

MINUTES
Regular Meeting of the
Aberdeen Planning Board

August 21, 2014
Thursday, 6:00 p.m.

Robert N. Page Municipal Building
Aberdeen, North Carolina

The Aberdeen Planning Board met Thursday, August 21, 2014 at 6:00 p.m. for the Regular Board Meeting. Members present were Chairman Johnny Ransdell, Raymond Lee, Kelvin Watson, Sarah Ahmad, Tim Marcham, Janet Peele, Ken Byrd, and alternate Peter Koch. Member not present was alternate Ron Utley. Others in attendance were Planning Director Pam Graham, Planner Jae Kim, Permit Technician Amy Fulp, Allan Cassavant, and Satish Sharma.

1. Call to Order

Chairman Ransdell called the meeting to order at 6:05 pm.

2. Informational Moment

Ken Byrd talked about Friends of the Aberdeen Library and trying to find a site for a new public library.

3. Approval of Agenda

A motion was made by Sarah Ahmad, seconded by Ken Byrd, to approve the agenda of the Regular Meeting for August 21, 2014. Motion unanimously carried.

4. Approval of Minutes

Sarah Ahmad asked for a correction to be made to the minutes of the Regular Meeting of April 17, 2014 and be brought back to the next meeting for approval.

A motion was made by Ken Byrd, seconded by Kelvin Watson, to approve the minutes of the Regular Meeting of May 15, 2014. Motion unanimously carried.

A motion was made by Sarah Ahmad, seconded by Tim Marcham, to approve the minutes of the Special Called Meeting of the Aberdeen Watershed Review Board of May 15, 2014. Motion unanimously carried.

A motion was made by Sarah Ahmad, seconded by Ken Byrd, to approve the minutes of the Joint Meeting of the Aberdeen Planning Board and Aberdeen Board of Commissioners of June 19, 2014. Motion unanimously carried.

5. New Business

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

- a. Rezoning Request RZ #14-03 Submitted by James R. Kirkpatrick Revocable Family Trust for Properties Located Near the Intersection of NC Highway 5 and Turning Leaf Way on Security Lane and Tristin Court. The request is to rezone approximately 17.61 acres from Highway Commercial (HC) to R18-14.

Planning Director Graham stated Mr. Allan Cassavant is requesting a rezoning of undeveloped property originally intended for development as a commercial/industrial park to be known as Aberdeen Business Park. The request is to rezone approximately 17.61 acres from Highway Commercial (HC) to R18-14.

Planning Director Graham stated the new proposal does not create a greater number of lots than what had previously been platted, but a recombination is proposed involving the shifting of lot lines to reconfigure lot sizes and accommodate open space requirements.

Planning Director Graham went over the uses permitted and not permitted in the R18-14 district.

Planning Director Graham stated water is available to the site but sewer is not. Allan Cassavant stated they plan to do the septic systems but Jim has already laid the sewer lines so if the Town decides to add sewer someday the lines are already there.

Sarah Ahmad stated she has concerns and asked if there is only one way in and one way out of the development and Planning Director Graham stated yes. Planning Director Graham stated the truth of where we are now on this is that they could build tomorrow under the existing zoning. It has been approved and already platted out. The question is whether the fact that it is being requested to change to residential changes that concern or safety factor. You can add to the conditions that the rezoning approval is contingent upon approval by the fire inspector for the existing roadway that it is sufficient to provide for emergency services.

Raymond Lee asked would the development require sidewalks and Planning Director Graham stated no because the roads are existing.

Planning Director Graham talked about the Future Land Use Plan and the proposed development.

Planning Director Graham went over the benefits and detriments of the public at large. She also talked about the points that should be considered regarding the potential for spot zoning.

Planning Director Graham stated 15.52 acres of the property falls within the WS-II Watershed Overlay District. Watershed Allocation issuance by the Watershed Review board is not required due to the projects build-out plan of no more than one dwelling unit per acre; 14 lots fall within the Watershed.

Motion 1 made by Ken Byrd, seconded by Sarah Ahmad, that RZ #14-03 is not consistent with the 2030 Land Development Plan. Motion unanimously carried.

Motion 2 made by Ken Byrd, seconded by Raymond Lee, that the Planning Board recommends approval of RZ #14-03 to the Board of Commissioners with a contingency that during the site map review process that fire, rescue, and all other applicable requirements be met. Motion unanimously carried.

- b. Conditional Use Permit CU #14-04 Submitted by Satish Sharma of Reliance Packaging for a plastics manufacturing business in the Commercial/Light Industrial (C-I) District.

Planning Director Graham stated Satish Sharma is here tonight on behalf of Reliance Packaging. They are requesting a Conditional Use Permit to allow for a plastics manufacturing facility at 155 Anderson Street, Aberdeen, NC.

Planning Director Graham gave a brief presentation on Reliance Packaging.

Satish Sharma stated they are looking at adding about 60 jobs over the next couple of years. They are looking at operating 7 days a week for 24 hours a day. The proposed operation is very similar to what was there before.

Planning Director Graham read over the recommended conditions.

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 PID # 00046225.
2. Approval of the Conditional Use Permit is contingent on approval of site and building plans through an interdepartmental review process.

3. Any and all required permits from other regulatory agencies must be in place prior to a notice to proceed provided by the Planning Department
4. Final site plan must include a detailed landscaping plan to address landscaping and screening requirements. The project will be expected to comply with all landscaping and screening requirements of the UDO, including shade tree requirements for parking areas.
5. Approval of the CUP shall not imply approval of signage. Sign permit applications consistent with the requirements of the UDO shall be reviewed and approved by the department prior to installation.
6. The facility operations will be required to comply with Town of Aberdeen noise regulations.

Motion 1 made by Janet Peele, seconded by Ken Byrd, that CU #14-04 is complete as submitted. Motion unanimously carried.

Motion 2 made by Ken Byrd, seconded by Peter Koch, that CU #14-04 satisfies Finding #1: will not endanger public health or safety. Motion unanimously carried.

Motion 3 made by Janet Peele, seconded by Tim Marcham, that CU #14-04 satisfies Finding #2: will not injure the value of adjoining or abutting property. Motion unanimously carried.

Motion 4 made by Peter Koch, seconded by Ken Byrd, that CU #14-04 satisfies Finding #3: will be in harmony with the area in which it is located. Motion unanimously carried.

Motion 5 made by Ken Byrd, seconded by Tim Marcham, that CU #14-04 satisfies Finding #4: will be in conformity with the land-use plan, thoroughfare plan, or other plan officially adopted by the Town Board. Motion unanimously carried.

Motion 6 made by Ken Byrd, seconded by Tim Marcham, based on the findings of fact and the evidence presented, the Planning Board recommends approval with conditions as stated. Motion unanimously carried.

6. Old Business

a. General Updates

Planning Director Graham gave a general update about a special meeting or Planning Board Retreat. The Town Board is also trying to have a retreat for

around October. At that meeting they will be looking at a bigger picture and see what the next steps will be on how the two boards proceed together.

Kelvin Watson stated how much he enjoyed the joint meeting in June and how informative it was. He would like to be able to get this out to more people and have them see where we are going in the future. Planning Director Graham stated the plan is available on the web-site but it still is a constant challenge to get the word out. We would be glad to take suggestions on how to get the word out.

7. Adjourn

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

Amy Fulp, Permit Technician
Minutes were completed in
Draft form on September 8, 2014

Johnny Ransdell, Chairperson
Minutes were approved on
September 18, 2014