

MINUTES
Regular Meeting of the
Planning Board

September 19th, 2019
Thursday, 6:00 pm

Robert N. Page Municipal Building
Aberdeen, North Carolina

The Aberdeen Planning Board met Thursday, June 20, 2019 at 6:00 pm for a Regular Meeting. Members present were Chairman Bryan Bowles, Vice Chair Janet Peele, Tim Marcham, Bill Prevatte, Brooks Pomeranz, Roger Bone, Diane Innes, and Lakisha Womack. Staff in attendance were Planning Director Justin Westbrook, Planner Christian Haas, and Administrative Assistant Maria Carpenter. Also in attendance was Bob Koontz.

1. Call to Order

Chairman Bowles called the meeting to order at 6:05pm

2. Approval of Agenda

Chairman Bowles amended agenda to change items 5 a & b to 5 b & c, and add item 5a – Oath of Office for new board member, Lakisha Womack. Mr. Prevatte made a motion, seconded by Mr. Bone, to approve the setting of the agenda as amended. Motion carried unanimously 6-0.

3. Approval of Minutes

a. Regular Meeting of August 15, 2019

Mr. Marcham asked for correction to minutes on page 2, repeat of a motion. Mr. Prevatte made a motion, seconded by Mr. Marcham, to approve the minutes from the August 15, 2019 meeting as amended. Motion carried unanimously 6-0.

4. Old Business

No old business to be discussed. Chairman Bowles closed out item 4 - Old Business.

5. New Business

- a. Oath of Office for new alternate Planning Board member, Lakisha Womack.

Maria Carpenter administered the oath of office to new member, Lakisha Womack.

- b. D V M Properties, Conditional Zoning (CZ-19-03).

A request by Mid-State Development, LLC to rezone approximately 136.88 acres from Residential (R10-10) District and Residential (R18-14) to a Planned Unit Development – Residential (PUD-R). The site is located south of NC-5 Highway and north of Roseland Road, and consists of two (2) parcels (*PIDs: 00052290 & 20150441*) within the Town's corporate limits, and one (1) parcel (*PID: 00050140*) within the Town's extra-territorial jurisdiction.

Director Westbrook presented information on the 136.88 acre property that Mid-State Development has requested to be rezoned from R10-10 and R18-14 to PUD-R. Director Westbrook presented maps of the 4 parcels with the land use plan, existing conditions, Conceptual Master Plan, Transportation Plan, and roadway cross sections. Director Westbrook pointed out that there are wetlands and lakes on the property and where the location of the town sewer system would be.

Director Westbrook stated that the proposal has up to 515 dwelling units planned with up to 38,000 sf of retail space, with 3 points of egress/ingress. Director Westbrook stated that there will be approximately 25% open space, which will include playgrounds, and walking trails.

Director Westbrook stated that water and sewer will be available from Aberdeen per Public Works. Director Westbrook stated that the Traffic Impact Analysis was done by Ramey Kemp, but did not take into account the widening of NC 5 Hwy. Director Westbrook stated that there is no evidence of Red-Cockaded Woodpecker activity in the area.

Director Westbrook stated that the proposal is considered by Staff to be generally consistent with the Comprehensive Land Development Plan's Future Land Use Map.

Director Westbrook introduced Bob Koontz, representative for the developer. Mr. Koontz gave an overview of where the property is located and the surrounding area, along with where power lines and sewer lines are currently, and where wetlands and existing ponds are located. Mr. Koontz stated that the developer is trying to use the ponds on property as part of the open space/activity areas. Mr. Koontz stated that the property is just outside the watershed area, so no watershed restrictions, and it is outside the floodplain.

Mr. Koontz stated that one area would be used for commercial development, another area near the school would be where the highest density would be, allowing kids to be able to walk/bike to school, and it would be the only area where townhomes would be allowed. Mr. Koontz stated that the larger lots would be located closer to wetlands.

Mr. Koontz presented the conceptual plan map and stated that the developer is trying to create a long linear park, creating a multiuse area, with places for parks and walking trails. Mr. Koontz stated that they want to create a very pedestrian friendly neighborhood.

Mr. Koontz presented the transportation plan for the proposed PUD. Mr. Koontz stated that the developer will be doing curb and gutters throughout, and showed the street cross section. Mr. Marcham asked where the gutters would lead to. Mr. Koontz stated that there will be stormwater management ponds designed to state standards. Mr. Koontz stated that the developer is committed to building the road down to the roundabout and then down from there, with area C following quickly behind that.

Mr. Koontz presented the TIA and improvements that would be happening. Mr. Bowles asked if there would be a light by Roseland Rd and US 1. Mr. Koontz stated that it was something that could happen in the future. Ms. Peele asked if the amenities would be open to the public. Mr. Koontz stated no, those would be for the residents. Ms. Peele stated that she thought the main road through development would be heavily travelled by people going to school. Mr. Koontz stated that they anticipate that traffic and it is part of the reason there are no lots along that main section.

Discussion regarding roads and when they will be built as more sections of subdivision are built.

A motion was made by Ms. Peele, seconded by Mr. Prevatte, that Conditional Zoning CZ#19-03 is consistent with applicable plans of the Town of Aberdeen.

A motion was made by Mr. Prevatte, seconded by Mr. Bone, that CZ-19-03 is reasonable and in the public interest.

A motion was made by Mr. Pomeranz, seconded by Mr. Prevatte, that the Board recommends approval with conditions as indicated below of Conditional Zoning CZ-19-03.

Conditions:

1. Annexation is required for parcels not within the Town of Aberdeen's corporate limits, prior to any permit approval for the affected areas.
2. All proposed residential lots to be platted, will be entirely outside of delineated wetland areas.
3. An endangered species survey will be conducted by the applicant, submitted to the Technical Review Committee (TRC) as part of all Site Plan or Preliminary Subdivision reviews.
4. "Road B" will be improved to Rowe Avenue prior to any plat approval for "Area D".

5. "Road C" will be improved to Roseland Road prior to any plat approval for "Area G".
6. All required parking shall be on the same parcel for the use that requires it.
7. Shared Lane Markings shall be required along all proposed road cross sections, where the speed does not exceed 35 mph, or the cross section does not prescribe a "multi-use trail". These markings, or "Sharrows" shall follow all requirements of the 2009 Manual for Uniform Traffic Control (MUTCD) and the AASHTO Bike Guide.
8. "Road C" shall be extended to connect three phases of "area C" as platted, with phasing to be determined by the TRC. Phase 1 and Phase 2 shall be delineated generally along the adjacent sewer easement.

A motion was made by Ms. Peele, seconded by Mr. Bone, that the proposal is consistent, and is reasonable and in the public interest with the conditions staff recommends.

c. D V M Properties, LLC, Conditional Use Permit (CU-19-07).

A request by Mid-State Development, LLC for a Conditional Use Permit for a 'Major Subdivision'. The site is located south of NC-5 Highway and north of Roseland Road, and consists of two (2) parcels (*PIDs: 00052290 & 20150441*) within the Town's corporate limits, and one (1) parcel (*PID: 00050140*) within the Town's extra-territorial jurisdiction, totaling approximately 136.88 acres.

Director Westbrook presented the information for the request for a Conditional Use Permit (CU-19-07) by DVM Properties, LLC for a "Major Subdivision".

There was some discussion on when to annex the property and whether to do it all at once or in parts. Director Westbrook stated it would most likely be done in parts as they build.

A motion was made by Mr. Prevatte, seconded by Mr. Pomeranz, that CU-19-07 is within the jurisdiction of the Planning Board according to the Table of Permissible Uses.

A motion was made by Ms. Peele, seconded by Mr. Bone, that CU-19-07 is complete as submitted.

A motion was made by Ms. Peele, seconded by Mr. Pomeranz, that CU-19-07, if completed as proposed, will comply with all requirements of the UDO.

A motion was made by Mr. Pomeranz, seconded by Mr. Bone, that CU-19-07 satisfies Finding #1 (will not endanger public health or safety).

A motion was made by Mr. Marcham, seconded by Mr. Bone, that CU-19-07 satisfies Finding #2 (will not substantially injure the value of adjoining or abutting property).

A motion was made by Mr. Pomeranz, seconded by Mr. Marcham, that CU-19-07 satisfies Finding #3 (will be in harmony with the area in which it is located).

A motion was made by Mr. Prevatte, seconded by Mr. Pomeranz, that CU-19-07 satisfies Finding #4 (will be in general conformity with Land Use Plan or other plans specifically adopted by the Board).

A motion was made by Mr. Pomeranz, seconded by Mr. Prevatte, that based on the Findings of Fact and the evidence presented the Planning Board recommends approval with conditions of CU-19-07 as follows:

1. Conditional Use Permits (CUPs) run with the land and as such CU-19-07 applies to the entirety of the properties, reflected as PID 00052290 (PIN: 856000159803), PID 20150441 (PIN: 856000374245), PID 00050140 (PIN: 856000346163) and PID 20150440 (PIN: 856000360980). An amendment to the CUP is needed to remove property from the CUP or to make changes to the CUP.
2. Building and Fire Inspections are to be required prior to beginning operation, all to be coordinated through Planning and Inspections Departments.
3. Any proposed building structures and/or renovations are to be approved by Town of Aberdeen Building Inspector and Fire Marshal and shall meet all applicable codes.
4. The Aberdeen Planning & Inspections Department shall be notified of any new uses, activities, significant site changes, or construction on the property subject to CU-19-07 and all applicable reviews and/or permits and inspections shall be obtained in accordance with the UDO.
5. Annexation is required for parcels not within the Town of Aberdeen's corporate limits, prior to any permit approval for the affected areas.
6. All proposed residential lots to be platted, will be entirely outside of delineated wetland areas.
7. An endangered species survey will be conducted by the applicant, submitted to the Technical Review Committee (TRC) as part of all Site Plan or Preliminary Subdivision reviews.
8. "Road B" will be improved to Rowe Avenue prior to any plat approval for "Area D".
9. "Road C" will be improved to Roseland Road prior to any plat approval for "Area G".
10. All required parking shall be on the same parcel for the use that requires it.
11. Shared Lane Markings shall be required along all proposed road cross sections, where the speed does not exceed 35 mph, or the cross section does not prescribe a "multi-use trail". These markings, or "Sharrows" shall follow all requirements of the 2009 Manual for Uniform Traffic Control (MUTCD) and the AASHTO Bike Guide.

6. Other Business

- a. UDO Rewrite – Stage 4.
 - i. Chapter 5 – Development Standards

Director Westbrook presented the updated version of Chapter 5 of the UDO rewrite that deals with development standards.

Discussion over having some kind of standards in the UDO for large parking lots to have electric car charging stations, and whether that is necessary or not.

Discussion on canopy trees, perimeter trees, and landscaping. Ms. Peele stated that canopy trees won't be supported for long in the smaller medians. Ms. Peele also stated that there should be wording to say that light poles need to be installed before trees are planted.

7. Adjournment

A motion was made by Ms. Peele, seconded by Mr. Bone to adjourn the meeting.
Meeting adjourned at 9:57 pm.



Maria Carpenter, Admin. Assistant
Minutes were completed in draft
form on September 19, 2019



Bryan Bowles, Chair
Minutes were approved
on October 17, 2019