

**TOWN OF ABERDEEN
PLANNING BOARD REGULAR MEETING
February 19, 2004
MINUTES**

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

Members Absent: None

Staff Present: Giles Hopkins, Planning Director
Heather Brown, Deputy Planner
Bill Zell, Town Manager

Public Present: Jamara Dunn

I. Call To Order

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

II. Approval of Minutes - Regular Meeting of January 15, 2004.

Mike Dunn made a motion, seconded by Elease Goodwin, to approve the minutes of the Regular Meeting of January 15, 2004.

III. Old Business.

None.

IV. New Business.

A. Application for Conditional Use Permit CU#04-01 submitted by the Town of Aberdeen for a park in the R-10MH Residential District.

The Public Hearing for this matter was held Monday, February 9, 2004 with no opposition. Following discussion, a motion was made by Mike Dunn, seconded by Eleese Goodwin, 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 approve and recommend approval of Application for Conditional Use Permit CU#04-01 to the Town Board of Commissioners. Motion unanimously carried.

- B. Application for Site Plan Review SP#04-03 submitted by N. Joel Clary, Architect for Steve Jones Kawasaki.

Mr. Hopkins presented Application for Site Plan Review SP#04-03 and stated there is an existing building behind the current Kawasaki building that is proposed to have a 5,250± square foot addition made to it. The property is located on the east side of US 15-501 Highway between Steve Jones Chevrolet and Sonic. There was concern and discussion of the validity of the project due to a previous Site Plan being approved and the project not going forward. There was also discussion regarding signage and landscaping. Mr. Hopkins informed the Board that they would not be allowed any further signage by the road and the current code does not require any further landscaping. Following discussion, a motion was made by Linda Duncan, seconded by Maurice Holland, to approve and recommend approval of Application for Site Plan Review SP#04-03 to the Town Board of Commissioners. Motion unanimously carried.

V. Other Business.

- A. Final Plat FP#04-01 submitted by Robert Edwards for a division for Janet L. Babaa, PR, Betty H. Childers and Virginia Dale Kidd.

Following review, a motion was made by Mike Dunn, seconded by Linda Duncan, to approve and recommend approval of Final Plat FP#04-01 to the Town Board of Commissioners. Motion unanimously carried.

VI. Staff Report.

Mr. Hopkins informed the Board that Mr. Moneymaker, owner of a structure that burned in November of 2002 on South Street, would have until Friday, February 27, 2004 to clean up the property and have all the debris from the fire removed from the property. He also stated he was in

the process of working with Jack Taylor regarding the old Alligator Alley building that also burned on US 1 Highway.

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

The Board was also asked to attend a Public Hearing scheduled for March 8, 2004.

VII. Adjourn.

With no further items for discussion, a motion was made by Mike Dunn, seconded by Ray Bosworth, to adjourn the meeting. Motion unanimously carried. The meeting was adjourned at 7:30 p.m.

Heather N. Brown, Deputy Planner