

**TOWN OF ABERDEEN
PLANNING BOARD REGULAR MEETING
May 18, 2006
MINUTES**

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

Members Absent: Kemp Lowder, Bill Prevatte

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

Others Present: Wes Cook, Kimley Horn, George Godwin

I. Call To Order:

Chairman Thomas called the meeting to order at 7:02 pm.

II. Approval of Minutes – Regular Meeting of April 20, 2006.

Roger Bone made a motion, seconded by Maurice Holland, to approve the minutes of the Regular Meeting of April 20, 2006. Motion unanimously carried.

III. Old Business:

- A.** Application for Site Plan Review SP#06-01 Phase II submitted by Primax Properties, LLC for the reconfiguration of the area between Food Lion and the proposed Mexican Restaurant to include ten (10) parking spaces and a dumpster enclosure.

A motion was made by Mike Dunn, Seconded by Roger Bone, to approve and recommend approval of Site Plan Review SP#06-01 Phase II to the Town Board of Commissioners. Motion unanimously carried.

IV. New Business:

- A.** Application for Site Plan Review SP#06-03 submitted by Primax Properties, LLC for a proposed road currently labeled as "Columbus Drive" designed to provide access to "Starbucks Coffee", the proposed "Hampton Inn & Suites", and other future development.

A motion was made by Ray Bosworth, and Seconded by Elease Goodwin, to approve and recommend approval of Site Plan Review SP#06-03 to the Town Board of Commissioners. Motion unanimously carried.

- B.** Application for Site Plan Review SP#06-04 submitted by Burton Engineering Associates for Hampton Inn & Suites located directly behind Aberdeen Commons Shopping Center.

A motion was made by Mike Dunn, Seconded by Maurice Holland, to approve and recommend approval of Site Plan Review SP#06-04 to the Town Board of Commissioners. Motion unanimously carried.

- C.** 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.

The Planning Board has many concerns about the language of "Zoning Code 155.071 SIDEWALKS". They agreed with Town Attorney "Mike Brough" that it presents legal and practical issues. After an extensive discussion, the Planning Board decided to table Zoning Code Text Amendment ZA#06-01 until revisions could be made.

A motion was made by Mike Dunn, and seconded by Maurice Holland, to table Zoning Code Text Amendment ZA#06-01 until the June 15, 2006 Planning Board Meeting, pending revisions recommended by Mike Brough. Motion unanimously carried.

V. Other Business:

Mr. Warren informed the Planning Board that the current Zoning Code is quite out of date and not conducive to the kind of growth the Town of Aberdeen is now experiencing. In the next several months the Planning Department staff will be revising and up dating the Zoning Code. He also informed the Planning Board that towards the end of June or beginning of July the Planning Department Staff, Board of Commissioners, and Planning Board Members will meet to discuss the changes. The staff will notify the Planning Board when a date has been scheduled.

VI. Adjourn

With no further items for discussion, the meeting adjourned at 8:00PM