

Minutes
Special Called Meeting of the
Aberdeen Planning Board
For the Comprehensive Land Use Plan Update

November 15, 2018
Thursday, 6:00 pm

Robert N. Page Municipal Building
Aberdeen, North Carolina

The Aberdeen Planning Board met Thursday, November 15, 2018 at 6:00 p.m. for a Comprehensive Land Use meeting. Members present were Chairman Raymond Lee, Tim Marcham, Heidi Whitescarver, Bill Prevatte, Bryan Bowles, and Janet Peele. Others in attendance were Planning Director Justin Westbrook, Administrative Assistant Megan Henderson, Town Clerk Regina Rosy, and Senior Planner Kathy Blake. Other citizens in attendance were Brooks Pomeranz, Diane Innes, and Roger Bone.

1. Call to Order

Chairman Lee called the meeting to order at 6:00 p.m.

2. New Business – Public Meeting

a. Comprehensive Land Use Plan Update–Holland Consulting Planners(Dale Holland)

Mr. Holland passed out handouts to the board members with information about Section 6 of the Comprehensive Land Use Plan, Goals, Objectives, & Strategies. The handout also included 4 pages with revised water and sewer information intended to replace pages in section 4. Mr. Holland stated that the minor areas of wetland and flood plan are not showing up as areas of conservation on future land use map. A new page was given to members to replace the current map.

The Comprehensive Land Use Meeting has been advertised as a public information mid-project update on where we are in this process. Mr. Holland wants to discuss where we are, why we are where we are, and where we are headed to give the public more information.

Mr. Bowles asked a question about changes to the plan. Mr. Holland responded by informing board members that changes will be made all at once, and are not currently reflected on the website, www.planofaberdeen.com. The website shows everything that has been given to the Planning Board thus far. The Planning Board will receive section 6 tonight, and changes will be updated on the website tomorrow morning.

As of this morning, 187 contacts have been recorded on the website, 15 of those being from staff making changes or viewing. Mr. Holland state he had hoped for more, but is happy with the number they have. The website will remain active until they have a final draft of the plan.

Mr. Holland stated the Planning board has been given 6 sections: 1) Introduction, 2) Community Profile, 3) Environment/Existing conditions, 4) Projections/Future Demand, 5) Future land use, and 6) Goals, Objectives, and Strategies. Once the Board has discussed all sections, a revised plan will be drafted and the revised plan will be presented to the Board so they can make a recommendation to the Board of Commissioner (BOC). The BOC will then be required to hold a public hearing. Mr. Holland stated that after the Land Use Plan is finished and adopted, the UDO must be updated. There are recommendations included in section 6 that specify revisions to the Town's UDO. The Town is not bound to make zoning decisions consistent with the Comprehensive Land Use Plan. The Town is only required to consider the plan during rezoning decisions. When they have acted inconsistently with the Comprehensive Land Use Plan, they have to explain why.

Mr. Holland stated that the first item is for the Planning Board to go back through section 4. The population forecast is 17,957 by 2035. Compared to 2016's population of 7,107, that is an increase of 152%. The NC population projected increase is 22.7%. Historically, from 1980 to 2016, the population increased by 265%. Most of the population growth occurred after 2000. Moore County has a vigorous population growth forecast taking place in Pinehurst, Southern Pines, and Aberdeen. There is a limited amount of vacant land that is developable within the corporate limits of Aberdeen. By 2035, there will be very limited vacant land in Aberdeen available for residential use. Construction will become more vertical instead of horizontal. Density will increase in terms of medium to smaller size lots. This is not an issue currently, but something to keep in mind moving forward.

Mr. Holland stated that Aberdeen, in his opinion, has been aggressive with recreation and the downtown area and has been proactive in being involved with transportation planning, updating the UDO, and acquiring fire station 2 on east side of town. The Town has done a better job than most communities of similar size in trying to stay a step ahead in where we need to go and thus, there are no dire circumstances in the future demand section. Mr. Holland states the military presence is greatly changing the face of Aberdeen and is a tremendous influence on growth. Mr. Holland believes military presence will increase.

Mr. Marcham questioned page 4-5, regarding libraries and stated that it should acknowledge that the committee has purchased and closed on the land for a future library. Mr. Bowles stated the community will ensure the current library is kept up and used for other uses (ex. museum). 105 N. Pine St. is the property address for the new library location. Mr. Marcham also questioned the education section and

stated it should acknowledge the new elementary school being built on NC Highway 5.

Ms. Peele stated neighborhood parks and recreation areas should be accommodated with the projected growth and suggested making a commitment to provide those areas. Mr. Holland responded that there is a lot of conversation about green space and open space concurring.

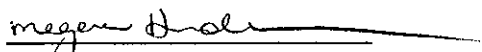
Mr. Holland suggested that it would be beneficial to look at section 6 and then look at section 5 and the future land use map with goals, objectives, and strategies from section 6 in mind and consider how one impacts the other. Mr. Holland stated that Sections 5 and 6 are the most important in the plan. A lot of strategies in the draft have been taken from 2013 plan, but irrelevant strategies have been struck through. Recommended additional wording by Holland Consulting is in red. Mr. Holland handed out a draft with a statement of goals in the beginning of the section. He stated that the goals are just a starting point and do not need to be accepted.

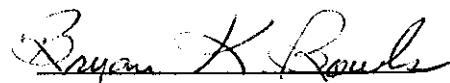
Mr. Holland stated that the Wildlife Commission gave the Town a grant of \$10,000 to help preserve wildlife habitat. The Town adopted a policy for support for the Green Toolbox program through Wildlife Resources Commission with an outline of actions to be taken by the County. Green toolbox discussion will be frequently seen within the draft.

With no comments or questions from the Board, Mr. Holland thanked the Board for their time. There was some discussion about a December meeting, currently scheduled for December 20, 2018. There are 2 meetings left with Mr. Holland; the first is for questions and the second is for possible approval, with the BOC present in the audience.

3. Adjournment

A motion was made by Chairman Lee, seconded by Mr. Marcham, to adjourn the meeting. Motion unanimously carried 6-0.


Megan Henderson, Administrative Asst.
Minutes were complete in
Draft form on November 21, 2018


Bryan Bowles, Vice Chair
Minutes were approved on
January 17, 2019