

**TOWN OF ABERDEEN
PLANNING BOARD REGULAR MEETING
December 18, 2003
MINUTES**

Members Present: Jim Thomas, Chairman
Ray Bosworth
Linda Duncan
Mike Dunn
Elease Goodwin (arrived during discussion of Item IV. B.)
Maurice Holland
Kemp Lowder, ETJ Alternate
Bill Prevatte, In-Town Alternate

Members Absent: Sherrill Lee

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

Public Present: None

I. Call To Order

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

II. Approval of Minutes – Regular Meeting of November 20, 2003.

Linda Duncan made a motion, seconded by Maurice Holland, to approve the minutes of the Regular Meeting of November 20, 2003.

III. Old Business.

None.

IV. New Business.

A. Application for Site Plan Review SP#03-10 submitted by Jere McKeithen for a metal storage building to be used by Builders 1st Source.

There was discussion regarding asking the builder to possibly paint the existing buildings on this property to enhance its appearance. Mr. Hopkins informed the Board the Town could not require that the painting be done but could ask the builder to do so. Following discussion, a motion was made by Mike Dunn, seconded by Elise Goodwin, to approve and recommend approval of Application for Site Plan Review SP#03-10 as presented to the Town Board of Commissioners. Motion unanimously carried.

B. Proposed Zoning Code Text Amendment ZA#03-07 concerning signs in shopping centers.

Mr. Hopkins dispersed pictures of buildings with signs in square footage equal to 10% of the square footage of the building frontage. Ray Bosworth stated that as a business owner, you make a large investment to the community and having ample sign advertisement is important. Mike Dunn asked exactly which signs would be affected in shopping centers. Mr. Hopkins informed him that only signs on building fronts in shopping centers would be affected. No freestanding businesses would be included. He also pointed out this amendment would not affect shopping center signs. Maurice Holland stated it is already difficult to travel around the area now because of increased traffic, and looking for smaller business signs can be dangerous unless you are familiar with the area and the stores in the area.

The Board discussed this item at length and discussed possible amendments to the ordinance. Some voiced their opinions that the current code did not allow sufficient signage and they would like to see an increase. Others stated they would like to see an increase but not a drastic one.

Following further discussion, a motion was made by Mike Dunn, seconded by Maurice Holland, to recommend approval of Zoning Code Text Amendment ZA#03-07 with two changes; (1) the maximum square footage of all signs being 8% as opposed to the presented 10%, (2) and that no business sign be greater than 400 square feet per wall. The motion was approved 5 to 2 with Chairman Thomas and Elise Goodwin voting against the motion.

- C. Application for Conditional Use Permit CU#03-05 submitted by Norwood Batten for assembly/light manufacturing.

Following review and discussion, a motion was made by Mr. Kemp Lowder, seconded by Ms. Eleese Goodwin, to make the following findings:

- 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 in 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#03-05 to the Town Board of Commissioners. The motion was approved 7-0.

V. Other Business.

Chairman Thomas thanked all those who work for the Town of Aberdeen and asked that those responsible for the beautiful decorations across the Town be commended.

Giles Hopkins asked that everyone plan to attend the January 12, 2004 Town Board meeting as there will be items requiring Public Hearings on that date.

VI. Staff Report.

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

VII. Adjourn.

With no further items for discussion, a motion was made by Kemp Lowder, seconded by Linda Duncan, to adjourn the meeting. Motion unanimously carried. The meeting was adjourned at 7:34 p.m.

Heather N. Brown, Deputy Planner