

TOWN OF ABERDEEN
PLANNING BOARD SPECIAL CALLED MEETING
MARCH 30, 2000
Minutes

Members Present: Jim Thomas, Chairman
Sherrill Lee
Linda Duncan
Maurice Holland

Members Absent: Mark Edwards
Mike Dunn

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

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

New Business:

A. Application for Conditional Use CU#00-04 for multi-family by St. Joseph of the Pines, Inc.

Mr. Hopkins gave a brief overview concerning CU#00-04. Following discussion by the Board a motion was made by Sherrill Lee, seconded by Linda Duncan to recommend to the Town Board of Commissioners that Application for Conditional Use CU#00-04 be approved, to make the findings A-G listed below and add to the Conditional Use Permit CU#00-04 the condition that a solid blind fence six (6) feet in height be erected and maintained along the entire length of 423.89 feet of the south side of the property. Also, the 30 foot setback along the property south line is to remain or be planted and maintained in a natural wooded condition. 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 Review SP#00-05 by St. Joseph of the Pines, Inc.

The Board reviewed Site Plan SP#00-05. Following discussion a motion was made by Linda Duncan, seconded by Maurice Holland to approve and recommend approval of Site Plan SP#00-05 to the Town Board of Commissioners subject to the conditions attached to the development by Conditional Use CU#00-04. The motion was approved 4-0.

With no further business, the meeting adjourned at 7:23 PM.

Respectfully submitted,

Debbie Rogers, Secretary to the Board