

**TOWN OF ABERDEEN
PLANNING BOARD REGULAR MEETING
April 15, 2004
MINUTES**

Members Present: Jim Thomas, Chairman
Mike Dunn
Elease Goodwin
Linda Duncan
Maurice Holland
Bill Prevatte, In-Town Alternate
Kemp Lowder, ETJ Alternate

Members Absent: Ray Bosworth
Sherrill Lee

Staff Present: Giles Hopkins, Planning Director
Heather Brown, Deputy Planner

I. Call To Order

Chairman Thomas called the meeting to order at 7:01 p.m.

II. Approval of Minutes - Regular Meeting of March 18, 2004.

Copies of the minutes mailed to the Planning Board were missing page three. Heather Brown stated she would provide the members with a complete version in their May agenda packets.

Mike Dunn made a motion, seconded by Elease Goodwin, to approve the minutes of the Regular Meeting of March 18, 2004, with the addition of page three.

III. Old Business.

None.

IV. New Business.

- A. Application for Conditional Use Permit CU#04-03 and Application for Site Plan Review SP#04-04 submitted by G. Monroe Wilson for an animal boarding facility and grooming service to be located in the HC Highway Commercial District.

There was lengthy discussion regarding shielding surrounding properties from the exercise area. Also discussed were possible techniques to be used to accomplish this.

Following discussion, a motion was made by Mike Dunn, 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 attach the following additional conditions:

1. A solid privacy fence must be erected eight feet in height which extends from the northwest corner south 200 feet and east 100 feet; and

2. An opaque barrier must be planted on the outside of the fence in the 15 foot buffer area;

and approve and recommend approval of Application for Conditional Use Permit CU#04-03 to the Town Board of Commissioners. Motion unanimously carried.

B. Application for Rezoning RZ#04-02 submitted by Patrick Molamphy to rezone property located on the southeast side of NC 211 Highway between Carolina Road and the Hoke County line from R-20 Residential District to HC Highway Commercial District.

Mr. Hopkins explained the property is located on the corner of NC 211 Highway and Carolina Road. There was discussion regarding the zoning of surrounding property and uses on these properties. Many on the Board felt the property would be more properly zoned as C-I Commercial and Industrial (Light) District as opposed to HC Highway Commercial District because of the existing C-I property on the same side of NC 211 Highway. Following discussion, a motion was made by Maurice Holland, seconded by Kemp Lowder, to rezone the property from R-20 Residential District to C-I Commercial and Industrial (Light) District and recommend the same to the Town Board of Commissioners. Motion unanimously carried.

C. Application for Rezoning RZ#04-03 submitted by the Town of Aberdeen to rezone property located on the west side of Keyser

Street between Spring Street and Meredith Street from R-10MH Residential District to R-10 Residential District.

Mr. Hopkins explained to the Board that the property in question is owned by the Town of Aberdeen and intended to be used as a park in the Berkley Community. Following discussion, a motion was made by Maurice Holland, seconded by Mike Dunn, to rezone the property from R-10MH Residential District to R-10 Residential District and recommend the same to the Town Board of Commissioners. Motion unanimously carried.

D. "Living in Harmony with Fort Bragg and Pope AFB" Joint Land Use Study.

Mr. Hopkins explained that for some time now the RULAC has been studying the impact on Fort Bragg and Pope AFB of non-military development adjacent to and in the one mile area around Fort Bragg and Pope AFB. He asked that the Board make a recommendation to the Board of Commissioners to endorse the study. He also explained that the Town's endorsement of this study would not hold the Town to anything. Following lengthy discussion, a motion was made by Linda Duncan, seconded by Mike Dunn, to endorse the "Living in Harmony with Fort Bragg and Pope AFB" Joint Land Use Study and recommend the same to the Town Board of Commissioners. Motion unanimously carried.

V. Other Business.

None.

VI. Staff Report.

Mr. Hopkins explained the Planning Board received all information in their agenda packets concerning the April reports regarding Building Code Enforcement and Planning and Zoning Permits issued.

The Board was also asked to attend the Public Hearing scheduled for May 10, 2004.

Mr. Hopkins informed the Board that the Planning Department now has a new addition; Mrs. Aleta Pigliacampo. He also stated that Heather Brown had been promoted to Deputy Planner.

VII. Adjourn.

With no further items for discussion the meeting adjourned at 7:47 p.m.

Heather N. Brown, Deputy Planner