

**TOWN OF ABERDEEN
PLANNING BOARD REGULAR MEETING
May 20, 2004
MINUTES**

Members Present: Jim Thomas, Chairman
 Mike Dunn
 Elease Goodwin
 Maurice Holland
 Sherrill Lee
 Kemp Lowder, ETJ Alternate
 Bill Prevatte, In-Town Alternate

Members Absent: Ray Bosworth
 Linda Duncan

Staff Present: Giles Hopkins, Planning Director
 Heather Brown, Deputy Planner

I. Call To Order

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

II. Approval of Minutes - Regular Meeting of April 15, 2004.

It was noted that a complete version of the March minutes had been provided, which was missing page three in the previous months agenda packet.

Mike Dunn made a motion, seconded by Maurice Holland, to approve the minutes of the Regular Meeting of April 15, 2004. Motion unanimously carried.

III. Old Business.

None.

IV. New Business.

- A. Application for Conditional Use Permit CU#04-04 and Application for Site Plan Review SP#04-06 submitted by Clay Culbreth for mini-storage warehouses to be located in the C-I Commercial and Industrial (Light) District.

Due to the Public Hearing being continued to June 14, 2004, this matter was tabled for discussion.

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

Chairman Thomas stated a Public Hearing was held May 10, 2004 regarding this matter with much opposition from the public; most particularly aimed towards the section regarding fuel pump placement.

A motion was made by Mike Dunn, seconded by Maurice Holland, to table this matter to the next Regular Meeting of the Planning Board on Thursday, June 17, 2004, to allow the staff to gather more information regarding this matter. Motion unanimously carried.

Staff was asked to gather information from other jurisdictions regarding how convenience store locations are regulated. Preliminary requirement options and photographs were provided for the Board's review and there was discussion regarding the same.

The Board stated it was time to make a change in Aberdeen. The concern of the Board is to find a way to protect Aberdeen, but at the same time reap the benefits of commercial development in our area.

- C. Proposed Zoning Code Text Amendment ZA#04-03 concerning adding shopping center and retail sales definitions to Section 155.004 DEFINITIONS of the Town of Aberdeen Zoning Code.

Chairman Thomas stated a Public Hearing was held regarding this item on May 10, 2004 with no public comments presented. A motion was made by Mike Dunn, seconded by Kemp Lowder, to approve Zoning Code Text Amendment ZA#04-03 and recommend

approval to the Town Board of Commissioners. Motion unanimously carried.

- D. Proposed Zoning Code Text Amendment ZA#04-04 concerning adding Section 155.139A MASTER SIGN PLAN to the Town of Aberdeen Zoning Code.

Chairman Thomas stated a Public Hearing was held regarding this item on May 10, 2004 with no public comments presented. A motion was made by Maurice Holland, seconded by Elease Goodwin, to approve Zoning Code Text Amendment ZA#04-04 and recommend approval to the Town Board of Commissioners. Motion unanimously carried.

- E. Proposed Zoning Code Text Amendment ZA#04-05 concerning adding Section 155.045A GC GENERAL COMMERCIAL DISTRICT to the Town of Aberdeen Zoning Code.

Chairman Thomas stated a Public Hearing was held regarding this item on May 10, 2004 with no public comments presented. Mr. Hopkins informed the Board this was an attempt to create a zoning district that would allow its uses to fall between the very liberal HC Highway Commercial District and the more restrictive B-3 Neighborhood Transitional District. A motion was made by Mike Dunn, seconded by Kemp Lowder, to approve Zoning Code Text Amendment ZA#04-05 and recommend approval to the Town Board of Commissioners. Motion unanimously carried.

V. Other Business.

None.

VI. Staff Report.

Mr. Hopkins explained the Planning Board received all information in their agenda packets concerning the April reports regarding Building Code Enforcement and Planning and Zoning Permits issued.

The Board was asked to attend the Public Hearing scheduled for June 14, 2004, in which we will have approximately four items on the agenda for Public Hearing.

Mr. Hopkins again informed the Board that the Planning Department now has a new addition; Mrs. Aleta Pigliacampo. He also stated that Heather Brown had been promoted to Deputy Planner.

VII. Adjourn.

With no further items for discussion, the meeting adjourned at 7:50 p.m.

Heather N. Brown, Deputy Planner