

**TOWN OF ABERDEEN  
PLANNING BOARD REGULAR MEETING  
October 19, 2006  
MINUTES**

Members Present:            Jim Thomas                            Maurice Holland  
   Bill Prevatte                            Kemp Lowder  
   Mike Dunn

Members Absent:            Roger Bone, Elease Goodwin, Elaine Smith, Ray Bosworth

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

Others Present:              Wes Cook, Frank Fawcett, Matt Lowder, Bill Seymour, Tim Manes,  
   from Primax Properties, LLC.

**I.        Call To Order:**

Chairman Thomas called the meeting to order at 7:04 pm.

**II.       Approval of Minutes – Regular Meeting of September 21, 2006.**

Mike Dunn made a motion, seconded by Kemp Lowder, to approve the minutes of the Regular Meeting of September 21, 2006. Motion unanimously carried.

**III.      Old Business: NONE**

**IV.     New Business:**

**A.       Application for Conditional Use Permit CU#06-02 and Site Plan Review SP#06-07, submitted by Verizon Wireless for a co-location antenna on an existing tower.**

A motion was made by Kemp Lowder, seconded by Mike Dunn, to make the following findings of fact:

- A.       That the establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
- B.       That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted or substantially diminish and impair property values within the neighborhood;
- C.       That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;

- D. That the exterior architectural appeal and functional plan of any proposed structure will not be so at variance with either the exterior architectural appeal and functional plan of the structures already constructed or in the course of construction in the immediate neighborhood or the character of the applicable district as to cause a substantial depreciation in the property values within the neighborhood;
- E. That adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided;
- F. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
- G. That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located except as such regulations may in each instance be modified by the Board of Commissioners pursuant to the recommendation of the Planning Board.

and approve and recommend approval of Application for Conditional Use Permit CU#06-02 and Site Plan Review SP#06-07 to the Town Board of Commissioners. Motion unanimously carried.

- B.** Application for Site Plan Review SP#06-08 submitted by Primax Properties, LLC for a proposed retail center.

Mr. Hopkins informed the planning board members that Primax Properties, LLC, has run into a problem with DOT (Department of Transportation) and the entrance for the proposed retail center. Mr. Hopkins recommends the planning board approve SP#06-08 with the knowledge that it may be resubmitted with changes depending on what arrangements are worked out with DOT.

A motion was made by Mike Dunn and seconded by Bill Prevatte to approve and recommend approval of Site Plan Review SP#06-08 to the Town Board of Commissioners. Motion unanimously carried.

**V.** Other Business:

Mr. Hopkins informed the Planning Board that his final day will be December 22, 2006.

**VI.** Adjourn

With no further items for discussion, the meeting adjourned at 7:40PM

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Patti Jilson,  
Administrative Planning & Code Technician