

MINUTES
Regular Meeting of the
Aberdeen Planning Board

June 16, 2016
Thursday, 6:00 p.m.

Robert N. Page Municipal Building
Aberdeen, North Carolina

The Aberdeen Planning Board met Thursday, June 16, 2016 at 6:00 p.m. for the Regular Board Meeting. Members present were Tim Marcham, Janet Peele, Vice Chairman Raymond Lee, and Bill Prevatte. Members not present were Chairman Johnny Ransdell, Richard Gergle, Bryan Bowles, and Alternate Ron Utley. Others in attendance were Planning Director Pam Graham, Permit Technician Amy Fulp, Planner Kathy Blake, and Anna Lyles.

1. Call to Order

Vice Chairman Raymond Lee called the meeting to order at 6:02 p.m.

2. Approval of Agenda

A motion was made by Janet Peele, seconded by Bill Prevatte, to approve the agenda of the Regular Called Meeting for June 16, 2016 as amended. Motion unanimously carried.

3. Approval of Minutes

A motion was made by Janet Peele, seconded by Tim Marcham, to approve the minutes of the regular meeting of May 19, 2016. Motion unanimously carried.

4. New Business

- a. Special Use Permit Request SU #16-03 Submitted by Anna Lyles to replace her home day care with a child day care facility located at 104 Meredith Dr.

Planner Kathy Blake gave a presentation on Special Use Permit request SU #16-03 submitted by Anna Lyles to replace her home day care with a child day care facility located at 104 Meredith Drive.

Raymond Lee asked since this is a Special Use if Ms. Lyles decides in the future not to run a child day care does this Special Use stay with the property and Planning Director Graham said yes.

Raymond Lee asked about the parking and handicap parking, Planning Director Graham said the 8 spaces needed includes the handicap parking.

Raymond Lee also had concerns about parking and will there be enough parking spaces on the property. Planning Director Graham said that the proposal includes onsite parking and offsite parking offered by neighbors. Anna Lyles added she has 16 potential parking spaces on her property.

Motion 1 made by Tim Marcham, seconded by Janet Peele, SU #16-03 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 Tim Marcham, SU #16-03 is complete as submitted. Motion unanimously carried.

Motion 3 made by Bill Prevatte, seconded by Janet Peele, SU #16-03 if completed as proposed, will comply with all requirements of the UDO. Motion unanimously carried.

Motion 4 made by Tim Marcham, seconded by Janet Peele, SU #16-03 satisfies Finding #1: will not endanger public health or safety. Motion unanimously carried.

Motion 5 made by Janet Peele, seconded by Tim Marcham, SU #16-03 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 Tim Marcham, SU #16-03 satisfies Finding #3: will be in harmony with the area in which it is located. Motion unanimously carried.

Motion 7 made by Bill Prevatte, seconded by Janet Peele, SU #16-03 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 Bill Prevatte, seconded by Janet Peele, based on the Findings of Fact and the evidence presented, the Planning Board:

- Issues approval with conditions of SU #16-03 as follows:

Recommended Conditions

1. Special Use Permits run with the property and as such SU#16-03 applies to the entirety of the parcel identified by PID: # 00056857. 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 a site plan approved by Planning staff.
3. No advertising signage shall be placed on the property related to the use approved by the special use permit.
4. Off-street parking spaces, to include handicapped parking, shall be provided as designated in *UDO Article XVIII Parking* and per ADA regulations.
 - a. Parking perimeter shall be defined by bricks, stones, railroad ties or other similar devices. In addition, a vehicle accommodation area that abuts a paved street requires a paved "driveway apron".
 - b. Parking spaces, minimum of 8' x 20', shall be defined with painted lines or other approved markings, e.g. curb stops, railroad ties, etc.)
 - c. Satellite parking may be provided as defined in Section 152-295.
5. Building permits shall be pulled for a new business and appropriate inspections conducted.
6. Appropriate County and State agencies shall be notified. **A copy of the facility's license from the state agency shall be provided to Planning staff upon issuance.**
7. All additional conditions or requirements as provided in the Town of Aberdeen UDO are enforceable with regards to SU#16-03.

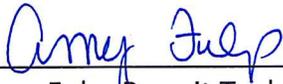
Motion unanimously carried.

5. Progress Report

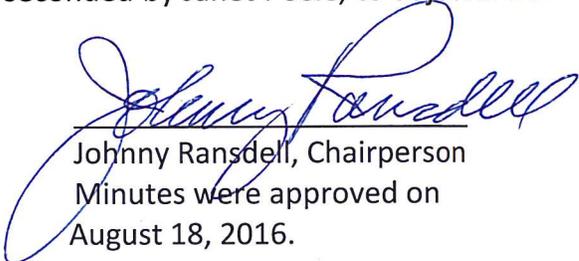
Planning Director Graham stated the Marriott Hotel has officially opened. There will be also public hearings coming up that will include Lighthorse Circle, Greg Allen's property, and a UDO Text Amendment on Nonconforming Signs.

6. Adjourn

A motion was made by Bill Prevatte, seconded by Janet Peele, 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.

