

Town of Aberdeen
Planning Board Minutes
Regular Meeting
May 15th, 2008

Members Present: Owen Gallagher Bob Rigsby
Mike Dunn Elise Goodwin
Maurice Holland

Staff Present: Kathy Liles, Planning Director
Jennifer Moore, Admin. Planning and Code Technician

Others Present: Jerry Vaughan Charles Campbell
Murray Williamson Tracy Gibson
Jim Ransdell Vince Hubler

I. Call to Order: Mike Dunn called the meeting to order with prayer led by Maurice Holland at 6:05 pm.

II. Approval of Minutes- Regular Meeting of April 24th, 2008

Elise Goodwin made a motion seconded by Bob Rigsby to approve the minutes of the Regular Meeting of April 24th, 2008.
Motion unanimously carried.

III. Old Business: None

IV. New Business:

A. Application for Preliminary Plat PLP#08-01 submitted by Basil Group for Devonshire Trail.

Kathy Liles spoke briefly on the concerns from the last meeting regarding traffic. A Traffic Impact Assessment was prepared at the discretion of the developer which was subsequently reviewed by Cars Simmons of CMS Engineering on behalf of the town. Mr. Simmons determined that the assumptions used were reasonable, the study was conducted in accordance with the standards of NCDOT, and that the results are good. Most of the intersections will remain at Level of Service A (less than 10 seconds to move through the intersection) with one intersection LOS B by 2 one hundredths of a second. Approximately 1 vehicle trip per 1.5 seconds would be added in the morning and evening peak hours. Conversation

with Mike Connor of the Aberdeen Police Department did not indicate issues that were subject to the standards of the Subdivision Regulations. The Fire Department determined that hydrant locations are appropriately spaced and that two connections to Devonshire were preferable. Appendix D would call for 96' cul de sacs, but the Town has not adopted the standard so they could only be recommended. The installation of sidewalks along Devonshire to limit conflict with pedestrians on the street would be too expensive to require per Public Works Director Rickie Monroe, but striping the road is a possibility. Striping the road would narrow the lanes and encourage traffic to slow down. A four way stop sign at Hardister and Devonshire could also be used to slow traffic. Planning Board member Bob Rigsby stated he sees a lot of problems with traffic and would like to see an access off Hwy 211. Developer Murray Williamson addressed the possibility for an access off Hwy 211. He stated that DOT says the grade on the slope is too great to create an access off Hwy 211. After discussion with Vince Hubler, the builder for the subdivision, the grade appears to be approximately 9% which is too steep for traffic under rainy and icy conditions. All other intersections in the new development are proposed to meet 5% grade. Jerry Vaughan a Devonshire Subdivision resident says he doesn't want to stop the development. He would really like to see a Brownwood entrance if Hwy 211 isn't an option even if the developer had to buy out a house. He also said he didn't agree with the times that the traffic survey was done. Charles Campbell also spoke and said he did not disagree with the proposed subdivision just the traffic patterns and the flow this will create onto Devonshire trail. The current NCDOT design for collector roads is 34' gutter to gutter and traffic would discharge from the subdivision onto Devonshire which is as narrow as 18' in places. Why create more problems with more traffic on Devonshire Trail when it is already substandard per DOT current day standards. His conversation with Police Chief Mike Connor stated subdivisions that open into other subdivisions frequently cause problems. Resident Tracy Gibson spoke against the subdivision as well stating her concern for the traffic impact on Devonshire Trail and its impact on children.

A motion was made by Bob Rigsby and seconded by Owen Gallagher to deny Preliminary Plat PLP#08-01 pending an acceptable ingress/egress coming off Hwy 211. Motion unanimously carried.

- B. Application for Text Amendment GP#08-03 submitted by staff to combine The Planning Board and The Board of Adjustments.

The Board of Adjustment has not met for several years and the terms of all the Board members has been exceeded. Ms. Liles indicated the need to merge the Board is driven by a lack of interested parties in participating on

the various town boards. The status provided for the Board of Commissioners to assign the duties of the Board of Adjustment to another Board. Former Board of Adjustment member Jim Ransdell spoke regarding this Text Amendment. He stated that these boards should be separated and it is hard to wear both hats. Planning Board members expressed concurrence with this position.

After some discussion by the board a motion was made by Owen Gallagher and seconded by Elease Goodwin to deny Text Amendment GP#08-03 to the Town Board of Commissioners. Motion unanimously carried.

VI. Other Business:

A. Training Module: Flood Plain

Director Kathy Liles gave an informative briefing on the Flood Plain.

VII. Adjourn: 7:20pm

Prepared by: Permitting Specialist, Jennifer Moore

Planning Director, Katherine Liles