

**MINUTES**  
**Special Called Meeting of the**  
**Aberdeen Watershed Review Board**

December 15, 2016  
Thursday, 5:15 p.m.

Robert N. Page Municipal Building  
Aberdeen, North Carolina

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

1. Call to Order

Chairman Lee called the meeting to order at 5:36 p.m.

2. Approval of Agenda

A motion was made by Bill Prevatte, seconded by Heidi Whitescarver, to approve the agenda of the Special Called Meeting for December 15, 2016. Motion unanimously carried.

3. Approval of Minutes

A motion was made by Bill Prevatte, seconded by Janet Peele, to approve the minutes of the Special Called Meeting of the Watershed Review Board of October 20, 2016. Motion unanimously carried.

4. New Business

a. Recommendation on SIA #16-05 for 8.0 Acres Located on Sand Pit Road (PID #00050799).

Planning Director Graham gave a presentation on the recommendation on SIA #16-05 for 8.0 acres located on Sand Pit Road (PID #00050799).

A motion was made by Janet Peele, seconded by Heidi Whitescarver, that the Watershed Review Board recommends approval of the SIA #16-05 with the following conditions:

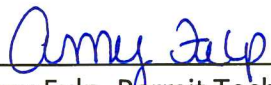
1. Storage of toxic and hazardous materials is not permitted unless a spill containment plan is implemented.

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 SIA #16-05 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 Heidi Whitescarver, seconded by Janet Peele, to adjourn the meeting. Motion unanimously carried.

  
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Amy Fulp, Permit Technician  
Minutes were completed in  
Draft form on January 12, 2017.

  
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Raymond Lee, Vice-Chairperson  
Minutes were approved on  
February 16, 2017.