

**MINUTES**  
**Regular Meeting of the**  
**Aberdeen Planning Board**

April 21, 2016  
Thursday, 6:00 p.m.

Robert N. Page Municipal Building  
Aberdeen, North Carolina

The Aberdeen Planning Board met Thursday, April 21, 2016 at 6:00 p.m. for the Regular Board Meeting. Members present were Chairman Johnny Ransdell, Tim Marcham, Janet Peele, Raymond Lee, Bill Prevatte, and Bryan Bowles. Alternate Ron Utley was present for part of the meeting but did not participate in deliberations. Member not present was Richard Gergle. Others in attendance were Planning Director Pam Graham, Permit Technician Amy Fulp, Planner Kathy Blake, and Alla Murchison.

1. Call to Order

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

2. Informational Moment

Chairman Ransdell gave an informational moment concerning planning and the Moore County Special Olympics.

3. Approval of Agenda

A motion was made by Janet Peele, seconded by Bryan Bowles, to approve the agenda of the Regular Meeting for April 21, 2016. Motion unanimously carried.

4. Approval of Minutes

A motion was made by Tim Marcham, seconded by Raymond Lee, to approve the minutes of the Special Called Meeting of March 31, 2016. Motion unanimously carried.

5. New Business

a. Special Use Permit SU #16-02 for a Day Care at 206 Keyser Street.

Planning Director Graham gave a presentation on Special Use Permit SU #16-02 for a Day Care at 206 Keyser Street.

Alla Murchison addressed the Planning Board and stated everything that Planning Director Graham had said was correct; but they do have three entrances from the highway into the church (day care).

Motion 6 made by Bryan Bowles, seconded by Janet Peele, SU #16-02 satisfies Finding #3: will be in harmony with the area in which it is located. Motion unanimously carried.

Motion 7 made by Tim Marcham, seconded by Bill Prevatte, SU #16-02 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 Raymond Lee, seconded by Bryan Bowles, based on the Findings of Fact and the evidence presented, the Planning Board:

- Issues approval with conditions as amended of SU #16-02 as follows:

Janet Peele asked could they add the words "maintained" to condition #7 concerning the fence, so that it is maintained as long as the facility is in operation. Raymond Lee thought it would be more appropriate to make it a condition #7 for the fence and a condition #8 for the maintenance.

Motion 8 withdrawn by Raymond Lee.

Motion 8 made by Raymond Lee, seconded by Bryan Bowles, based on the Findings of Fact and the evidence presented, the Planning Board:

- Issues approval with conditions as amended of SU #16-02 as follows:

1. Special Use Permits run with the property and as such SU #16-02 applies to the entirety of the parcel identified by PID: #00992244. An amendment is needed to remove or add property to the SUP or to make changes to the SUP. If an activity is a use by right, it is not subject to the SUP.
2. Approval of the Special Use Permit is contingent upon an approved site plan from the Planning Department staff.
3. Any proposed signage must be approved by the Planning Department and meet all sign requirements of the UDO under separate application.
4. Building Permits shall be pulled for a new business and appropriate inspections conducted.
5. Appropriate County and State agencies shall be notified. A copy of the facility's license from the state agency shall be provided to the Planning staff upon issuance.
6. All additional conditions or requirements as provided in the Town of Aberdeen UDO are enforceable with regards to SU #16-02.
7. A fence surrounding the playground area would be required prior to

Planning Director Graham stated there may be some changes to this before it goes to public hearing based on the Planning Board's request, she will convey their intent to the Town Attorney and report back to them what happens.

Motion 1 made by Janet Peele, seconded by Raymond Lee, UDO #16-05 is not inconsistent with comprehensive plans that have been adopted by the Town of Aberdeen. Motion unanimously carried.

Motion 2 made by Raymond Lee, seconded by Bryan Bowles, UDO #16-05 is reasonable and in the public interest; conceding to the State Authority. Motion unanimously carried.

Motion 3 made by Bryan Bowles, seconded by Raymond Lee, the Planning Board does recommend the following amendment to the Town of Aberdeen Board of Commissioners to:

- Amend subsection 152-13 as indicated in the attached draft text amendment

Motion 3 amended by Bryan Bowles, seconded by Raymond Lee, the Planning Board does recommend the following amendment to the Town of Aberdeen Board of Commissioners, with consideration of the added language, to.

- Amend subsection 152-13 as indicated in the attached draft text amendment

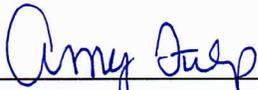
Motion unanimously carried.

d. UDO Text Amendment UDO #16-06 Regarding Fence Wraps.

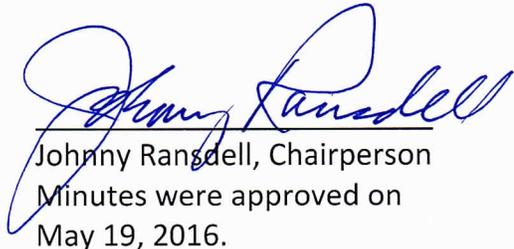
Planning Director Graham gave a presentation on UDO Text Amendment UDO #16-06 regarding fence wraps.

Raymond Lee had concerns on Section 3 (j) in sentence number 2 and he thinks it should say "Twenty-four months after installation, Fence Wraps must obtain a Temporary Sign permit". Raymond Lee added in sentence number 3 it should say "Fence Wraps are permitted to be affixed only to the perimeter fencing at construction sites until a certificate of occupancy has been issued for the final portion of construction".

Planning Director Graham stated she will send this back to the Town Attorney to review the corrections.



Amy Fulp, Permit Technician  
Minutes were completed in  
Draft form on May 9, 2016.



Johnny Ransdell, Chairperson  
Minutes were approved on  
May 19, 2016.