

**TOWN OF ABERDEEN  
PLANNING BOARD SPECIAL CALLED MEETING  
JULY 22, 2004  
MINUTES**

Members Present:        Jim Thomas, Chairman  
                              Roger Bone  
                              Ray Bosworth  
                              Mike Dunn  
                              Eleese Goodwin  
                              Maurice Holland  
                              Kemp Lowder, ETJ Alternate  
                              Bill Prevatte, In-Town Alternate

Members Absent:        None

Staff Present:            Giles Hopkins, Planning Director

I.     Call To Order

          The meeting was called to order at 5:33 pm.

II.    Old Business.

- A.    Proposed Zoning Code Text Amendment ZA#04-02 concerning Section 155.027 SITE PLAN REQUIREMENTS of the Town of Aberdeen Zoning Code.

          Mr. Hopkins reviewed changes that had been made to the proposed zoning amendment previously discussed at the Board's July 15, 2004, Regular Meeting.

          The Board began to address concerns, one at a time, beginning with canopy height at convenience stores. Following lengthy discussion regarding this matter, the Board agreed that canopies should not exceed one half the height of the roof of the primary building it serves. It was also determined that all roofs on convenience stores should be something other than a flat roof. The Board decided to change the verbiage to allow a "hip, gable, a-frame or like" roof.

The Planning Board also agreed that an additional setback should be stated for convenience stores. Following discussion, the Board determined that a 25 foot setback from the right-of-way with 15 foot of the setback creating a semi opaque screen which would include shrubs and trees exceeding 6 feet in height within one year of planting should be required.

Mr. Hopkins stated he would have the changes made to the proposed amendment to present to the Board of Commissioners at their July 29, 2004 Work Session.

A motion was made by Roger Bone, seconded by Eleese Goodwin, to approve Zoning Code Text Amendment ZA#04-02 with the recommended changes and recommend approval to the Town Board of Commissioners. Motion unanimously carried.

IV. New Business.

None.

V. Other Business.

None.

VI. Staff Report.

None.

VII. Adjourn.

With no further items for discussion, the meeting adjourned at 6:21 p.m.

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Heather N. Brown, Deputy Planner