

MINUTES
Regular Meeting of the
Aberdeen Planning Board

October 16, 2014
Thursday, 6:00 p.m.

Robert N. Page Municipal Building
Aberdeen, North Carolina

The Aberdeen Planning Board met Thursday, October 16, 2014 at 6:00 p.m. for the Regular Board Meeting. Members present were Chairman Johnny Ransdell, Kelvin Watson, Tim Marcham, Janet Peele, Richard Gergle, and alternate Ron Utley. Members not present were Raymond Lee, Ken Byrd, and alternate Peter Koch. Others in attendance were Planning Director Pam Graham, Permit Technician Amy Fulp, Landon Weaver, Scott Brown, and Brian Walker.

1. Call to Order

Chairman Ransdell called the meeting to order at 6:00 p.m.

2. Informational Moment

Chairman Ransdell talked about the Town of Aberdeen's Strategic Planning Meeting and how informative it was.

3. Approval of Agenda

A motion was made by Richard Gergle, seconded by Janet Peele, to approve the agenda of the Regular Meeting for October 16, 2014. Motion unanimously carried.

4. Approval of Minutes

A motion was made by Tim Marcham, seconded by Ron Utley, to approve the minutes of the Regular Meeting of September 18, 2014. Motion unanimously carried.

5. New Business

- a. UDO Text Amendment #14-06 to require a grass planting strip with a minimum width of two feet along all new streets that include a curb and gutter drainage system.

Planning Director Graham gave a brief presentation on UDO Text Amendment #14-06. The Planning Department has coordinated with Public Works for standards for design consistency on new subdivision streets. The

Planning Director Graham gave a presentation on Conditional Use Permit CU #14-05 submitted by Bill Clark Homes for a 94 Lot subdivision west of Shepherd's Trail.

Scott Brown, with 4D Site Solutions, spoke to the Planning Board. Mr. Brown stated Landon Weaver, with Bill Clark Homes, asked him to look at this property to see what could be done and see how many lots they could get out of it. Mr. Brown went over some of the details on what they plan to do with the property.

Landon Weaver, with Bill Clark Homes, spoke to the Planning Board. He feels like they build a fantastic product and this location will be great for them to fill a void as the homes have been finished up across the street.

Chairman Ransdell had some concerns about the street layout. Scott Brown talked about how he feels like this street structure best meets their needs to put in the amount of lots they need. With all costs involved they don't feel that they can put in the curvature of the roads and still make it economically feasible.

Janet Peele stated she is also concerned about the street plan. Planning Director Graham went over some of the requirements of the UDO. She understands that the applicants are challenged to make this a viable project for them, but her job is to look at the UDO and give the Planning Board what is relative to the project to base a decision on.

Janet Peele had concerns about trees and asked would all the trees on the map be kept. Planning Director Graham stated she has a concern that a lot of these trees are going to have to go in the construction of the infrastructure.

Janet Peele asked at what point does the UDO require them to create another entrance. Planning Director Graham stated it really doesn't and she spoke with the Fire Department and after reviewing the plans they could go either way on this one.

Chairman Ransdell stated he still has a problem with the street layout. He also has a problem with open space and he feels like they have about two acres of open space to play with and he feels like they can do a little better on the street arrangement and still get the 94 lots.

Ron Utley asked Planning Director Graham have they met all requirements. Planning Director Graham stated her recommendation to the

3. Any and all required permits and/or approvals from other regulatory agencies must be in place prior to issuance of a Notice to Proceed by the Planning Department.
4. The development is authorized to create a maximum of ninety-four (94) single family lots and construction documents generally based on the conceptual drawing dated October 1, 2014.
5. Open Space shall generally comply with the 10/1/2014 conceptual drawing and in no case may be reduced to less than 20% of the total land area for the development. Open space is to be dedicated to the Town of Aberdeen; passive recreation uses are recommended.
6. Tree harvest and mass grading are not authorized as a result of this approval. Construction documents, including a grading plan, shall be reviewed by staff for compliance with the UDO.
7. The applicant is required to install sidewalks on both sides of all new streets, or provide a guarantee with initiation of each phase of development in accordance with the requirements of the UDO.
8. Streets, sidewalks, waterlines, and sewer and stormwater facilities are to be dedicated to the Town of Aberdeen contingent upon inspection and approval by the Public Works Department. Preliminary and Final Plats shall identify any and all Town easements related to these facilities.
9. The Fire Department must sign off on the drawings as well as available capacity for treating fires. Hydrants are required consistent with their spacing requirements. Adequate turning radius must be provided for the fire trucks currently in use.
10. Prior to approval of final plat(s), all infrastructure must be complete or guaranteed per UDO requirements.
11. Street trees shall be installed prior to final plat approval or as a requirement of the building permit for each lot and shall be consistent with official species list provided in §98.03 of the Aberdeen Code of Ordinances or with "Trees of the Carolinas" (Appendix J of the UDO) and planted at the appropriate rate. Compliance with the street tree requirements will be reviewed by staff and staff is authorized to insure compliance prior to issuing a certificate of occupancy for each lot.
12. Sharrows and marked crosswalks shall be installed or guaranteed prior to final plat approval consistent with the requirements of the Comprehensive Pedestrian and Bicycle Plans.
13. The developer shall coordinate with the Parks and Recreation Department to install a passive recreational use for the development; it is to be installed at the developer's expense.

stated she is concerned about storm water drainage abatement and traffic access relating to public safety. Motion unanimously carried.

Motion 5 made by Tim Marcham, seconded by Kelvin Watson, CU #14-05 satisfies Finding #2: will not substantially injure the value of adjoining or abutting property. Motion unanimously carried.

Motion 6 made by Ron Utley, seconded by Richard Gergle, CU #14-05 satisfies Finding #3: will be in harmony with the area in which it is located. Motion carried by a vote of 4 to 1, Janet Peele voted no.

Motion 7 made by Ron Utley, seconded by Kelvin Watson, CU #14-05 satisfies Finding #4: will be in general conformity with Land Use Plan or other plans specifically adopted by the Board. Motion unanimously carried.

Motion 8 made by Richard Gergle, seconded by Janet Peele, based on the Findings of Fact and the evidence presented, the Planning Board:

Recommends approval with conditions as amended of CU #14-05.

Motion unanimously carried.

6. Old Business

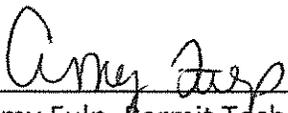
a. General Updates

Planning Director Graham gave a brief description on a Staff approved minor subdivision on Wayland Street.

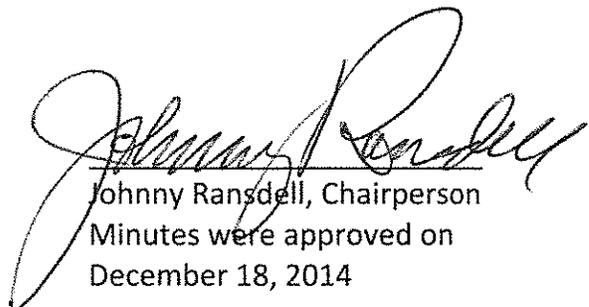
Planning Director Graham stated we will probably see more text amendments come to the Planning Board in the near future.

7. Adjourn

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



Amy Fulp, Permit Technician
Minutes were completed in
Draft form on November 19, 2014



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