourned at 7:55 PM.

Respectfully submitted,

Heather Brown, Secretary to the Board