

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

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

Robert N. Page Municipal Building  
Aberdeen, North Carolina

The Aberdeen Planning Board met Thursday, August 18, 2016 at 6:00 p.m. for the Regular Board Meeting. Members present were Chairman Johnny Ransdell, Janet Peele, Raymond Lee, Richard Gergle, Bryan Bowles, Tim Marcham, and Bill Prevatte. Member not present was Alternate Ron Utley. Others in attendance were Planning Director Pam Graham, Permit Technician Amy Fulp, Planner Kathy Blake, Richard Schoen, and Allison Schoen.

1. Call to Order

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

2. Informational Moment

There was no informational moment at this meeting.

3. Approval of Agenda

Planning Director Graham stated the approval of the minutes for Special Called Meeting of the Watershed Review Board for June 14, 2016 was removed from this agenda.

A motion was made by Richard Gergle, seconded by Tim Marcham, to approve the agenda of the Regular Meeting for August 18, 2016 as amended. Motion unanimously carried.

4. Approval of Minutes

A motion was made by Janet Peele, seconded by Bill Prevatte, to approve the minutes of the Regular Meeting of June 16, 2016.

5. New Business

a. Conditional Use Permit CU #16-05 for the Academy of Moore.

Chairman Ransdell recused himself from this Conditional Use Permit CU #16-05 since his family owns adjacent property; Raymond Lee took over as chairman for this Conditional Use Permit.

Planning Director Graham gave a presentation on Conditional Use Permit CU #16-05 for the Academy of Moore.

Raymond Lee asked how many classrooms they have and Richard Schoen said they have 16.

Raymond Lee stated in recommend condition #4 he does not feel like requiring a certain number of parking is appropriate. Bill Prevatte suggested using "b" in recommended condition #4.

Motion made by Bill Prevatte, seconded by Richard Gergle, to leave the parking as is until it is justified to go back and relook at it; they should use recommended condition 4(b). Motion unanimously carried.

Motion 1 made by Bryan Bowles, seconded by Richard Gergle, CU #16-05 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, CU #16-05 is complete as submitted. Motion unanimously carried.

Motion 3 made by Tim Marcham, seconded by Janet Peele, CU #16-05 if completed as proposed will comply will all requirements of the UDO. Motion unanimously carried.

Motion 4 made by Janet Peele, seconded by Richard Gergle, CU #16-05 satisfies Finding #1: will not endanger public health or safety. Motion unanimously carried.

Motion 5 made by Richard Gergle, seconded by Bryan Bowles, CU #16-05 satisfies Finding #2: will not substantially injure the value of adjoining or abutting property. Motion unanimously carried.

Motion 6 made by Bill Prevatte, seconded by Tim Marcham, CU #16-05 satisfies Finding #3: will be in harmony with the area in which it is located. Motion unanimously carried.

Motion 7 made by Janet Peele, seconded by Bill Prevatte, CU #16-05 satisfies Finding #4: will be in general conformity with the Land Use Plan or other plans specifically adopted by the Board. Motion unanimously carried.

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

- Recommends approval with modified conditions of CU #16-05 as stated and follows:

1. Conditional Use Permits (CUPS) run with the land and as such CU #16-05 Applies to the entirety of the property reflected in Parcel IDs #00049693. 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. The development is authorized to continue operation as a public school as identified in Item 5.100 of §152-146: Table of Permissible Uses of the Town of Aberdeen Unified Development Ordinance (UDO) with subordinate use typically associated with a school facility.
3. The development is authorized to maintain site development as depicted on the provided sketch overlay indicating a One Story Charter School Building (existing), a Multi-Purpose addition to the rear of the principal building (existing), two Temporary Modular Structures (existing), and a Future Classroom Addition to the south of the principal building (future).
4. UDO parking standards indicating a minimum of eighty (80) parking spaces are waived as authorized by §152-291 (C)(7)(a).
5. As required by §152-308 of the UDO, shrubbery with a minimum height of eighteen (18) inches at planting and of a variety that can be expected to reach a minimum height of thirty-six (36) inches within five (5) years of planting shall be required along the south-facing façade of the principle building. A sketch of the proposed plantings, with spacing and species indicated shall be submitted for staff review and approval prior to installation.
6. The Aberdeen Planning Department shall be notified of any new uses, activities, or construction on the property subject to CU #16-05 and all applicable reviews and/or permits shall be obtained in accordance with the UDO.
7. All additional conditions or requirements as provided by the UDO are enforceable with regards in proposal CU #16-05.

Motion unanimously carried.

- b. Conditional Zoning CZ #16-05 for 316 Fields Drive to Allow an Adult Day Care Facility.

Planning Director Graham gave a presentation on Conditional Zoning CZ #16-05 for 316 Fields Drive to allow an adult day care facility.

Bill Prevatte asked will the people be bused in or individually brought in. Planner Kathy Blake said she got the impression that there could be both; and it might be possible that they would drive themselves there too.

Motion 1 made by Raymond Lee, seconded by Janet Peele, the Aberdeen Planning Board recommends approval with conditions a indicated below of Conditional Zoning CZ #16-05:

1. The applicant shall conduct a community meeting with mailed notice complying with the requirements of the Unified Development Ordinance (UDO). Prior to the Public hearing held by the Board of Commissioners, the applicant shall supply Planning Department Staff with a written report of the meeting that includes a listing of those persons and organizations contacted about the meeting and the manner and date of contact, the date, time and location of the meeting, a roster of the persons in attendance at the meeting, a summary of issues discussed at the meeting, and a description of any changes to the rezoning petition made as a result of the meeting.
2. A Special Use Permit for senior citizen day care on the property shall be required for the uses specified by Conditional Zoning #16-05, at which time additional conditions may be attached at the discretion of the Planning Board.
3. Any and all proposed changes to the site to accommodate the use authorized by CZ #16-05 are subject to an interdepartmental review of site plans to ensure compliance with UDO and other applicable requirements.
4. Any applicable modifications to the structure shall be permitted and approved through the Building Inspections Department.
5. Any anticipated changes in the use of the property excepting those authorized by CZ #16-05 shall be reported to the Planning Department and will be contingent on necessary approval(s).
6. Staff is directed to enter Conditional Zoning District C-I-CD for property identified by PID# 00049159 on the official zoning map and add a label for CZ #16-05 upon final approval.

Motion unanimously carried.

Motion 2 made by Janet Peele, seconded by Raymond Lee, Conditional Zoning CZ #16-05 is consistent with applicable plans of the Town of Aberdeen; the proposal is considered by staff to be consistent with the Plan's Future Land use Map designation for the property as commercial and supports citizen survey responses relevant to the needs of senior citizens. Motion unanimously carried.

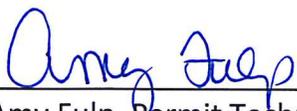
Motion 3 made by Raymond Lee, seconded by Bryan Bowles, CZ #16-05 is reasonable and in the public interest; the proposed use is considered by staff to be compatible with other nearby uses, the location of the site provides adequate access and does not unduly burden the transportation system. Additionally, the proposed use serves an important need for a growing number of citizens. Motion unanimously carried.

6. Progress Report

Planning Director Graham introduced Heidi Whitescarver to the Planning Board; she has applied for appointment to the Planning Board.

7. Adjourn

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



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



Johnny Ransdell, Chairperson  
Minutes were approved on  
September 15, 2016.

