

MINUTES
Special Called Meeting of the
Aberdeen Watershed Review Board

August 18, 2016
Tuesday, 6:00 p.m.

Robert N. Page Municipal Building
Aberdeen, North Carolina

The Aberdeen Watershed Review Board met Thursday, August 18, 2016 at 5:00 p.m. for a Special Called Meeting. Members present were Chairman Johnny Ransdell, Janet Peele, Raymond Lee, Richard Gergle, Tim Marcham, Bill Prevatte, and Bryan Bowles. Member not present was Alternate Ron Utley. Others in attendance were Planning Director Pam Graham, Permit Technician Amy Fulp, Planner Kathy Blake, and Dawn Wallace.

1. Call to Order

Chairman Ransdell called the meeting to order at 5:00 p.m.

2. Approval of Agenda

Planning Director Graham asked to add as #3 to the agenda approval of the minutes from the Special Called Meeting of the Watershed Review Board from June 14, 2016 and move all other items down one.

A motion was made by Raymond Lee, seconded by Bryan Bowles, to approve the amended agenda of the Special Called Meeting for August 18, 2016. Motion unanimously carried.

3. Approval of Minutes

A motion was made by Bryan Bowles, seconded by Raymond Lee, to approve the minutes of the Special Called Meeting of the Watershed Review Board of June 14, 2016. Motion unanimously carried.

4. New Business

- a. Request for 2.0 Acres of Watershed Allocation for Property Located at 270 Ridgeline Road.

Planning Director Graham gave a presentation on the request for 2.0 acres of watershed allocation for property located at 270 Ridgeline Road.

Chairman Ransdell asked if the applicant does not obtain a permit and use the allocation before the 12 month expiration date does the allocation go back into the bank so to speak. Planning Director Graham answered that

technically it should and should there not be any development activity within a year's time whoever owns the property at that time will need to come in and request an extension for the permit.

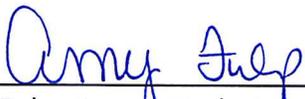
A motion was made by Raymond Lee, seconded by Richard Gergle, that the Watershed Review Board recommends approval of the SNIA with the following conditions as stated:

1. Only nonresidential uses may be permitted for the property, however storage of toxic and hazardous materials is not permitted unless a spill containment plan is implemented.
2. More specific development plans shall be required to be submitted for Site Plan Review for the property approved in this request prior to issuance of the Watershed Development Permit and the commencement of 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 portion 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 the SNIA #16-03 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.

4. Adjourn

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



Amy Fulp, Permit Technician
Minutes were completed in
Draft form on September 4, 2016.



Raymond Lee, Chairperson
Minutes were approved on
September 15, 2016.

