

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

May 21, 2015  
Thursday, 6:00 p.m.

Robert N. Page Municipal Building  
Aberdeen, North Carolina

The Aberdeen Planning Board met Thursday, May 21, 2015 at 6:00 p.m. for the Regular Board Meeting. Members present were Chairman Johnny Ransdell, Raymond Lee, Richard Gergle, and Janet Peele. Members not present were Tim Marcham, Ken Byrd, Kelvin Watson, alternate Peter Koch, and alternate Ron Utley. Others in attendance were Planning Director Pam Graham, Permit Technician Amy Fulp, Grant Roper, Richard Allen, Winnie Jenkins, Tammy Lyne, and Jeff McCluskey.

1. Call to Order

Chairman Ransdell called the meeting to order at 6:15 p.m.

2. Informational Moment

There was no informational moment at this meeting.

3. Approval of Agenda

A motion was made by Richard Gergle, seconded by Janet Peele, to approve the agenda of the Regular Meeting for May 21, 2015. Motion unanimously carried.

4. Approval of Minutes

A motion was made by Raymond Lee, seconded by Richard Gergle, to approve the minutes of the Special Called Meeting of April 23, 2015. Motion unanimously carried.

5. New Business

- a. Information Regarding a Planned Event by the Artists' League and Railhouse Brewery.

Grant Roper, with the Artists' League, gave a presentation on the Artists' League and Railhouse Brewery's "A Stroke of Patriotism" event.

- b. Conditional Use Permit CU #15-02 for a Concrete Manufacturing Facility at 229 Lee Paving Drive.

Planning Director Graham gave a presentation on Conditional Use Permit CU #15-02 for a Concrete Manufacturing Facility at 229 Lee Paving Drive.

Planning Director Graham read through the recommended conditions.

Richard Gergle asked are there any anticipated problems with getting out onto the Highway 211 from Lockey Drive. Richard Allen stated that Lockey Drive is an adequate access for the ready mix trucks coming in and out of the site. Mr. Allen also gave the Planning Board some background information on the business.

Janet Peele asked with there be any buffers required towards the Sandy Springs area. Planning Director Graham said there will be a buffer requirement and maybe a screening requirement.

Chairman Ransdell asked about the maintenance of the road and is Lockey Road maintained by the Town of Aberdeen. Planning Director Graham stated it is a private road. Chairman Ransdell said there may have to be some joint efforts by the people that use the road to do upkeep on it.

Motion 1 made by Janet Peele, seconded by Richard Gergle, CU #15-02 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 Raymond Lee, CU #15-02 is complete as submitted. Motion unanimously carried.

Motion 3 made by Janet Peele, seconded by Raymond Lee, CU #15-02 if completed as proposed, will comply with all requirements of the UDO. Motion unanimously carried.

Motion 4 made by Raymond Lee, seconded by Richard Gergle, CU #15-02 satisfies Finding #1: will not endanger public health or safety. Motion unanimously carried.

Motion 5 made by Richard Gergle, seconded by Janet Peele, CU #15-02 satisfies Finding #2: will not substantially injure the value of adjoining or abutting property. Motion unanimously carried.

Motion 6 made by Raymond Lee, seconded by Richard Gergle, CU #15-02 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 Richard Gergle, CU #15-02 satisfies Finding #4: will be in general conformity with 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:

- Recommends approval with conditions of CU #15-02 as follows:
  1. Conditional Use Permits (CUPS) run with the land and as such CU #15-02 applies to the entirety of the property reflected in Parcel ID #20000556. 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 proposed use is authorized by the CUP, however, approval of CU #15-01 is contingent on a successful inter-departmental review to insure that the proposal has met all Federal, State and local regulations and permitting requirements, as well as any conditions attached to the CUP approval.
  3. Any and all required permits and/or approvals from other regulatory agencies must be in place prior to issuance of a Notice to Proceed by the Planning Department.
  4. Building and Fire Inspections and Town of Aberdeen Business License are to be required prior to beginning operation, all to be coordinated through Planning and Inspections Departments.
  5. Any proposed building renovations are to be approved by Town of Aberdeen Building Inspectors and shall meet all applicable codes.
  6. Approval of the CUP shall not imply approval of signage. Sign permit applications consistent with the requirements of the UDO shall be reviewed and approved by the department prior to installation.
  7. The operation will be required to comply with Town of Aberdeen noise regulations.
  8. All additional conditions or requirements as provided from the Town of Aberdeen Unified Development Ordinance are enforceable with regards to the operations proposed by CU #15-02.

Motion unanimously carried.

- c. Conditional Use Permit CU #15-03 for a Major Subdivision on Bethesda Road.

Planning Director Graham gave a presentation on Conditional Use Permit CU #15-03 for a Major Subdivision on Bethesda Road.

Richard Gergle asked if there will be an access from the northeast and Planning Director Graham said the only access to the full development is the primary road that reaches Bethesda.

Richard Gergle asked with there only being one access to the subdivision in the beginning, Bethesda Road, is this a potential problem. Planning Director Graham stated right now there is not a requirement for multiple accesses.

Jeff McCluskey went over where they are requesting to put sidewalks on both sides of the road and where they would like to put sidewalks only on one side of the road due to some wetlands and some privately owned land.

Richard Gergle asked if they were to do something other than a concrete sidewalk what would they use. Jeff McCluskey said that is something they would have to discuss with staff and see what they would allow.

Raymond Lee asked in summary basically do they want to put sidewalks where the properties would be and where there are not properties there would not be and Mr. McCluskey said basically yes. Raymond Lee suggested a nature trail to connect some of the areas where they are suggesting no sidewalk at all.

Planning Director Graham suggested amending recommended condition #7 to say "The UDO requires sidewalks on both sides of all new streets; however the applicant will be required to install sidewalks in accordance with the attached plan and to make a natural walkway connection in the area to the north of proposed road "A" as shown on the attached plan".

Chairman Ransdell asked are there any issues with the cemetery. Planning Director Graham stated she was not aware of any but they can add a recommended condition concerning some additional screening.

Planning Director Graham read over the recommended conditions.

Planning Director Graham added to the end of recommended condition # 4 to read "with the exception of the location of the stub out road."

Raymond Lee stated for the record that he does not have adjacent property but he does have property near this and he wants to make sure that everybody understands that he does not have any interest or conflict.

Motion 1 made by Raymond Lee, seconded by Janet Peele, CU #15-03 is within the jurisdiction of the Planning Board according to the Table of Permissible Uses. Motion unanimously carried.

Motion 2 made by Raymond Lee, seconded by Janet Peele, CU #15-03 is complete as amended. Motion unanimously carried.

Motion 3 made by Raymond Lee, seconded by Richard Gergle, CU #15-03, if completed as proposed, it will comply with the intent of the requirements of the UDO. Motion unanimously carried.

Motion 4 made by Richard Gergle, seconded by Janet Peele, CU #15-03 satisfies Finding #2: will not endanger public health or safety. Motion unanimously carried.

Motion 5 made by Raymond Lee, seconded by Richard Gergle, CU #15-03 satisfies Finding #2: will not substantially injure the value of adjoining or abutting property. Motion unanimously carried.

Motion 6 made by Janet Peele, seconded by Raymond Lee, CU # 15-03 satisfies Finding #3: will be in harmony with the area in which it is located. Motion unanimously carried.

Motion 7 made by Richard Gergle, seconded by Janet Peele, CU #15-03 satisfies Finding #4: will be in general conformity with Land Use Plan or other plans specifically adopted by the Board. Motion unanimously carried.

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

- Recommends approval with conditions as amended of CU #15-03 as follows:
  1. Conditional Use Permits (CUPS) run with the land and as such CU #15-03 applies to the entirety of the property reflected in Parcel ID #00054112. An attachment 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 proposed use is authorized by the CUP, however, approval of CU #15-03 is contingent on a successful inter-departmental review



to insure that the development has met all Federal, State and local regulations and permitting requirements, as well as any conditions attached to the CUP approval. Plans submitted for this review shall include, but not be limited to, tree survey indicated all trees with a dbh of 12" or greater, utility locations including size, material, and vertical alignment of waterlines, engineering calculations assuring that proposed stormwater measures meet or exceed the requirements Article XVI, Part 2, Drainage, Erosion Control and Stormwater Management of the UDO.

3. Any and all required permits and/or approvals from other regulatory agencies must be in place prior to issuance of a Notice to Proceed by the Planning Department.
4. The development is authorized to create a maximum of thirty-eight (38) single family lots and construction documents generally based on the Site Sketch Plan dated May 4, 2015, with the exception of the location of the stub out road "D".
5. Open space shall generally comply with the 5/4/2015 Site Sketch Plan, including proposed improvements, and in no case may be reduced to less than 20% of the total land area for the development.
6. Tree harvest and mass grading are not authorized as a result of this approval. Construction documents, including a grading plan, shall be reviewed by staff for compliance with the UDO.
7. The UDO requires sidewalks on both sides of all new streets; however the applicant will be required to install sidewalks in accordance with the attached plan and to make a natural walkway connection in the area to the north of proposed road "A" as shown on the attached plan.
8. Streets, sidewalks, waterlines, and sewer and stormwater facilities shall meet all UDO requirements and are to be dedicated to the Town of Aberdeen contingent upon inspection and approval by the Public Works Department. Preliminary and Final Plats shall identify any and all Town easements related to these facilities. Details shall be reviewed by staff during the Site Plan Review process following approval of the conditional use permit.
9. The Fire Department must sign off on the drawings as well as available capacity for treating fires. Hydrants are required consistent with Fire Department spacing requirements. Adequate turning radius must be provided for the fire trucks currently in use.
10. Prior to approval of final plat(s), all infrastructure must be complete or guaranteed per UDO requirements, including sidewalks.
11. Street trees shall be installed prior to final plat approval or as requirement of the building permit for each lot and shall be

consistent with official species list provide in §98.03 of the Aberdeen Code of Ordinances or with "Trees of the Carolinas" (Appendix J of the UDO) and planted as the appropriate rate. Compliance with the street tree requirements will be reviewed by staff and staff is authorized to issue compliance prior to issuing a certificate of occupancy for each lot.

12. Sharrows and marked crosswalks shall be installed or guaranteed prior to final plat approval consistent with the requirements of the Comprehensive Pedestrian and Bicycle Plans.
13. All additional conditions or requirements as provided from the Town of Aberdeen Unified Development Ordinance are enforceable with regards to the proposal CU #15-03.

Motion carried unanimously.

6. Old Business

a. General Updates

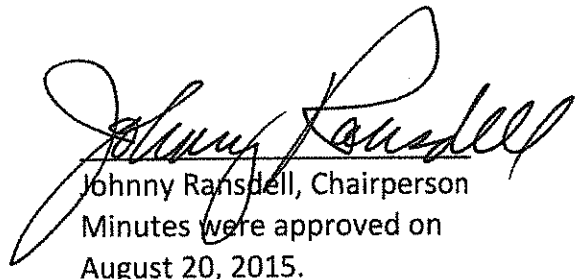
Planning Director Graham stated Spring Spree went very well and we had more vendors and people than we have had in previous years.

7. Adjourn

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



Amy Fulp, Permit Technician  
Minutes were completed in  
Draft form on June 10, 2015.



Johnny Ransdell, Chairperson  
Minutes were approved on  
August 20, 2015.

