

TOWN OF ABERDEEN
PLANNING BOARD REGULAR MEETING
March 16, 2000
Minutes

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

Members Absent: Linda Duncan
Maurice Holland

Staff Present: Giles Hopkins, Planning Director
Debbie Rogers, Secretary to the Board

Others Present: Joe Ussery
Cathy Hinton

Chairman Thomas called the meeting to order at 7:00 PM.

Mark Edwards made a motion to approve the minutes of the Special Meeting of February 10, 2000 and the minutes of the Rescheduled Meeting of February 24, 2000 as presented, seconded by Sherrill Lee. The motion was approved 4-0.

New Business:

A. Application for a Conditional Use Permit CU#00-03 by Joe Ussery for an office and mini-storage warehouses to be located on his property at 517 S. Sandhills Blvd. (the former Town of Aberdeen garage property). Mr. Hopkins gave a brief overview concerning Conditional Use Permit CU#00-03. Mr. Ussery stated after the mini-storage warehouses were complete he planned to tear down the old town garage building and build a new office building parallel with US 1 Hwy. After a brief discussion, Mark Edwards made a motion to approve and recommend approval of Conditional Use Permit CU#00-03 to the Town Board of Commissioners, based on the Findings A-G listed below and that all requirements of the Town are met, seconded by Sherrill Lee. The motion was approved 4-0.

- 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 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.
- B. Site Plan SP#00-03 by Joe Ussery. Mr. Hopkins stated that since the Planning Board had approved Conditional Use Permit CU#00-03, they now would need to consider the Site Plan for Mr. Ussery's property. Mr. Hopkins stated Mr. Ussery's Site Plan conformed to the Town's Ordinance and also a landscape plan would be presented at the Town Board's Meeting. After a brief discussion, Mike Dunn made a motion to approve and recommend approval of Site Plan SP#00-03 to the Town Board of Commissioners, seconded by Mark Edwards. The motion was approved 4-0.
- C. Preliminary Plat PLP#00-01 by Winford Williams for Sandy Mine Commerce Park Subdivision located off Highway 5. Mr. Hopkins gave a brief overview concerning Mr. William's Preliminary Plat. He stated the property was zoned HC Highway Commercial and contained 39.96 acres

to be divided into 19 lots. Mr. Hopkins stated a water line is to be installed that will connect to Sandpit Road and NC 5 Highway. A utility easement for both water and sewer is also located off Aqua-Shed Court between lots 13 and 14. Mr. Hopkins stated before development the WSII Watershed Requirements must be met for lots 5 - 16 and part of lot 17. Mr. Hopkins stated all utilities must be installed or satisfactory financial guarantees provided before a Final Plat can be submitted for approval. After a brief discussion, Mike Dunn made a motion to approve and recommend approval of Preliminary Plat PLP#00-01 to the Town Board of Commissioners, seconded by Sherrill Lee. The motion was approved 4-0.

D. Site Plan SP#00-04 by Town of Aberdeen for new Head Start Center to be located at 333 Glasgow St. Mr. Hopkins stated construction had already begun on the new Head Start Center, but that the new revised Site Plan needs approval. After a brief discussion by the Board, Sherrill Lee made a motion to approve and recommend approval of Site Plan SP#00-04 to the Town Board of Commissioners, seconded by Mike Dunn. The motion was approved 4-0.

E. Application for Conditional Use Permit CU#00-04 by Cathy Hinton for a Day Care Center to be located on her property located at 10978 NC 211 Hwy. Mr. Hopkins stated Mrs. Hinton's property is the last house on the right and is behind the church, just before the Hoke County Line. Mrs. Hinton stated she had plans to take care of up to 36 children in the Day Care Center. After a brief discussion by the Board, Mike Dunn made a motion to approve and recommend approval of Conditional Use Permit CU#00-04 to the Town Board of Commissioners based on the Findings A-G, listed below, and that State Regulations would also be met, seconded by Sherrill Lee. The motion was approved 4-0.

- 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 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.

Other Business: None

Staff Report: Mr. Hopkins made several comments concerning the February Building and Zoning Reports.

Mr. Hopkins also informed the Board that Debbie Rogers, Secretary to the

Board, would be resigning effective April 14, 2000. Chairman Thomas and members of the Board thanked Debbie for her work with the Board and wished her well. Debbie stated she has truly enjoyed working with the Planning Board and she will miss everyone very much.

With no further business, the meeting adjourned at 7:50 PM.

Respectfully submitted,

Debbie Rogers, Secretary to the Board