

TOWN OF ABERDEEN  
PLANNING BOARD RESCHEDULED REGULAR MEETING  
February 24, 2000  
**Minutes**

Members Present: Jim Thomas, Chairman  
Sherrill Lee  
Mike Dunn  
Maurice Holland

Members Absent: Linda Duncan  
Mark Edwards

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

Others Present: Commissioner Arthur Parker  
Commissioner Pat Ann McMurray  
Jackie Speight  
Citizens of Aberdeen

Due to the fact there was no quorum for the February 17, 2000 Regular Meeting, the meeting was rescheduled for February 24, 2000.

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

Maurice Holland made a motion to approve the minutes of the December 16, 1999 Regular Meeting as presented, seconded by Sherrill Lee. The motion was approved 4-0.

New Business:

A. Application for Conditional Use Permit CU#00-01 by Jackie Speight for Central Business Park, Lot 1.

After discussion concerning Conditional Use Permit CU#00-01, a motion was made by Mike Dunn, seconded by Maurice Holland to make the following findings to approve and recommend approval of CU#00-01 considering the Findings A-G.

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.
- Also to add the following conditions, 1) That the exterior of the building have a brick face. 2) That all exteriors, brick/block walls, roof, etc. be of natural soft colors and/or shades of colors such that there are no bright colors of any kind on the exterior surfaces such as reds, oranges, etc. All colors shall be approved by the Zoning Administrator in conformity with the above. 3) That the building be a single story structure.
- The motion was approved 4-0.

B. Site Plan Review SP#00-02 by Jackie Speight.

Giles Hopkins, Planning Director gave a brief overview concerning the Site Plan for Lot 1 of Central Business Park. Questions concerning the signs for the building and the individual businesses were addressed. After discussion by the Board, Mike Dunn made a motion to approve and recommend approval of Site Plan SP#00-02, seconded by Maurice Holland. The motion was approved unanimously 4-0.

C. Application for Rezoning RZ#00-01 by Herculano Louro.

Giles Hopkins, Planning Director gave a brief overview concerning Rezoning RZ#00-01 stating that the property is also known as Nina's Classic Cuisine Restaurant, a long standing establishment located on the south side of

US 1 Hwy and is across US 1 from Batchelor Farm Road. He stated the property has been used for many years as a restaurant and at some time in the past it was not properly zoned or rezoned for what it was being used for. He noted the properties on the north side of US 1 Hwy and on the east of Batchelor Farm Road were zoned HC.

After a brief discussion, Maurice Holland made a motion to approve and recommend approval to the Board of Commissioners, seconded by Sherrill Lee. The motion was approved 4-0.

#### D. Application for Rezoning RZ#00-02 by St. Joseph of the Pines.

Mr. Hopkins stated the proposed property to be rezoned is located on the corner of Poplar Street and Providence Place an old brick house is presently on the property. Mr. Hopkins stated the rezoning would allow for the building of up to 33 housing units on the property (depending on the site plan configuration). Mr. Hopkins stated the property was surrounded by multi-family residential to the east and also behind the property. To the west across N. Poplar is an HC District with Granny's Donuts. South of the property is R-20.

Mr. Hopkins stated he recommended the rezoning that it was the highest and best use of the property. Contributing to that is the fact that the residents will be within easy walking distance of most of their commercial needs.

After a brief discussion, Maurice Holland made a motion to approve and recommend approval of Rezoning 00-02 to the Board of Commissioners, seconded by Sherrill Lee. The motion was approved 4-0.

#### E. Revised Site Plan SP#99-16 by Sandhills Moving and Storage Company.

Mr. Hopkins stated the Site Plan submitted originally by David Upchurch had been re-submitted by Sandhills Moving and Storage Company, the current owners. He also stated the revised Site Plan SP#99-16 is only part of the property. (Phase I)

A motion was made by Mike Dunn, seconded by Maurice Holland to approve and recommend of approval of Revised Site Plan SP#99-16 to the Board of Commissioners. The motion was approved 4-0.

Other Business:

A. Discussion of Midway Community Zoning Reference Special Meeting of February 10, 2000.

Chairman Thomas stated because of the input from citizens of the Midway Community at the Special Meeting on February 10, 2000, it had been determined by the Board to leave the Midway Community zoned as is, R-10MH. Maurice Holland, member of the Board and citizen of the Midway Community stated he would like for all citizens of the Midway Community to be notified, such as those zoned R-20. He stated the community was still divided and would still like for another meeting to be called in the near future concerning this issue.

Mr. Hopkins, stated he recommended no action at this time but would like to re-visit the issue in the near future.

B. Request by Board of Commissioners to amend Sections R-10, R-10MH, R-6 & R-6MH.

Commissioners McMurray and Parker spoke briefly concerning the Town Board's request to amend certain sections of the Zoning Code. Commissioner McMurray gave a brief overview stating she had received several phone calls concerning the building of multi-family units in established neighborhoods and felt by changing the multi-family from a permitted use in the R-10, R-10MH, R-6 and R-6MH to a conditional use this would give some kind of control to that situation.

After discussion by the Board, Mike Dunn made a motion, seconded by Sherrill Lee to approve and recommend approval of the proposed amendments to the Zoning Code. The motion was approved 4-0.

Staff Report: Mr. Hopkins stated each member had been given a copy of a draft of the Revised Zoning Ordinance. He stated the draft still needed much work and several changes needed to be made. He also stated it would take several months to finalize. Mr. Hopkins requested the Board at the next several meetings go through the draft and help correct and approve the necessary corrections or changes.

Chairman Thomas stated at the next scheduled Planning Board Meeting he would like for the Board to go through the first seven sections and hopefully have completed the draft by four meetings.

With no further business, Maurice Holland made a motion to adjourn, seconded by Sherrill Lee, the motion was approved 4-0.

The meeting adjourned at 8:03.

Respectfully submitted,

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Debbie Rogers, Secretary