

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

January 17, 2019  
Thursday, 6:00 pm

Robert N. Page Municipal Building  
Aberdeen, North Carolina

The Aberdeen Planning Board met Thursday, January 17, 2019 at 6:00 p.m. for a Regular Meeting. Members present were Vice Chair Bryan Bowles, Tim Marcham, Bill Prevatte, Roger Bone, Diane Innes, and Janet Peele. Members not present were Chairman Raymond Lee, Brooks Pomeranz, & Heidi Whitescarver. Staff Members in attendance were Planning Director Justin Westbrook, Administrative Assistant Megan Henderson, and Senior Planner Kathy Blake.

1. Call to Order

Vice Chair Bryan Bowles called the meeting to order at 6:00 p.m.

2. Approval of Agenda

A motion was made by Mr. Prevatte, seconded by Ms. Peele, to approve the agenda as written. Motion unanimously carried 6-0.

3. Approval of Minutes

a. Meeting of November 15, 2018

A motion was made by Mr. Prevatte, seconded by Mr. Bone, to approve the minutes of the November 15<sup>th</sup> meeting. Motion unanimously carried 6-0.

4. New Business

a. SU-19-01, Poole, 500 S. Sandhills Blvd. for a vehicle sales lot in an HC District (highway commercial).

Janet Peele recused herself from the meeting due to a vested interest in the property at hand. A motion was made by Mr. Prevatte, seconded by Ms. Innes, to approve the recusal. Motion unanimously carried 5-0.

The applicants Chris Poole, Larry Priest, and Senior Planner Kathy Blake were sworn in by Megan Henderson for the quasijudicial meeting.

Chris Poole, the applicant and business owner, requests a Special Use Permit (SUP) to operate an automotive sales lot at 500 S. Sandhills Blvd. According to the Town's Unified Development Ordinance (UDO), a motor vehicle sales lot within the Highway Commercial (HC) zoning district where the subject property is located requires a SUP. The Moore County GIS shows two parcels, PID 00054867 (1.28 Ac.) and PID 00053808 (1.98 Ac.). Prior to obtaining a zoning compliance permit, the two parcels will need to be recombined into one parcel, which will equal 3.266 ac. The property is currently owned by Janet O. Robertson Peele.

The subject property is zoned HC, highway commercial. Adjoining properties to the north, east and south are also zoned HC. To the west, properties are zoned R10-10, medium density residential district.

The property can be accessed via two existing driveways on S. Sandhills Blvd. According to the Moore County Tax records there is a 2,400 SF multi-use sales building with an adjoining 2,824 SF warehouse building. The 5,224 square foot buildings housed the former Aberdeen Florist and Garden Center. The greenhouse buildings have been removed from the property. Aerial imagery shows trees along the south and west property lines.

The applicant proposes to put an automotive sales lot at 500 S. Sandhills Blvd. retaining the existing two driveways. The site plan shows 58 parking spaces for sales and 22 customer parking spaces. The existing front building is noted as sales area and the rear warehouse is noted as garage and detail area. The proposal includes vehicle accommodation area landscaping. After special use approval, the applicant will submit for a full site plan review as well as for building permits, if applicable. Compliance with UDO buffer and landscaping requirements, as well as other regulations, will be reviewed. The applicant will submit separate applications for the proposed freestanding sign.

Referencing the parking table provided in UDO §152-291 Parking, there is no use listed for auto sales. By using the category of "general retail, including outside display", required parking for the 30,800 SF gravel display area is equal to 24 parking spaces. The applicant proposes to delineate 58 parking spaces for sales and 22 customer/employee parking spaces. Staff's interpretation of the UDO in conjunction with the proposal is that the 22

customer/employee parking spaces are sufficient for the proposed use for this existing building. Staff recommends that required parking spaces for customers and employees be defined on the ground as required by the UDO Section 152-251, (C), (5), (c). At a minimum, there shall be curb stops for each customer/employee parking space. Per the UDO Section 152-307, vehicular parking shall not be allowed in the required 15' front setback.

Using the ITE (Institute of Transportation Engineers) Trip Generation Rates, 8th Edition, the proposed use of an auto sales business with a 5,224 SF building is estimated to generate 173 trips and the applicant is not required to submit a Traffic Impact Analysis study.

The proposal is considered by staff to be in general conformity with the adopted Comprehensive Land Development Plan as well as other adopted plans.

The Planning Board must consider the following findings of fact in rendering a decision on the application. The responses in italics were provided by the applicant:

1. Will the activity materially endanger public health or safety? The applicant stated that *"Our goal is to enhance the property and also to be a staple in the community."*
2. Will it substantially injure the value of adjoining or abutting property? The applicant stated *"No"*.
3. Will it not be in harmony in the area in which it is to be located? The applicant stated *"Correct. We will be in harmony with surrounding property. My goal is to make the property a highly reputable dealership with priority on community."*
4. Will it not be in general conformity with the Land Use Plan or other plans specifically adopted by the Board? *Staff has determined that the proposal is in general conformity with adopted plans.*

Planner Blake opened the floor for questions/comments from the board and applicant.

Mr. Marcham asked if there will be any repairing done to vehicles in the garage. Mr. Poole said it will only be washing and detailing of vehicles to be put back on the lot. No repair services will be offered.

Motion 1 was made by Mr. Bowles, seconded by Mr. Prevatte, that SU-19-01 is within the jurisdiction of the Planning Board according to the Table of Permissible Uses. Motion unanimously carried 5-0.

Motion 2 was made by Mr. Prevatte, seconded by Mr. Marcham, that SU-19-01 is complete as submitted. Motion unanimously carried 5-0.

Motion 3 was made by Mr. Prevatte, seconded by Mr. Bone, that SU-19-01, if completed as proposed, will comply with all requirements of the UDO. Motion unanimously carried 5-0.

Motion 4 was made by Mr. Marcham, seconded by Mr. Prevatte, that SU-19-01 satisfies Finding #1: will not endanger public health or safety. Motion unanimously carried 5-0.

Motion 5 was made by Mr. Prevatte, seconded by Mr. Bone, that SU-19-01 satisfies Finding #2: will not substantially injure the value of adjoining or abutting property. Motion unanimously carried 5-0.

Motion 6 was made by Mr. Marcham, seconded by Mr. Bone, that SU-19-01 satisfies Finding #3: will be in harmony with the area in which it is located. Motion unanimously carried 5-0.

Motion 7 was made by Mr. Prevatte, seconded by Mr. Marcham, that SU-19-01 satisfies Finding #4: will be in general conformity with Land Use Plan or other plans specifically adopted by the Board. Motion unanimously carried 5-0.

Motion 8 was made by Mr. Prevatte, seconded by Mr. Marcham, that based on the Findings of Fact and the evidence presented, the Planning Board issues approval with conditions of SU-19-01 as follows:

1. Special Use Permits run with the property and as such SU#19-01 applies to the entirety of the parcels identified by PID 00054867 & PID 00053808. 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. The proposed use of a motor vehicle sales lot is authorized by approval of SU-19-01; however, approval is contingent upon a successful inter-departmental review to insure that the development has met all current Federal, State and local regulations and permitting requirements, as well as any conditions attached to the SUP.
3. All activities authorized by SU-19-01 shall comply with the Town of Aberdeen noise regulations.
4. Vegetative buffer and approximate woods line shall remain undisturbed with its existing vegetation
5. All building renovation proposals are to be presented to the Town of Aberdeen Chief Building Inspector and any building permits deemed necessary shall be applied for and approved prior to commencement of work.
6. Building and Fire Inspections are to be required prior to beginning operation, all to be coordinated through Planning and Inspections Departments.
7. The Aberdeen Planning Department shall be notified of any new uses, activities, significant site changes, or construction on the property subject to SU-19-01 and all applicable reviews and/or permits and inspections shall be obtained in accordance with the UDO.
8. Approval of the special use does not constitute approval of signage for the property. Any proposed signage shall be submitted under

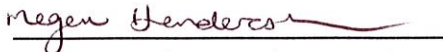
separate application and shall meet all requirements of UDO Article XVII – Sign Regulations.

9. Appropriate County and State agencies shall be notified. A copy of the facility’s license from any state agency shall be provided to Planning/Inspections staff upon issuance.
10. All additional conditions or requirements as provided in the Town of Aberdeen UDO are enforceable with regards to SU-19-01.

Motion unanimously carried 5-0.

5. Adjournment

A motion was made by Mr. Prevatte, seconded by Mr. Marcham, to adjourn the meeting. Motion unanimously carried 5-0. Meeting adjourned at 6:24 p.m.



Megan Henderson, Administrative Assistant  
Minutes were completed in draft form on  
January 22, 2019.



Bryan Bowles, Vice Chair  
Minutes were approved on  
February 21, 2019.