

MINUTES
Special Called Meeting of the
Aberdeen Planning Board

November 2, 2012
Friday, 5:30 p.m.

On-Site
Aberdeen, North Carolina

The Aberdeen Planning Board met Friday, November 2, 2012 at 5:30 p.m. for their Special Called Meeting. Members present were Chairman Johnny Ransdell, Vice Chair Sarah Ahmad, Owen Gallagher, Joe Dannelley, Janet Peele, Raymond Lee, and Graylin King. Alternate Peter Koch was also in attendance. Others in attendance were Planning Director Kathy Liles, Senior Planner Pam Graham, Public Works Director Rickie Monroe, and Permit Technician Jenni Secrist. Member of the public present was Alan Casavant.

1. Call to Order

Chairman Johnny Ransdell called the meeting to order at 5:30pm.

2. Old Business:

- a. Conditional Use Permit CU#12-06 submitted by Simmons Drive LLC for a Major Subdivision on Wayland Road.

Mr. Casavant began the meeting by telling the Board he had contacted an engineer and he will be submitting sealed drawings for the drainage plan.

The Board walked the property and discussed the present drainage issues.

Mr. Lineberry met with the Board and described the issues he had with the drainage.

Change to the Conditions are as followed:

1. Conditional Use Permits(CUP) run with the land and as such this Conditional Use Permit applies to the entirety of the property reflected in LRK# 00051036. An amendment to the CUP is needed to remove property from the CUP or to make changes to the CUP. If an activity is a use by right, it is not subject to the CUP.
2. The applicant shall either amend the plan to provide for 25,535 SF of open space or provide payment in lieu of open space in the amount of \$762 based on tax value of the land prior to approval of the final plat.
3. Sidewalks are not required and the applicant shall coordinate grading of the swale with the Town for any future sidewalks.
4. The applicant is required to provide sealed engineered drawings of the stormwater drainage system.
5. The final plat shall be conditioned such that 24" RCP (reinforced concrete pipe) flared end section culverts will be installed for each driveway at the time of home construction.
6. The final plat shall not be approved until such time as all drainage improvements are complete.

7. This approval does not authorize work beyond the property boundary or on Mr. Lineberry's property. It is the responsibility of the applicant to meet all NC Department of Environment and Natural Resources (DENR) requirements. Any and all required permits from other regulatory agencies must be in place as a condition of this approval.
8. An undisturbed buffer equal to the rear setback shall be imposed on each lot.

Owen Gallagher made a motion, seconded by Peter Koch, that CU #12-06 is complete as submitted. Vote Unanimous.

Owen Gallagher made a motion, seconded by Graylin King, that CU #12-06 satisfies finding #1: will not endanger public health or safety. Vote Unanimous.

Owen Gallagher made a motion, seconded by Peter Koch, that CU #12-06 satisfies finding #2: will not injure the value of adjoining or abutting property. Vote Unanimous.

Graylin King made a motion, seconded by Janet Peele, that CU #12-06 satisfies finding #3: will be in harmony with the area in which it is located. Vote Unanimous.

Owen Gallagher made a motion, seconded by Joe Dannelley, that CU #12-06 satisfies finding #4: will be in conformity with the Land-Use Plan, Thoroughfare Plan, or other plan (Hazard Mitigation, Pedestrian and Bicycle Plans) officially adopted by the Town Board. Vote Unanimous.

Owen Gallagher made motion, seconded by Peter Koch, Based on the findings of fact and the evidence presented, the Planning Board recommend approval with Conditions as amended for CU #12-06. Vote Unanimous.

3. Meeting Adjourned: 6:30 p.m.

Johnny Ransdell, Chairman

Jenni Secrist, Secretary