

Minutes
Regular Meeting of the
Aberdeen Planning Board

April 18, 2019
Thursday, 6:00 pm

Robert N. Page Municipal Building
Aberdeen, North Carolina

The Aberdeen Planning Board met Thursday, April 18, 2019 at 6:00 p.m. for a Regular Meeting. Members present were Vice Chair Bryan Bowles, Bill Prevatte, Tim Marcham, Brooks Pomeranz, and alternate members Roger Bone and Dianne Innes. Members not present were Chairman Raymond Lee, Janet Peele, and Heidi Whitescarver. Staff Members in attendance were Planning Director Justin Westbrook, Senior Planner Kathy Blake, and Administrative Assistant Megan Henderson.

1. Call to Order

Vice Chair Mr. Bowles called the meeting to order at 6:05 p.m.

2. Approval of Agenda

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

3. Approval of Minutes

a. Regular Meeting of March 21, 2019

A motion was made by Mr. Prevatte, seconded by Mr. Bone, to approve the minutes from the meeting on March 21, 2019. Motion unanimously carried 6-0.

4. New Business

a. **SU-19-03**, Special Use Permit Application, submitted by Daniel Pate, **530 Legacy Lakes Way**, for home occupation for in-home handgun customization business in R20-16-C District

Mr. Pomeranz stated he lives in the vicinity of the residence, but has no connection to what goes on there. He is solely a neighbor with no financial gain and his residency will not affect his voting decision whatsoever.

A motion was made by Mr. Marcham, seconded by Mr. Bone, to allow Mr. Pomeranz to stay on as a voting member. Motion unanimously carried 5-0.

Mr. Bowles informed the board and citizens that the meeting for this matter is quasi-judicial.

Megan Henderson swore in Daniel Pate, Dan Penfold, & Kathy Blake.

Planner Blake gave a presentation on SU-19-03. Daniel Pate submitted a Special Use Permit (SUP) application for a home occupation for in-home handgun customization at 530 Legacy Lakes Way. The proposed activity falls under the UDO *Table of Permissible Uses, 1.700 Home Occupation*. The parcel is identified as PID 20070656. According to the Town's Unified Development Ordinance (UDO), Use 1.700 within a residential zoning district, where the subject property is located, requires a SUP. The property currently has a single family dwelling. The applicant states on his application that the activity is intended as a "...hobby..." with no sale of goods on the property. He states that financial transactions will happen on the web. Mr. Pate also stated on his application that he is the sole proprietor and only worker. In an email, he states that the activity is planned for less than 50 SF in a small corner of his garage. There are not fumes, dust, or objectionable noise associated with this activity. Planner Blake discussed the procedural issues, zoning, existing site conditions, general conformity with plans, findings of fact, suggested motions, and recommended conditions.

Applicant Daniel Pate was present as well as the head of the neighborhood's HOA, Dan Penfold.

Mr. Bowles asked if the applicant had any further statements or clarifications.

Daniel Pate, property owner of 530 Legacy Lakes Way, stated the purpose of the application is for him to be able to provide NC Alcohol, Tobacco, & Firearms with a document showing that the use is approved by the Town. Mr. Pate stated the items he will be working on are handgun frames that can be bought anywhere, and bear no serial number.

Mr. Marcham asked for a brief description of what Mr. Pate will be doing.

Mr. Pate stated his process involves using a rotary tool to modify the handling frame of a weapon to provide texture, grip, and aesthetics.

Ms. Innes asked if there would be any need for a client to fire the gun. Mr. Pate stated there would not be; however, any and all testing of handguns for safety purposes would be done at a range.

Mr. Bowles asked about the non-discharge of firearms within city limits regulation and if it pertained to Aberdeen's ETJ. Director Westbrook stated he would double check to be sure, but he does not believe it extends past the corporate limits; however, Legacy Lakes is fully within the Town's city limits.

Mr. Pate stated he has already asked the HOA to approve his request of use of his home for this hobby.

Dan Penfold, Director of the Legacy Lake HOA, has met with Mr. Pate over the matter, and also considers it to be a hobby. Mr. Penfold stated that Mr. Pate is solely adjusting the grips, and will have nothing to do with firing weapons. Since businesses are not allowed within the neighborhood, the HOA considers it a hobby.

Mr. Pomeranz pointed out that the aerial map in the presentation is from early 2014, and not 2017. Planner Blake stated it was pulled from Moore County GIS.

Motion 1 was made by Mr. Marcham, seconded by Mr. Pomeranz that SU-19-03 is within the jurisdiction of the Planning Board according to the Table of Permissible Uses. Motion unanimously carried 6-0.

Motion 2 was made by Mr. Pomeranz, seconded by Mr. Bone, that SU-19-03 is complete as submitted. Motion unanimously carried 6-0.

Motion 3 was made by Mr. Marcham, seconded by Mr. Prevatte, that SU-19-03 if completed as proposed, will comply with all requirements of the UDO. Motion unanimously carried 6-0.

Motion 4 was made by Mr. Prevatte, seconded by Mr. Marcham, that SU-19-03 satisfies Finding #1: will not endanger public health or safety. Motion unanimously carried 6-0.

Motion 5 was made by Mr. Pomeranz, seconded by Mr. Bone, that SU-19-03 satisfies Finding #2: will not substantially injure the value of adjoining or abutting property. Motion unanimously carried 6-0.

Motion 6 was made by Mr. Marcham, seconded by Mr. Pomeranz, that SU-19-03 satisfies Finding #3: will be in harmony with the area in which it is located. Motion unanimously carried 6-0.

Motion 7 was made by Mr. Prevatte, seconded by Mr. Pomeranz, that SU-19-03 satisfies Finding #4: will be in general conformity with the Land Use Plan or other plans specifically adopted by the Board. Motion unanimously carried 6-0.

Motion 8 was made by Mr. Marcham, seconded by Mr. Prevatte that based on the findings of fact and the evidence presented, the Planning Board issues approval with conditions of SU-19-03 as follows:

- 1) Special Use Permits run with the property and as such SU-19-03 applies to the entirety of the parcels identified in the Moore County Registry by PID:

2007656, PIN: 847900429410. 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 home occupation for in-home handgun customization business for the property identified by the Moore County Registry number listed in item #1 above. There are no other employees.
- 3) No advertising signage shall be placed on the property related to the use approved by the special use permit.
- 4) A copy of the license as issued by the Bureau of Alcohol, Tobacco, Firearms and Explosives shall be provided to the Planning Department before operation begins.
- 5) Available parking shall include parking for all personal vehicles belonging to those living in the home and a minimum of one space for clients.
- 6) Building and Fire Inspections are to be required prior to beginning operation, all to be coordinated through the Planning Department.
- 7) Any proposed building renovations 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.
- 8) The Aberdeen Planning Department shall be notified of any new uses, activities, significant site changes, or construction on the property subject to SU-19-03 and all applicable reviews and/or permits shall be obtained in accordance with the UDO.
- 9) All additional conditions or requirements as provided in the Town of Aberdeen Unified Development Ordinance are enforceable with regards to the operations proposed by SU-19-03.

Motion unanimously carried 6-0.

Mr. Penfold asked for a copy of the motions and conditions to be sent to HOA. Mr. Bowles recommended Mr. Penfold connect with Planner Blake for such documents.

b. **CZ-19-01**, Conditional Zoning Application, submitted by Riley & Walker Homes, **NC 5 Hwy.** to PUD-R

Director Westbrook gave a presentation on CZ-19-01. Riley and Walker Homes submitted an application to assign the conditional zoning category of PUD-R (Planned Unit Development – Residential) to 2 parcels identified as PIN 855116948036, aka PID 00014326 and PIN 855116933606, aka PID 00054841, which are wooded parcels on the eastern side on NC 5 Hwy. and south of the Olivia Lane intersection. PID 00014326 is a 117.08 acre parcel, zoned Highway Commercial (HC) and Single Family (R20-16), owned by B.B.L. Associates. PID 00054841 is a 2.33 acres parcel zoned HC and owned by Harris Blake, LLC. Together, both parcels total 119.41 acres.

A letter of intent from Aberdeen Carolina & Western Railway Company (Attachment A) stating their intent to work with Riley & Walker on the NC 5 Hwy. development project in Aberdeen was distributed to Planning Board members.

A letter from the Village of Pinehurst (Attachment B) confirming provision of a sewer easement along their property on NC 5 Hwy. in Aberdeen as well as permission to construct an emergency access road was also distributed to Planning Board members.

Director Westbrook discussed the zoning, procedural issues, existing site conditions, open space, landform and general site layout, transportation, consistency with plans, and an analysis of impact on the immediate area and community as a whole.

Director Westbrook stated Olivia Ln. would be improved to Town of Aberdeen standards from "Road 3" to NC 5 Hwy. Trains will not be stopped there, nor will they impede traffic. Director Westbrook stated this case was heard in April of 2018, and the applicant has since satisfied the requests previously made. Director Westbrook stated if the CZ request does not mention any item specifically, it should be defaulted to UDO standards. Koontz Jones Design will be handling the land planning and landscape architecture for this development.

Mr. Pomeranz asked if the single family detached lot minimum was more than 20 ft., as the presentation previously stated it was 65 ft. Director Westbrook stated 65 ft. is correct.

Mr. Bowles asked if the roads would be turned over to the Town. Director Westbrook stated that is correct and private alleys would be serving the cottages. Mr. Bowles stated he is worried about when public works has to tear up the road, if the lack of setbacks would affect the building. Director Westbrook stated it would be more closely looked at as the project continued, and staff would ensure it was not an issue.

Mr. Marcham asked about the distance between the stub-out to Pit Link Ln. Director Westbrook stated about a mile and a half.

Mr. Pomeranz asked if the driveways on the single family residential would be wide enough for 2 cars. Director Westbrook stated driveways appeared long enough to hold 2 cars. Mr. Pomeranz stated he has concerns with 20' setbacks leading to cars parking on the sidewalks. Director Westbrook stated that is a valid concern that staff is aware of and is working on fixing. Mr. Pomeranz suggested a further setback. Braden Riley stated it would still be an issue when multiple cars (more than 2) park there and the idea is to have on-street parallel parking.

Mr. Bowles asked if access to wells would come off of the road. Mr. Riley stated there will be an easement from the neighborhood street to the well. Mr. Riley stated he worked directly with Interim Public Works Director Joe Wood to develop a route to Aberdeen's wells.

Paul Saathoff from Koontz Jones Design gave a presentation discussing the current zoning, existing conditions, land use plan, conceptual site plan, open space and walkability, and transportation plan. The presentation included images of residential street cross sections, as well as concepts for the retail and office village, townhomes, cottages, and single family residential lots. Lot typicals, street elevations, and dimensional standards were also discussed.

Ms. Innes stated she was concerned about traffic on NC 5 Hwy. Mr. Riley stated her concern is legitimate; however, a traffic analysis has been done and shows that NC 5 Hwy. is capable of handling the traffic with some alterations to include signals at main entrance.

Mr. Pomeranz asked if 4,200 extra vehicle trips can be handled on NC 5 Hwy. Mr. Riley stated the traffic analysis shows it handling those trips well and he is working off of information from a professional engineer. Mr. Bowles reminded the Planning Board that the report has yet to be provided to or reviewed by staff.

No other questions from the Planning Board. Mr. Bowles opened the floor for citizen comments.

Jane Hogeman, of 18 Lochdon Ct. in Pinehurst, stated she uses NC 5 Hwy. regularly and is already concerned with the volume of traffic, so she is trying to understand what 3442 additional vehicle trips means in real life. Ms. Hogeman pointed out that page 2-13 of the 2018 Moore County Comprehensive Transportation Plan addresses the relevant stretch of NC 5 Hwy. as being a problem and needing improvement. Ms. Hogeman stated as of 2015, NC 5 Hwy. experienced 9,000 to 14,000 vehicle trips per day. The amount of new trips would be 30-50% more than the current vehicle trips. Ms. Hogeman stated NCDOT proposed widening the section from US-1 S to Lake Rd. (post office) causing NC 5 Hwy. to go from 4 lanes to 3 lanes and then to 2 lanes, thus creating a potential bottleneck. North of the development would be a 2 lane bottleneck. Ms. Hogeman stated she is not sure how widening a part of NC 5 Hwy. would alleviate this volume of traffic. Ms. Hogeman asked, with regards to the drinking water wells on the south side of the property, if there was any program or facility to protect the quality of drinking water from the development being in such close proximity. Ms. Hogeman stated on the plan presented, the stormwater detention pond is between 2 of the wells, so she is interested to understand how the quality of the well water will be protected and she hopes it is something that is looked into carefully. Ms. Hogeman asked if there would be landscape screening of the commercial parking lots and stated if the plan is for 120,000 sq. ft. of commercial space, it doesn't show how many spaces there will be for parking. Mr. Riley stated he estimates about 600 spaces.

Mr. Bowles stated there are landscaping requirements within the Town's UDO. A final plat will be presented to the town, at which point the Technical Review Committee will

look at the landscaping to ensure its accordance with UDO requirements based on the final plat. Tonight is solely a conceptual plan. Ms. Hogeman asked if there will be an HOA maintaining the property. Mr. Bowles stated based on his observations from the presentations, there would be an HOA maintaining the private roads. Ms. Hogeman asked if there are any anchored tenants for commercial space. Mr. Riley stated no there are not.

Interim Public Works Director Joe Wood responded to Ms. Hogeman's concerns about water supply and wells, stating they are the Town's number one priority. The state has standards that the Town has to meet. The Town owns and controls a 100 ft. radius around each well, so they are not a concern at this time.

Director Westbrook stated it is important to note this recommendation for rezoning is based on conceptual plans and a preliminary plat will be required for the Conditional Use Permit (CUP). At that time, drawings will be designed and reviewed by a professional. Finer detailed concerns can be addressed at a later time. A CUP will be required for any major subdivision and the associated meeting will be a quasi-judicial proceeding, therefore, it will not appear before the Planning Board until staff and TRC goes over the submission.

Don Hunter, of 5 Seminole Place in Pinehurst, stated there is usually cooperation between Aberdeen and Pinehurst and would like to know what communication has taken place thus far. Director Westbrook stated when staff received the submission, they forwarded it to Assistant Town Manager Natalie Hawkins, of Pinehurst; however, no blessing is required from Pinehurst on this matter. Mr. Hunter stated he has not been contacted. Mr. Riley stated he has had meetings with Natalie Hawkins and the Village Manager of Pinehurst and they had no objections. Mr. Hunter stated there are red headed cockaded woodpeckers on every lot adjoining the property so the proposed setbacks are concerning in regards to their protection. Mr. Hunter wants to know where the water from those roads will wind up and wants the setbacks to be reviewed. The property will be up against 5 acre lots, which are very quiet areas, and a new development will bring a lot of noise. Mr. Riley stated there is a 30 ft. buffer between any lot line and Country Club of North Carolina (CCNC) property. Mr. Hunter stated he and many others learned about the project in the newspaper leaving them with no time to prepare.

Mr. Riley stated a 40 ft. buffer is strictly for commercial. Residential calls for 35 ft. or less. Townhomes will be what backs up to CCNC property, separated by a 30 ft. buffer. Mr. Riley stated the proposed building height is 35 ft., but he is willing to lower it to 30 ft. if that would appease the issue. Mr. Hunter stated his position on the matter is still the same and that there were irregularities within the presentation.

Mr. Bowles asked if the developer was required to send out adjacent property owner mailings. Director Westbrook stated they should do so before the Board of Commissioners meeting.

Mr. Bowles stated the Planning Board is solely making a recommendation to the Board of Commissioners. A list of concerns will be given to staff and presented to the Board of Commissioners.

Lisa Laidlaw, of 185 Brookline Dr. in Pinehurst, stated it is not just 8 lots the development is backing up to, it is 8 homes. A 30 or 20 ft. buffer isn't enough based on the height of buildings. Ms. Laidlaw stated the intent to appear as old Aberdeen is not possible with this density. Ms. Laidlaw stated she is not against development, but she hopes the Planning Board would never approve a proposal with such excessive density. Ms. Laidlaw stated the townhomes are shoved against her property and others, and that 30 ft. is not enough. Ms. Laidlaw also stated an emergency entrance from Olivia Ln. is needed, but the plan ignores that, and asked how the developer can make a currently gravel road into a road that services the neighborhood adequately. Mr. Riley stated there is currently a 40 ft. right of way on Olivia Ln. that he is offering to improve and maintain. Ms. Laidlaw stated she would like to see some of the forestry saved with regards to this development. Mr. Bowles stated the UDO addresses clear cutting of property. Director Westbrook stated one of the conditions proposed is no mass grading and no clear cutting. The Town's UDO currently allows taking down trees for buildings, with a strict tree save ordinance prohibiting any removal of trees 12 inches in caliper or greater. Any time a tree is removed within 10 ft. of a building pad, the developer is required to replant the tree to remain in compliance with the State Building Code. Ms. Laidlaw stated there are already trees being removed. Mr. Riley stated they were harvesting pine straw and if trees are being removed, it is being done illegally. Mr. Bowles stated if Ms. Laidlaw sees illegal cutting of trees taking place, she is encouraged to notify staff.

David Nordloh, of 495 Lake Dornoch Dr. in Pinehurst, stated he has interagency cooperation agreement questions about NC 5 Hwy. and that the widening of it will not solve the traffic problem. Mr. Nordloh pointed out that a single car trying to make a left-hand turn across a railroad crossing would be problematic. The problem would be exacerbated by Olivia Ln. Mr. Bowles stated the developer would determine the actual owner of Olivia Ln. and would extend their asphalt to the entrance of CCNC. Mr. Nordloh stated that even with the 100 ft. buffer around the water well he is worried about the source of groundwater.

Mr. Riley stated he fully intends on abiding by all rules, will attempt to please everyone, and will take all comments into consideration.

Roy Schneiderman, of 655 Lake Dornoch Dr. in Pinehurst, stated he is very respectful of the development. There is a wide, 2.5 mile path along the fence line in sections abutting the proposal owned by CCNC. Mr. Schneiderman stated he simply requests the

development be done in a respectful manner, with a buffer being a minimum of the width of the path plus the additional setbacks, and to try to match/meet what the developer's neighbors are doing.

Sheila Pellizzari, of 875 Lake Dornoch Dr. in Pinehurst, stated she is also concerned about setbacks, erosion and parts of the neighborhood being affected by erosion, lights, noise, woodpeckers, and safety. 15% can't really be seen on plan. There is currently a beautiful grassy trail along the fence line and she is concerned about losing that. Ms. Pellizzari stated with the school board going through a redistricting, the addition of 370 homes will place the new school at over 89% capacity. Mr. Riley stated children from the proposed development have been drawn into the Southern Pines school district. Ms. Pellizzari stated Southern Middle is already over 100% capacity and that she is not against growth, but she is not sure where the children will go. Ms. Pellizzari stated the developer plans to look like old Aberdeen, but nothing about the proposal looks like old historic Aberdeen, so she really can't envision what the outcome will be, and is looking for the Planning Board to make a decision on what that will be.

A citizen in attendance asked if there was any way for citizens to know about the meeting prior to the adjacent property owner mailings. Director Westbrook stated the Board of Commissioners meeting is currently set for May 28th. The Town is required to run an ad in the newspaper and post signs on the property. The meeting info is also posted on the Town's website, along with the agenda packet, posted on social media, and notified through mailings. Community meetings between developer and local residents do not involve the Town, and such meeting will be held prior to May 28th. Planner Blake stated adjacent property notification is done within 100 ft. of property boundaries. Mr. Bowles cautions everyone to not ignore public notices in the mail and encouraged citizens to mark the date on a calendar and make notes to take to the next public hearing.

Mr. Pomeranz asked if there had been a study or any numbers concerning how many kids may be in that area attending school. Mr. Riley stated he did not have that information but he could find out. Mr. Pomeranz stated Aberdeen Elementary will be built for 800 kids, and when it opens 600 will already be in it. Other schools will be similar. Mr. Bowles stated that number would be over the course of 10 yrs. Mr. Pomeranz stated schools are determined over the course of 20 years.

Mr. Riley stated there is no community like this in this area and it will be a nice, family friendly, walkable neighborhood. He is trying to provide nice, high quality homes, with nice streets and sidewalks that people enjoy living in. Mr. Riley stated he hopes everyone will take their goals into consideration.

There were no other questions, comments, or concerns, from the Planning Board or attendees.

Director Westbrook presented the recommended motions and conditions, stating they were being presented as a standalone document for accuracy of recording with Moore County Register of Deeds.

Motion 1 was made by Mr. Prevatte, seconded by Mr. Pomeranz, that CZ-19-01 is consistent with applicable plans of the Town of Aberdeen. Motion unanimously carried 6-0.

Motion 2 was made by Mr. Pomeranz, seconded by Mr. Marcham, that CZ-19-01 is not reasonable and in the public interest. Motion unanimously carried 6-0.

Motion 3 was made by Mr. Prevatte, seconded by Mr. Bone, that the Planning Board recommends denial of CZ-19-01. Motion unanimously carried 6-0.

Director Westbrook stated Motion 4, as required by state statute, must state why the action is reasonable and in the public interest. Mr. Pomeranz stated he thinks the denial is reasonable and in the public interest because the land will have too much on it with all of the single family residences, townhomes, cottages, businesses, and traffic. Mr. Pomeranz also stated this development will put a lot of extra traffic on NC 5 Hwy. that he does not think will be able to handle the increase, regardless of what happens on the South end, as traffic is already bad enough on the North end. Mr. Pomeranz stated he is concerned with there being too much use of the property and it being too busy. Ms. Innes stated she is concerned with transportation. Motion 4 was made by Mr. Marcham and seconded by Mr. Bone. Motion unanimously carried 6-0.

A motion was made by Mr. Bone, seconded by Mr. Pomeranz, for a short recess. Motion unanimously carried 6-0. Meeting recessed at 8:20.

Mr. Bowles called the meeting back to order at 8:31 p.m.

5. Other Business

a. UDO Rewrite, Stage 1. General Provisions, Administration, Non-Conformities, Enforcement.

Director Westbrook presented stage 1 (Ch. 1 - General Provisions, Ch. 2 - Administration, Ch. 8 - Nonconformities, Ch. 9 - Enforcement) of the UDO rewrite and clarified/discussed proposed changes. Director Westbrook suggested Planning Board members markup the draft with comments and questions and bring all revisions to him at any time.

Mr. Marcham asked if the draft would be further developed in text or if the draft presented is the entirety of the proposed content. Director Westbrook confirmed there are no further text additions, aside from comments and suggestions from various boards.

Mr. Bowles stated the current UDO measured trees at breast height, but everyone is a different height, so clarification is needed. Planner Blake stated the general height to be measured is 4.5 ft. Director Westbrook stated the new UDO would clarify such things.

Mr. Bowles asked how often the Town attorney would review the docs. Director Westbrook stated the Town attorney can do 1 of 2 things: 1) He can write the ordinances for you, which he has been doing since 2007 or 2) He can ensure things are not written that cannot be legally done. Director Westbrook stated the Town attorney will be reviewing documents for legal satisfaction.

Mr. Marcham pointed out a typo on page 22-C-1. Director Westbrook corrected the mistake.

Director Bowles asked if a project under the current UDO uses Town water, but another town's sewer system, how would that affect our billing system. Director Westbrook stated the new UDO fixes that issue.

Director Westbrook encouraged the Planning Board to read and review stage 1, and bring suggestions to staff before the next meeting.

b. Senate Bill 367 to "Clarify Property Owners' Rights"

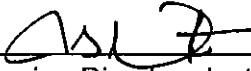
Director Westbrook presented Senate Bill 367, cosigned by Senator Tom McInnis, that strips all tree save ordinances from municipalities in North Carolina unless acquired through special legislation. Director Westbrook stated there are only 20 counties that have special legislation. Aberdeen is not exempt from the new bill and must amend the ordinance that states if a tree is torn down, it must be replaced with a sapling. The current tree ordinance will be thrown out with the new legislation. Mr. Bowles asked if there was any way to protect or enforce tree regulations within the landscaping ordinance. Director Westbrook stated the new bill should not affect landscape buffers or clearing of land for development. Mr. Bowles asked if we could change our landscape rules to protect trees. Director Westbrook stated that is a question for the Town attorney and he can address that possibility during stage 5 when landscaping is discussed. Director Westbrook wanted to give the Planning Board an opportunity to learn about it and have a voice concerning the issue. Mr. Bowles stated the Planning Board needs to either do nothing or make a motion for the Board of Commissioners to approve. Director Westbrook relayed the actions of the Appearance and Beautification Commission (ABC) in response to the bill. Mr. Bowles asked when the Board of Commissioners would voice their concerns. Planner Blake stated a letter should be prepared by the May meeting. Staff will come up with a resolution for ABC and disperse via email as soon as possible. Mr. Bowles suggested sending that resolution to the Planning Board as well.

A motion was made by Mr. Bowles, seconded by Mr. Bone, that all Planning Board members, those present and not present, be included in the email chain with the ABC so

Planning Board members may weigh in on the resolution that will be presented to the Board of Commissioners. Motion unanimously carried 6-0.

6. Adjournment

A motion was made by Mr. Pomeranz, seconded by Mr. Bone, to adjourn the meeting. Motion unanimously carried 6-0. Meeting adjourned at 9:34 p.m.



Planning Director, Justin Westbrook

Minutes were completed in

Draft form on May 13, 2019.



Vice Chair, Bryan Bowles

Minutes were approved on

May 16, 2019.