

**TOWN OF ABERDEEN
PLANNING BOARD REGULAR MEETING
April 20, 2006
MINUTES**

Members Present: Jim Thomas Elaine Smith, ETJ Alternate
 Mike Dunn
 Maurice Holland
 Roger Bone

Members Absent: Ray Bosworth, Kemp Lowder, Elease Goodwin, Bill Prevatte

Staff Present: Giles Hopkins, Planning Director
 Ben Warren, Deputy Planning Director
 Patti Jilson, Admin. Planning & Code Technician

Others Present: Murray Williamson, Denise Roberts, Vince Hubler, Scott Matthews
 Paul Travaro (Developers for Bonnie Brook Subdivision)

I. Call To Order:

Chairman Thomas called the meeting to order at 7:06 pm.

II. Approval of Minutes – Regular Meeting of March 16, 2006.

Mike Dunn made a motion, seconded by Roger Bone, to approve the minutes of the Regular Meeting of March 16, 2006. Motion unanimously carried.

III. Old Business:

A. Application for Preliminary Plat Review PLP#06-01 submitted by Hobbs, Upchurch & Associates for the Bonnie Brook Subdivision.

Mr. Hopkins informed the Planning Board that Preliminary Plat Review PLP#06-01 was referred back to the Planning Board by the Board of Commissioners for consideration of requiring sidewalks that extend onto Poplar Street. Murray Williamson informed the Planning Board all subdivision regulations and town requirements were followed and that extending the sidewalks would cost an additional \$80,000 to \$90,000.

After reviewing Preliminary Plat PLP#06-01, a motion was made by Roger Bone, Seconded by Elaine Smith, to approve and recommend approval with “no changes” of Preliminary Plat Review PLP#06-01 to the Town Board of Commissioners. Motion unanimously carried.

- B.** Application for Preliminary Plat Review PLP#06-02(A) submitted by Stafford Land Company for the Sandy Springs Subdivision.

Mr. Hopkins informed the Planning Board Preliminary Plat PLP#06-02(A) is a revision of Preliminary Plat PLP#06-02. After reviewing Preliminary Plat PLP#06-02(A), a motion was made by Mike Dunn, Seconded by Roger Bone, to approve and recommend approval of Preliminary Plat Review PLP#06-02(A) to the Town Board of Commissioners. Motion unanimously carried.

IV. New Business:

- A.** Application for Site Plan Review SP#06-01 submitted by Primax Properties, LLC for a parking lot and dumpster enclosure to be located between Food Lion and the proposed Mexican Restaurant in the Sandhills Shopping Center (referred to as Phase II) (*Planning Board Members are asked to make a recommendation to the Board of Commissioners*).

Mr. Hopkins informed the Planning Board that staff had some concerns to work out and requested tabling Site Plan SP#06-01.

A motion was made by Mike Dunn, Seconded by Roger Bone, to table Site Plan Review SP#06-01 until the May 18, 2006 Planning Board meeting. Motion unanimously carried.

- B.** Application for Final Plat FP#06-01 submitted by Davidson & Jones Residential, LLC for Phase V of Glen Laurel.

A motion was made by Mike Dunn, Seconded by Maurice Holland, to approve Final Plat FP#06-01. Motion unanimously carried.

V. Other Business:

Mike Dunn, speaking for the Planning Board, wants Mr. Hopkins to know they recognize the value of all the hard work he does for the Planning Department. They respect his expertise and appreciate being kept informed of all Planning Department business.

VI. Adjourn

With no further items for discussion, the meeting adjourned at 7:45PM

Patti Jilson,
Administrative Planning & Code Technician