

MINUTES
Special Called Meeting of the
Aberdeen Watershed Review Board

September 15, 2016
Thursday, 5:00 p.m.

Robert N. Page Municipal Building
Aberdeen, North Carolina

The Aberdeen Watershed Review Board met Thursday, September 15, 2016 at 5:00 p.m. for a Special Called Meeting. Members present were Janet Peele, Raymond Lee, Tim Marcham, and Bryan Bowles. Members not present were Chairman Johnny Ransdell, Richard Gergle, Bill Prevatte, and Alternate Ron Utley. Others in attendance were Planning Director Pam Graham and Permit Technician Amy Fulp.

1. Call to Order

Vice-Chairman Lee called the meeting to order at 5:20 p.m.

2. Approval of Agenda

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

3. Approval of Minutes

A motion was made by Tim Marcham, seconded by Janet Peele, to approve the minutes of the Special Called Meeting of the Watershed Review Board of August 18, 2016. Motion unanimously carried.

4. New Business

a. Recommendation on SNIA #16-04 for 2.01 Acres Located at 145 Aqua Shed Court.

Planning Director Graham gave a presentation on the recommendation on SNIA #16-04 for 2.01 Acres located at 145 Aqua Shed Court.

Bryan Bowles asked would the addition be attached to the present building or would it be a standalone building and Planning Director Graham said he didn't say but she thinks that it will stand alone.

Janet Peele asked is he asking for a building permit at this time and Planning Director Graham said not at this time.

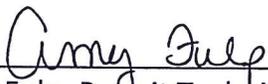
A motion was made by Janet Peele, seconded by Tim Marcham, that the Watershed Review Board recommends approval of the SNIA #16-04 with the following conditions:

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 #16-04 shall expire within twelve (12) months of issuance if a building permit or watershed occupancy permit has not been obtained within that timeframe.

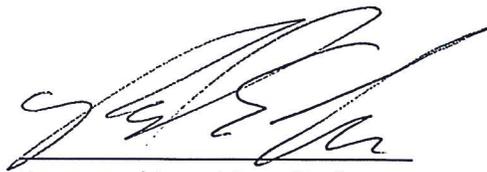
Motion unanimously carried.

4. Adjourn

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



Amy Fulp, Permit Technician
Minutes were completed in
Draft form on September 22, 2016.



Raymond Lee, Vice-Chairperson
Minutes were approved on
October 20, 2016.