

**TOWN OF ABERDEEN  
PLANNING BOARD REGULAR MEETING  
JUNE 17, 2004  
MINUTES**

Members Present:        Jim Thomas, Chairman  
                              Ray Bosworth  
                              Linda Duncan  
                              Mike Dunn  
                              Eleese Goodwin

Members Absent:        Maurice Holland  
                              Sherrill Lee  
                              Kemp Lowder, ETJ Alternate  
                              Bill Prevatte, In-Town Alternate

Staff Present:            Giles Hopkins, Planning Director

I.     Call To Order

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

II.    Approval of Minutes – Regular Meeting of May 20, 2004.

Linda Duncan made a motion, seconded by Eleese Goodwin, to approve the minutes of the Regular Meeting of May 20, 2004. Motion unanimously carried.

III.   Old Business.

Mr. Hopkins introduced Jim Dougherty, Chief Planner with the North Carolina Division of Community Assistance. Mr. Daugherty provided a copy of a sample land use plan he had recently done for the Town of Cameron and began to review a timeline for the process Aberdeen would need to follow to create its own land use plan.

The first item he reviewed was a visioning session that would take place in August which would give the community an opportunity to take part in the planning process.

He explained that prior to the visioning session, social and economic data would be gathered which would be important for population projections. He also explained this would help in determining how much acreage needs to be devoted to residential, commercial and industrial development.

Mr. Daugherty stated he would like the Planning Board to begin thinking of how they would like the Town of Aberdeen to develop over the next 10 to 20 years.

#### IV. New Business.

- A. Application for Conditional Use Permit CU#04-04 and Application for Site Plan Review SP#04-06 submitted by Clay Culbreth for mini-storage warehouses to be located in the C-I Commercial and Industrial (Light) District.

The Board discussed the continued Public Hearing held on June 12, 2004 and the conditions Mr. Culbreth agreed to regarding correcting the water problem on the adjoining property. There was also discussion regarding hours of operation.

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. Hours of operation must be 6:00 am to 11:00 pm Sunday through Saturday. During the hours of 11:00 pm to 6:00 am the entrance/exit gate must be locked.

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

- B. Application for Conditional Use Permit CU#04-06 and Application for Site Plan Review SP#04-07 submitted by Land Design for a residential planned development to be located at the former Lighthouse Trace location on Saunders Boulevard.

Mr. Hopkins presented a new updated map to the Board and informed them Jarrett Deerwester with Land Design was present and available for any questions the board members may have. Mike Dunn inquired as to what type of units would be developed. Mr. Deerwester explained the units would be condos with each unit sold independently. Mr. Dunn also asked if the new structures would be in keeping with the existing structure. Mr. Deerwester stated the exterior would be virtually

identical with a few minor interior changes. Mr. Dunn then inquired as to how many additional units would be constructed and Mr. Deerwester informed him there would be an additional 48 units constructed.

Ray Bosworth asked if this was the same footprint that had been used year ago and Mr. Deerwester answered yes with the exception of a sidewalk being added. He also informed Mr. Bosworth there would be structure work done to the existing foundation to determine if it could be used.

A motion was made by Mike Dunn, seconded by Elease 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#04-06 and Application for Site Plan Review SP#04-07 to the Town Board of Commissioners. Motion unanimously carried.

C. Preliminary Plat Review PLP#04-01 submitted by Land Design for the Lighthorse Trace townhome development.

Mr. Deerwester informed the Board the updated preliminary plat included the stormwater management plan developed by Land Design's engineers which was requested by a representative of the Elks Club

Mr. Dunn asked whose responsibility it would be should there be a water runoff problem in the years ahead. Mr. Hopkins stated this would be the responsibility of the homeowner's association. He stated the town would not be liable.

A motion was made by Mike Dunn, seconded by Ray Bosworth, to approve Preliminary Plat Review PLP#04-01 and recommend approval to the Town Board of Commissioners. Motion unanimously carried.

D. Application for Site Plan Review SP#04-08 submitted by Albemarle Oil Company for retail sales to be located in the C-I Commercial and Industrial (Light) District.

Mr. Hopkins clarified for the board that they had recently rezoned the property in question and the request before them now was for site plan approval.

Mr. Molamphy with Albemarle Oil Company stated the building would be a red split-faced block to prevent having to continually paint and maintain the structure. He stated it was a bit more expensive on the front end would be more beneficial in the long run.

Mike Dunn inquired as to the canopy height and Ray Bosworth reminded the board that requirements listed in the proposed Zoning Code Text Amendment ZA#04-02 (listed later on the agenda) regarding site plans could not be enforced at this time because the zoning amendment was yet to be approved.

Mr. Dunn stated it was evident Mr. Molamphy had gone above and beyond with landscaping and other elements of the building and felt that upon completion, this would be a nice location. Others agreed.

Following discussion, a motion was made by Mike Dunn, seconded by Ray Bosworth, to approve Application for Site Plan Review SP#04-08 and recommend approval to the Town Board of Commissioners. Motion unanimously carried.

- E. Application for Site Plan Review SP#04-09 submitted by Moore County Schools for a modular unit to be located behind Aberdeen Primary School on Keyser Street.

Mr. Hopkins stated we were late getting this due to the county budget not being approved until late May and the unit would most likely be in place prior to the Board of Commissioners Work Session on July 29, 2004 because of school beginning August 4, 2004.

A motion was made by Linda Duncan, seconded by Eleese Goodwin, to approve Application for Site Plan Review SP#04-09 and recommend approval to the Town Board of Commissioners. Motion unanimously carried.

- F. Application for Rezoning RZ#04-04 submitted by R. Group, LLC to rezone property located on the north side of Brian Road between Page Road and Dogwood Drive from R-20 Residential District to R-6 Residential District.

Mr. Hopkins informed the Board Mrs. Pope was present should they have any questions for her. Mr. Hopkins also stated the Board could recommend to rezone the property to R-6 Residential or not, or to make another recommendation.

There was discussion regarding the R-10 Residential District and uses allowed in that district. He also clarified the difference between multi-family and duplex structures.

Ray Bosworth stated that he felt the opposition at the Public Hearing was not towards the quality of structures that would be built there but rather the use. He stated it went back to the “not in my back yard” mentality.

Mrs. Pope informed the Board that the intention was to develop a nicely landscaped community in which people such as retirees wanting to down size could move to and be comfortable. She stated she could not imagine anyone wanting to build a single family dwelling at this location due to the HC Highway Commercial zoning of the adjoining property. Mrs. Pope stated the type of development they were interested in would be a nice buffer between the residential and commercial properties. She also stated they would be willing to develop duplexes on this property should the Board decide to recommend something other than R-6 Residential District and shared pictures with the Board of other developments they have done.

(Linda Duncan exited at this point during the meeting.)

Again, Mr. Bosworth stated he didn't feel the Board had to be sold on the quality of the units. However, he did feel the community would have to be sold on this type of development being in their back yard. Other members of the Board agreed. He recommended that Mrs. Pope contact members of the community and discuss with them the possibility of rezoning the property to R-10 Residential and constructing duplexes on the site. Mr. Bosworth also stated it would be very difficult for the Planning Board to recommend approval of the rezoning with so many adjoining property owners in opposition.

A motion was made by Ray Bosworth, seconded by Mike Dunn, to table Application for Rezoning RZ#04-04 to the July 15, 2004 Regular Meeting to allow Mrs. Pope time to contact adjoining property owners regarding possibly rezoning the property to R-10 Residential District as opposed to R-6 Residential District. Motion unanimously carried.

- G. Application for Rezoning RZ#04-05 to rezone property located in the Midway Community from R-10MH Residential District to R-10 Residential District.

Chairman Thomas stated there was a citizen who discussed manufactured housing not being what it used to be but also being affordable housing for some families within the Midway Community.

Elease Goodwin inquired as to whether or not this rezoning would affect a possible grant. Mr. Hopkins informed her it would not.

A motion was made by Ray Bosworth, seconded by Mike Dunn, to table Application for Rezoning RZ#04-05 to the July 15, 2004 Regular Meeting. Motion unanimously carried.

- H. Proposed Zoning Code Text Amendment ZA#04-02 concerning Section 155.027 SITE PLAN REQUIREMENTS of the Town of Aberdeen Zoning Code.

Mr. Hopkins stated he would like to request the Board table this item as well to allow them more time to review the materials submitted to them and to have more members in attendance.

There was lengthy discussion regarding numerous portions of the proposed amendment including appearance, landscaping, etc.

Following discussion, a motion was made by Mike Dunn, seconded by Elease Goodwin, to table Zoning Code Text Amendment ZA#04-02 to the July 15, 2004 Regular Meeting. Motion carried 3 to 1 with Chairman Thomas voting against the motion.

- I. Proposed Zoning Code Text Amendment ZA#04-06 concerning addition Section 155.054 RA RURAL AGRICULTURAL DISTRICT to the Town of Aberdeen Zoning Code.

Mr. Hopkins stated this was another option created for the Board to consider regarding specific instances listed in the amendment which only includes farming as a permitted use and LCID landfills as a conditional use.

A motion was made by Mike Dunn, seconded by Elease Goodwin, to approve Zoning Code Text Amendment ZA#04-06 and recommend approval to the Town Board of Commissioners. Motion unanimously carried.

V. Other Business.

Mr. Hopkins introduced a new member of the Planning Board, Mr. Roger Bone. He also stated the Board of Commissioners elected to appoint Kemp Lowder as a regular member of the Planning Board in the place of Sherrill Lee.

VI. Staff Report.

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

The next Regular Meeting of the Planning Board is scheduled for Thursday, July 15, 2004.

VII. Adjourn.

With no further items for discussion, the meeting adjourned at 8:19 p.m.

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Heather N. Brown, Deputy Planner