

MINUTES
Regular Meeting of the
Aberdeen Planning Board

February 19, 2015
Thursday, 6:00 p.m.

Robert N. Page Municipal Building
Aberdeen, North Carolina

The Aberdeen Planning Board met Thursday, February 19, 2015 at 6:00 p.m. for the Regular Board Meeting. Members present were Chairman Johnny Ransdell, Tim Marcham, Janet Peele, Ken Byrd, Kelvin Watson, and alternate Peter Koch. Members not present were Richard Gergle, Raymond Lee, and alternate Ron Utley. Others in attendance were Planning Director Pam Graham, Permit Technician Amy Fulp, Planner Jae Kim, George Manley, and Sean Goggin.

1. Call to Order

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

2. Informational Moment

Planning Director Graham talked about cancelling and rescheduling different types of meetings due to circumstances such as weather.

3. Approval of Agenda

A motion was made by Tim Marcham, seconded by Ken Byrd, to approve the agenda of the Regular Meeting for February 19, 2015. Motion unanimously carried.

4. Approval of Minutes

A motion was made by Janet Peele, seconded by Ken Byrd, to approve the minutes of the Regular Meeting of January 15, 2015 with corrections. Motion unanimously carried.

5. New Business

- a. Conditional Use Permit CUP #15-01 for Assembling of Goods at 303 Fields Drive.

Planning Director Graham gave a presentation on Conditional Use Permit CUP #15-01 for Assembling of Goods at 303 Fields Drive.

Planning Director Graham read through the recommended conditions and stated she added two additional recommended conditions number 6 and number 7.

Ken Byrd asked if they are going to clear the burnt building in the back. George Manley stated he is representing the landlord and the burnt section will be removed. Ken Byrd asked if they will repair the gutters and Mr. Manley stated yes.

Kelvin Watson asked Sean Goggin to give him some history on his business. Mr. Goggin stated he has subcontractors that ship parts in for final assembly of the trailers in the building.

Janet Peele asked why this is not a use by right. Planning Director Graham stated it is because of the Table Of Permissible Uses of the UDO has this assembling of goods language in it under the manufacturing, processing, creating, assembling of goods, merchandise, equipment and even in the C-I District that requires a Conditional Use Permit.

Chairman Ransdell asked what kind of workforce is he looking to start with and Mr. Goggin stated 5 people to start with. Chairman Ransdell asked if he has a target date to begin operation and Mr. Goggin said last month.

Motion 1 made by Ken Byrd, seconded by Peter Koch, CU #15-01 is within the jurisdiction of the Planning Board according to the Table of Permissible Uses. Motion unanimously carried.

Motion 2 made by Janet Peele, seconded by Ken Byrd, CU #15-01 is complete as submitted. Motion unanimously carried.

Motion 3 made by Ken Byrd, seconded by Tim Marcham, CU #15-01, if completed as proposed, will comply with all requirements of the UDO. Motion unanimously carried.

~~Motion 4 made by Peter Koch, seconded by Ken Byrd, CU #15-01 satisfies Finding #1: will not endanger public health or safety. Motion unanimously carried.~~

Motion 5 made by Tim Marcham, seconded by Peter Koch, CU #15-01 satisfies Finding #2: will not substantially injure the value of adjoining or abutting property. Motion unanimously carried.

Motion 6 made by Janet Peele, seconded by Ken Byrd, CU #15-01 satisfies Finding #3: will be in harmony with the area in which it is located. Motion unanimously carried.

Motion 7 made by Ken Byrd, seconded by Peter Koch, CU #15-01 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 Ken Byrd, seconded by Tim Marcham, based on the Findings of Fact and the evidence presented, the Planning Board:

- Recommends approval with conditions as amended of CU #15-01 as follows:
 1. Conditional Use Permits (CUPs) run with the land and as such CU #15-01 applies to the entirety of the property reflected in Parcel ID #00047303. 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. Building and Fire Inspections and Town of Aberdeen Business License are to be required prior to beginning operation, all to be coordinated through Planning and Inspections Departments.
 3. Any proposed building renovations are to be approved by Town of Aberdeen Building Inspectors and shall meet all applicable codes.
 4. 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.
 5. The operation will be required to comply with Town of Aberdeen noise regulations.
 6. The operation shall be required to maintain industry standard processes and Society of Automotive Engineers (SAE) techniques, and shall comply with Occupational Health & Safety (OH&S) guidelines for small business manufacturers exclusive of petro-chemical activities.
 7. All additional conditions or requirements as provided in the Town of Aberdeen Unified Development Ordinance (UDO) are enforceable with regards to the proposal approved by CU #15-01.

Motion unanimously carried.

- b. UDO Text Amendment UDO #15-01 Regarding Business Signage.

Planning Director Pam Graham gave a presentation on UDO Text Amendment UDO #15-01 Regarding Business Signage.

Ken Byrd asked to add under Business Signs the new number (2) (a) an "or" before one (1) wall sign to clarify that a business will know that they can only have one sign.

Chairman Ransdell asked if you can have a window sign one of the other types of signs. Planning Director stated if you have a business that has a substantial glass frontage you can do a window sign in addition to a wall sign and a freestanding sign.

Chairman Ransdell asked if you have a window signs and you do a wall sign or a canopy sign can you do one permit. Planning Director Graham stated we typically take everything as a separate application.

Tim Marcham asked will this signage regulation be for all of Aberdeen and Planning Director Graham said yes.

Janet Peele stated the only problem is she thinks they should allow a small name plate sign around eye level near the door. Once you park and get out and approach a row of stores you need a name label on each door.

Ken Byrd asked to add, under Retail Center and Shopping Center Signs on (B) (1), an "or" before blade or canopy sign per business at two separate places within the same paragraph so it is consistent all the way through.

Motion 1 made by Janet Peele, seconded by Ken Byrd, UDO Text Amendment #15-01 is consistent with comprehensive plans that have been adopted by the Town of Aberdeen because of conformance with goal 1 stated in the Planners Report. Motion unanimously carried.

Motion 2 made by Ken Byrd, seconded by Kelvin Watson, UDO Text Amendment #15-01 is reasonable as noted in the Plan Consistency Information provided by Staff. Motion unanimously carried.

Motion 3 made by Janet Peele, seconded by Ken Byrd, the Planning Board does recommend the following amendments to the Town of Aberdeen Board of Commissioners to:

- Amend subsections 152-271, 152-274, 152-278, and 152-280 as indicated in the attached draft text amendment

Motion unanimously carried.

6. Old Business

a. General Updates

Planning Director Graham stated the Town Board will meet this Monday night and will hear the gun range and the night club. The Aberdeen Police Chief did make some recommendations on both items.

Planning Director Graham stated we do expect to see some changes to the site for the TownePlace Suites very quickly.

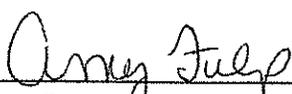
Planning Director Graham stated the Leith McBrayer Car Dealership is moving and that is happening pretty soon.

Planning Director Graham stated the Express Inn Hotel is now in foreclosure. This is a prime area and is a very visible area.

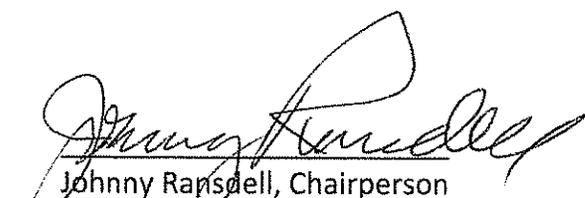
Planning Director Graham stated we have a new business called Itty Bitty Boutique. We also have a business coming into what was called the "Old Glory Hole".

7. Adjourn

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



Amy Fulp, Permit Technician
Minutes were completed in
Draft form on April 6, 2015 .



Johnny Ransdell, Chairperson
Minutes were approved on
April 23, 2015.

