

TOWN OF ABERDEEN
PLANNING BOARD REGULAR MEETING
September 19, 2002
Minutes

Members Present: Jim Thomas
Mark Edwards
Linda Duncan
Elease Goodwin
Bill Prevatte, In-Town Alternate

Members Absent: Mike Dunn
Maurice Holland
Sherrill Lee

Staff Present: Giles Hopkins, Planning Director
Heather Brown, Administrative Assistant
Tom Marsh, Code Enforcement Officer

Chairman Thomas called the meeting to order at 7:06 PM

Mr. Mark Edwards made a motion, seconded by Mrs. Linda Duncan, to approve the minutes of the Regular Meeting of August 15, 2002 as presented. The motion was approved 5-0.

Old Business:

Mr. Hopkins provided several maps with various options regarding rezoning of property(ies) located on the west side of N. Poplar Street and informed the Board that notification of this meeting had been mailed to all of the appropriate land owners. Following discussion, a motion was made by Mr. Mark Edwards, seconded by Mrs. Linda Duncan, to recommend to the Town Board of Commissioners that a Public Hearing be held at the Tuesday, November 12, 2002 Board of Commissioners Regular Meeting on a proposal to consider rezoning properties identified on the attached map on the west side of N. Poplar Street from the back of the Granny's Donut property southward to the north side of Dogwood Street, from HC Highway Commercial District and/or R-20 Residential District to B-3 Neighborhood Transitional District and that the Planning Board will then, at

its Regular Meeting on Thursday, November 21, 2002, make a recommendation to the Town Board of Commissioners. The motion was approved unanimously.

New Business:

Chairman Thomas presented a Final Subdivision Plat FP#02-01 by RAB Investments, LLC for Crow's Nest located off of Roseland Road. Following discussion, a motion was made by Mrs. Duncan, seconded by Mr. Edwards, to approve Final Subdivision Plat FP#02-01. The motion was approved 5-0.

Chairman Thomas presented Zoning Code Text Amendment ZA#02-05 regarding certain retail and/or specific entertainment in C-I Commercial and Industrial (Light) District. Mr. Hopkins explained that interest had been expressed in locating a birthday/party supply and related services business in this district and that the ordinance did not currently allow for this type of business. Following discussion, a motion was made by Mrs. Duncan, seconded by Mrs. Goodwin, to approve and recommend approval of Zoning Code Text Amendment ZA#02-05 to the Board of Commissioners. The motion was approved 5-0.

Chairman Thomas presented Zoning Code Text Amendment ZA#02-06 regarding wall signs on the rear of buildings. Mr. Hopkins explained that interest had been expressed in placing a wall sign on the rear of a local building and that the ordinance did not currently allow for this. Following discussion, a motion was made by Mr. Edwards, seconded by Mrs. Duncan, to approve and recommend approval of Zoning Code Text Amendment ZA#02-06 to the Board of Commissioners. The motion was approved 5-0.

Chairman Thomas presented Zoning Code Text Amendment ZA#02-07 regarding temporary banners, their length of time for display and charges for the same. Mr. Hopkins stated that in the past there had been numerous legitimate requests from businesses for the use of more than two banners per year. He also expressed that it would assist businesses and increase Town income to allow for an unlimited amount of usage with a charge for each two week period or any portion thereof. Mr. Bill Prevatte stated that the current ordinance only allows businesses to display a banner twice a year and should they use this privilege for the two Nascar events in our area they are not allowed to have banners for other events such as grand openings, holiday sales or seasonal sales. Following discussion, the Board agreed to table Zoning Code Text Amendment ZA#02-07 until the October 17, 2002 Planning Board Meeting and they each had an opportunity to speak with local

business and obtain more information before making a final recommendation to the Board of Commissioners.

Other Business:

None.

Staff Report:

Mr. Hopkins reviewed Building and Zoning Monthly Summaries for August as well as the Ordinance and Code Enforcement Summary and Status of Development Projects Approved, Pending Approval or Under Consideration with the Board. He also advised that the next Planning Board Meeting would be held on October 17, 2002.

With no further business, the meeting adjourned at 7:46 PM.

Respectfully submitted,

Heather N. Brown, Secretary to the Board