

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

December 20, 2018
Thursday, 6:00 pm

Robert N. Page Municipal Building
Aberdeen, North Carolina

The Aberdeen Planning Board met Thursday, December 20, 2018 at 6:00 p.m. for a Comprehensive Land Use meeting. Members present were Chairman Raymond Lee, Vice Chair Bryan Bowles, Tim Marcham, Heidi Whitescarver, Bill Prevatte, Brooks Pomeranz and Janet Peele. Others in attendance were Planning Director Justin Westbrook, Administrative Assistant Megan Henderson, Senior Planner Kathy Blake, alternate members Diane Innes and Roger Bone, and Consultant Dale Holland.

1. Call to Order

Chairman Lee called the meeting to order at 6:02 p.m.

2. New Business – Public Meeting

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

Planner Blake presented speaker Dale Holland to review and answer questions of the Comprehensive Land Use Update. Mr. Holland stated that after tonight's meeting, the draft will be revised to incorporate all comments received from the Planning Board, the public, and staff. A revised draft will be produced and given to the Planning Board prior to the meeting set for January 17th, 2019. Changes will be highlighted in yellow, additions will be written in red, and deletions will be struck through with a line. If the Planning Board makes substantial changes, it is possible that the meeting may have to be moved to February to allow time for such changes to be made. Mr. Holland suggested the Board follow him page by page through the draft to point out questions or comments.

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No questions or comments.

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Ms. Peele asked about the many historical properties in the section West and South of NC Hwy. 5 not marked on the map. Mr. Holland stated that the intent of Planning Area I is to focus on the large concentration of historic properties, not necessarily the scattered ones.

Mr. Marcham asked about the definition of the term “node” shown in the update. Director Westbrook responded by saying it is basically a concentration area or a point of focus considered to be valuable or important.

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Heidi Whitescarver asked about the wording on the 3rd bullet and suggested writing the sentence in a more positive light by stating what we will do as opposed to what we do not want. Mr. Holland stated the intent of that bullet is to provide a road parallel to the arterial road to eliminate continuous curb cuts and to limit the number of access points.

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Ms. Peele stated the border line showing Hwy. 5 is not properly marked on the map. Mr. Holland acknowledged the mistake and said it will be corrected.

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Mr. Bone suggested changing the wording on 3.01-L to read as “foot” instead of “feet”.

Mr. Marcham asked for clarification about 3.01-F concerning drive-thrus. Director Westbrook stated we do not currently have standards for drive-thrus and this objective would be to ensure that all traffic lined up for the drive-thru is separate from all other movement on site.

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Mr. Marcham referenced the section about walking to schools and how schools and industries are not very accessible via walking or bicycle. Mr. Holland suggested eliminating strategy to make schools more pedestrian accessible since the goal will not be met. Director Westbrook stated plans are in the works for a PUD and a couple hundred homes behind the new school being built, therefore the goal may be necessary. NC Hwy. 5 is in the planning state to be widened with a 10 foot multi-use path alongside it. Neither project has been announced as of yet. Planner Blake met at the NCDOT office for a traffic impact analysis meeting. Chairman Lee asked what part of Hwy. 5 would be affected. Director Westbrook stated it would be from Pinehurst all the way to US-1. The multi-use path is expected to extend into Pinehurst and benefit them as well, allowing one to bike or walk from Pinehurst all the way to us-1, with the bulk of it being in Aberdeen. Director Westbrook stated it will be 4-lane highway with a 14.5 foot grass median and mostly right turns only limiting ins and outs. A draft of such plan is in conference room and Director Westbrook offered to show it to anyone who would be interested. Director Westbrook stated that while the goal may seem reasonable to remove as of now, with such prospective plans in place, it may be necessary to keep the goal.

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Ms. Whitescarver suggested rewording strategy 7.02-C to include “discourage underage use of tobacco and tobacco related products as well as all nicotine delivery systems”. Director Westbrook stated that since it is a goal and not a policy, that we should be able say “discourage all tobacco use” instead of specifying underage. Mr. Holland stated that such change should be okay with no legal ramifications and the change will be added.

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Ms. Innes asked about section 801-D with recommendation to support the 2012 Bicycle Plan. She stated that said plan needs severe updating prior to being supported. Mr. Holland asked if the Planning Board agreed with her statement and all members agreed.

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Ms. Peele stated when a large development goes in, more accesses are needed to a traffic artery and suggested interconnectedness for traffic flow and emergency support. Mr. Holland responded stating that there is a section in the update referencing changes to the UDO addressing those exact concerns. Director Westbrook stated that staff suggests it should not be limited to residential developments and should include commercial developments allowing one to go from business to business without getting on and off the highway. Mr. Holland stated he will ensure such changes are made.

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Ms. Peele asked about the section stating that zoning decisions will not be based on aesthetic considerations. Ms. Peele asked for the definition of aesthetics as it applies. Mr. Holland said when rezoning, you cannot start asking what buildings are going to look like. State statutes prohibit contract zoning and any kind of aesthetic control on any residential development. Director Westbrook stated that zoning decisions, as it is stated in the update, is meant in terms of use or rezoning, not necessarily the look of the building. Aberdeen currently has regulations for materials used on commercial buildings. Mr. Holland stated that architectural and design standards for commercial and multifamily developments, regardless of use, are included in the UDO.

Strategies suggested by Kacey Cook of the North Carolina Wildlife Commission

Mr. Holland read aloud the strategies listed and stated that if the Planning Board disagrees with any of the strategies presented, they can be removed at the meeting on January 17th, 2019.

Future Land Use Map

Mr. Holland stated that this map shows a better delineation of wetland and flood plain areas than the 2013 version did. The West side of town shows an

annexation agreement area between Pinehurst and Aberdeen. The Southeast side shows an area reflecting an ETJ agreement between Pinebluff and Aberdeen which is going out of effect and has been removed from the map. Mr. Holland stated that if population forecasts for the next 20 years come to fruition, there will be very little vacant land available.

Summary

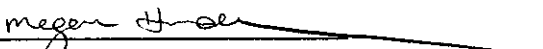
Mr. Holland stated that if there are no more questions, then that concludes the plan discussion. The intent of the January meeting will be for final review and recommendation to send the draft to the Board of Commissioners to conduct a public hearing. The commissioners will be in attendance for January's meeting. Director Westbrook asked about an ETA for the final draft and when the Planning Board can expect it. Mr. Holland stated his objective is as soon as possible after the first of the year prior to the next meeting. Hard copies will be sent to staff for distribution to Board members, as well as a digital PDF copy.

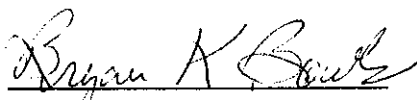
3. Other Business

- a. Chairman Lee announced that he will not be here for the next 4 months. He will be teaching as a math professor from 5:30 to 7:30 and will be unable to attend meetings. One of the alternate members will sit in during that time.

4. Adjournment

A motion was made by Chairman Lee, seconded by Mr. Bowles, to adjourn the meeting at 7:14p.m. Motion unanimously carried 6-0.


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


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