

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

Members Present: Elease Goodwin Elaine Smith, ETJ Alternate
 Mike Dunn Bill Prevatte, In-Town Alternate
 Maurice Holland
 Roger Bone

Members Absent: Jim Thomas, Ray Bosworth, Kemp Lowder,

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

Others Present: Jeremy Rust, Bob Koontz, Adam Selner, Matthew Lower

I. Call To Order:

Vice Chair Goodwin called the meeting to order at 7:15 pm.

II. Approval of Minutes – Regular Meeting of January 18, 2006.

Mike Dunn made a motion, seconded by Roger Bone, to approve the minutes of the Regular Meeting of January 18, 2006. Motion unanimously carried.

III. Old Business: NONE

IV. New Business:

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

Mr. Hopkins informed the board the plat did meet all of the requirements of the code and would recommend the Preliminary Plat be approved. Following discussion, a motion was made by Mike Dunn, Seconded by Roger Bone, to approve and recommend approval of Preliminary Plat Review PLP#06-01 with sidewalks on one (1) side, to the Town Board of Commissioners. Motion unanimously carried.

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

Mr. Hopkins informed the board Sandy Springs Subdivision would consist of 280 lots. Conditional Use Permit CU#05-06 was approved on November 14, 2005. After reviewing Preliminary Plat PLP#06-02, a motion was made by Mike Dunn, Seconded by Elaine Smith, to approve and recommend approval of Preliminary Plat Review PLP#06-02 "as is" to the Town Board of Commissioners. Motion unanimously carried.

- C.** Application for Preliminary Plat Review PLP#06-03 submitted by FC Pinehurst, LLC for the Legacy Lakes Subdivision.

Mr. Hopkins informed the board the plat is basically the same layout (Phase 1 has been enlarged) the board reviewed for Conditional Use Permit CU#05-04 which was approved August 8, 2005. After reviewing Preliminary Plat PLP#06-03, a motion was made by Mike Dunn, Seconded by Maurice Holland, to approve and recommend approval of Preliminary Plat Review PLP#06-03 "as is" to the Town Board of Commissioners. Motion unanimously carried.

- D.** Application for Site Plan Review SP#06-01 submitted by Primax Properties, LLC for a restaurant to be located in Sandhills Shopping Center in the HC Highway Commercial District.

Mr. Hopkins informed the board the site plan meets all site plan requirements. The property is located in the old Perry Brother's building. A motion was made by Roger Bone, Seconded by Maurice Holland to approve Application for Site Plan Review SP#06-01 and recommend approval to the Town Board of Commissioners. Motion unanimously carried.

- E.** Application for Site Plan Review SP#06-02 submitted by Primax Properties, LLC for Star Bucks Coffee to be located in the HC Highway Commercial District.

Mr. Hopkins informed the board the site plan meets all site plan requirements. The developers are waiting on approval from DOT for the entrance off of 15/501 HWY. A motion was made by Roger Bone, Seconded by Mike Dunn to approve Application for Site Plan Review SP#06-02 and recommend approval to the Town Board of Commissioners. Motion unanimously carried.

V. Other Business:

Mr. Hopkins informed the Planning Board that the Town Board of Commissioners would like to schedule a time for the Planning Board and Town Board of Commissioner to meet and review the Zoning Code. Mike Dunn suggested that the Planning Board discuss with the Town Board of Commissioner standards for sidewalks in subdivisions.

VI. Adjourn

With no further items for discussion, the meeting adjourned at 8:06PM

Patti Jilson,
Administrative Planning & Code Technician