

TOWN OF ABERDEEN
PLANNING BOARD REGULAR MEETING
April 19, 2007
MINUTES

Members Present: Jim Thomas Roger Bone Mike Dunn
 Elease Goodwin Kemp Lowder Elaine Smith
 Maurice Holland

Members Absent: Broadus Combs Bill Prevatte

Staff Present: Ben Warren, Planning Director
 Patti Jilson, Deputy Planner
 Jennifer Moore, Admin. Planning and Code Technician

Others Present: Jeremy Rust, Representative from Land Design
 Peter Cozens, Representative from Land Design
 Jackie Speight, Speight Construction
 Winford Williams

I. Call to Order:

Chairman Thomas called the meeting to order at 6:01pm.

II. Approval of Minutes: Regular Meeting of March 15, 2007

Mike Dunn made a motion seconded by Roger Bone to approve the minutes of the Regular meeting of March 15, 2007. Motion unanimously carried.

III. Old Business: NONE

IV. New Business:

- A.** Application for Conditional Use Permit #07-04 submitted by Forest City Pinehurst, LLC to amend Conditional Use Permit CU#05-04 to change Site Data for Phase I of Legacy Lakes development.

Planning Board Recommendation:

1. An additional street cross-section be approved to allow the proposed townhomes to be "rear loaded" from a 20' wide alley.
2. The addition of town homes to Phases I, II and III of the development.
3. Increase the maximum number of units for Phase I from 230 to 318.

4. Add condition that a maximum of 20% of the lots within each phase can be developed with Townhomes.
5. Change the lot arrangement as follows:

PROPOSED:

	<u>Ph 1</u>	<u>Ph 2</u>	<u>Ph 3</u>	<u>Ph 4</u>
Townhomes	20-63	0-23	0-34	0-23
Cottages	0	0	0	25-40
50' Wide SFD	125-175	20-60	0-50	0-50
65' Wide SFD	0-40	0-40	0-60	0-50
70' – 80' Wide SFD	50-100	15-60	60-110	0-20
100' Wide SFD	15-35	45-80	35-55	0-20

Total Not to Exceed:	318	115	172	115
Total Unites Allowed:	720			

6. Amend the previously approved condition 7.(a) to read: “Certificate of Occupancy’s (CO’s) must be issued on 50% of lots within active phase prior to approval of construction drawings for next sequential phase.
7. The Townhomes be grouped in buildings of no more that 4 units.

A motion was made by Roger Bone and seconded by Maurice Holland to approve and recommend approval of Conditional Use Permit CU#07-04 to the Town Board of Commissioners.

- B.** Application for Preliminary Plat PLP#07-02 submitted by Forest City Pinehurst, amending the previously approved Preliminary Plat PLP#06-03 to change the Site Data for Phase 1 of Legacy Lakes development with corrected density tabulations.

A motion was make by Maurice Holland and seconded by Mike Dunn to approve and recommend approval of Preliminary Plat PLP#07-02 to the Town Board of Commissioners. Motion unanimously carried.

- C.** Application for Preliminary Plat PLP#07-01 submitted by Jackie Speight for the first 7 lots of a subdivision to be located along the east side of Shepherd’s Trail in the R-10 Residential District.

A motion was made by Mike Dunn and seconded by Maurice Holland to approve and recommend approval of Preliminary Plat PLP#07-01 to the Town Board of Commissioners. Motion Unanimously carried.

- D.** Application for Zoning Code Text Amendment ZA#07-02 submitted by staff to amend section 155.051 Downtown Overlay Retail District to ensure a compliance with the standards set forth by the Religious Land Use and Institutionalized Persons Act (RLUIPA) of 2000.

A motion was made by Elease Goodwin and seconded by Roger Bone to approve and recommend approval of Zoning Code Text Amendment ZA#07-02 to the Town Board of Commissioners. A Planning Board member withheld a vote which constitutes a no vote. Motion carried 6 to 1.

- V.** Adjourn: The Planning Board Adjourned at 6:37 pm to convene as the Watershed Review Board.

- E.** Application for SNIA#07-01 submitted by Winford Williams for a Special Non-residential Intensity Allocation to allow 64% of Lot 17, Sandy Mine Subdivision, to be built upon. The subject property is located within the WS-II Watershed Area.

A motion was by Mike Dunn and seconded by Kemp Lowder to approve and recommend approval of Special Non-residential Intensity Allocation SNIA#07-01 to the Town Board of Commissioners.

- VI.** Adjourn: The Watershed Review Board Adjourned at 6:42 and reconvened as The Planning Board.

Other Business: Ben Warren asked the Board to review the monthly reports and reminded them of the Planning Board Dinner on April 24th at 6:30pm, Shucker's Restaurant.

- VII.** Adjourn: With no further items to discuss the meeting adjourned at 7:44pm.

Jennifer Moore
Admin, Planning & Code Technician

Approved by: Patti Jilson, Deputy Planner

