

**TOWN OF ABERDEEN
PLANNING BOARD REGULAR MEETING
November 16, 2006
MINUTES**

Members Present: Elease Goodwin Maurice Holland
 Bill Prevatte Kemp Lowder
 Mike Dunn Elaine Smith
 Roger Bone

Members Absent: Jim Thomas

Staff Present: Giles Hopkins, Planning Director
 Ben Warren, Deputy Planner
 Patti Jilson, Deputy Planner

Others Present: Bob Bates, Lloyd Johnson – Lamar Advertising
 SR Ransdell

I. Call To Order:

Vice Chair Goodwin called the meeting to order at 7:00 pm.

II. Approval of Minutes – Regular Meeting of October 19, 2006.

Mike Dunn made a motion, seconded by Kemp Lowder, to approve the minutes of the Regular Meeting of October 19, 2006. Motion unanimously carried.

III. Old Business: NONE

IV. New Business:

A. Application for Final Plat FP# 06-05 submitted by Stafford Land Company for Phase 1 of Sandy Springs subdivision.

A motion was made by Mike Dunn and seconded by Maurice Holland to approve, contingent upon completion of all requirements (sidewalks, paved roads, etc) Final Plat FP# 06-05.. Motion unanimously carried.

B. Application for Final Plat FP# 06-06 submitted by The Basil Group for Bonnie Brook Court.

A motion was made by Kemp Lowder and seconded by Roger Bone to approve, contingent upon completion of all requirements (sidewalks, paved roads, etc) Final Plat FP# 06-06. Motion unanimously carried.

C. Application for Zoning Code Text Amendment ZA# 06-04 concerning Outdoor Advertising Signs (Billboards) submitted by Lamar Advertising.

Mr. Hopkins informed the planning board the staff would like more time to review the request.

A motion was made by Mike Dunn and seconded by Maurice Holland to table Zoning Code Text Amendment ZA# 06-04 until the December 21, 2006 planning board meeting. Motion unanimously carried.

- D.** Application for Zoning Code Text Amendment ZA# 06-05 concerning Continuation of Non-Conforming Uses.

A motion was made by Kemp Lowder and seconded by Maurice Holland to table Zoning Code Text Amendment ZA# 06-05 until the December 21, 2006 planning board meeting. Motion unanimously carried.

- E.** Application for Final Plat FP# 06-07 submitted by Jackie Speight.

Mr. Warren informed the planning board this is a 2 acre minor subdivision located on HWY 5 between Ridgeline Road and Turning Leaf Road. Vito's is looking to open a new restaurant at this location.

A motion was made by Mike Dunn and seconded by Roger Bone to approve Final Plat FP# 06-07. Motion unanimously carried.

- F.** Application for Site Plan Review SP# 06-09 submitted by S.R. Ransdell for a metal storage facility to be located on HWY 15-501 across from Pee Dee Road.

Mr. Warren informed the planning board that Mr. Ransdel's proposal is for a metal warehouse style building with open bays and would house up to 3 tenants. The proposed site plan meets all of the Towns Site Plan requirements.

A motion was made by Kemp Lowder and seconded by Roger Bone to approve and recommend approval of Site Plan SP# 06-09 subject to submittal of elevations, to the Town Board of Commissioners. Motion unanimously carried.

- V.** Other Business:

Mr. Hopkins asked the planning board to review monthly building reports.

- VI.** Adjourn

With no further items for discussion, the meeting adjourned at 7:30PM

Patti Jilson, Deputy Planner

Approved by: Ben Warren, Planning Director