

TOWN OF ABERDEEN
PLANNING BOARD SPECIAL CALLED MEETING
June 2, 2003
Minutes

Members Present: Jim Thomas
Mark Edwards
Elease Goodwin
Bill Prevatte, In-Town Alternate
Mike Dunn
Maurice Holland
Sherrill Lee

Members Absent: Linda Duncan
Ray Bosworth, Out-of-Town Alternate

Public Present: None

Staff Present: Giles Hopkins, Planning Director
Heather Brown, Secretary

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

Mr. Mike Dunn made a motion, seconded by Mr. Maurice Holland, to approve the minutes of the Regular Meeting of April 17, 2003 as presented. The motion was approved 7-0.

Old Business:

Chairman Thomas presented Application for Site Plan Review SP#03-01 by Alan Casavant for a retail business to be located on the west side of NC 5 Highway just north of Linden Road. Mr. Hopkins spoke briefly concerning the Drowning Creek WS-II and Special Non-Residential Intensity Allocation (SNIA). There was discussion regarding the possibility of the widening of NC 5 Highway and how it would affect parking and landscaping requirements at this location. Mr. Hopkins informed the Board that Mr. Casavant has proposed more parking spaces than is required by code and would have ample parking should NC 5 Highway be widened. Mr. Holland stated that he would rather see natural area rather than more asphalt for unneeded parking and this was the consensus of the Board. Mr. Holland made a motion, seconded by Mrs. Elease Goodwin, to approve Application for Site Plan Review SP#03-01 provided Mr. Casavant provides only the number of parking spaces required by the Town of Aberdeen Zoning Code, and recommend the same to the Board of Commissioners. The motion was approved 7-0.

Chairman Thomas presented proposed Zoning Code Text Amendment ZA#03-04 regarding Section 155.011: Accessory Buildings. There was much discussion regarding finished floor area, size computations, exclusions and height requirements. The Planning Staff was asked to amend the proposed amendment in several locations and have this ready to present to the Board at their June 19, 2003 Regular Meeting for review. There was unanimous consensus to table Proposed Zoning Code Text Amendment ZA#03-04.

New Business:

Chairman Thomas presented proposed Zoning Code Text Amendment ZA#03-05 concerning front setbacks in the HCOD Highway Corridor Overlay District. Mr. Hopkins informed the Board that a Public Hearing regarding this matter would be held on Monday, June 9, 2003 and asked the Board to please attend the same. Following the Public Hearing the Planning Board will be requested to make a recommendation regarding proposed Zoning Code Text Amendment ZA#03-05 to the Board of Commissioners at their June 19, 2003 Regular Meeting.

Chairman Thomas presented Application for Conditional Use Permit CU#03-02 submitted by Alltel Communications for a wireless communications facility to be placed on Aberdeen Water Tank #3. Mr. Hopkins informed the Board that a Public Hearing regarding this matter would be held on Monday, June 9, 2003 and asked the Board to please attend the same. Following the Public Hearing the Planning Board will be requested to make a recommendation regarding Application for Conditional Use Permit CU#03-02 to the Board of Commissioners at their June 19, 2003 Regular Meeting.

Other Business:

Mr. Hopkins provided the Board with a Final Plat, which had been submitted by Neal Smith Engineering for Phase I of Glen Laurel Subdivision. He informed the Board he was not asking them to take action at this point because of a few requirements yet to be met. However, he did want them to be aware that the Final Plat would need to be reviewed in the near future once all requirements were met.

With no further business, the meeting adjourned at 7:58 PM.

Respectfully submitted,

Heather N. Brown, Secretary to the Board