

TOWN OF ABERDEEN
PLANNING BOARD REGULAR MEETING
June 15, 2000
Minutes

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

Members Absent: Maurice Holland

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.

Mark Edwards made a motion, seconded by Linda Duncan, to approve the minutes of the Regular Meeting of May 17, 2000 as presented. The motion was unanimously approved.

New Business:

Mr. Jim Thomas, Chairman, opened the meeting with a brief explanation to the public of the purpose of the Planning Board. Mr. Thomas explained that this meeting was a public meeting, but not a public hearing and the public would not be allowed to speak freely, but may be asked questions by the Planning Board Members.

Mr. Giles Hopkins, Planning Director, presented Application for Rezoning RZ#00-04 submitted by Lawrence H. Reichner to rezone property located on the west side of Alexander Drive off of Bethesda Road from R-20A Residential District to R-20 Residential District. Mr. Hopkins explained to the Board the two primary differences between R-20A Residential District and R-20 Residential District. The first of which is that the minimum required living area in the R-20A Residential District is 1,800 sq. ft. per dwelling compared to 1400 sq. ft. in the R-20 Residential District. The second of which is the option for R-20 Residential District residents to carry out farming activities and keep livestock for personal recreation. Mr. Hopkins also explained that only one animal could be kept per acre and the retaining fence for such animals must be 150 ft. from any dwelling not on the principle property. Mr. Thomas asked David Miller, a member of the audience, where the closest house was on Alexander Drive to the property in question. Mr. Miller answered that the nearest house was two lots away

from this property. Mrs. Duncan stated her concern that should the property be rezoned to R-20 Residential District and people were allowed to build 1400 sq. ft. houses on this property that the tax base for the surrounding properties would decrease. Mark Edwards made a motion, seconded by Mike Dunn, to recommend to the Town Board of Commissioners that Application for Rezoning RZ#00-04 not be approved and the property not be rezoned because the rezoning would reduce the size of houses required from the R-20A requirement of a minimum of 1,800 sq. ft. to the R-20 requirement of a minimum of 1,400 sq. ft. The motion was approved unanimously.

Mr. Hopkins presented Application for Rezoning RZ#00-05 submitted by Jackie Speight to rezone property located adjacent to Landfill Road and NC 5 Hwy. from R-20 Residential District to HC Highway Commercial District. Mrs. Duncan inquired as to whether or not the proposed Barrons Golf Course was still being considered to be built on the property. Mr. Hopkins informed her that the Barrons Golf Course no longer had an option on the property. Mr. Dunn asked if Mr. Speight was aware of the changes that were to be made to the Zoning Code in the very near future and Mr. Speight acknowledged that he was. Following discussion, a motion was made by Mike Dunn, seconded by Sherrill Lee, to recommend approval of Application for Rezoning RZ#00-05 to the Town Board of Commissioners. The motion was unanimously approved.

Upon Mr. Hopkins' request, discussion of possible Parking Requirements Amendments to the Zoning Ordinance was postponed to the next meeting. Mr. Hopkins advised the Board that he may like to have a Special Meeting in July to discuss the Parking Amendments as well as other possible Zoning Amendments and would contact each member later to discuss this further.

STAFF REPORT:

Mr. Hopkins reviewed both 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 the Planning/Inspections Department had taken in approximately \$35,000.00 last budget year and that this year the department had, through the month of May, taken in over \$120,000.00.

Mr. Hopkins advised that the next Planning Board Meeting would be held on July 20, 2000.

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

Respectfully submitted,

Heather Brown, Secretary to the Board