

**TOWN OF ABERDEEN  
PLANNING BOARD REGULAR MEETING  
MAY 19, 2005  
MINUTES**

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

Members Absent: Ray Bosworth

Staff Present: Giles Hopkins, Planning Director  
Heather Brown, Deputy Planner  
Patti Jilson, Admin. Planning & Code Technician  
Bill Zell, Town Manager

Others Present: John Stec, Scott Stevlingson

**I. Call To Order:**

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

**II. Approval of Minutes – Regular Meeting of April 21, 2005.**

Mike Dunn made a motion, seconded by Roger Bone, to approve the minutes of the Regular Meeting of April 21, 2005. Motion unanimously carried.

**III. Old Business:**

**A.** Application for Conditional Use Permit CU#05-01 submitted by Beacon Management for a residential planned development to be located on the east side of Polar Street directly across from Bonnie Brook Road in the R-20 Residential District.

(Maurice Holland joined during discussion of this item)

Mr. Hopkins recommends the Planning Board table Conditional Use Permit CU#05-01 until the June 16, 2005, Planning Board Meeting.

A motion was made by Mike Dunn and seconded by Eleese Goodwin to table Application for Conditional Use Permit CU#05-01. Motion unanimously carried.

- B.** Application for Conditional Use Permit CU#05-03 submitted by Nextel for a wireless co-location to be located on an existing tower in the C-I Commercial and Industrial (Light) District

A motion was made by Mike Dunn and seconded by Kemp Lowder to approve and recommend approval of Application for Conditional Use Permit CU#05-03 to the Town Board of Commissioners. Motion unanimously carried.

**IV.** Other Business:

- A.** Mr. Hopkins gave a review of the upcoming Public Hearings scheduled for Monday, June 13, 2005:

- Public hearing to extend Aberdeen's R-20 Residential District zoning into the new extension of our extraterritorial jurisdiction known as Legacy Golf Links.
- Application for Rezoning RZ#05-03 to rezone 121.81± on the east side of NC 5 Highway between Turning Leaf Way and Olivia Lane from R-20 Residential District and HC Highway Commercial District to R-10 Residential District.
- Application for Rezoning RZ#05-04 to rezone one additional parcel located behind the recently rezoned parcels along US 1 Highway between Elm Street and Maple Street from R-6 Residential District to O-I Office and Institutional District.
- Application for Conditional Use Permit CU#05-04 for a residential planned development to be located at what is now known as Legacy Golf Links. This application is accompanied by Application for Site Plan Review SP#05-08

The next Regular Meeting of the Planning Board is scheduled for Thursday, June 16, 2005.

**VI.** Adjourn

With no further items for discussion, the meeting adjourned at 7:20 p.m.

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Patti Jilson,  
Administrative Planning & Code Technician