

MINUTES
Special Called Meeting of the
Aberdeen Watershed Review Board

May 15, 2014
Thursday, 6:00 p.m.

Robert N. Page Municipal Building
Aberdeen, North Carolina

The Watershed Review Board met Thursday, May 15, 2014 at 6:00 p.m. for a Special Called Meeting. Members present were Chairman Johnny Ransdell, Raymond Lee, Kelvin Watson, Sarah Ahmad, Tim Marcham, and Ken Byrd. Alternate Ron Utley was called in to serve in one of the vacant seats. Members not present were Janet Peele and alternate Peter Koch. Others in attendance were Planning Director Pam Graham, Planner Jae Kim, and Permit Technician Amy Fulp,

1. Call to Order:

Chairman Ransdell called the meeting to order at 6:02 p.m.

2. New Business

All parties who expected to give evidence or testimony were sworn in before doing so.

a. Consideration of Watershed Authorization for SNIA #14-01 and Watershed Subdivision Approval for Crossway Church of Worship

Planning Director Graham stated we have a project of a little over 25 acres total and it is currently vacant. The entire acreage is located in our WS-II protected Watershed District. The current zoning of the property is R20-16.

Planning Director Graham stated we have a project that is 2 phases and being broken up into 2 tracts. The 25 acres will be sub-divided into two for the purposes of the project. Phase 1 is going to occur on tract 1 and will include the church facility, associated parking, and an on-site daycare. Phase 2 adds to the church facility, adds parking, some accessory uses, and residences.

Planning Director Graham stated the Planning Board will be looking at two things for the watershed. First thing is tract 1 which will be the 8 acre parcel that is going to be pulled out and they are asking tonight for a Special Non-Residential Intensity Allocation. The remaining acreage, which is about 18 ½ acres, the Planning Board will just want to consider that for general compliance with the Watershed Overlay District requirements.

Planning Director Graham stated what we have in the UDO are overlay districts. In this case we have a Watershed Overlay District that says

everything in the UDO applies but there may have some higher standards that they are required to meet.

Planning Director Graham stated basically what our Overlay District does for the watershed is it adds restrictions that would maintain a lower intensity land use pattern. It does this by requiring single family uses to be limited to one dwelling unit per acre. For other residential, meaning other than single family, you have a maximum built upon area of 12%.

Planning Director Graham stated there is another special category that will allow for a project to have up to 70% built upon area if you have enough allocation to allow that in your municipality. Aberdeen has around 25 acres of what could be allowed for up to 70% impervious cover and our applicants are asking for 8 of the approximately 25 acres for this project. The consideration that you are going to have tonight for the 8 acres requested is called a Special Non Residential Intensity Allocation.

Planning Director Graham stated Tract 1 consists of eight acres. The Town has calculated the remaining allocation at approximately 25 acres, providing more than adequate allocation to permit the proposal for Tract 1. Tract 1 also proposes 42.6 impervious cover, and therefore does not exceed the 70% impervious coverage maximum allowed by the UDO for SNIA approval by the Watershed Review Board.

Planning Director Graham stated Tract 1 includes the church facility and associated parking as required by the UDO. Full build-out of the church will accommodate 700 parishioners. The UDO requires one parking space for every four seats in the main worship area, or 175 spaces for this project. The plan includes 176 parking spaces with an additional eight accessible parking spaces to meet ADA requirements. Additional impervious areas will be created with a drop-off loop at the main entry of the church, pedestrian walkways, a two-lane private drive to access the property, and the church building. Pedestrian walkways are proposed for one side of the private access road for this project.

Planning Director Graham stated Tract 1 plans include multiple devices and best management practices for handling stormwater onsite in a manner that is consistent with the objectives of the Watershed Overlay District. These include bio-retention areas within the parking lots that will prevent stormwater runoff from leaving the site, preservation of existing perimeter buffers and other vegetation on site to prevent erosion, and a pond on the adjacent tract designed to collect stormwater for the full project build-out. These methods are among those recommended by NCDENR's BMP Manual and are intended to minimize off-site impacts and reduce negative

contributions to water quality such as sedimentation and other forms of pollution.

Planning Director Graham stated Tract 2 proposes six single family and twelve multi-generational, multi-family units on an 18.53 acre tract. Overall impervious cover is proposed at 11.23%. And in addition to maintaining a percentage below the 12% threshold, Tract 2 proposes permeable paving for parking areas, drive aisles, and sidewalks, calls for significant areas of undisturbed existing vegetation including perimeter buffers, supports sheet flow of stormwater by minimizing alterations to the existing topography, and directs excess stormwater to an on-site pond designed to prevent off-site impacts for both tracts. These practices will eliminate the need for underground piping that would create negative water quality impacts in this sensitive watershed.

Planning Director Graham stated the Planning Board is going to be asked to conditionally rezone the entire 25 acre parcel to R20-16-C. This rezoning will be to accommodate the multi-family units that are proposed for the site. The conditional rezoning will create a new district that is specific to that parcel. It also applies to both tracts, all 25 acres.

Planning Director Graham stated the items that are proposed for this project are a church, parking, onsite daycare, garden shed, barn, single family dwellings, and multifamily dwellings. Multi-family uses are typically restricted to just a couple of zoning districts that we have now. With the conditional zoning the Planning Board can allow that as a condition for this R20-16-C District you are creating.

Planning Director Graham stated the Board of Commissioners will be making the final decision on this conditional zoning, the Planning Board is only making a recommendation to them tonight.

Planning Director Graham stated there is no sewer at this time and they will require septic systems. Water is available to them and they will work with Public Works on that.

Planning Director Graham stated, as far as sidewalks and drainage, there will be no curb and gutter and they will try and handle the water onsite. There will only be sidewalks on one side of the road.

Raymond Lee asked how this proposal is different from the first one; other than it is broken into two parts. Planning Director Graham stated they will use 8 of the Town's 25 watershed allocation. The other 18 acres will use none because they are below the 12% impervious surface.

Planning Director Graham read over the recommended conditions.

Motion 1 made by Ken Byrd, seconded by Kelvin Watson, to approve the SNIA #14-01 for tract one for 8 acres as presented. Motion unanimously carried.

Motion 2 made by Ken Byrd, seconded by Tim Marcham, that the Watershed Review Board approves the project as proposed for tract two with recommended conditions:

1. A drainage system shall be designed that diverts stormwater away from surface waters and incorporates best management practices to minimize water quality impacts. As such sidewalks should only be installed on one side of the street and curb and gutter is not recommended for use. Low impact stormwater design shall be used as recommended by the UDO and indicated on preliminary plans.
2. A copy of an NCDENR approved Sedimentation and Erosion Control Plan shall be provided to the Planning Department prior to site disturbance.
3. The unbuilt portions of the tract shall remain in a vegetated or natural state, excepting those areas needed to manage stormwater, as well as septic and cemetery uses.
4. The final plat must be signed by the Chairman of the Watershed Review Board before recordation.

Motion unanimously carried.

7. Adjourn

A motion was made by Ron Utley, seconded by Ken Byrd, to adjourn the meeting. Motion unanimously carried.

Amy Fulp, Permit Technician
Minutes were completed in
Draft form on August 4, 2014

Johnny Ransdell, Chairperson
Minutes were approved
August 21, 2014