

MINUTES
Regular Meeting of the
Aberdeen Planning Board

September 15, 2016
Thursday, 6:00 p.m.

Robert N. Page Municipal Building
Aberdeen, North Carolina

The Aberdeen Planning Board met Thursday, September 15, 2016 at 6:00 p.m. for the Regular Board Meeting. Members present were Chairman Johnny Ransdell, Janet Peele, Raymond Lee, Bryan Bowles, and Tim Marcham. Members not present were Richard Gergle, Bill Prevatte, and Alternate Ron Utley. Others in attendance were Planning Director Pam Graham, Permit Technician Amy Fulp, Ed Schultheis, Allison Winters, and Matt Baker.

1. Call to Order

Chairman Ransdell called the meeting to order at 6:03 p.m.

2. Informational Moment

Chairman Ransdell talked about the rules and guidelines of the Planning Board and how they take them very seriously.

3. Approval of Agenda

A motion was made by Janet Peele, seconded by Bryan Bowles, to approve the agenda of the Regular Meeting for September 15, 2016. Motion unanimously carried.

4. Approval of Minutes

A motion was made by Janet Peele, seconded by Tim Marcham, to approve the minutes of the Regular Meeting of August 18, 2016.

5. New Business

a. Special Use Permit SU #16-04 for Rental Vehicles at 3140 NC Highway 5.

Bryan Bowles asked for recusal from this project since the firm he works for has already done some work on this project.

Planning Director Graham gave a presentation on Special Use Permit SU #16-04 for Rental Vehicles at 3140 NC Highway 5.

Chairman Ransdell asked does this project overlap with any other projects that have come before this Planning Board for this site and Planning Director Graham went over what is in the building now and talked about the outdoor flea market that was proposed.

Janet Peele had concerns about the outdoor flea market that was proposed and big trucks for this proposal being in the parking lot with children running around. Planning Director Graham said that the outdoor flea market could still come because he has a year from the date it was approved.

Tim Marcham asked will there be renovations to the building for the drive thru and Matt Baker said yes and showed the Planning Board what they are planning on doing.

Motion 1 made by Janet Peele, seconded by Raymond Lee, SU #16-04 is within the jurisdiction of the Planning Board according to the Table of Permissible Uses. Motion unanimously carried.

Motion 2 made by Tim Marcham, seconded by Raymond Lee, SU #16-04 is complete as submitted. Motion unanimously carried.

Motion 3 made by Janet Peele, seconded by Raymond Lee, SU #16-04 if completed as proposed will comply will all requirements of the UDO. Motion unanimously carried.

Motion 4 made by Raymond Lee, seconded by Janet Peele, SU #16-04 satisfies Finding #1: will not endanger public health or safety. Motion unanimously carried.

Motion 5 made by Janet Peele, seconded by Raymond Lee, SU #16-04 satisfies Finding #2: will not substantially injure the value of adjoining or abutting property. Motion unanimously carried.

Motion 6 made by Tim Marcham, seconded by Raymond Lee, SU #16-04 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 Tim Marcham, SU #16-04 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 Raymond Lee, seconded by Janet Peele, based on the Findings of Fact and the evidence presented, the Planning Board:

- Issues approval with conditions of SU #16-04 as follows:

1. Special Use Permits run with the property and as such SU #16-04 applies to the entirety of Suite B of the parcel identified by PID: #00050942. 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 that illustrates any proposed changes to the site, including parking arrangements for the uses approved by SU #16-04. The drawing shall be to scale and provide adequate ingress/egress and turnaround for vehicles.
3. Existing off-street parking shall be utilized for the uses proposed by SU #16-04 and shall be indicated on the site plan.
4. Any proposed advertising signage must be approved by the Planning Department and meet all sign requirements of the UDO.
5. Building and Fire Inspections associated with new business shall be scheduled. Approval of SU #16-04 is contingent on approval of the inspections.
6. Planning Department staff shall be notified of any anticipated change in use or expansion of the use associated with SU #16-04 into additional areas of the building or site so that they may determine if any additional approvals will be required.
7. All additional conditions or requirements as provided in the Town of Aberdeen UDO are enforceable with regards to SU #16-04.

Motion carried unanimously.

b. Special Use Permit SU #16-05 for Wholesale Sales at 322 Fields Drive.

Planning Director Graham gave a presentation on Special Use Permit SU #16-05 for Wholesale Sales at 322 Fields Drive.

Ed Schultheis talked to the Planning Board about his business and the hours of the business.

Motion 1 made by Bryan Bowles, seconded by Janet Peele, SU #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, SU #16-05 is complete as submitted. Motion unanimously carried.

Motion 3 made by Tim Marcham, seconded by Bryan Bowles, SU #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 Bryan Bowles, SU #16-05 satisfies Finding #1: will not endanger public health or safety. Motion unanimously carried.

Motion 5 made by Tim Marcham, seconded by Raymond Lee, SU #16-05 satisfies Finding #2: will not substantially injure the value of adjoining or abutting property. Motion unanimously carried.

Motion 6 made by Bryan Bowles, seconded by Janet Peele, SU #16-05 satisfies Finding #3: will be in harmony with the area in which it is located. Motion unanimously carried.

Motion 7 made by Raymond Lee, seconded by Tim Marcham, SU #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 Raymond Lee, seconded by Janet Peele, based on the Findings of Fact and the evidence presented, the Planning Board:

- Issues approval with conditions of SU #16-05 as follows:

1. Special Use Permits run with the property and as such SU #16-05 applies to the entirety of the parcel identified by PID: #00055489. 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. Existing off-street parking shall be utilized for the uses proposed by SU #16-05 and shall be indicated on the site plan.
4. Any proposed advertising signage must be approved by the Planning Department and meet all sign requirements of the UDO.
5. Building and Fire Inspections associated with new businesses shall be scheduled. Approval of SU #16-05 is contingent on approvals of the inspections.
6. Planning Department staff shall be notified of any anticipated change in use or expansion of the use approved by SU #16-05 into additional areas of the building or site so that they may determine if any additional approvals will be required.

7. The operation will be required to comply with Town of Aberdeen noise regulations.
8. All additional conditions or requirements as provided in the Town of Aberdeen UDO are enforceable with regards to SU #16-05.

Motion unanimously carried.

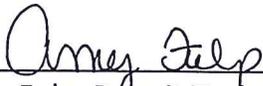
6. Progress Report

Planning Director Graham updated the Planning Board on Heidi Whitescarver joining the Planning Board.

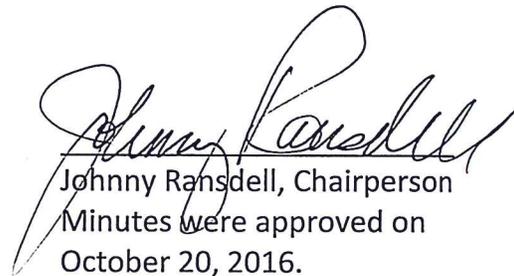
Planning Director Graham updated the Planning Board on the proposed senior daycare center, which has been withdrawn by the applicant.

7. 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 October 3, 2016.



Johnny Ransdell, Chairperson
Minutes were approved on
October 20, 2016.