

**TOWN OF ABERDEEN**  
**PLANNING BOARD REGULAR MEETING**  
**June 15, 2006**  
**MINUTES**

Members Present:            Jim Thomas                            Kemp Lowder  
                                  Elease Goodwin                        Elaine Smith, ETJ Alternate  
                                  Mike Dunn  
                                  Maurice Holland  
                                  Roger Bone  
                                  Ray Bosworth

Members Absent:            Bill Prevatte

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

Others Present:            Bruce Shepherd, Don Longstreet

**I. Call To Order:**

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

**II. Approval of Minutes – Regular Meeting of May 18, 2006.**

Ray Bosworth made a motion, seconded by Roger Bone, to approve the minutes of the Regular Meeting of May 18, 2006. Motion unanimously carried.

**III. Old Business:**

- A.** Application for Zoning Code Text Amendment ZA#06-01 submitted by the Town of Aberdeen requiring sidewalks along both sides of all streets in residential and commercial districts.

Mr. Hopkins recommends that the Planning Board table ZA# 06-01 until the July 20, 2006 Planning Board Meeting.

A motion was made by Kemp Lowder, and seconded by Elease Goodwin, to table Zoning Code Text Amendment ZA#06-01 until the July 20, 2006 Planning Board Meeting.

**IV. New Business:**

- A.** Application for Preliminary Plat Review PLP #06-04 submitted by Bruce Shepherd for a subdivision to be located approximately 500 feet north of Roseland Road on Shepherds Trail.

A motion was made by Kemp Lowder, and Seconded by Ray Bosworth, to approve and recommend approval of Preliminary Plat PLP# 06-04 to the Town Board of Commissioners. Motion unanimously carried.

- B.** Application for Final Plat Review #06-02 submitted by Bruce Shepherd for a subdivision to be located approximately 500 feet north of Roseland Road on Shepherds Trail.

A motion was made by Mike Dunn, Seconded by Roger Bone, to approve and recommend approval of Final Plat #06-02 to the Town Board of Commissioners. Motion unanimously carried.

- C.** Application for Final Plat Review FP#06-03 submitted by Royal/Longstreet, LLC for multi-family condos units to be located on the east side of Saunders Blvd., directly across from Bronwyn Street.

Mr. Hopkins informed the Planning Board the Preliminary Plat was approved under Conditional Use Permit CU#05-07.

A motion was made by Mike Dunn, Seconded by Maurice Holland, to approve and recommend approval of Final Plat #06-03 to the Town Board of Commissioners. Motion unanimously carried.

- D.** Proposed Zoning Code Text Amendment ZA#06-02 regarding Section 155.049 IH Industrial District (Heavy).

Mr. Hopkins informed the Planning Board that due to 15ft setbacks in this zoning area, existing buildings could not be subdivided. It was suggested that the ordinance be reworded to exclude current owners. Mr. Hopkins recommends the Planning Board table ZA#06-02 until the July 20, 2006 meeting

A motion was made by Mike Dunn, and seconded by Maurice Holland, to table Zoning Code Text Amendment ZA#06-02 until the July 20, 2006 Planning Board Meeting,

- V.** Other Business:

Mr. Hopkins informed the Planning Board the annexation agreement with Pine Bluff was approved by the Board of Commissioners.

- VI.** Adjourn

With no further items for discussion, the meeting adjourned at 7:32PM

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Patti Jilson,  
Administrative Planning & Code Technician