

MINUTES
Special Called Meeting of the
Aberdeen Planning Board

December 14, 2017
Thursday, 6:00 p.m.

Robert N. Page Municipal Building
Aberdeen, North Carolina

The Aberdeen Planning Board met Thursday, December 14, 2017 at 6:00 p.m. for a Special Called Meeting. Members present were Chairman Raymond Lee, Janet Peele, Bill Prevatte, and Bryan Bowles. Members not present were Heidi Whitescarver, Tim Marcham, and Jonathan Rivenbark. Others in attendance were Planning Director Pam Graham, Planner Kathy Blake, Permit Technician Amy Fulp, and Allan Casavant.

1. Call to Order

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

2. Approval of Agenda

A motion was made by Janet Peele, seconded by Bryan Bowles, to approve the agenda of the Special Called Meeting for December 14, 2017. Motion unanimously carried.

3. Approval of Minutes

A motion was made by Bill Prevatte, seconded by Bryan Bowles, to approve the minutes of the Regular Meeting of November 16, 2017. Motion unanimously carried.

4. New Business

- a. Rezoning Request RZ #17-04 by James R Kirkpatrick for property located at NC Highway 5 and Turning Leaf Way – Request to Rezone Nineteen Previously Platted Lots from HC to R20-16.

Planning Director Graham gave a presentation on the proposal, beginning with describing the 20.03 acre property as being the majority of the undeveloped Aberdeen Business Park and that two lots in the Park that front NC 5 are not included in the request.

Planning Director Graham followed with a description of the surrounding zoning and providing UDO definitions for the existing and the requested zoning districts. Also provided was a comparison of the allowed uses for the two districts and an overview of the existing site conditions.

Planning Director Graham continued with an explanation of the unusual and important procedural distinction of the proposal that, because the property has already been subdivided with recorded lots, no conditional use permit will be required for the development of the property if the rezoning is approved. The developer may present a final plat for approval, and if the lots meet dimensional and other technical requirements, he can begin development of the lots without the open space or sidewalk requirements that are typical for residential subdivisions. She further stated that the applicant has advised staff that the large lot shown on the plat will not serve as open space for the project and will be subdivided at a later time for additional single family lots.

Regarding consistency with plans, Director Graham stated that the 2030 Land Development Plan's Future Land Use Map identifies the property as commercial, which is consistent with the existing zoning but inconsistent with the residential use proposed by the rezoning request. Based on this as well as stated goals and a citizen survey in the Plan, Staff considers the proposal to be inconsistent with plans adopted by the Town.

Planning Director Graham stated that the Green Growth Toolbox Assessment map for the property shows the site to be free from concerns with the exception of the Water Supply Watershed, which according to county and state data covers nearly 100% of the project area. She also pointed out that the current plat indicates two locations for the Water Supply Watershed boundary. The line shown farthest to the east coincides with watershed boundary lines provided by Moore County and verified by NC's Department of Environmental Quality. The line farthest to the west is the surveyor's interpretation of a reasonable location for the boundary based on topography at the site. She stated that Staff may not accept the western boundary line as valid based on the surveyor's interpretation alone.

Allan Casavant addressed the Planning Board and explained what the plans for this project are. He stated even though it is not required they are requiring the builders to put sidewalks in as they build the houses. Mr. Casavant added that if the watershed line changes then they will come back before the Planning Board to subdivide lot 19. He also stated that the traffic count should be less than if it were to be built out commercial.

Bryan Bowles had concerns about lot 19 and if they are allowed a subdivision and how will it affect the watershed. If this rezoning request is approved then it puts the original subdivision out of compliance with the watershed requirements if lot 19 is eventually approved for a subdivision; pending the watershed line being moved.

Bryan Bowles wanted to make sure that Mr. Casavant understands that the density is limited to one dwelling lot per acre because of the watershed. Planning Director Graham added that the restriction can be confusing because it addresses density but not lot size. The overall lot count is restricted to one dwelling unit per acre, so for 20 acres there can only be 20 homes or lots; however they don't have to all be an acre in size. In this case unless the watershed line is moved from the current location then you have 19 lots on 20 acres and you can only get one additional lot.

Bryan Bowles asked if they are planning on putting in a lift station and Mr. Casavant said they will use septic systems.

Janet Peele had concerns about the plat and Planning Director Graham stated that changes must be made to the plat before it comes to her to sign.

Janet Peele stated she thinks this is a bad location for more residential and it is more suitable to commercial uses.

Bryan Bowles still had concerns if they move the watershed line and then not being in compliance. He wanted to make sure that the Planning Department would still have jurisdiction even if the lot line moves. Planning Director Graham answered if a re-combination plat is approved prior to the line moving then they have to come back with another plat showing the new line.

Chairman Lee wanted to clarify that the Planning Board is only looking at the rezoning for 19 lots. Down the road if they want to do something with this at a later date then it will come back before the Planning Board; if they want to cut the one large lot up.

Motion 1 made by Janet Peele, seconded by Bryan Bowles, Rezoning Request RZ #17-04 is not consistent with adopted plans of the Town of Aberdeen. Motion unanimously carried.

Motion 2 made by Bryan Bowles, seconded by Bill Prevatte, based on the information presented by the applicant, staff, and other interested parties, Rezoning Request RZ #17-04 does have an acceptable level of impact on both the immediate area and the community as a whole. Motion unanimously carried.

Motion 3 made by Bryan Bowles, seconded by Janet Peele, the Planning Board recommends approval of Rezoning Request RZ #17-04 to the Town of Aberdeen Board of Commissioners. Motion unanimously carried.

Motion 4 made by Bryan Bowles, seconded by Janet Peele, the Land

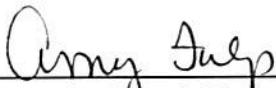
Use Plan is amended as a result of this action; that the change in conditions that justify amending the ordinance is based on the property to the north and the property to the south being residential it makes it consistent with the adjacent properties. The action is reasonable and in the public interest because current zoning restricts use of the property because of the watershed allocation requirements. Motion unanimously carried.

5. Progress Report

Planner Kathy Blake stated Habitat has submitted site plans and they will be looking at those in the next couple of weeks.

6. Adjourn

Chairman Lee adjourned the meeting.



Amy Fulp, Permit Technician
Minutes were completed in
Draft form on February 6, 2018



Bryan Bowles, Vice-Chairperson
Minutes were approved on
February 15, 2018