

MINUTES
Special Called Meeting of the
Aberdeen Watershed Review Board

June 14, 2016
Tuesday, 6:00 p.m.

Robert N. Page Municipal Building
Aberdeen, North Carolina

The Aberdeen Watershed Review Board met Tuesday, June 14, 2016 at 6:00 p.m. for a Special Called Meeting. Members present were Chairman Johnny Ransdell, Janet Peele, Raymond Lee, Richard Gergle, and Bryan Bowles. Members not present were Bill Prevatte, Tim Marcham, and Alternate Ron Utley. Others in attendance were Planning Director Pam Graham, Permit Technician Amy Fulp, Planner Kathy Blake, and Perry Johnson.

1. Call to Order

Chairman Ransdell called the meeting to order at 6:01p.m.

2. Approval of Agenda

A motion was made by Richard Gergle, seconded by Bryan Bowles, to approve the agenda of the Special Called Meeting for June 14, 2016. Motion unanimously carried.

3. New Business

- a. Special Nonresidential Intensity Allocation (SNIA) #16-01 and 16-02
Submitted by Perry Johnson on behalf of Gattis Construction.

Planning Director Graham gave a presentation on the Special Nonresidential Intensity Allocation (SNIA) #16-01 and 16-02 Submitted by Perry Johnson on behalf of Gattis Construction.

Richard Gergle asked if this allocation is consumed for this project it goes away from Aberdeen and Planning Director Graham said yes they are getting in the short rows on our allocation; the applicant can ask for the allocation and can't be denied because we are getting so low.

Raymond Lee asked if they approve this they can't establish the percentage and it will be 70% and Planning Director Graham said yes. He had concerns that they could go in and put a concrete slab on 70% of the property. Planning Director Graham stated the Watershed Review Board can add more conditions or suggestions to help make this a better project in the end.

Janet Peele had concerns about this project taking away financially from other lots in the area. Planning Director Graham stated they can't deny this because they are running out of allocation. The allocation is available on a 1st come, 1st serve basis.

Chairman Ransdell asked does everyone in the watershed get 12% and Planning Director said yes.

Janet Peele asked about stormwater control and if other lots are breached then who would be responsible for cleanup. Planning Director stated if they get approved with conditions and somewhere down the road they do not comply with the conditions that is a zoning violation that could come with civil penalties.

Janet Peele had a problem with the #1 recommended condition and it saying excluding discharging landfills and the storage of toxic and hazardous materials unless a spill containment plan is implemented. Planning Director Graham suggested rewording it. Vice Chairman Raymond Lee suggested adding a (a) and (b) to recommended condition #1.

A motion was made by Bryan Bowles, seconded by Janet Peele, the Watershed Review Board recommends approval for SNIA #16-01 and 16-02 subject to the following amended recommended conditions:

1. Future uses of the properties are restricted to nonresidential Development.
 - a. Discharging landfills are not permitted.
 - b. The storage of toxic and hazardous materials are not permitted unless a spill containment plan is implemented.
2. Site specific development plans shall be required to be submitted for Site Plan Review for the properties approved in this request prior to any site disturbing activities. The submitted plans shall provide sufficient evidence of the following, as well as any additional items required by the UDO or deemed necessary by the Watershed Administrator to show compliance with all provisions of the UDO:
 - a. That built upon surfaces will be minimized to the greatest degree possible, and in no case shall exceed 70% of the acreage for each parcel;
 - b. That the properties will manage stormwater onsite prior to, during, and following construction activities,

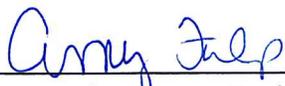
and direct excess stormwater away from all surface waters, including the existing ponds to the southwest;

- c. That the plans include appropriate best management practices (BMPs) as described in the NCDENR Stormwater BMP Manual and in §152-263 Stormwater Management of the Aberdeen UDO. Options include but are not limited to bioretention cells, a wet detention basin, grassed swales, filter strips, permeable paving systems and rooftop runoff management.
3. Any and all required permits or approvals from other regulatory agencies shall be in place and copies provided to the Planning Department prior to site disturbance.
4. Unbuilt portions of the sites shall remain in a vegetated or natural state, excepting those areas needed to manage stormwater.
5. Final plat(s) must be signed by the Chairman of the Watershed Review Board prior to recordation.
6. Watershed Protection Permits issued in relation to the approval of SNIA #16-01 and 16-02 shall expire within twelve (12) months of issuance if a building permit or watershed occupancy permit has not been obtained within that timeframe.

Motion unanimously carried. Richard Gergle abstained.

4. Adjourn

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



Amy Fulp, Permit Technician
Minutes were completed in
Draft form on July 6, 2016.



Johnny Ransdell, Chairperson
Minutes were approved on
August 18, 2016.

