

TOWN OF ABERDEEN
PLANNING BOARD REGULAR MEETING
May 17, 2000
Minutes

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

Members Absent: Mike Dunn
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 7:05 PM.

Mark Edwards made a motion, seconded by Linda Duncan, to approve the minutes of the Regular Meeting of April 20, 2000 as presented. The motion was unanimously approved.

New Business:

Mr. Giles Hopkins, Planning Director, presented Final Plat FP#00-01 approval for Sandy Mine Commerce Park Subdivision for approval. The Plat was submitted by Winford Williams, the property owner. Mr. Hopkins gave a brief overview of Final Plat FP#00-01, noting that the Town Board of Commissioners had accepted a standby letter of credit to insure that all improvements are installed, thus making it possible to approve the Final Plat. After a brief discussion, Mark Edwards made a motion, seconded by Linda Duncan, to approve Final Plat FP#00-01. The motion was unanimously approved.

Mr. Hopkins presented Application for Conditional Use CU#00-05 submitted by Frank Fernandez for a restaurant formerly know as Nina's Classic Cuisine, located at 36471 US 1 Hwy., Aberdeen. Mr. Hopkins gave a brief overview of Conditional Use CU#00-05. Mr. Hopkins advised that there are no alterations, additions or enlargements currently pending to the building. Following discussion, a motion was made by Sherrill Lee, seconded by Mark Edwards, 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 to approve and recommend to the Town Board of Commissioners that Application for Conditional Use CU#00-05 be approved. The motion was approved 4-0.

Mr. Hopkins presented Application for Rezoning RZ#00-03, submitted by Winford Williams, to rezone property located off and between NC 5 Hwy. and Sand Pit Road from HC Highway Commercial to CI Commercial and Industrial (Light). Ms. Duncan inquired about the specific differences between the two districts and Mr. Hopkins outlined some of the differences and referred the Board to the Zoning Code. Mr.

Hopkins stated that the largest percent (about 80%) of the property is in a WSII Watershed and buildings built on this property must meet the watershed regulations also. Mark Edwards made a motion, seconded by Linda Duncan, to approve and recommend approval of Application for Rezoning RZ#00-03 to the Town Board of Commissioners. The motion was unanimously approved.

Mr. Hopkins presented Application for Conditional Use CU#00-06 for a Wireless Communication Co-location on Alltel Tower off of NC 211 Hwy. Mr. Hopkins stated that Alltel would like to add antennas and equipment to the existing 250 ft. lattice tower and that this addition would not be any more noticeable to the public than is now the case. Following discussion, a motion was made by Sherrill Lee, seconded by Linda Duncan, 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 to approve and recommend to the Town Board of Commissioners that Application for Conditional Use CU#00-06 be approved. The motion was approved 4-0.

Mr. Hopkins presented Application for Conditional Use Permit CU#00-07 for an in-home daycare by Kay Calcutt of 271 Sand Pit Road, Aberdeen, NC 28315. After a brief discussion, a motion was made by Sherrill Lee, seconded by Mark Edwards, 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 to approve and recommend to the Town Board of Commissioners that Application for Conditional Use CU#00-07 be approved. The motion was approved 4-0.

The next item on the Agenda related to possible Parking Requirements Amendment to the Zoning Code. Mr. Hopkins stated that for some time he has had concerns with the current Zoning Code and particularly the automobile parking requirements. He indicated to the Board that he would appreciate them looking into some proposed changes to the current code to make it more appropriate for Aberdeen. Mr. Edwards stated that he would like to see more natural landscape and less asphalt at our local stores and businesses. Mrs. Duncan indicated that she thought it would be appropriate to look at several parking ordinances before making decisions about changes to our current ordinance. Mr. Hopkins stated that he would obtain ordinances from other local towns for the Board to review. He will try to have this information before the next Planning Board Meeting.

Mr. Hopkins then presented Application for Site Plan Review SP#00-07 for Lot #18 in Sandy Mine Commerce Park by Jerry Gattis. Mr. Hopkins state that the Site Plan has more than the landscaping required by the ordinance and that the lot is not in a WSII Watershed. After a brief discussion, Linda Duncan made a motion, seconded by Mark Edwards, to approve and recommend approval of Site Plan SP#00-07 to the Town Board of Commissioners. The motion was unanimously approved.

Staff Report: Mr. Hopkins introduced Mr. Tom Marsh to the Planning Board as the new Planner/Code Enforcement Officer for the Town of Aberdeen.

With no further business, the meeting adjourned at 6:50 PM.

Respectfully submitted,

Heather Brown, Secretary to the Board