



MOORE COUNTY BOARD OF COMMISSIONERS

TUESDAY, AUGUST 18, 2020

REGULAR MEETING, 4:30 PM

The Moore County Board of Commissioners convened for a regular meeting at 4:30pm, Tuesday, August 18, 2020 in the Commissioners Meeting Room of the Historic Courthouse, Carthage, North Carolina.

Commissioners Present:

Chairman Frank Quis, Vice Chairman Louis Gregory, Catherine Graham, Jerry Daeke, Otis Ritter

Chairman Quis called the meeting to order at 4:35pm.

CLOSED SESSION

Upon motion made by Commissioner Graham, seconded by Commissioner Ritter, the Board voted 5-0 to enter to closed session pursuant to N.C.G.S. 143-318.11(a)(3) and regarding Walker Station et al vs. Moore County, and N.C.G.S. 143-318.11(a)(4).

At approximately 5:35pm, upon motion made by Commissioner Graham, seconded by Commissioner Ritter, the Board voted 5-0 to come out of closed session and seal the minutes. The Chairman called for a five minute recess.

The Chairman welcomed everyone at approximately 5:40pm. County Manager Wayne Vest offered the invocation and Public Safety Director Bryan Phillips led the Pledge of Allegiance.

ADDITIONAL AGENDA

Upon motion made by Commissioner Ritter, seconded by Commissioner Gregory, the Board voted 5-0 to add to the agenda under Public Hearings a call to public hearing regarding an economic development project proposal, Project Woodpecker.

PUBLIC COMMENT PERIOD

There were no speakers.

Chairman Quis asked whether any commissioner had a conflict of interest concerning agenda items the Board could address in the meeting and there was none.

CONSENT AGENDA

Upon motion made by Commissioner Gregory, seconded by Commissioner Ritter, the Board voted 5-0 to approve the following consent agenda items:

Minutes: August 4, 2020 Regular Meeting and Closed Session
Tax Releases/Refunds – July 2020
Budget Amendments
Digital Learning Invoices
Reimbursement to Moore County Citizens Pet Responsibility Committee
Board of Elections Acceptance of CARES Act and HAVA Funds

The tax releases/refunds resolutions and budget amendment are hereby incorporated as a part of these minutes by attachment as Appendices A and B, respectively.

RECOGNITIONS

David Sinclair

Chairman Quis recognized David Sinclair, formerly with The Pilot, and read a Resolution to Honor David Sinclair for his Outstanding Journalism Career and Excellence in Coverage of Moore County Local Government News. Chairman Quis then presented the resolution to Mr. Sinclair. Each of the commissioners offered comments regarding Mr. Sinclair's professionalism and integrity. A copy of the resolution is hereby incorporated as a part of these minutes by attachment as Appendix C.

PRESENTATIONS

Tax – 2020 Session of the Board of Equalization and Review

Commissioner Daeke, Chairman of the Moore County Board of Equalization and Review, provided a report on the 2020 session of the Board. The report is hereby incorporated as a part of these minutes by attachment as Appendix D.

Health Department – COVID-19 Update

Health Director Robert Wittmann provided an update regarding COVID-19 in Moore County. Mr. Wittmann's presentation is hereby incorporated as a part of these minutes by attachment as Appendix E. Commissioner Graham asked for clarification that migrant farm workers were not being tested, only screened, and Mr. Wittmann confirmed this. There was further discussion of testing of migrant farm workers and Mr. Wittmann indicated testing was not being offered because there were not enough people taking advantage of it. Commissioner Graham inquired as to who was responsible and Mr. Wittmann said it was a federal program. Commissioner Graham discussed reaching out to federal representatives about making testing a requirement. She commented regarding the number of farm workers Mr. Wittmann had previously indicated were put on a bus together and Mr. Wittmann clarified that there were no longer that many on a bus together and they were now spaced out and wearing masks. He said there had only been one farm worker to test positive during the pandemic. Commissioner Graham commented that the federal, state, and county levels needed to be more answerable and that they need to protect farmers as well as have compassion on the workers. Commissioner Gregory inquired about Mr. Wittmann's authority and Mr. Wittmann said he had no authority to mandate testing for migrant workers. Commissioner Gregory asked how he was aware of who was coming into the County from Mexico and Mr. Wittmann said he got a report from the Growers Association but he did not track the workers or the farms as that was all tracked by the Association. He said one case in all these months was a

good record. Commissioner Gregory asked how he was aware of the one case and Mr. Wittmann indicated they were required to report it to the Health Department and a case investigator would then contact them and determine contacts. He said the person was appropriately cared for, isolated, and recovered and back to work, with no secondary cases. There was discussion regarding nursing home testing and Chairman Quis asked if cordius, which had no positive cases for residents and only three for staff, was doing something better than the others and Mr. Wittmann did not specify anything that was better but said they did the right thing to get the positive staff members out. Chairman Quis asked how many of Moore County's 21 deaths had occurred in facilities and Mr. Wittmann said 12 of the 21 were in facilities, the others were out in the community, all were elderly, and the facility cases had severe underlying conditions. Mr. Wittmann stressed the importance of updated vaccinations and getting the flu shot. Commissioner Gregory noted that the questions of Mr. Wittmann were not intended to cause problems but to obtain necessary information and that it was necessary that they do everything possible for the public to understand what was being done and why. He said there needed to be monthly meetings of the Board of Health with opportunity for the public to ask questions themselves, and he hoped Mr. Wittmann would take that in consideration. Commissioner Graham said the Board asked Mr. Wittmann some tough questions but they had no authority over him as he was controlled by the Board of Health. She said she had been bothered they were not meeting more often and she asked why they were not. She told Mr. Wittmann to not ever consider her questions to be personal but the health of the citizens was very personal to her and she would continue asking questions and being vocal. Mr. Wittmann said there were 21 deaths in Moore County but the death rate was .002%. He said the citizens of Moore County were doing a good job. He cited the importance of wearing a mask, getting vaccinations, staying healthy, staying six feet apart, and washing hands, and said the most vulnerable population, the elderly, needed to be protected. Commissioner Graham noted the spread of virus in young people and Mr. Wittmann discussed his hope that their parents would help them understand the importance of adhering to the guidelines. Chairman Quis asked Commissioner Gregory if his request for more meetings of the Board of Health would also include the commissioners and Commissioner Gregory indicated it would be the Board of Health but commissioners should have the opportunity to attend if desired.

Solid Waste – Proposed Relocation of Aberdeen Collection Site

Solid Waste Director David Lambert presented information to the Board regarding a proposed relocation of the Aberdeen Collection Site. A copy of Mr. Lambert's presentation is hereby incorporated as a part of these minutes by attachment as Appendix F.

PUBLIC HEARINGS

Public Hearing/GIS – Request for Amendment to the Moore County Road Name and Addressing Ordinance

GIS Manager Rachel Patterson presented for the Board's consideration amendments to the Moore County Road Name and Addressing Ordinance. Chairman Quis opened the duly advertised public hearing regarding this matter. There were no speakers. Chairman Quis closed the public hearing. Upon motion made by Commissioner Graham, seconded by Commissioner Ritter, the Board voted 5-0 to add three roads to the Moore County Road Name and Addressing Ordinance as proposed. The amendment is hereby incorporated as a part of these minutes by attachment as Appendix G.

Public Hearing/Planning – Request for General Use Rezoning: Highway Commercial (B-2) to Residential and Agricultural – 40 (RA-40) at Armstead Road / US Hwy 1

Planning/Transportation Director Debra Ensminger presented to the Board a request for a General Use rezoning of a portion of a parcel located on US HWY 1 and adjacent to Armstead Road, Vass, owned by Robert and Jacqueline Hayter, per Deed Book 2837, Page 80. Chairman Quis opened the duly advertised public hearing regarding this matter. Mr. Robert Hayter asked the Board for a favorable review of the request. There

were no other speakers. Chairman Quis closed the public hearing. Upon motion made by Commissioner Graham, seconded by Commissioner Daeke, the Board voted 5-0 to adopt the approval Land Use Plan Consistency Statement and to authorize the Chairman to execute the document as required by North Carolina General Statute 153A-341. Upon motion made by Commissioner Graham, seconded by Commissioner Ritter, the Board voted 5-0 to approve the General Use Rezoning from Highway Commercial (B-2) to Residential and Agricultural – 40 (RA-40) of approximately 4.82 acres of an approximate 8.62 acre parcel (the entire parcel being rezoned to RA-40), located on US Hwy 1 and adjacent to Armstead Road, Vass. The consistency statement and a copy of Ms. Ensminger's staff report are hereby incorporated as a part of these minutes by attachment as Appendix H.

Public Hearing/Planning – Request for General Use Rezoning: Highway Commercial (B-2) to Residential and Agricultural – 20 (RA-20) at Love Grove Church Road

Planning/Transportation Director Debra Ensminger presented to the Board a request for a General Use Rezoning of a portion of a parcel located on the corner of Love Grove Church Road and Carthage Road, West End, owned by Johnny and Kathy Harris, per Deed Book 5095, Page 156. Chairman Quis opened the duly advertised public hearing regarding this matter. There were no speakers. Chairman Quis closed the public hearing. Upon motion made by Commissioner Graham, seconded by Commissioner Ritter, the Board voted 5-0 to adopt the approval Land Use Plan Consistency Statement and to authorize the Chairman to execute the document as required by North Carolina General Statute 153A-341. Upon motion made by Commissioner Ritter, seconded by Commissioner Graham, the Board voted 5-0 to approve the General Use Rezoning from Highway Commercial (B-2) to Residential and Agricultural – 20 (RA-20) of approximately 13.21 acres (entire portion located to the north of Love Grove Church Road) of an approximate 26.32 acre parcel, located on the corner of Love Grove Church Road and Carthage Road, West End. The consistency statement and a copy of Ms. Ensminger's staff report are hereby incorporated as a part of these minutes by attachment as Appendix I.

Public Hearing/Planning – Request for General Use Rezoning: Residential and Agricultural – 20 (RA-20) to Highway Commercial (B-2) at Juniper Lake Road

Planning/Transportation Director Debra Ensminger presented to the Board a request for a General Use Rezoning of a parcel located on the corner of Juniper Lake Road and Murdocksville Road, owned by Audio & Electronic Concepts, Inc., per Deed Book 1659, Page 23. Chairman Quis opened the duly advertised public hearing regarding this matter.

Mr. Don Williamson said he owned property next to the property proposed to be rezoned and expressed that he would like to know what business was going to go on the property. He discussed that some nearby property owners may not have been notified of the hearing.

Ms. Gail Blue said she was a bordering property owner and she did not know the plans for the property and was concerned about it. She expressed that she liked being in the country with no commercial property. She said she did receive notification of the public hearing.

Mr. Mabe discussed property he owned near the subject property and the processes he had to go through for some of his own projects. He said he did not get a letter and said he would like to know what was going on.

Mr. Michael Washing questioned how the rezoning would affect zoning and property values. He said the type of business allowed was very broad and that commercial was not a good fit for the area.

Mr. Jeremy Rust, representing the applicant, provided a presentation regarding the rezoning request. Commissioner Gregory asked if there had been any discussion with Pinehurst regarding the plans and Mr. Rust said there had not been as it was not in Pinehurst's jurisdiction. Ms. Ensminger noted that the presentation by

Mr. Rust had not been provided to the Planning Board. She discussed that all the uses under Highway Commercial (B-2) would be permitted. There were questions from citizens and Chairman Quis allowed for further comment.

Mr. Mabe questioned again what would be going on the property, as did Ms. Eve Williamson. Mr. Rust indicated that the owner was not able to reveal that due to the uncertainty created by COVID-19. He noted that they would still have to come back to staff with a commercial site plan and that would require public input, plus a stormwater management plan and the steps for a building permit. He apologized for the uncertainty. Ms. Ensminger discussed conditional zonings versus general use rezonings. Commissioner Ritter acknowledged that there was a lot of uncertainty but said this was dealing with a lot of people's homes and that he was not comfortable with rezoning it without a clue of what was going to be done. Ms. Ensminger commented again regarding the option to go through the conditional zoning process. Commissioner Graham expressed her concern that upon rezoning, the property could be sold to anyone as a piece of commercial property. Chairman Quis said the area was definitely in transition but said without a site specific plan, he would have to side with the neighbors and was inclined not to support the rezoning. There being no further speakers, the public hearing was closed.

Upon motion made by Commissioner Gregory, seconded by Commissioner Graham, the Board voted 5-0 to adopt the denial Land Use Plan Consistency Statement and authorize the Chairman to execute the document as required by North Carolina General Statute 153A-341. Upon motion made by Commissioner Graham, seconded by Commissioner Gregory, the Board voted 5-0 to deny the general use rezoning from Residential and Agricultural – 20 (RA-20) to Highway Commercial (B-2) of an approximate 5.54 acre parcel, located on the corner of Juniper Lake Road and Murdocksville Road, owned by Audio & Electronic Concepts, Inc., per Deed Book 1659, Page 23.

The consistency statement denial, Ms. Ensminger's staff report, and Mr. Rust's presentation are hereby incorporated as a part of these minutes by attachment as Appendix J.

Call to Public Hearing/Legal – Project Woodpecker

County Attorney Misty Leland requested the Board call a public hearing regarding a proposed economic development project. Upon motion made by Commissioner Graham, seconded by Commissioner Gregory, the Board voted 5-0 to call a public hearing on September 8, 2020 at 4:30pm to consider entering into an economic development agreement for Project Woodpecker.

NEW BUSINESS

Public Works – Request for Approval of Interlocal Agreement with Town of Vass for Phase 2 Sewer Project

Public Works Director Randy Gould requested the Board's approval of a resolution and an interlocal agreement with the Town of Vass for the Phase 2 Sewer Project. Upon motion made by Commissioner Daeke, seconded by Commissioner Ritter, the Board voted 5-0 to approve the resolution and interlocal agreement with the Town of Vass, NC for the Vass Phase 2 Sewer Project and authorize the Chairman to sign. The resolution is hereby incorporated as a part of these minutes by attachment as Appendix K.

Public Works – Request for Approval of Contract with Charles R. Underwood, Inc. for Emergency Repairs

Public Works Director Randy Gould requested the Board's approval of a contract for emergency repairs of the water and wastewater pump stations during the year. Upon motion made by Commissioner Daeke, seconded by Commissioner Ritter, the Board voted 5-0 to approve the contract for services with Charles R. Underwood, Inc.

and authorize the Chairman to sign. Commissioner Gregory thanked Mr. Gould for his efforts to ensure citizens obtain clean water.

Public Safety – Request for Approval for Purchase of Ambulance

Public Safety Director Bryan Phillips requested approval for the purchase of an ambulance and upon inquiry by Commissioner Ritter, he discussed the specifications. Commissioner Graham noted that this was an excellent use of coronavirus relief funds. Upon motion made by Commissioner Ritter, seconded by Commissioner Daeke, the Board voted 5-0 to approve the purchase contract with Northwestern Emergency Vehicles for one new 2020 Ford Transit ambulance; upon utilizing the Houston-Galveston Area Council (H-GAC) cooperative purchasing program and award a contract to the vendor (Northwestern Emergency Vehicles, Inc.), which is identified by the H-GAC AM10-18 and is incorporated by reference in the contract, upon approval from Finance and the County Attorney, and authorize the Chairman to sign all necessary documents.

Public Safety – Request for Approval for Purchase of Ambulance Chassis and Remount

Public Safety Director Bryan Phillips requested approval for the purchase of an ambulance chassis and remounting. Commissioner Ritter asked about the price difference between this and a new ambulance and Mr. Phillips indicated it could be a \$60,000 - \$80,000 price difference. Upon motion made by Commissioner Ritter, seconded by Commissioner Graham, the Board voted 5-0 to approve a purchase contract with Northwestern Emergency Vehicle for one Dodge chassis and remounting of an existing ambulance box with a not to exceed price of \$160,575; upon utilizing the Houston-Galveston Area Council (H-GAC) cooperative purchasing program and award a contract to the vendor (Northwestern Emergency Vehicles, Inc.), which is identified by the H-GAC AM10-18 and is incorporated by reference in the contract, upon approval from Finance and the County Attorney, and authorize the Chairman to sign all necessary documents.

Public Safety – Request for Approval of Contract Amendment # 1 for Stryker EMS Stretchers, and Budget Amendment

Public Safety Director Bryan Phillips requested the Board's approval of a contract amendment with Stryker and an associated budget amendment. The amendment was due to a delay in equipment delivery because of COVID-19. Upon motion made by Commissioner Ritter, seconded by Commissioner Daeke, the Board voted 5-0 to approve the contract amendment # 1 with Stryker Sales Corporation and allow the Chairman to sign all associated documents pending the Moore County Attorney and Finance Officer approval. Upon motion made by Commissioner Daeke, seconded by Commissioner Gregory, the Board voted 5-0 to approve the budget amendment and allow the Chairman to sign all associated documents pending the Moore County Attorney and Finance Officer approval. The budget amendment is hereby incorporated as a part of these minutes by attachment as Appendix L.

Public Safety – Request for Approval of Memorandum of Agreement for State Acquisition Relocation Funds for Hurricane Florence

Public Safety Director Bryan Phillips provided an update on the status of State Acquisition Relocation Funds for Hurricanes Matthew and Florence. He then presented a request for approval of a memorandum of agreement for Hurricane Florence (SARF) funds. Upon motion made by Commissioner Ritter, seconded by Commissioner Daeke, the Board voted 5-0 to approve the Hurricane Florence Memorandum of Agreement State Acquisition Relocation Funds (SARF) between the County of Moore and North Carolina Department of Public Safety, Emergency Management for the amount not to exceed \$786,500, upon approval from the Finance Director and County Attorney, and authorize the County Manager to sign all necessary documents.

APPOINTMENTS

Board of Health

Upon motion made by Commissioner Daeke, seconded by Commissioner Graham, the Board voted 5-0 to appoint Dr. Benjamin Wacker to the optometrist position on the Moore County Board of Health for a three-year term expiring August 31, 2023.

CLOSED SESSION

At approximately 8:15pm, upon motion made by Commissioner Graham, seconded by Commissioner Ritter, the Board voted 5-0 to enter into closed session pursuant to N.C.G.S. 143-318.11(a)(3). At approximately 8:45pm, upon motion made by Commissioner Daeke, seconded by Commissioner Ritter, the Board voted 5-0 to come out of closed session and seal the minutes. Upon motion made by Commissioner Graham, seconded by Commissioner Gregory, the Board voted 5-0 to support what the Sheriff had advised them through Major Andy Conway were the precautions taken for COVID-19: They state they have multiple precautions in place to include daily temperature checks for staff entering the facility, wearing masks, and washing hands as often as possible, and the commissioners go on record as supporting the Sheriff with those precautions.

ADJOURNMENT

There being no further business, upon motion made by Commissioner Gregory, seconded by Commissioner Graham, the Board voted 5-0 to adjourn the August 18, 2020, regular meeting of the Moore County Board of Commissioners at 8:48pm.

Francis R. Quis, Jr.
Francis R. Quis, Jr., Chairman

Laura M. Williams
Laura M. Williams, Clerk to the Board



Appendix A
08/18/2020

**RESOLUTION AUTHORIZING AND APPROVING
(CURRENT) RELEASES AND REFUNDS BY THE
TAX ADMINISTRATOR**

WHEREAS, Gary E. Briggs, Moore County Tax Administrator, has certified a list comprised of various county taxes illegally levied and assessed, the amount certified as being in excess of the amount legally due by the taxpayer and therefore should be released or refunded in accordance with General Statute 105-381.

BE IT RESOLVED by the Board of Commissioners of Moore County that the taxpayers shown on said list of releases and refunds submitted by Gary E. Briggs, Tax Administrator, are hereby granted such tax release or refund of the county taxes shown and the County Finance Director is directed to make said refunds.

Adopted this the 18 day of August, 2020.

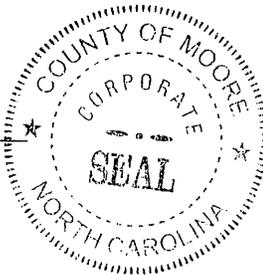
Francis R. Quis

Francis R. Quis, Chairman

ATTEST:

Laura M. Williams

Laura M. Williams
Clerk to the Board



**RESOLUTION AUTHORIZING AND APPROVING
(DELINQUENT) RELEASES AND REFUNDS BY THE
TAX ADMINISTRATOR**

WHEREAS, Gary E. Briggs, Moore County Tax Administrator, has certified a list comprised of delinquent taxes illegally due by the taxpayer and therefore should be released or refunded in accordance with General Statute 105-381.

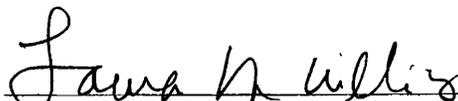
BE IT RESOLVED by the Board of Commissioners of Moore County that the taxpayers shown on said list of releases and refunds submitted by Gary E. Briggs, Tax Administrator, are hereby granted such tax release or refund of the county taxes shown and the County Finance Director is directed to make said refunds.

Adopted this the 18 day of August, 2020.



Francis R. Quis, Chairman

ATTEST:


Laura M. Williams
Clerk to the Board



**REAL ESTATE / PERSONAL PROPERTY
RELEASES**

OVER - \$100

July-20

<u>BILL YEAR</u>	<u>BILL NUMBER</u>	<u>NAME</u>	<u>REASON</u>	<u>AMOUNT</u>
2020	25719	BALLENGER, ORVILLE R JR	QUALIFIES FOR VETERAN EXEMPTION	\$290.25
2020	39591	BEAN, MYRTLE	TAXPAYER DECEASED BEFORE JUNE 31, 2020 - WILL REBILL	\$393.58
2020	67856	BRANN, GEOFFREY W	TAXPAYER DECEASED BEFORE JUNE 31, 2020 - WILL REBILL	\$253.59
2020	29291	CALCUTT, EDWARD SHAW (LE) &	TAXPAYER DECEASED BEFORE JUNE 31, 2020 - WILL REBILL	\$703.00
2020	29920	CULLER, GRADY L & LOIS F	TAXPAYER DECEASED BEFORE JUNE 31, 2020 - WILL REBILL	\$510.58
2020	30367	EDMISTEN, GREALY EUGENE	TAXPAYER DECEASED BEFORE JUNE 31, 2020 - WILL REBILL	\$232.14
2020	16303	ELLERBE, RAYMOND JR	TAXPAYER DECEASED BEFORE JUNE 31, 2020 - WILL REBILL	\$187.00
2019	1005530	GARRY, MICHAEL RICHARD	MILITARY	\$229.86
2020	36621	GOINS, LILLIAN PARNELL V &	QUALIFIES FOR SENIOR EXEMPTION	\$230.44
2020	32878	HONETT, BRIAN H	HOUSE BILLED ON THIS PARCEL IN ERROR-WILL REBILL	\$1,460.48
2020	66265	HONETT, BRIAN H	RELEASE BILL - REBILL WITH HOUSE ON PROPERTY	\$232.66
2020	46584	MARTIN, RONALD EUGENE	TAXPAYER DECEASED BEFORE JUNE 31, 2020 - WILL REBILL	\$591.89
2020	37561	MCCALL, RUBY L (LE)	TAXPAYER DECEASED BEFORE JUNE 31, 2020 - WILL REBILL	\$267.85
2020	8853	MCINTOSH, SHARON E &	TAXPAYER DECEASED BEFORE JUNE 31, 2020 - WILL REBILL	\$137.02
2020	47000	MCNEIL, EVA S	TAXPAYER DECEASED BEFORE JUNE 31, 2020 - WILL REBILL	\$475.38
2019	1005367	MILLER, JAMES HOWARD	MILITARY	\$208.47
2020	33846	MOORE, MARGARET B (HRS) &	TAXPAYER DECEASED BEFORE JUNE 31, 2020 - WILL REBILL	\$191.11
2020	47501	MURCHISON, IDA MAE	TAXPAYER DECEASED BEFORE JUNE 31, 2020 - WILL REBILL	\$136.68
2020	47511	MURPHY, DOROTHY FAY	TAXPAYER DECEASED BEFORE JUNE 31, 2020 - WILL REBILL	\$1,326.12
2020	22476	PERSON, ROSIE LEE	TAXPAYER DECEASED BEFORE JUNE 31, 2020 - WILL REBILL	\$333.58
2020	65763	PUGA, CARLOS	QUALIFIES FOR VETERAN EXEMPTION	\$290.25
2019	9185	ROACH, BRENDON CARL	MILITARY	\$212.61
2020	33725	ROWLAND, JUDY S	PORTION OF ACREAGE REMOVED FROM LAND USE PROGRAM	\$5,655.30
2020	51088	VAMPLE, OTIS	TAXPAYER DECEASED BEFORE JUNE 31, 2020 - WILL REBILL	\$264.35
2020	51131	WATSON, CLINTON E	TAXPAYER DECEASED BEFORE JUNE 31, 2020 - WILL REBILL	\$158.41
2020	68573	WILLIAMSON, MITCHELL &	TAXPAYER DECEASED BEFORE JUNE 31, 2020 - WILL REBILL	\$1,893.78
2020	23710	WOODWORTH, ROBERT A	TAXPAYER DECEASED BEFORE JUNE 31, 2020 - WILL REBILL	\$656.28
			TOTAL	\$17,522.66

**VTS/REAL ESTATE/PERSONAL PROPERTY
RELIEF - REFUNDS
OVER - \$100
July-20**

<u>Bill Year</u>	<u>Bill Number</u>	<u>Customer Name</u>	<u>Reason</u>	<u>Refund Amount</u>
2019	VTS - 0051864229	BOLTON BUILDERS INC	TAG SURRENDER	\$179.54
2019	VTS - 0050810054	CHANCE, FREDDIE HARRELL	TAG SURRENDER	\$273.42
2019	VTS - 0044968859	CLENDENIN, ANDREW CARPENTER	TAG SURRENDER	\$126.06
2019	VTS - 0053055626	CORDEAU, RONALD	TAG SURRENDER	\$222.36
2019	VTS - 0048129344	FCA US LLC	TAG SURRENDER	\$148.11
2019	VTS - 0048420543	GASH, ROBERT SCOTT	MILITARY	\$190.93
2019	VTS - 0051376560	HARJUNG, CAMERON RUSSELL	TAG SURRENDER	\$119.00
2019	VTS - 0035351275	HAROLD, BARBARA CORBETT	TAG SURRENDER	\$182.16
2019	VTS - 0048638368	IRELAND, NICHOLAS THOMAS	MILITARY	\$271.09
2019	VTS - 0053293659	LANGLEY, SAMANTHA LEANN	TAG SURRENDER	\$104.05
2019	VTS - 0052811111	LEE, JERRY RONDEL	TAG SURRENDER	\$115.06
2019	VTS - 0051648553	MUMFORD, TINA DENISE	TAG SURRENDER	\$229.32
2016	VTS - 0036514994	PIERCE, RYAN WILLIAM	MILITARY	\$134.08
2017	VTS - 0042169182	PIERCE, RYAN WILLIAM	MILITARY	\$117.47
2018	VTS - 0042169182	PIERCE, RYAN WILLIAM	MILITARY	\$115.86
2019	VTS - 0042169182	PIERCE, RYAN WILLIAM	MILITARY	\$107.73
2019	VTS - 0036207463	RING, ADAM VINCENT	TAG SURRENDER	\$234.01
2019	VTS - 0046160513	RITCHIE, ERIC RAY	TAG SURRENDER	\$228.51
2018	9522	ROACH, BRENDON CARL	MILITARY	\$206.70
2019	VTS - 0053567613	S&W EXCAVATION AND MORE LLC	TAG SURRENDER	\$134.37
2019	VTS - 0039300481	SHANNON, RUBY & JAMES	TAG SURRENDER	\$127.50
2019	VTS - 0055190830	STAHL, BENJAMIN FRANCIS IV	INCORRECT SITUS	\$135.73
2019	VTS - 0041275752	THOMPSON, STACY & JEFFREY	TAG SURRENDER	\$125.85
2018	VTS - 0045752900	YATES, MAXWELL LEE	MILITARY	\$187.44
2019	VTS - 0051262434	YATES, MAXWELL LEE	MILITARY	\$284.07
		TOTAL		\$4,300.42

Appendix B
08/18/2020

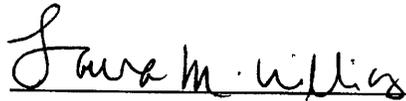
Fiscal Year 2020/2021

Budget Line Item Number	Budgeted Amount	Increase/ (Decrease)	Revised Budget
Tax Revaluation - Tax Revaluation Reserve Fund Balance			
Revenue 10019000 32950 Appropriated Fund Balance	147,289	68,601	215,890
Expense 10016035 53872 Professional SVCS	-	68,601	68,601

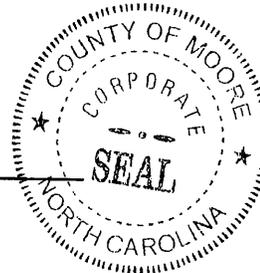
Approved this 18 day of August, 2020



Frank Quis
Moore County Board of Commissioners



Laura Williams
Clerk to the Board



Appendix C
8/18/2020

Moore County
North Carolina

A RESOLUTION TO HONOR DAVID SINCLAIR FOR HIS OUTSTANDING JOURNALISM CAREER AND EXCELLENCE IN COVERAGE OF MOORE COUNTY LOCAL GOVERNMENT NEWS

WHEREAS, David Sinclair, a native of Moore County, began his career in journalism with The Sandhill Citizen in Aberdeen in the fall of 1978 as a junior at Pinecrest High School, covering Pinecrest sports; and

WHEREAS, Mr. Sinclair also covered high school sports for The News Outlook during his senior year, leading to a part time job with WIOZ as an announcer. He kept this job during the two years he attended Sandhills Community College, where he also served as editor of the student newspaper; and

WHEREAS, Mr. Sinclair became news director and morning show host for WIOZ-FM in August 1983 and began covering local government meetings in January 1984. The first meeting he covered was for the Moore County Board of Commissioners; and

WHEREAS, in 1987, on commendation of then-County Manager David McNeill, Mr. Sinclair was named the Moore County correspondent for the Fayetteville Times. That position led to Mr. Sinclair's employment as a Moore County based full time staff writer for The Fayetteville Observer-Times in early 1993; and

WHEREAS, Mr. Sinclair was hired by The Pilot as managing editor in April 2000 and was assigned coverage of county commissioner meetings in 2013; and

WHEREAS, Mr. Sinclair has been present through countless hours of meetings together with the commissioners and staff and for many decisions impacting the lives of Moore County citizens; and

WHEREAS, Mr. Sinclair has been a diligent reporter and has made himself available through the years to discuss points of clarification; and

WHEREAS, Mr. Sinclair has interacted very professionally with commissioners, staff and citizens, treating everyone with kindness and respect; and

WHEREAS, Mr. Sinclair has accepted other employment and covered his last Board meeting for Moore County on August 4, 2020; and

NOW, THEREFORE BE IT RESOLVED, that the Moore County Board of Commissioners hereby honors David Sinclair in recognition of his outstanding service and dedication to keeping Moore County citizens informed about their local government and community, congratulates him on his successful journalism career, and bids him well in all his future endeavors.

This the 18th day of August 2020.

Appendix D
08/18/2020

BOARD OF EQUALIZATION AND REVIEW 2020 FACT SHEET

TOTAL NUMBER OF PARCELS IN MOORE COUNTY	72,318
TOTAL NUMBER OF PARCELS REVIEWED BY THE BOARD	34
TOTAL OTHER APPEALS (PERSONAL PROPERTY, LATE APPLICATIONS, EXEMPTIONS, AUDITS, MOTOR VEHICLES)	59

BOARD DECISIONS

TOTAL NUMBER OF PARCELS DECREASED IN VALUE*	12
TOTAL NUMBER OF PARCELS INCREASED IN VALUE	1
TOTAL NUMBER OF PARCELS WITH NO CHANGE IN VALUE	21

VALUE OF PARCELS REVIEWED BY BOARD OF EQUALIZATION AND REVIEW	\$9,727,290
NET ADJUSTMENT BY BOARD	(\$287,940)
VALUE AFTER TOTAL ADJUSTMENTS AT BOARD'S ADJOURNMENT	\$9,439,350
PERCENT CHANGE (decrease of real property under appeal only)	-2.96%

PERSONAL PROPERTY / MOTOR VEHICLE

Personal Property / motor vehicles	\$248,352.00	
Resulting Values after Appeal	\$82,935.00	
Net resulting adjustment in Value	See notes	(\$165,417)

BOARD OF EQUALIZATION AND REVIEW 2020 FACT SHEET

SPECIAL NOTES

General notes:

2020 was a unique year for Moore County due the world wide pandemic caused by the Corona Virus.
In spite of the challenges due to the pandemic the Tax Department was able to meet all it goals on time

Next Revaluation:

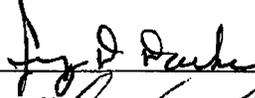
Moore County conducts a revaluation every four years by resolution
The next reappraisal in Moore County is scheduled for 2023.

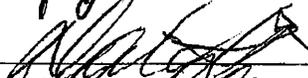
Real Property / Motor vehicles Notes:

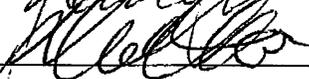
The personal property / MV decrease represents corrected listings and adjustments approved by the BOER.

State of North Carolina
County of Moore

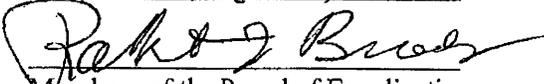
We, the undersigned members of the Board of Equalization and Review of Moore County, hereby certify that these tax records constitute the fixed and permanent tax list and assessment roll and record of taxes due for the year 2020, subject to only such changes as may be allowed by law.







Susan Adams



Members of the Board of Equalization
and Review of Moore County

Appendix E
08/18/2020

Questions from County Commissioners for the August 18th, 2020 Regular Meeting

- Please provide updates about migrant workers.

Lee Wicker of the North Carolina Grower's Association (NCGA) reported that there continues to be approximately 50 workers assigned to their member farms in Moore County. There have been no positive cases among NCGA farmworkers in Moore County since the last Commissioner's meeting.

- Please clarify whether migrant workers are screened or if they are tested before they arrive in Moore County.

NCGA farmworkers coming to the United States receive a primary screening in Mexico prior to travel. A temperature check and a facemask are required by each worker before boarding the bus. It is my understanding that at the border, US Customs and Border Protection Agents conduct a secondary screening taking farmworkers' temperatures and checking for symptoms. When farmworkers arrive in Vass, they are given the opportunity and encouraged to be screened before boarding the bus to their assigned farm. I am not aware of any COVID-19 testing of these workers prior to arriving on their assigned farms.

- What is your authority?

As a local Health Director, I have no authority to mandate testing for migrant workers entering our State. The North Carolina Grower's Association (NCGA) migrant workers are at their Vass transit site for processing only. These workers are confined to the Vass site until they board buses to be transported to their assigned farms and are only on-site for 2 hours or less. Our Health Department continues to work with Piedmont Health, the organization responsible for these migrant workers that are assigned to Moore County farms. Piedmont Health reports any positive COVID-19 cases and any other reportable communicable disease cases to the Moore County Health Department, as required by North Carolina State law.

- What nursing facilities have been tested? How many from each nursing facility have been tested? What facilities have not been tested and why?

All seven of our nursing facilities have been tested, see below. Facilities highlighted in yellow are current outbreaks that are being monitored. Outbreaks are declared concluded if there is no evidence of further transmission following a 28-day period.

Facility	Type	Date Tested	Number of Staff /Residents Tested	Positive Cases as of 8/17
Accordius Health at Aberdeen	Skilled Nursing	7/10, 7/22, 7/23, & 7/24	48 staff, 82 residents	3 staff
The Greens at Pinehurst	Skilled Nursing	8/10	105 staff, 96 residents	1 staff, 2 residents
Peak Resources – Pinelake	Skilled Nursing	7/30 & 7/31	107 staff, 102 residents	5 staff, 1 resident
Penick Village	Skilled Nursing	7/7 & 7/8	262 total (staff & residents)	No current positives
Pinehurst Health Care & Rehab	Skilled Nursing	4/7	118 staff, 97 residents	No current positives
Quail Haven Village	Skilled Nursing	8/7 & 8/10	115 staff, 44 residents	1 staff, 1 resident
St. Joseph of the Pines	Skilled Nursing	6/8, 6/9, & 8/11 (Most Recent)	164 total (staff & residents)	No current positives

- What is your plan to handle public school concerns if there is an outbreak?

Moore County Schools leadership in collaboration with the Moore County Health Department’s leadership will evaluate any potential outbreak on a classroom by classroom and school by school basis. Any closure recommendation given and any temporary transition to remote learning would be based on the evaluation of close contacts and maintenance of preventive measures. If it is determined that there are an insufficient number of teachers/school staff due to COVID-19, or other reasons, closure or a temporary transition to remote learning may be recommended.

- What are you doing to build confidence with the public?

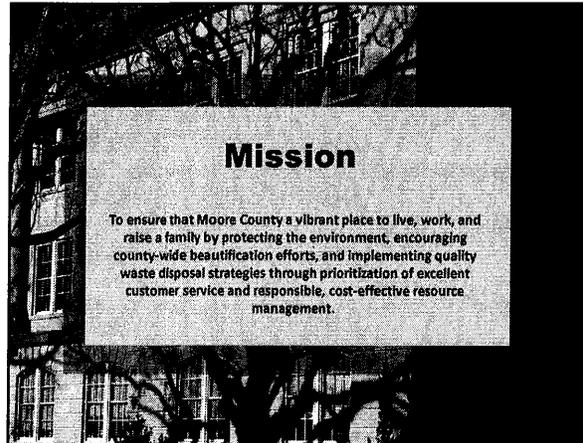
The Health Department will continue to assure the public through the County Commissioners, Board of Health, local media, and social media to provide the most accurate and timely information from trusted sources such as the Centers for Disease Control and Prevention (CDC) and the North Carolina Department of Health and Human Services (NCDHHS), and the Governor’s Executive Orders. The Health Department will also continue to have a physical and vocal presence in the community through events such as mask distributions and community testing events. Health Department staff also work diligently to field questions from the public that are submitted via direct email through the Department website, by direct phone calls, through social media, and through the County’s COVID-19 hotline and email account.

- Do you have a plan to advise the public as to the Health Department's plans for the future?

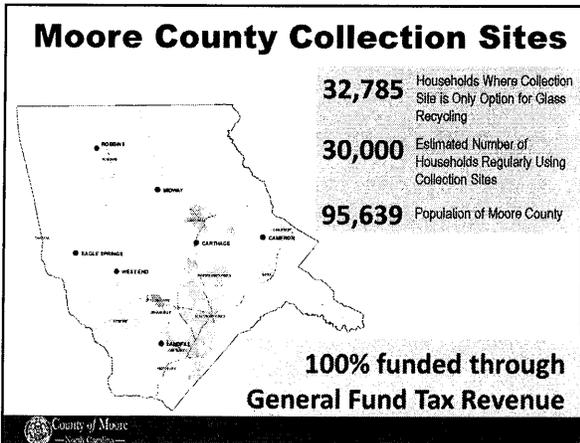
The Health Department will continue to provide announcements and advisories for any upcoming events, for any new COVID-19 information, and for any directives from the Health Department, the North Carolina Department of Health and Human Services (NCDHHS) or other State/National health authorities. This will be done by press releases made openly available to the public and members of the media. Additionally, the Health Department will present updates through the Department's website, through social media platforms, and updates to the County Commissioners or Board of Health. Further, the Health Department is planning a county-wide marketing campaign to promote the "3 W's" – **Wear** a face covering when out in public, **Wait** 6ft apart and observe social distancing, and **Wash** your hands often and for at least 20 seconds each time.



1



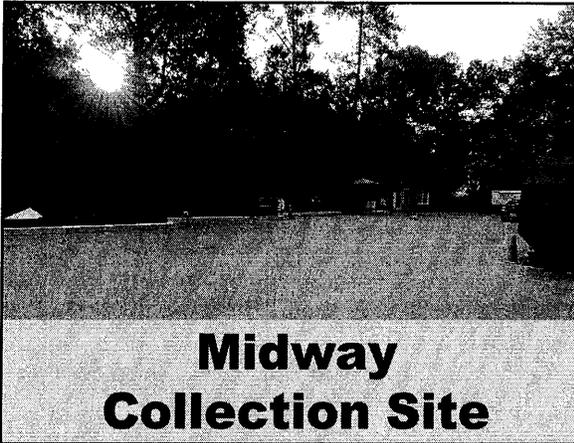
2



3



4



5

Aberdeen/Pinehurst Collection Site

- Located in the Population Center of the County
- Busiest Collection Site
- Least Convenient to Use:
 - Metal is collected separately
 - Single Entry/Exit for site
 - Wait Time
 - Mix of Residential and Commercial
- No Compactors → Less Operational Efficiencies and Greater Costs
- Backed up Traffic Flow Can Frustrate Neighbors
 - Trucks with odors?
 - Traffic flow?
- Increased wait times at Landfill cost local businesses more money
 - Critical Economic Partners With Small & Large Business: Landscape Companies, Construction/Homebuilders

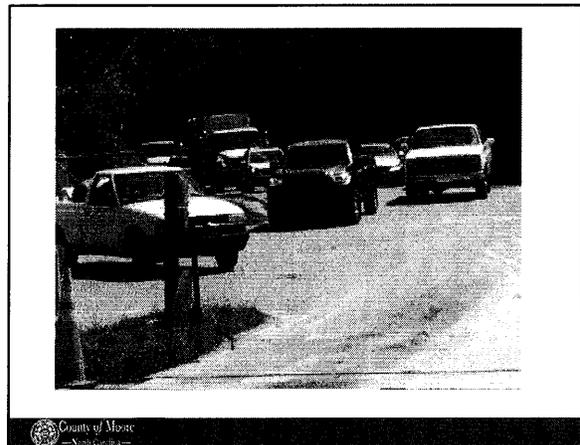


County of Moore
Moore, Oklahoma

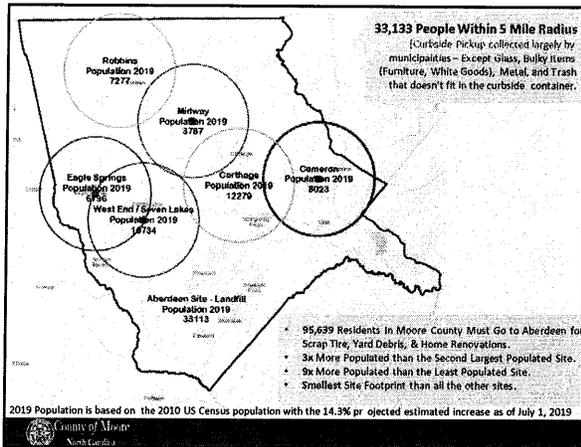
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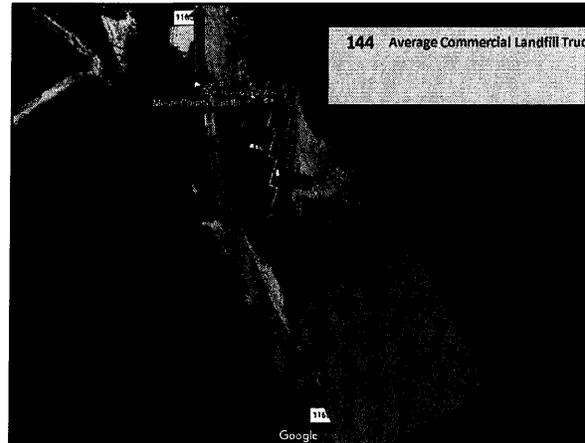
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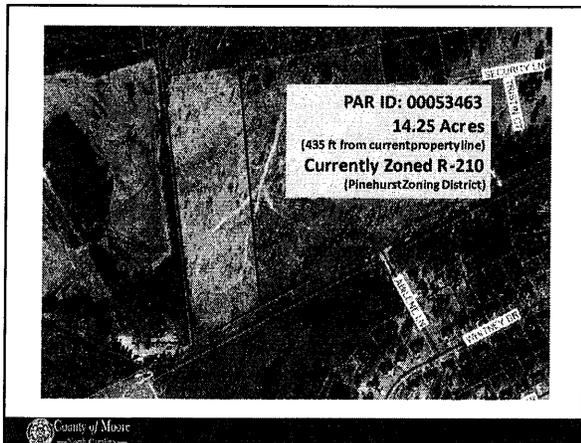
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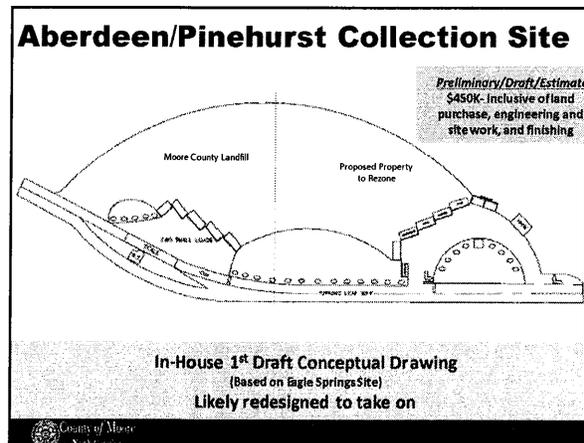
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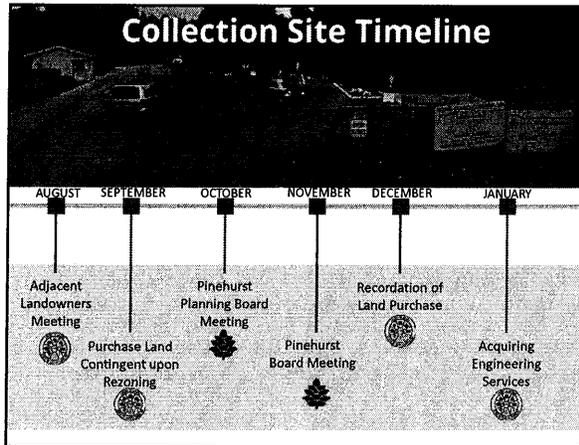
10



11



12



13

Goals Achieved

- Improve Safety & Decrease Congestion
- Provide Convenience to Residents
 - One-Stop Shop
 - Glass Recycling
- Assist Businesses
- Improve Operations

County of Moore
South Carolina

14

Contact Information

MAILING ADDRESS
Post Office Box 905
Carthage, NC 28327

EMAIL ADDRESS
dlambert1@moorecountync.gov

PHONE NUMBER
910.947.3637

COUNTY OF MOORE
1784
STATE OF NORTH CAROLINA

15

Appendix G
08/18/2020

AMENDMENT TO
THE MOORE COUNTY ROAD NAME AND ADDRESSING ORDINANCE

ADOPTED JULY 10, 1989
AND AS SUBSEQUENTLY AMENDED

RESOLVED by the Board of Commissioners of the County of Moore that Section III ROAD NAMING OF THE ABOVE REFERENCED ORDINANCE BE AMENDED TO ADD, RENAME, OR REMOVE THE FOLLOWING ROADS AS INDICATED:

ADD:

- CATTLE DR (P4243)***Located off Mount Carmel Rd (SR 1210) approximately 0.12 miles south from the intersection of Mount Carmel Rd and Pecan Haven Ln.*
- GENEVA LN (P4242)**.....*Located off US 15-501 Hwy in-between private roads Nathaniel Ln and Bege Ln. This private road is on the same side as Nathaniel Ln.*
- SANCTUARY TRL (P4244)***Located at the northwestern corner of Love Grove Church Rd (SR 1238) and Carthage Rd (SR 1229).*

AND, FURTHER, that the effective date of this amendment to the above described Ordinance shall be upon adoption.

Adopted this 18th day of August, 2020.

Laura M. Williams

Laura Williams, Clerk to the Board
Moore County Board of Commissioners

Francis R. Quis, Jr.

Francis R Quis, Jr., Chairman
Moore County Board of Commissioners



Appendix H
08/18/2020

Moore County Board of Commissioners
Land Use Plan Consistency Statement
General Use Rezoning Request
Highway Commercial (B-2) to Residential and Agricultural-40 (RA-40)

The Moore County Board of Commissioners finds that:

1. The rezoning request is consistent with the following goals as listed in the 2013 Moore County Land Use Plan:

Goal 1: Preserve and Protect the Ambiance and Heritage of the County of Moore (inclusive of areas around the municipalities)

- Action 1.8.5: Support and promote infill development that will optimize the use of existing infrastructure.

Goal 3: Optimize the Uses of Land Within the County of Moore

- Recommendation 3.1: Maximize accessibility among living, working, and shopping areas.

2. The rezoning request is reasonable and in the public interest considering the property is located adjacent to an existing major highway, other developed residential properties, has access to public water, and is in close proximity to the Southern Pines and Vass communities providing practicality, easy access, and reduced travel times.

Therefore, the Moore County Board of Commissioners **APPROVES** of the General Use Rezoning from Highway Commercial (B-2) to Residential and Agricultural-40 (RA-40) of approximately 4.82 acres of an approximate 8.62 acre parcel (the entire parcel being rezoned to RA-40), located on US Hwy 1 and adjacent to Armstead Road, Vass, owned by Robert and Jacqueline Hayter, per Deed Book 2837 Page 80.



Frank Quis, Chair
Moore County Board of Commissioners

8/18/20

Date

Meeting Date: August 18, 2020

MEMORANDUM TO THE BOARD OF COMMISSIONERS

FROM: Debra Ensminger
Planning & Transportation Director

DATE: July 24, 2020

SUBJECT: General Use Rezoning Request: Highway Commercial (B-2) to Residential and Agricultural-40 (RA-40) – Armstead Road/US Hwy 1

PRESENTER: Debra Ensminger

REQUEST

Robert Hayter is requesting a General Use Rezoning from Highway Commercial (B-2) to Residential and Agricultural-40 (RA-40) of approximately 4.82 acres of an approximate 8.62 acre parcel (the entire parcel being rezoned to RA-40), located on US Hwy 1 and adjacent to Armstead Road, Vass, owned by Robert and Jacqueline Hayter, per Deed Book 2837 Page 80.

Public notification consisted of publishing a legal notice in the local newspaper for two consecutive weeks, notification by mail to adjacent property owners, and placing public hearing signs on the property.

BACKGROUND

The property is currently developed. There is an existing single family dwelling located on the property. Adjacent properties include single family dwellings, undeveloped property, and a self service mini-warehouse business.

ZONING DISTRICT COMPATIBILITY

The surrounding area is zoned a mixture of Highway Commercial (B-2), Residential and Agricultural-40 (RA-40), and Rural Equestrian (RE). Vass' zoning jurisdiction is located across US Hwy 1 including the following zoning district: Highway Commercial (HC).

CONSISTENCY WITH THE 2013 MOORE COUNTY LAND USE PLAN

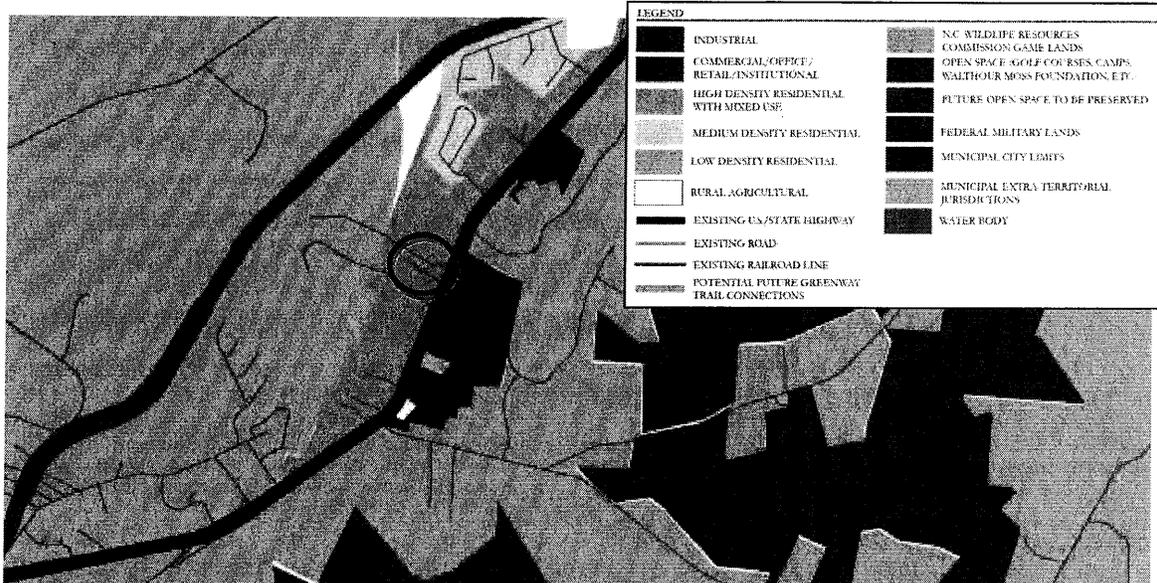
The future land use map identifies the property as High Density Residential with Mixed Use Land Use Classification. The requested zoning to Residential and Agricultural-40 (RA-40) is compatible with the High Density Residential with Mixed Use Land Use Classification.

The Land Use Plan states the primary use of the High Density Residential With Mixed Use is a density of four (4) to eight (8) dwellings per acre, single family detached or attached. Housing may include a mixture of dwelling types, including single-family detached, duplex, patio home, semi-detached/attached dwelling, multi-family, or townhouse. This category shall also include certain non-residential neighborhood supportive uses such as retail, commercial, office, schools, daycares, churches and others similar uses compatible with residential. Public infrastructure and facilities such as roads, water, sewer, schools, fire/rescue, open space; and must be adequate to accommodate the development. The public service providers in the proximity of these areas

shown on the Future Land Use Map shall consider extending, upgrading and/or preserving infrastructure in these locations.

The rezoning request is also consistent with several goals as included in the attached Land Use Plan Consistency Statement, including Recommendation 3.1: Maximize accessibility among living, working, and shopping areas and Action 1.8.5: Support and promote infill development that will optimize the use of existing infrastructure.

MOORE COUNTY FUTURE LAND USE MAP



MOORE COUNTY COMPARISON LAND USE MAP



IMPLEMENTATION PLAN

Hold the public hearing and approve / deny the rezoning request.

ACTION BY THE PLANNING BOARD

The Planning Board recessed the regular scheduled June 4, 2020 meeting until June 11, 2020 and unanimously recommended approval. (7-0)

FINANCIAL IMPACT STATEMENT

No financial impact to the County's FY 2020-2021 budget.

RECOMMENDATION

This item requires two separate motions:

Motion #1: Make a motion to adopt the attached **Approval** or **Denial** Land Use Plan Consistency Statement to authorize the Chairman to execute the document as required by North Carolina General Statute 153A-341.

Motion #2: Make a motion to **approve** or **deny** the General Use Rezoning from Highway Commercial (B-2) to Residential and Agricultural-40 (RA-40) of approximately 4.82 acres of an approximate 8.62 acre parcel (the entire parcel being rezoned to RA-40), located on US Hwy 1 and adjacent to Armstead Road, Vass.

ATTACHMENTS

- Pictures of Property and Adjacent Properties
- Vicinity Map
- Land Use Map
- Rezoning Map
- Application
- Land Use Plan Consistency Statement – Approval
- Land Use Plan Consistency Statement – Denial
- UDO-Chapter 6. Table of Uses
- Deed Book 5095 Page 156

View of Armstead Road from US Hwy 1



View of property from US Hwy 1



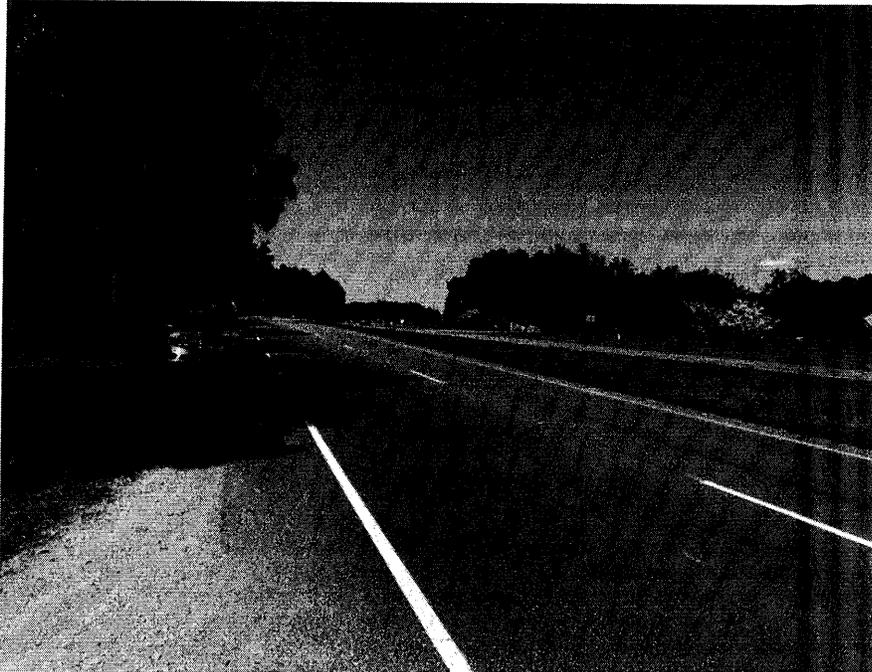
View of property from US Hwy 1



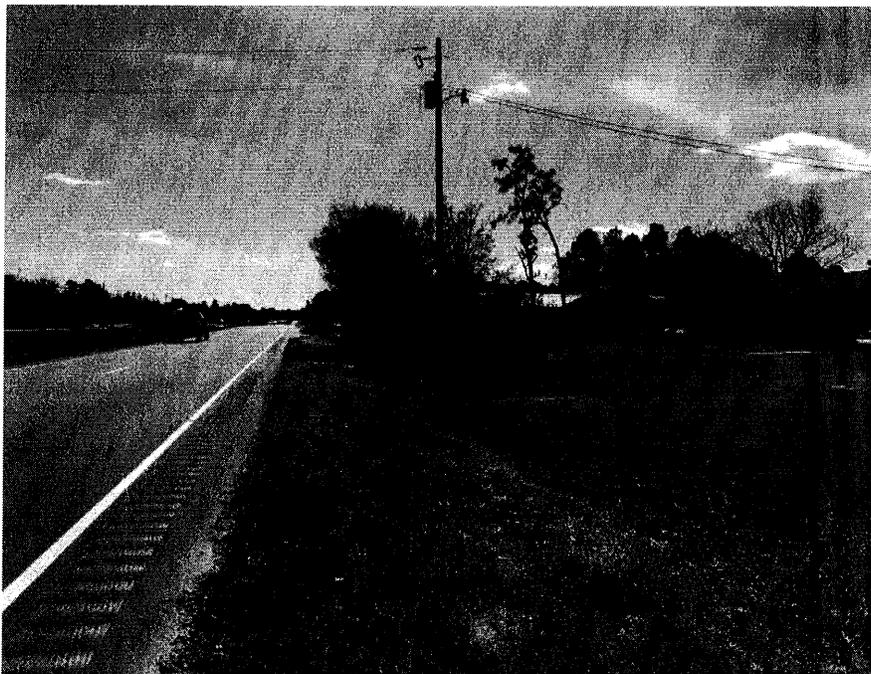
View of property across from US Hwy 1



Northbound view of US Hwy 1 from subject property



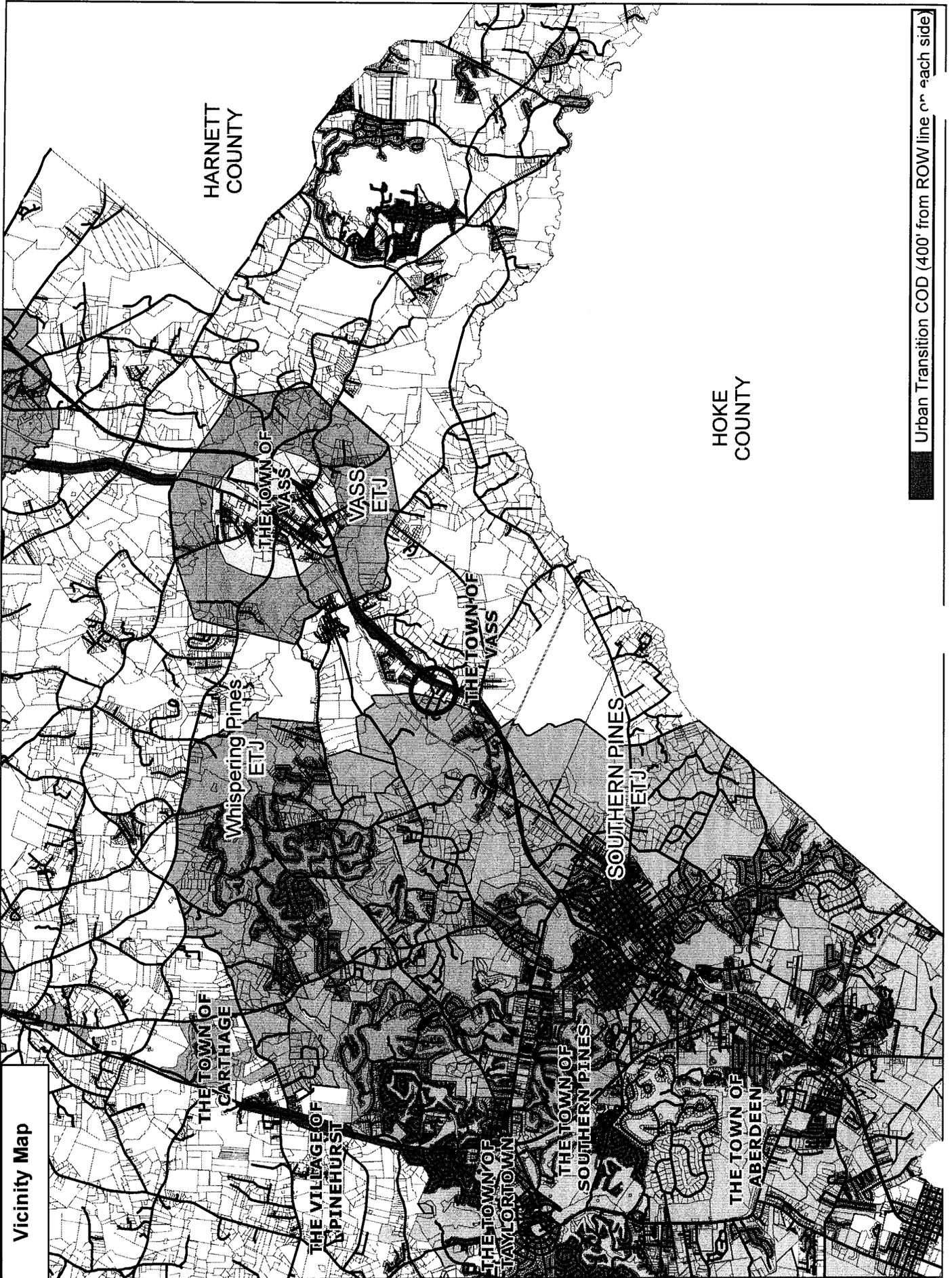
Southbound view of US Hwy 1 from subject property



View of adjacent property - 5416 US Hwy 1

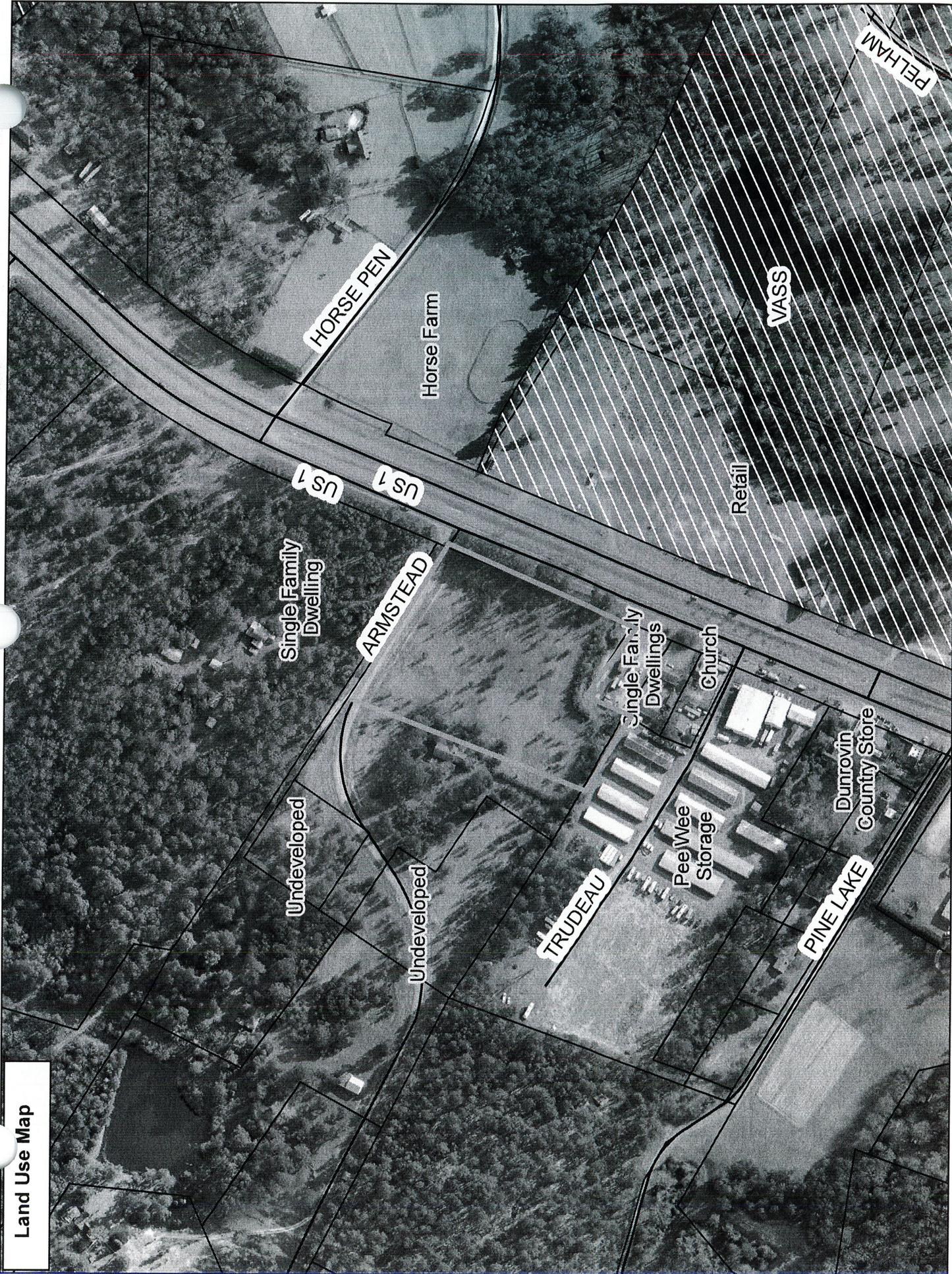


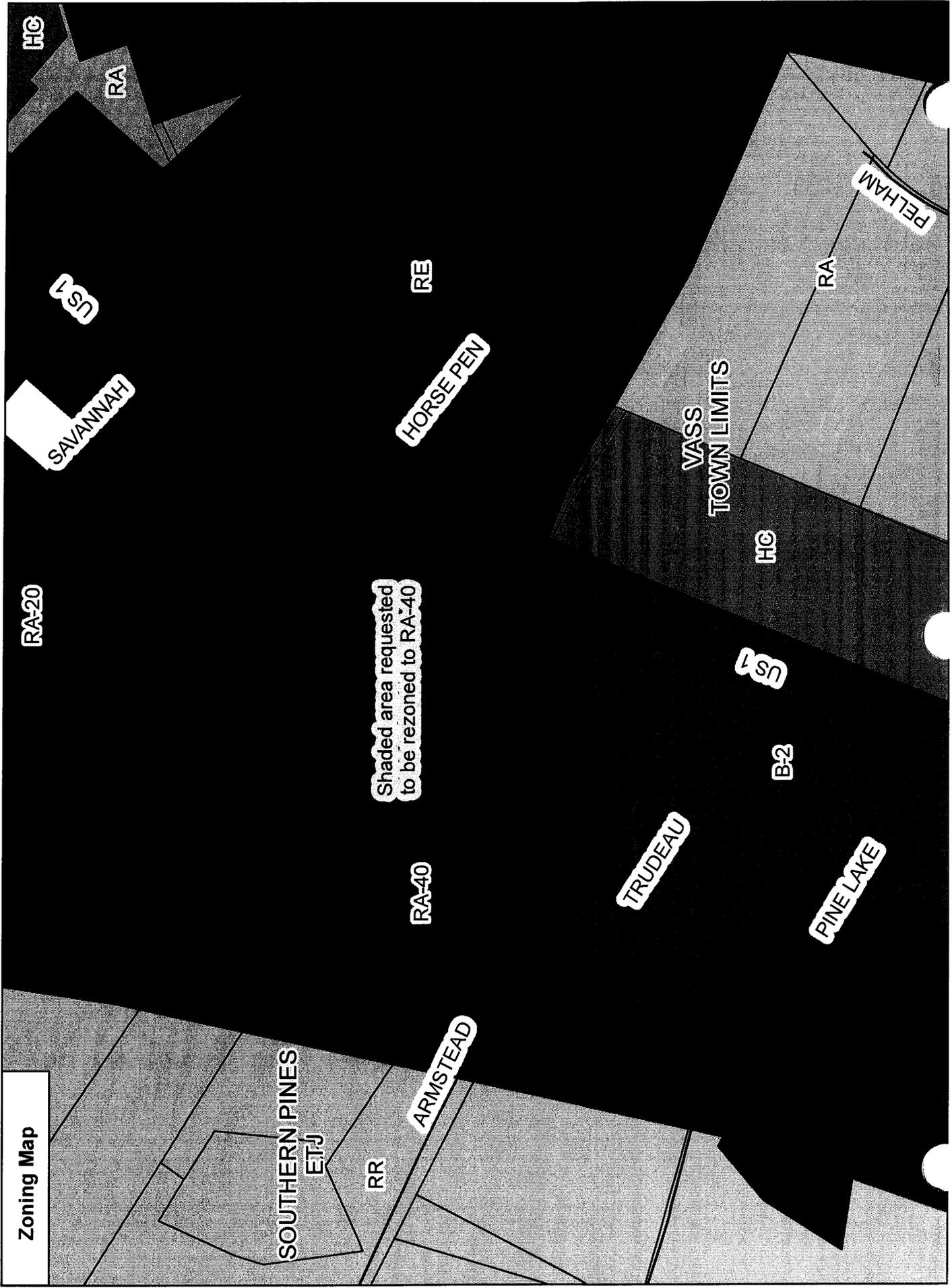
Vicinity Map



Urban Transition COD (400' from ROW line on each side)

Land Use Map





Zoning Map

RA-20

HG

SAVANNAH

US1

RA

Shaded area requested to be rezoned to RA-40

HORSE PEN

RE

RA-40

ARMSTEAD

TRUDEAU

US1

B-2

HG

VASS TOWN LIMITS

PINE LAKE

RA

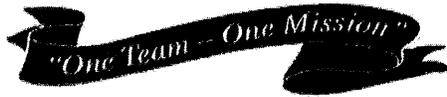
PELHAM

SOUTHERN PINES ETJ

RR

County of Moore
Planning and Transportation

App# 29033



Inspections/Permitting: (910) 947-2221
 Planning: (910) 947-5010
 Transportation: (910) 947-3389
 Fax: (910) 947-1303

GENERAL USE REZONING APPLICATION

Application Date: <u>MARCH 9, 2020</u>			
Location/Address of Property: <u>PIN 00039437; US# 1; 165 ARMSTRONG RD</u>			
Applicant: <u>ROBERT S. HAYTER</u>		Phone: <u>910 639 4307</u>	
Applicant Address: <u>PO BOX 499</u>	City: <u>INDEPENDENCE</u>	St: <u>VA</u>	Zip: <u>24348</u>
Owner: <u>ROBERT & JACKIE HAYTER</u>		Phone: <u>9106394307</u>	
Owner Address: <u>Box 499</u>	City: <u>INDEPENDENCE</u>	St: <u>VA</u>	Zip: <u>24318</u>
Current Zoning District: <u>RA40 & B2</u>		Proposed Zoning District: <u>RA40</u>	
Comments: <u>DOWN ZONE THE HIGHWAY COMMERCIAL B-2 PORTION OF THE PARCEL</u> <u>TO RA-40.</u>			
<p>I (We), the undersigned, certify that all statements furnished in this application are true to the best of my (our) knowledge, and do hereby agree to follow all reasonable requests for information as designated by the County of Moore Zoning Administrator.</p>			
<u>Robert S. Hayter</u>		Date	
Applicant/Owner Signature			
<u>Jackie S. Hayter</u>		Date	
Applicant/Owner Signature			
Office Use Only:			
PAR ID: <u>00039437</u>			
<u>Andrew Champion</u>		<u>3/23/2020</u>	
Received By		Date	

Moore County Board of Commissioners
Land Use Plan Consistency Statement
General Use Rezoning Request
Highway Commercial (B-2) to Residential and Agricultural-40 (RA-40)

The Moore County Board of Commissioners finds that:

1. The rezoning request is consistent with the following goals as listed in the 2013 Moore County Land Use Plan:

Goal 1: Preserve and Protect the Ambiance and Heritage of the County of Moore (inclusive of areas around the municipalities)

- Action 1.8.5: Support and promote infill development that will optimize the use of existing infrastructure.

Goal 3: Optimize the Uses of Land Within the County of Moore

- Recommendation 3.1: Maximize accessibility among living, working, and shopping areas.

2. The rezoning request is reasonable and in the public interest considering the property is located adjacent to an existing major highway, other developed residential properties, has access to public water, and is in close proximity to the Southern Pines and Vass communities providing practicality, easy access, and reduced travel times.

Therefore, the Moore County Board of Commissioners **APPROVES** of the General Use Rezoning from Highway Commercial (B-2) to Residential and Agricultural-40 (RA-40) of approximately 4.82 acres of an approximate 8.62 acre parcel (the entire parcel being rezoned to RA-40), located on US Hwy 1 and adjacent to Armstead Road, Vass, owned by Robert and Jacqueline Hayter, per Deed Book 2837 Page 80.

Frank Quis, Chair
Moore County Board of Commissioners

Date

Moore County Board of Commissioners
Land Use Plan Consistency Statement
General Use Rezoning Request
Highway Commercial (B-2) to Residential and Agricultural-40 (RA-40)

The Moore County Board of Commissioners finds that:

1. The rezoning request is consistent with the following goals as listed in the 2013 Moore County Land Use Plan:

Goal 1: Preserve and Protect the Ambiance and Heritage of the County of Moore (inclusive of areas around the municipalities)

- Action 1.8.5: Support and promote infill development that will optimize the use of existing infrastructure.

Goal 3: Optimize the Uses of Land Within the County of Moore

- Recommendation 3.1: Maximize accessibility among living, working, and shopping areas.

2. The proposed rezoning is not reasonable and not in the public interest because the proposed rezoning is not consistent with the highway business corridor.

Therefore, the Moore County Planning Board recommends **DENIAL** of the General Use Rezoning from Highway Commercial (B-2) to Residential and Agricultural-40 (RA-40) of approximately 4.82 acres of an approximate 8.62 acre parcel (the entire parcel being rezoned to RA-40), located on US Hwy 1 and adjacent to Armstead Road, Vass, owned by Robert and Jacqueline Hayter, per Deed Book 2837 Page 80.

Frank Quis, Chair
Moore County Board of Commissioners

Date

CHAPTER 6 TABLE OF USES

6.1 Use Table

- A. Permitted Uses. P = Permitted uses are a use-by-right approved by the Administrator.
- B. Conditional Uses. C = Conditional Use Permit approval required. (Refer to Chapter 12.)
- C. Conditional Zoning. Z = Condition Rezoning within a parallel conditional zoning district required. (Refer to Chapter 11.)
- D. Building Code Classification.

The "Bldg. Code Group" column is intended for reference purposes only and is subject to change without notice. Classifications should be verified by the Building Inspector and should follow the regulations of the applicable "Use & Occupancy Classification" per the 2012 NC Building Code. Change of uses will require sealed plans to be approved by the Building Inspector.

A = Assembly	M = Mercantile
B = Business	R = Residential
E = Education	S = Storage
F = Factory Industrial	U = Utility & Miscellaneous
H = Hazardous	Mix = Mixed Uses (Separation standards may apply)
I = Institutional	

- E. Prohibited Uses. Blank = Districts in which particular uses are prohibited, unless the Administrator determines that the use is similar to an allowed individual use by applying the following criteria:
 1. The actual or projected characteristics of the activity.
 2. The relative amount of site area or floor space and equipment utilized.
 3. Relative amounts of sales from the activity and customer type for the activity.
 4. The relative number of employees and hours of operation.
 5. Building and site arrangement and likely impact on surrounding properties.
 6. Types of vehicles used, parking requirements, and vehicle trips generated.

When uncertainty exists, the Administrator, after consultation with the County Attorney, shall be authorized to make the interpretation.

ACCESSORY USES & ACCESSORY BUILDINGS	RA-20	RA-40	RA-2	RA-5	GCSL	GCWL	RE	RA-USB	RA	P-C	VB	B-1	B-2	I	Specific Use Standards	Bldg. Code Group
Accessory Uses & Buildings	P	P	P	P	P	P	P	P	P	P	P	P	P	P	8.1	R, S, U

AGRICULTURAL USES	RA-20	RA-40	RA-2	RA-5	GCSL	GCWL	RE	RA-USB	RA	P-C	VB	B-1	B-2	I	Specific Use Standards	Bldg. Code Group
Agricultural Uses and Buildings (Not a Bona Fide Farm)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	8.2	U
Bona Fide Farm	"Bona Fide Farm" exemption status is obtained through the Moore County Planning Department.														8.3	S, U

RESIDENTIAL USES	RA-20	RA-40	RA-2	RA-5	GCSL	GCWL	RE	RA-USB	RA	P-C	VB	B-1	B-2	I	Specific Use Standards	Bldg. Code Group
SINGLE FAMILY HOUSEHOLD																
Accessory Dwelling Located within Stick Built Dwelling	P	P	P	P			P	P	P						8.4	R
Accessory Dwelling Located within Non-Residential Building											P	P	P		8.5	Mix
Accessory Manufactured Home	P	P	P	P			P	P	P						8.6	R
Accessory Stick Built Dwellings	P	P	P	P			P	P	P						8.7	R
Dwellings, Single Family	P	P	P	P	P	P	P	P	P						8.8	R-3
Dwellings, Duplexes	P	P				P	P								8.9	R-3
Family Care Home (6 or less)	P	P	P	P	P	P	P	P	P						8.10	I, R
Home Occupation, Level 1	P	P	P	P	P	P	P	P	P						8.11	R
Home Occupation, Level 2			Z	Z			Z		Z						8.12	R
Manufactured Home	P	P	P	P			P	P	P						8.13	R-3
Manufactured Home Park									Z						8.14	Mix
Personal Workshop / Storage Building	P	P	P	P			P	P	P						8.15	R, S
Planned Unit Development – Mixed Use	Conditional Rezoning to PUD-CZ is required.														8.16	Mix
MULTIFAMILY RESIDENTIAL																
Group Care Facility									Z			C	P		8.17	I, R
Multifamily Dwellings (3 or more units per lot)	Conditional Rezoning to MF-CZ is required.														8.18	R-2
Nursing Home	C	C	C	C					C			P	P		8.19	B, I

COMMERCIAL USES	RA-20	RA-40	RA-2	RA-5	GCSL	GCWL	RE	RA-USB	RA	P-C	VB	B-1	B-2	I	Specific Use Standards	Bldg. Code Group	
ANIMAL SERVICES																	
Animal Shelter									Z					P	8.20	B	
Animal Training Facility, Military									Z					P	8.21	B	
Kennels, Overnight									Z			Z	Z	P	8.22	B	
Pet Day Care, Grooming, Obedience Training									Z		P	P	P		8.23	B	
Veterinary Clinic							P		Z		P	P	P		8.24	B	
OFFICES & GENERAL SERVICES																	
Automatic Teller Machine (ATM)												P	P	P	P	8.25	U
Beauty / Barber Shop / Nail Salon						P						P	P	P		8.26	B
Bed and Breakfast	Z	Z	Z	Z				Z	Z						8.27		
Dry Cleaning and Laundromat						P					P	P	P	P	8.28	B	
Equestrian Cottage							Z								8.29		
Hotel and Motel													P		8.30	R-1	
Office											P	P	P	P	8.31	B	
Small Appliance Repair Shop											P	P	P	P	8.32	B	
Trade Contractor Office and Workshop											P	Z	P	P	8.33	B, S	
COMMERCIAL USES	RA-20	RA-40	RA-2	RA-5	GCSL	GCWL	RE	RA-USB	RA	P-C	VB	B-1	B-2	I	Specific Use Standards	Bldg. Code Group	
RETAIL SERVICES																	
Auction House												P	P	P	8.34	A-3, B	
Convenience Store						P			C		P	P	P	P	8.35	M	
Feed and Seed Sales							C		C			P	P	P	8.36	B, M	
Florist									P		P	P	P	P	8.37	B	
Flea Market									Z			Z	P		8.38	B, M	
Garden Center											P	P	P		8.39	M, U	
Manufactured or Modular Home Sales													P	P	8.40	B	
Restaurant						P					P	P	P	P	8.41	A-2	
Retail											P	P	P		8.42	M	
Shopping Centers													Z	C	8.43	M	
Wholesales											C		P	P	8.44	M	

COMMERCIAL USES (CONTINUED)	RA-20	RA-40	RA-2	RA-5	GCSL	GCWL	RE	RA-USB	RA	P-C	VB	B-1	B-2	I	Specific Use Standards	Bldg. Code Group
VEHICLE SERVICES																
Boat & RV Storage					P						P		Z		8.45	S-1
Car Wash or Auto Detailing											P	P	P	P	8.46	B
Commercial Truck Wash												C	P	P	8.47	B
Parking Lot as principal use of lot											P	P	P	P	8.48	S-2
Taxi Service												Z	P	P	8.49	B, A-3
Vehicle, Auto Parts, Tires, Farm Equipment, Boat, RV - Sales, Rental, or Service											P	P	P	P	8.50	B, S-1
Vehicle Service Stations (Gas Stations)											Z	P	P	P	8.51	M
Vehicle Wrecker Service											Z	Z	P		8.52	S-1
ADULT USES																
Adult Gaming Establishments														C	8.53	B
Bars / Tavern											C		P		8.54	A-2
Brewery / Winery									C		P	P	P		8.55	A-2, F
Dance Club, Night Club, Billiard											Z		P		8.56	A-2, A-3
Distillery														P	8.57	F-1
Massage & Bodywork Therapy Practice, Unlicensed														P	8.58	B
Pawn Shop											Z		P	P	8.59	B
Sexually Oriented Business														Z	8.60	A-2, M
Tattoo Parlor, Body Piercing														P	8.61	B

EDUCATIONAL & INSTITUTIONAL USES	RA-20	RA-40	RA-2	RA-5	GCSL	GCWL	RE	RA-USB	RA	P-C	VB	B-1	B-2	I	Specific Use Standards	Bldg. Code Group	
Cemetery or Mausoleum, Commercial			C	C			C	C	C			P			8.62	n/a	
Cemetery, Family	P	P	P	P	P	P	P	P	P	P					8.63	n/a	
Child Care Facility	C	C	C	P		C	C	C	C		C	P	P		8.64	E, I	
Child Care Home Facility	C	P	P	P			C	C	P						8.65	E, R	
Colleges, Business & Trade Schools									C					P	P	8.66	B
Funeral Home, accessory crematorium											P	P	P	P	8.67	A-3, B	
Government Facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	8.68	B	
Hospital	P	P	P	P	C	C	P	P	P	P		P	P	P	8.69	I	
Museums and Art Galleries									C		P	P	P		8.70	A-3	
Religious Institutions	P	P	P	P	P		P	P	P	P	P	P	P		8.71	A-3, E	
Security Training Facility									C						8.72	B	
Schools, Elementary, Middle, High												P	P		8.73	E	

RECREATIONAL USES	RA-20	RA-40	RA-2	RA-5	GCSL	GCWL	RE	RA-USB	RA	P-C	VB	B-1	B-2	I	Specific Use Standards	Bldg. Code Group
Accessory, Swimming Pool	P	P	P	P	P	P	P	P	P	P	P	P	P	P	8.74	A, R
Airport, Public or Private									C					Z	8.75	A-3, B
Airstrip, Small Private									C			P			8.76	B
Assembly Hall						Z			Z		Z		Z	P	8.77	A-4, A-5
Camp or Care Centers									P						8.78	A-3, R-1
Campground, Public and Private									P						8.79	A-3, R-1
Camp, Recreation Day									P						8.80	A-3
Civic / Social Club, Lodge, & Organization			P	P	C	C			C		P	P	P		8.81	A-2, A-3
Golf Driving Range					C	C				P			P		8.82	A-3
Golf Course, including Par 3					C	C				P			P		8.83	U
Marina (fuel supplies)					P	P									8.84	M
Neighborhood Park	P	P	P	P	P	P	P	P	P	P	P	P	P		8.85	U
Recreation, Indoor											C	C	P		8.86	A-5
Recreation, Low Impact Outdoor		P P	P	P	P	P	P	P	P		C	P	P		8.87	A-5
Recreation, High Impact Outdoor									Z		Z		P		8.88	
Shooting Range, Indoor									Z				P		8.89	A-5
Shooting Range, Outdoor									Z				P		8.90	A-5
Zoo, Petting Zoo									Z				P		8.91	A-5, U

INDUSTRIAL USES	RA-20	RA-40	RA-2	RA-5	GCSL	GCWL	RE	RA-USB	RA	P-C	VB	B-1	B-2	I	Specific Use Standards	Bldg. Code Group
PRODUCTION																
Manufacturing, Light (no odors, no smoke)														P	8.92	F
Manufacturing, General														Z	8.93	F-1, F-2
UTILITIES / SERVICES																
Amateur Radio and Receive-only Antennas	P	P	P	P	P	P	P	P	P	P	P	P	P	P	8.94	U
Contractors Storage Yard and Office									Z				P	P	8.95	S-1, U
Crematorium Facility													Z	P	8.96	B
Public & Private Utility Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	8.97	U
Solar Collector Facility														C	8.98	U
Solar Collectors, On-Site Use	P	P	P	P	P	P	P	P	P	P	P	P	P	P	8.99	U
Wireless Communication Facility									Z				Z	Z	8.100	U
Collocation on Existing WCF	P	P	P	P			P	P	P	P	P	P	P	P	8.101	U

INDUSTRIAL USES	RA-20	RA-40	RA-2	RA-5	GCSL	GCWL	RE	RA-USB	RA	P-C	VB	B-1	B-2	I	Specific Use Standards	Bldg. Code Group
WAREHOUSING																
Mini-Warehouse (Self-Service)							P				Z	Z	P	P	8.102	S
Warehousing and/or Distribution Center									Z				C	P	8.103	S-1, S-2
WASTE RELATED SERVICES																
Debris Management Facility									Z			Z		P	8.104	U
Hazardous Waste /Toxic Chemicals Disposal or Processing														C	8.105	U
Landfill														C	8.106	U
Mining / Quarry Operation									Z					C	8.107	U
Salvage Yard														C	8.108	U

TEMPORARY USES	RA-20	RA-40	RA-2	RA-5	GCSL	GCWL	RE	RA-USB	RA	P-C	VB	B-1	B-2	I	Specific Use Standards	Bldg. Code Group
Construction Office, Temporary	P	P	P	P	P	P	P	P	P	P	P	P	P	P	8.109	S-1
Drop-In Child Care Facility												P	P	P	8.110	
Itinerant Merchant												P	P	P	8.111	n/a
Land Clearing	P	P	P	P	P	P	P	P	P	P	P	P	P	P	8.112	F-1
Manufactured Home or RV, Temporary	P	P	P	P			P	P	P						8.113	R-3
Real Estates Office, Temporary	P	P	P	P	P	P	P	P	P	P	P	P	P	P	8.114	S-1
Temporary Events (Special Event)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	8.115	n/a
Yard Sales, Residential and Civic	P	P	P	P	P	P	P	P	P			P	P		8.116	n/a

OTHER USES	RA-20	RA-40	RA-2	RA-5	GCSL	GCWL	RE	RA-USB	RA	P-C	VB	B-1	B-2	I	Specific Use Standards	Bldg. Code Group
Major Subdivision – Residential (1)	C	C						C							18.6-18.11	Mix
Major Subdivision – Non-Residential (Business Park)													C	C	18.6-18.11	Mix

Hayes

FOR REGISTRATION REGISTER OF DEEDS
JUDY D. MARTIN
MOORE COUNTY, NC
2005 JUL 01 04:24:23 PM
BK:2837 PG:80-82 FEE:\$343.00
NC REVENUE STAMP:\$326.00
INSTRUMENT # 2005012939

GARNER & HAYES, PLLC

Drafted by L. Pendleton Hayes

160 Fox Hollow Road, Suite 202

Pinehurst, NC 28374

Mail: PO Box 1795, Southern Pines, NC, 28388

STATE OF NORTH CAROLINA

COUNTY OF MOORE

WARRANTY DEED

THIS DEED, made this 21st day of June, 2005, by and between **Royal A. Stutts, Jr. and wife, Joyce B. Stutts, Grantor**, and **Robert S. Hayter and wife, Jacqueline Hayter, Grantee**;

PO Box 1503

WITNESSETH: *Southern Pines, NC 28388*

That said Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot, tract, or parcel of land situated in McNeill Township, Moore County, North Carolina, and more particularly described as follows:

BEING approximately 8.62 acres of the property of Roy Stutts, Jr., a portion of the property described as "Roy Stutts Jr. Book 266 Page 332" further described:

BEING the property shown as Roy Stutts Jr., Book 266, Page 332, on a plat recorded in the Office of the Register of Deeds for Moore County, NC, in Plat Cabinet 2, Slide 11, LESS AND EXCEPTING THE FOLLOWING PARCELS:

Tract 1. The 1.03 acre parcel deeded to Grantee in Book 539, Page 46, Moore County Registry.

Tract 2. The 2.37 acre parcel deeded to Grantee in Book 520, Page 265, Moore County Registry.

This conveyance is made subject to: (i) ad valorem taxes for the current year, which taxes shall be prorated at closing; (ii) utility easements of record; and (iii) restrictions enforceable against the property.

TO HAVE AND TO HOLD the aforesaid lot, tract or parcel of land, and all privileges and appurtenances thereto belonging to the said Grantee in fee simple; subject, however, to the exceptions, reservations and conditions hereinabove referred to.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons, subject however, to the exceptions, reservations and conditions hereinabove referred to.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns and shall include singular, plural, masculine, feminine or neuter as required by context.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

Royal A. Stutts, Jr. (Seal)

Royal A. Stutts, Jr.

Joyce B. Stutts (Seal)

Joyce B. Stutts

STATE OF NORTH CAROLINA

COUNTY OF MOORE

I, Jennifer B. Garner, a Notary Public for the County and State aforesaid, do hereby certify that Royal A. Stutts, Jr. and wife, Joyce B. Stutts, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my official stamp or seal, this 21st day of June, 2005.

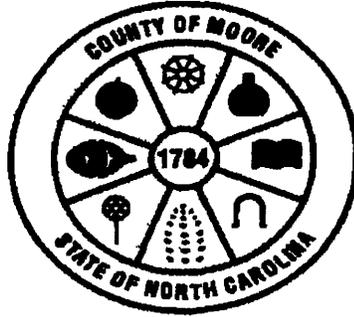
My Commission Expires:

10-18-09

Jennifer B. Garner
Notary Public

(SEAL)





JUDY D. MARTIN
REGISTER OF DEEDS, MOORE
JUDICIAL BUILDING
100 DOWD STREET
CARTHAGE, NC 28327

Filed For Registration: 07/01/2005 04:24:23 PM
Book: RE 2837 Page: 80-82
Document No.: 2005012939
DEED 3 PGS \$343.00
NC REAL ESTATE EXCISE TAX: \$326.00
Recorder: REGINA GARNER

State of North Carolina, County of Moore
The foregoing certificate of JENNIFER B GARNER Notary is certified to be correct. This 1 ST of July 2005
JUDY D. MARTIN , REGISTER OF DEEDS

By: *Regina W. Garner*
Deputy/Assistant Register of Deeds

2005012939
2005012939

Appendix I
08/18/2020

Moore County Board of Commissioners
Land Use Plan Consistency Statement
General Use Rezoning Request
Highway Commercial (B-2) to Rural Agricultural-20 (RA-20)

The Moore County Board of Commissioners finds that:

1. The rezoning request is consistent with the following goals as listed in the 2013 Moore County Land Use Plan:

Goal 1: Preserve and Protect the Ambiance and Heritage of the County of Moore (inclusive of areas around the municipalities)

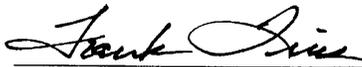
- Action 1.8.5: Support and promote infill development that will optimize the use of existing infrastructure.

Goal 3: Optimize the Uses of Land Within the County of Moore

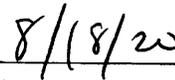
- Recommendation 3.1: Maximize accessibility among living, working, and shopping areas.

2. The rezoning request is reasonable and in the public interest considering the property is located adjacent to an existing highway, other developed residential properties, has access to public water, and is in close proximity to the Seven Lakes community providing practicality, easy access, and reduced travel times.

Therefore, the Moore County Board of Commissioners **APPROVES** of the General Use Rezoning from Highway Commercial (B-2) to Residential and Agricultural-20 (RA-20) of approximately 13.21 acres (entire portion currently zoned B-2 located to the north of Love Grove Church Road) of an approximate 26.32 acre parcel, located on the corner of Love Grove Church Road and Carthage Road, West End.



Frank Quis, Chair
Moore County Board of Commissioners



Date

Meeting Date: August 18, 2020

MEMORANDUM TO THE BOARD OF COMMISSIONERS

FROM: Debra Ensminger
Planning & Transportation Director

DATE: July 24, 2020

SUBJECT: General Use Rezoning Request: Highway Commercial (B-2) to Residential and Agricultural-20 (RA-20) – Love Grove Church Road

PRESENTER: Debra Ensminger

REQUEST

Pete Mace is requesting a General Use Rezoning from Highway Commercial (B-2) to Residential and Agricultural-20 (RA-20) of approximately 13.21 acres (entire portion currently zoned B-2 located to the north of Love Grove Church Road) of an approximate 26.32 acre parcel, located on the corner of Love Grove Church Road and Carthage Road, West End, owned by Johnny & Kathy Harris, per Deed Book 5095 Page 156.

Public notification consisted of publishing a legal notice in the local newspaper for two consecutive weeks, notification by mail to adjacent property owners, and placing public hearing signs on the property.

BACKGROUND

The property is currently undeveloped. Adjacent properties include single family dwellings and undeveloped property.

ZONING DISTRICT COMPATIBILITY

The requested rezoning to Residential and Agricultural-20 (RA-20) is consistent with the existing uses located near the property, including single family residential. The surrounding area is zoned a mixture of Residential and Agricultural-20 (RA-20), Residential and Agricultural-40 (RA-40), and Residential and Agricultural-5 (RA-5).

CONSISTENCY WITH THE 2013 MOORE COUNTY LAND USE PLAN

The future land use map identifies the property as Medium Density Residential Land Use Classification. The requested zoning to Residential and Agricultural-20 (RA-20) is compatible with the Medium Density Residential Land Use Classification.

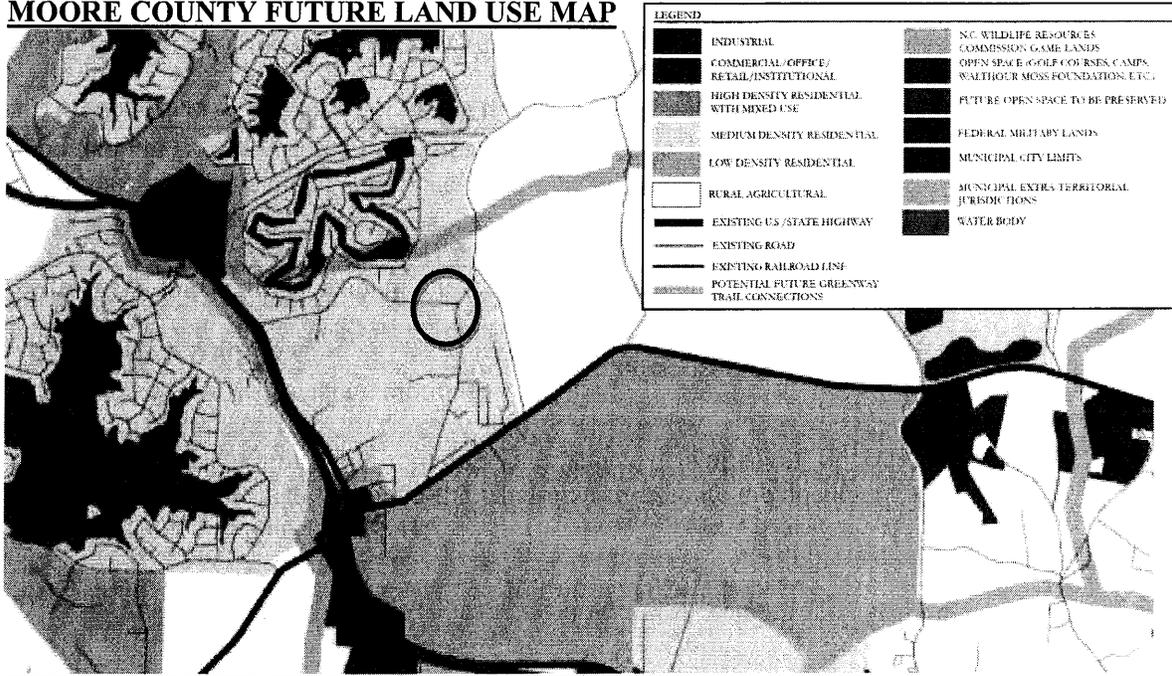
The Land Use Plan states the primary use of the Medium Density Residential Land Use Classification is a density 2 (two) to 4 (four) dwellings per acre, single family detached or attached. Housing may include a mixture of dwelling types, including single-family detached, duplex, patio home, semi-detached/attached dwelling, multi-family, or townhouse. This may also include certain non-residential neighborhood supportive uses such as schools, daycares, churches and others. Density would require engineered sewerage disposal systems. Public infrastructure

Love Grove Church Road – General Use Rezoning – Staff Report

and facilities such as roads, water, sewer, schools, fire/rescue, open space, and must be adequate to accommodate the development. The public service providers in the proximity of these areas shown on the Future Land Use Map shall consider extending, upgrading and/or preserving infrastructure in these locations.

The rezoning request is also consistent with several goals as included in the attached Land Use Plan Consistency Statement, including Recommendation 3.1: Maximize accessibility among living, working, and shopping areas and Action 1.8.5: Support and promote infill development that will optimize the use of existing infrastructure.

MOORE COUNTY FUTURE LAND USE MAP



IMPLEMENTATION PLAN

Hold the public hearing and approve / deny the rezoning request.

ACTION BY THE PLANNING BOARD

The Planning Board recessed the regular scheduled June 4, 2020 meeting until June 11, 2020 and unanimously recommended approval. (7-0)

FINANCIAL IMPACT STATEMENT

No financial impact to the County's FY 2020-2021 budget.

RECOMMENDATION

This item requires two separate motions:

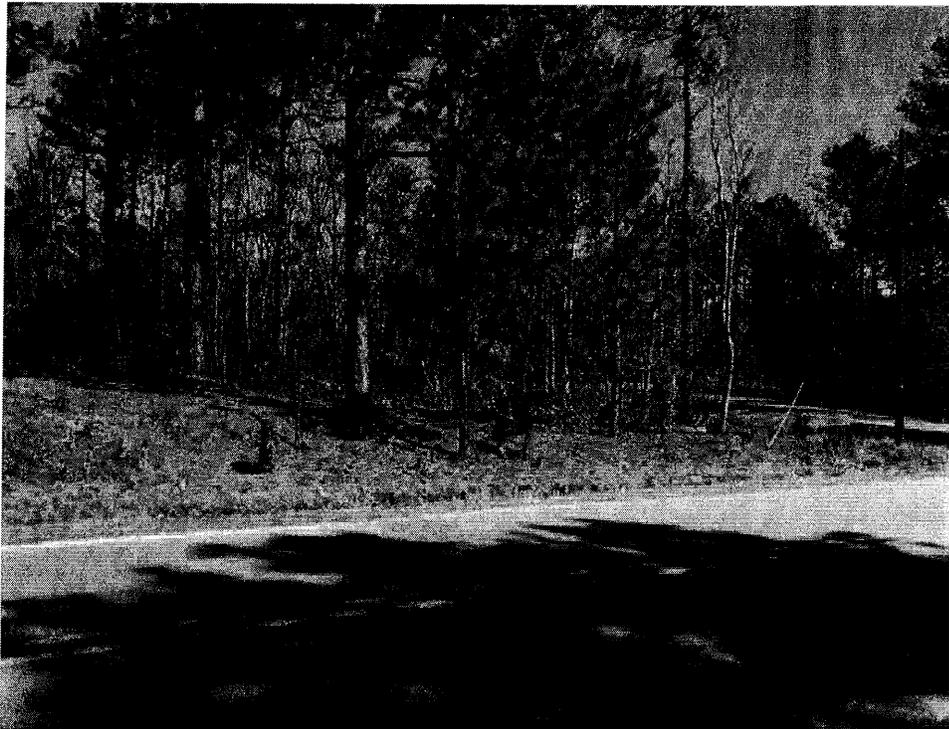
Motion #1: Make a motion to adopt the attached **Approval** or **Denial** Land Use Plan Consistency Statement to authorize the Chairman to execute the document as required by North Carolina General Statute 153A-341.

Motion #2: Make a motion to **approve** or **deny** the General Use Rezoning from Highway Commercial (B-2) to Residential and Agricultural-20 (RA-20) of approximately 13.21 acres (entire portion located to the north of Love Grove Church Road) of an approximate 26.32 acre parcel, located on the corner of Love Grove Church Road and Carthage Road, West End.

ATTACHMENTS

- Pictures of Property and Adjacent Properties
- Vicinity Map
- Land Use Map
- Rezoning Map
- Application
- Land Use Plan Consistency Statement – Approval
- Land Use Plan Consistency Statement – Denial
- UDO-Chapter 6. Table of Uses
- Deed Book 5095 Page 156

View of subject property from the intersection of Love Grove Church Rd and Carthage Rd



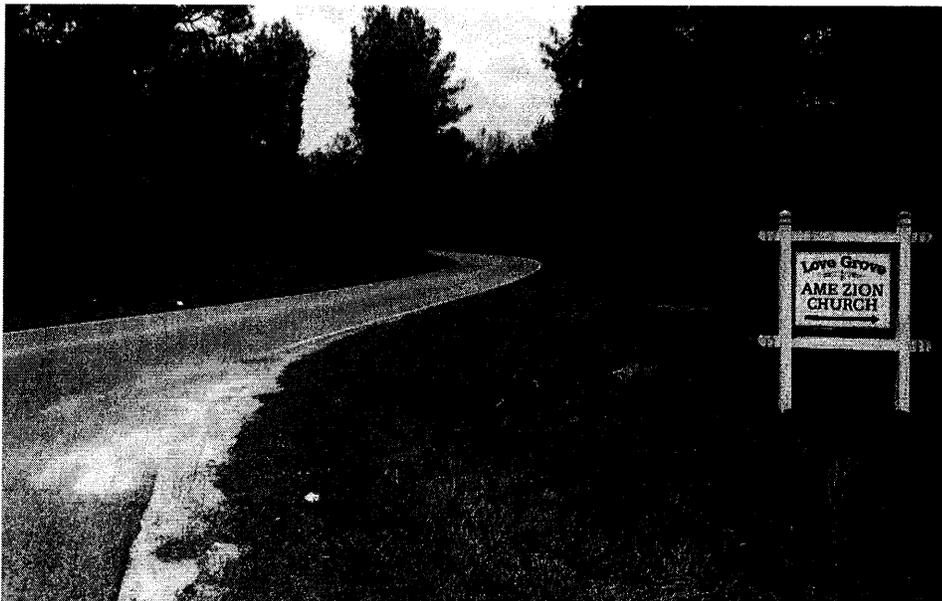
Love Grove Church Road



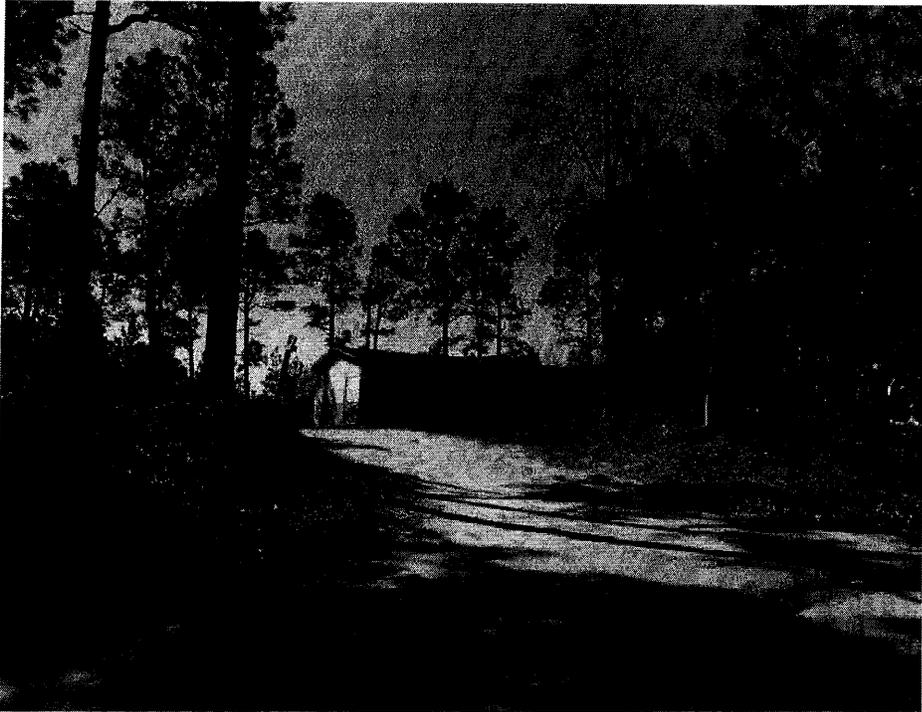
View of property across Carthage Road



View of Carthage Road going southbound

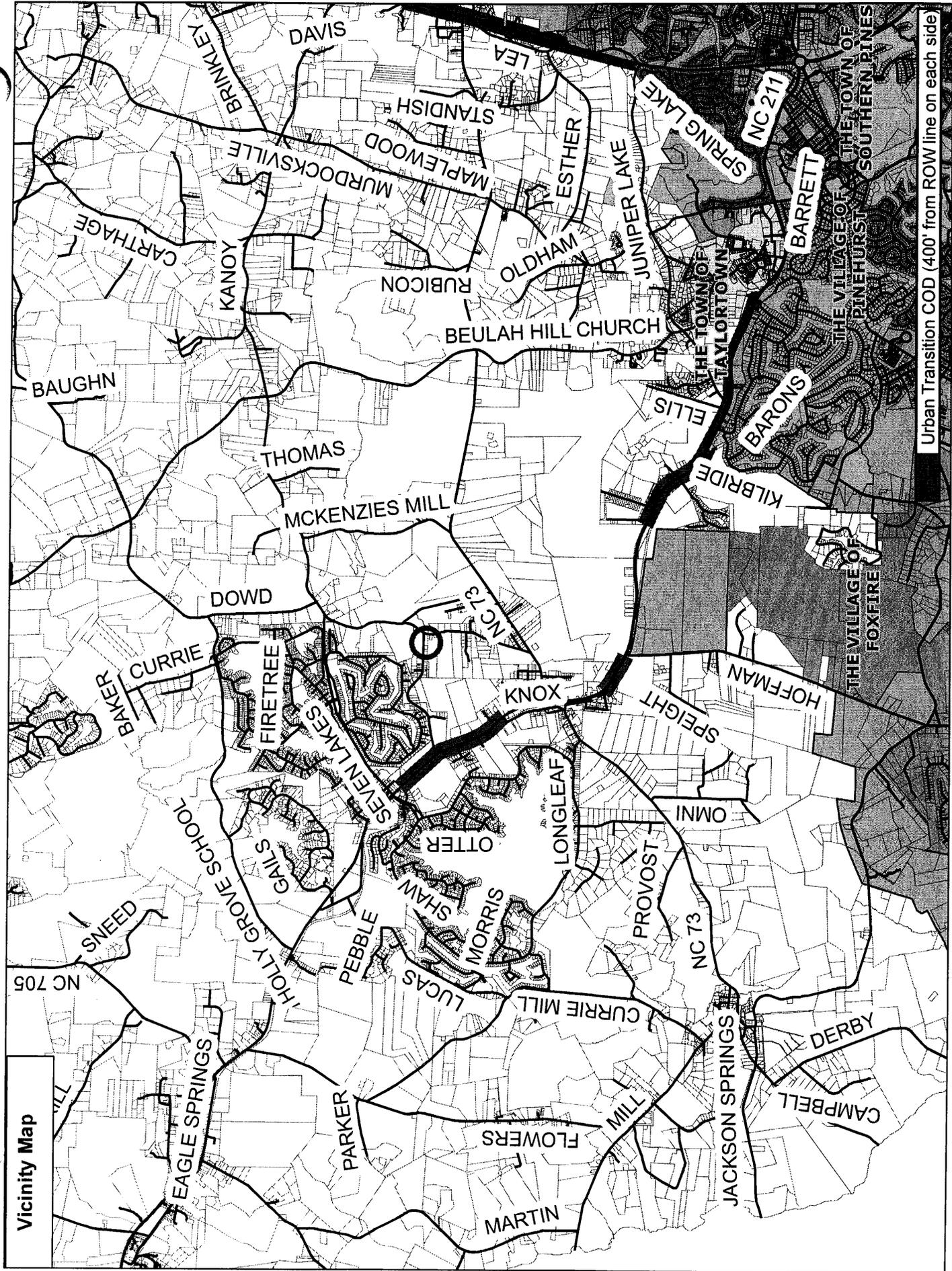


187 Love Grove Church Road



207 Love Grove Church Road





Vicinity Map

Urban Transition COD (400' from ROW line on each side)

THE VILLAGE OF PINEHURST

THE VILLAGE OF FOXFIRE

THE VILLAGE OF SOUTHERN PINES

THE TOWN OF TAYLOR TOWN

NC 705

NC 73

NC 211

NC 73

Land Use Map

Undeveloped

Undeveloped

Single Family Dwellings

LOVE GROVE CHURCH

Vacant

Undeveloped

Single Family Dwellings

Single Family Dwelling

Undeveloped

Single Family Dwelling

Single Family Dwelling

Undeveloped

Single Family Dwelling

CARTHAGE



Zoning Map

RA-5

Shaded area requested
to be rezoned to RA-20

B-2

CARTHAGE

LOVE GROVE CHURCH

RA-20

RA-20

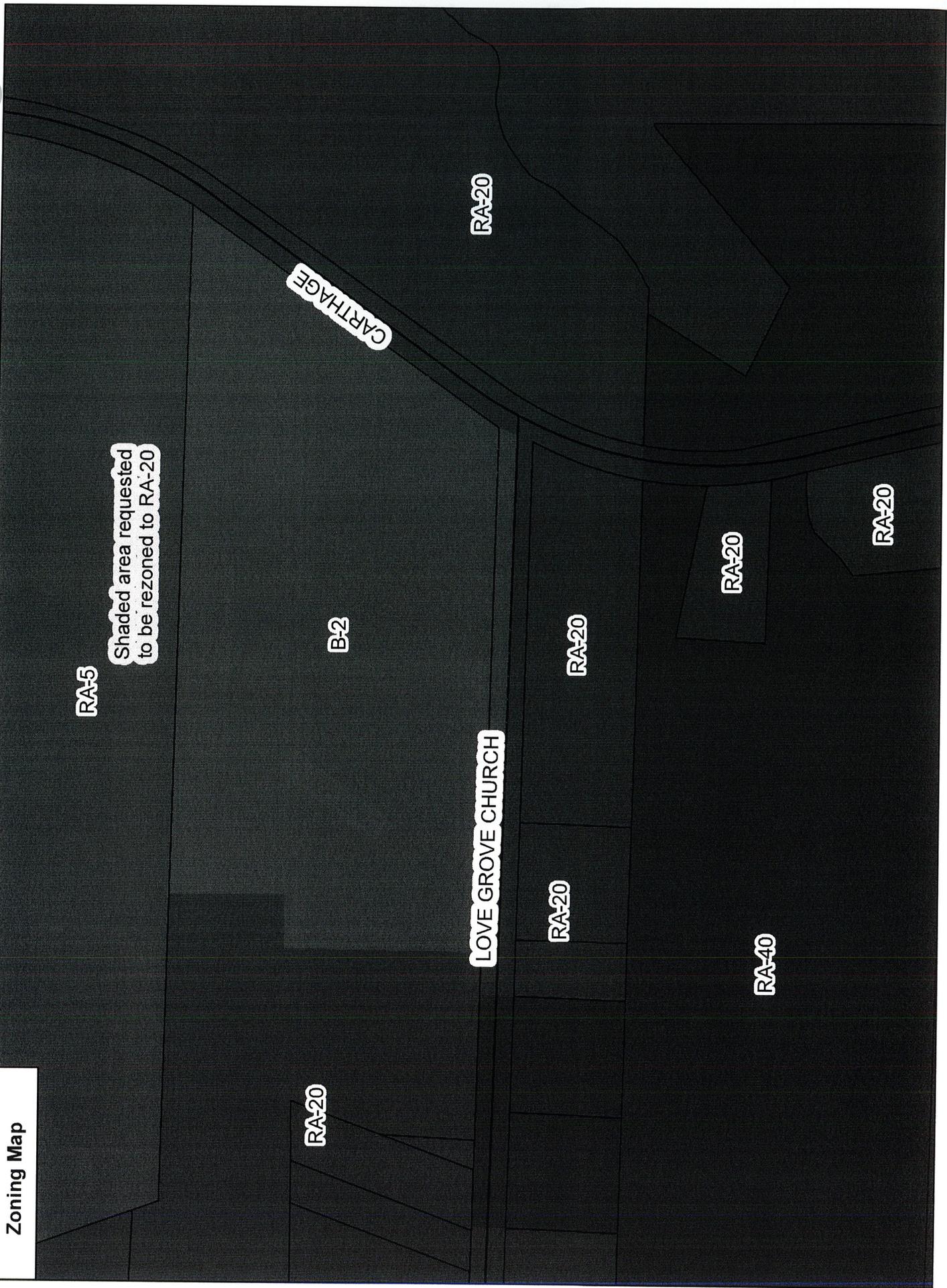
RA-20

RA-20

RA-20

RA-40

RA-20



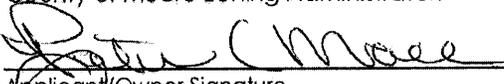
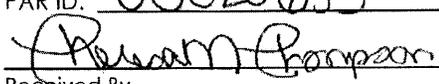
28739

County of Moore Planning and Transportation



Inspections/Permitting: (910) 947-2221
Planning: (910) 947-5010
Transportation: (910) 947-3389
Fax: (910) 947-1303

GENERAL USE REZONING APPLICATION

Application Date: 2/12/2020		4154 Carthage Rd, West End, NC	
Location/Address of Property: Corner of Carthage + Love Grove Ch Rd 27376			
Applicant: Pete Mace / PO 2605, SP 28388		Phone: (910) 639-2882	
Applicant Address: 170 Pine Barrens Vista		City: Southern Pines	St: NC Zip: 28387
Owner: Johnny Harris + Kathy Harris		Phone: (910) 638-5480	
Owner Address: 4291 Dowd Rd		City: Carthage NC	St: NC Zip: 28327
Current Zoning District: B-2		Proposed Zoning District: RA-20	
Comments: Rezoning from B-2 to RA-20 RA-20 Surrounds the Parcel *Entire B-2 Zoning Area of PID# 00020635 to Be Re-Zoned RA-20.			
I (We), the undersigned, certify that all statements furnished in this application are true to the best of my (our) knowledge, and do hereby agree to follow all reasonable requests for information as designated by the County of Moore Zoning Administrator.			
 Applicant/Owner Signature		2/12/2020 Date	
 Applicant/Owner Signature		2/12/2020 Date	
Office Use Only:			
PAR ID: 00020635			
 Received By		2/12/2020 Date	

Moore County Board of Commissioners
Land Use Plan Consistency Statement
General Use Rezoning Request
Highway Commercial (B-2) to Rural Agricultural-20 (RA-20)

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- Action 1.8.5: Support and promote infill development that will optimize the use of existing infrastructure.

Goal 3: Optimize the Uses of Land Within the County of Moore

- Recommendation 3.1: Maximize accessibility among living, working, and shopping areas.

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Therefore, the Moore County Board of Commissioners **APPROVES** of the General Use Rezoning from Highway Commercial (B-2) to Residential and Agricultural-20 (RA-20) of approximately 13.21 acres (entire portion currently zoned B-2 located to the north of Love Grove Church Road) of an approximate 26.32 acre parcel, located on the corner of Love Grove Church Road and Carthage Road, West End.

Frank Quis, Chair
Moore County Board of Commissioners

Date

Moore County Board of Commissioners
Land Use Plan Consistency Statement
General Use Rezoning Request
Highway Commercial (B-2) to Rural Agricultural-20 (RA-20)

The Moore County Board of Commissioners finds that:

1. The rezoning request is consistent with the following goals as listed in the 2013 Moore County Land Use Plan:

Goal 1: Preserve and Protect the Ambiance and Heritage of the County of Moore (inclusive of areas around the municipalities)

- Action 1.8.5: Support and promote infill development that will optimize the use of existing infrastructure.

Goal 3: Optimize the Uses of Land Within the County of Moore

- Recommendation 3.1: Maximize accessibility among living, working, and shopping areas.

2. The proposed rezoning is not reasonable and not in the public interest because the proposed rezoning will have an unreasonable impact on the surrounding community.

Therefore, the Moore County Board of Commissioners **DENIES** the General Use Rezoning from Highway Commercial (B-2) to Residential and Agricultural-20 (RA-20) of approximately 13.21 acres (entire portion currently zoned B-2 located to the north of Love Grove Church Road) of an approximate 26.32 acre parcel, located on the corner of Love Grove Church Road and Carthage Road, West End.

Frank Quis, Chair

Moore County Board of Commissioners

Date

CHAPTER 6 TABLE OF USES

6.1 Use Table

- A. Permitted Uses. P = Permitted uses are a use-by-right approved by the Administrator.
- B. Conditional Uses. C = Conditional Use Permit approval required. (Refer to Chapter 12.)
- C. Conditional Zoning. Z = Condition Rezoning within a parallel conditional zoning district required. (Refer to Chapter 11.)
- D. Building Code Classification.

The "Bldg. Code Group" column is intended for reference purposes only and is subject to change without notice. Classifications should be verified by the Building Inspector and should follow the regulations of the applicable "Use & Occupancy Classification" per the 2012 NC Building Code. Change of uses will require sealed plans to be approved by the Building Inspector.

A = Assembly	M = Mercantile
B = Business	R = Residential
E = Education	S = Storage
F = Factory Industrial	U = Utility & Miscellaneous
H = Hazardous	Mix = Mixed Uses (Separation standards may apply)
I = Institutional	

- E. Prohibited Uses. Blank = Districts in which particular uses are prohibited, unless the Administrator determines that the use is similar to an allowed individual use by applying the following criteria:
 1. The actual or projected characteristics of the activity.
 2. The relative amount of site area or floor space and equipment utilized.
 3. Relative amounts of sales from the activity and customer type for the activity.
 4. The relative number of employees and hours of operation.
 5. Building and site arrangement and likely impact on surrounding properties.
 6. Types of vehicles used, parking requirements, and vehicle trips generated.

When uncertainty exists, the Administrator, after consultation with the County Attorney, shall be authorized to make the interpretation.

ACCESSORY USES & ACCESSORY BUILDINGS	RA-20	RA-40	RA-2	RA-5	GCSL	GCWL	RE	RA-USB	RA	P-C	VB	B-1	B-2	I	Specific Use Standards	Bldg. Code Group
Accessory Uses & Buildings	P	P	P	P	P	P	P	P	P	P	P	P	P	P	8.1	R, S, U

AGRICULTURAL USES	RA-20	RA-40	RA-2	RA-5	GCSL	GCWL	RE	RA-USB	RA	P-C	VB	B-1	B-2	I	Specific Use Standards	Bldg. Code Group
Agricultural Uses and Buildings (Not a Bona Fide Farm)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	8.2	U
Bona Fide Farm	"Bona Fide Farm" exemption status is obtained through the Moore County Planning Department.														8.3	S, U

RESIDENTIAL USES	RA-20	RA-40	RA-2	RA-5	GCSL	GCWL	RE	RA-USB	RA	P-C	VB	B-1	B-2	I	Specific Use Standards	Bldg. Code Group
SINGLE FAMILY HOUSEHOLD																
Accessory Dwelling Located within Stick Built Dwelling	P	P	P	P			P	P	P						8.4	R
Accessory Dwelling Located within Non-Residential Building											P	P	P		8.5	Mix
Accessory Manufactured Home	P	P	P	P			P	P	P						8.6	R
Accessory Stick Built Dwellings	P	P	P	P			P	P	P						8.7	R
Dwellings, Single Family	P	P	P	P	P	P	P	P	P						8.8	R-3
Dwellings, Duplexes	P	P				P	P								8.9	R-3
Family Care Home (6 or less)	P	P	P	P	P	P	P	P	P						8.10	I, R
Home Occupation, Level 1	P	P	P	P	P	P	P	P	P						8.11	R
Home Occupation, Level 2			Z	Z			Z	Z							8.12	R
Manufactured Home	P	P	P	P			P	P	P						8.13	R-3
Manufactured Home Park									Z						8.14	Mix
Personal Workshop / Storage Building	P	P	P	P			P	P	P						8.15	R, S
Planned Unit Development – Mixed Use	Conditional Rezoning to PUD-CZ is required.														8.16	Mix
MULTIFAMILY RESIDENTIAL																
Group Care Facility									Z			C	P		8.17	I, R
Multifamily Dwellings (3 or more units per lot)	Conditional Rezoning to MF-CZ is required.														8.18	R-2
Nursing Home	C	C	C	C					C			P	P		8.19	B, I

COMMERCIAL USES	RA-20	RA-40	RA-2	RA-5	GCSL	GCWL	RE	RA-USB	RA	P-C	VB	B-1	B-2	I	Specific Use Standards	Bldg. Code Group
ANIMAL SERVICES																
Animal Shelter									Z					P	8.20	B
Animal Training Facility, Military									Z					P	8.21	B
Kennels, Overnight									Z		Z	Z		P	8.22	B
Pet Day Care, Grooming, Obedience Training									Z	P	P	P			8.23	B
Veterinary Clinic							P		Z	P	P	P			8.24	B
OFFICES & GENERAL SERVICES																
Automatic Teller Machine (ATM)											P	P	P	P	8.25	U
Beauty / Barber Shop / Nail Salon						P					P	P	P		8.26	B
Bed and Breakfast	Z	Z	Z	Z				Z	Z						8.27	
Dry Cleaning and Laundromat						P					P	P	P	P	8.28	B
Equestrian Cottage							Z								8.29	
Hotel and Motel													P		8.30	R-1
Office											P	P	P	P	8.31	B
Small Appliance Repair Shop											P	P	P	P	8.32	B
Trade Contractor Office and Workshop											P	Z	P	P	8.33	B, S
COMMERCIAL USES	RA-20	RA-40	RA-2	RA-5	GCSL	GCWL	RE	RA-USB	RA	P-C	VB	B-1	B-2	I	Specific Use Standards	Bldg. Code Group
RETAIL SERVICES																
Auction House												P	P	P	8.34	A-3, B
Convenience Store						P			C		P	P	P	P	8.35	M
Feed and Seed Sales							C		C			P	P	P	8.36	B, M
Florist									P		P	P	P	P	8.37	B
Flea Market									Z		Z	P			8.38	B, M
Garden Center											P	P	P		8.39	M, U
Manufactured or Modular Home Sales													P	P	8.40	B
Restaurant						P					P	P	P	P	8.41	A-2
Retail											P	P	P		8.42	M
Shopping Centers													Z	C	8.43	M
Wholesales											C		P	P	8.44	M

COMMERCIAL USES (CONTINUED)	RA-20	RA-40	RA-2	RA-5	GCSL	GCWL	RE	RA-USB	RA	P-C	VB	B-1	B-2	I	Specific Use Standards	Bldg. Code Group
VEHICLE SERVICES																
Boat & RV Storage					P						P		Z		8.45	S-1
Car Wash or Auto Detailing											P	P	P	P	8.46	B
Commercial Truck Wash												C	P	P	8.47	B
Parking Lot as principal use of lot											P	P	P	P	8.48	S-2
Taxi Service												Z	P	P	8.49	B, A-3
Vehicle, Auto Parts, Tires, Farm Equipment, Boat, RV - Sales, Rental, or Service											P	P	P	P	8.50	B, S-1
Vehicle Service Stations (Gas Stations)											Z	P	P	P	8.51	M
Vehicle Wrecker Service												Z	Z	P	8.52	S-1
ADULT USES																
Adult Gaming Establishments														C	8.53	B
Bars / Tavern											C		P		8.54	A-2
Brewery / Winery									C		P		P	P	8.55	A-2, F
Dance Club, Night Club, Billiard											Z		P		8.56	A-2, A-3
Distillery														P	8.57	F-1
Massage & Bodywork Therapy Practice, Unlicensed														P	8.58	B
Pawn Shop											Z		P	P	8.59	B
Sexually Oriented Business														Z	8.60	A-2, M
Tattoo Parlor, Body Piercing													P		8.61	B

EDUCATIONAL & INSTITUTIONAL USES	RA-20	RA-40	RA-2	RA-5	GCSL	GCWL	RE	RA-USB	RA	P-C	VB	B-1	B-2	I	Specific Use Standards	Bldg. Code Group
Cemetery or Mausoleum, Commercial			C	C			C		C				P		8.62	n/a
Cemetery, Family	P	P	P	P	P	P	P	P	P	P					8.63	n/a
Child Care Facility	C	C	C	P		C	C	C	C		C	P	P		8.64	E, I
Child Care Home Facility	C	P	P	P			C	C	P						8.65	E, R
Colleges, Business & Trade Schools									C				P	P	8.66	B
Funeral Home, accessory crematorium											P	P	P	P	8.67	A-3, B
Government Facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	8.68	B
Hospital	P	P	P	P	C	C	P	P	P	P		P	P	P	8.69	I
Museums and Art Galleries									C		P	P	P		8.70	A-3
Religious Institutions	P	P	P	P	P		P	P	P	P	P	P	P		8.71	A-3, E
Security Training Facility									C						8.72	B
Schools, Elementary, Middle, High													P	P	8.73	E

RECREATIONAL USES	RA-20	RA-40	RA-2	RA-5	GCSL	GCWL	RE	RA-USB	RA	P-C	VB	B-1	B-2	I	Specific Use Standards	Bldg. Code Group
Accessory, Swimming Pool	P	P	P	P	P	P	P	P	P	P	P	P	P	P	8.74	A, R
Airport, Public or Private									C					Z	8.75	A-3, B
Airstrip, Small Private									C			P			8.76	B
Assembly Hall						Z			Z		Z		Z	P	8.77	A-4, A-5
Camp or Care Centers									P						8.78	A-3, R-1
Campground, Public and Private									P						8.79	A-3, R-1
Camp, Recreation Day									P						8.80	A-3
Civic / Social Club, Lodge, & Organization			P	P	C	C			C		P	P	P		8.81	A-2, A-3
Golf Driving Range					C	C				P			P		8.82	A-3
Golf Course, including Par 3					C	C				P			P		8.83	U
Marina (fuel supplies)					P	P									8.84	M
Neighborhood Park	P	P	P	P	P	P	P	P	P	P	P	P	P		8.85	U
Recreation, Indoor											C	C	P		8.86	A-5
Recreation, Low Impact Outdoor		P P	P	P	P	P	P	P	P		C	P	P		8.87	A-5
Recreation, High Impact Outdoor									Z		Z		P		8.88	
Shooting Range, Indoor									Z				P		8.89	A-5
Shooting Range, Outdoor									Z				P		8.90	A-5
Zoo, Petting Zoo									Z				P		8.91	A-5, U

INDUSTRIAL USES	RA-20	RA-40	RA-2	RA-5	GCSL	GCWL	RE	RA-USB	RA	P-C	VB	B-1	B-2	I	Specific Use Standards	Bldg. Code Group
PRODUCTION																
Manufacturing, Light (no odors, no smoke)														P	8.92	F
Manufacturing, General														Z	8.93	F-1, F-2
UTILITIES / SERVICES																
Amateur Radio and Receive-only Antennas	P	P	P	P	P	P	P	P	P	P	P	P	P	P	8.94	U
Contractors Storage Yard and Office									Z				P	P	8.95	S-1, U
Crematorium Facility													Z	P	8.96	B
Public & Private Utility Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	8.97	U
Solar Collector Facility														C	8.98	U
Solar Collectors, On-Site Use	P	P	P	P	P	P	P	P	P	P	P	P	P	P	8.99	U
Wireless Communication Facility									Z				Z	Z	8.100	U
Collocation on Existing WCF	P	P	P	P			P	P	P	P	P	P	P	P	8.101	U

INDUSTRIAL USES	RA-20	RA-40	RA-2	RA-5	GCSL	GCWL	RE	RA-USB	RA	P-C	VB	B-1	B-2	I	Specific Use Standards	Bldg. Code Group
WAREHOUSING																
Mini-Warehouse (Self-Service)							P				Z	Z	P	P	8.102	S
Warehousing and/or Distribution Center									Z				C	P	8.103	S-1, S-2
WASTE RELATED SERVICES																
Debris Management Facility									Z			Z		P	8.104	U
Hazardous Waste /Toxic Chemicals Disposal or Processing														C	8.105	U
Landfill														C	8.106	U
Mining / Quarry Operation									Z					C	8.107	U
Salvage Yard														C	8.108	U

TEMPORARY USES	RA-20	RA-40	RA-2	RA-5	GCSL	GCWL	RE	RA-USB	RA	P-C	VB	B-1	B-2	I	Specific Use Standards	Bldg. Code Group
Construction Office, Temporary	P	P	P	P	P	P	P	P	P	P	P	P	P	P	8.109	S-1
Drop-In Child Care Facility											P	P	P		8.110	
Itinerant Merchant											P	P	P	P	8.111	n/a
Land Clearing	P	P	P	P	P	P	P	P	P	P	P	P	P	P	8.112	F-1
Manufactured Home or RV, Temporary	P	P	P	P			P	P	P						8.113	R-3
Real Estates Office, Temporary	P	P	P	P	P	P	P	P	P	P	P	P	P	P	8.114	S-1
Temporary Events (Special Event)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	8.115	n/a
Yard Sales, Residential and Civic	P	P	P	P	P	P	P	P	P			P	P		8.116	n/a

OTHER USES	RA-20	RA-40	RA-2	RA-5	GCSL	GCWL	RE	RA-USB	RA	P-C	VB	B-1	B-2	I	Specific Use Standards	Bldg. Code Group
Major Subdivision – Residential (1)	C	C						C							18.6-18.11	Mix
Major Subdivision – Non-Residential (Business Park)													C	C	18.6-18.11	Mix

For Registration Register of Deeds
 Judy D. Martin
 Moore County, NC
 Electronically Recorded
 March 1, 2019 11:26:49 AM
 Book: 5095 Page: 156 - 158 #Pages: 3
 Fee: \$26.00 NC Rev Stamp: \$360.00
 Instrument # 2019002543

GENERAL WARRANTY DEED

THIS INSTRUMENT PREPARED BY:

Michelle Stinnett
 Lorenz & Creed Law Firm, PLLC
 230 N. Bennett Street
 Southern Pines, NC 28387

TO BE RECORDED IN THE
 DEED RECORDS OF
 MOORE COUNTY, NC

Excise Tax: \$ 360.00

THIS DEED made this 27 day of February, 2019, by and between:

<u>GRANTOR</u>	<u>GRANTEE</u>
JOHNSON IMPROVEMENT COMPANY, LLC, a North Carolina Limited Liability Company, successor by merger with JOHNSON IMPROVEMENT COMPANY, a North Carolina General Partnership Mailing Address: 9345 Martin Rd. Roswell, GA 30076	JOHNNY HARRIS AND WIFE, KATHY HARRIS Mailing Address: 4291 Dowd Road Carthage, NC 28327

WITNESSETH:

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, the Grantor, for valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land (referred to in the singular, whether one or more) situated in Mineral Spring Township, Moore County, North Carolina, and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR A MORE PARTICULAR DESCRIPTION OF THE PROPERTY HEREIN CONVEYED. SAID EXHIBIT BEING INCORPORATED HEREIN BY REFERENCE AS FULLY AS IF SET FORTH HEREON.

This property herein described does not include the primary residence of the Grantor.

And being a portion of the property conveyed to Grantor in instrument recorded in Book 177, Page 311, in the Moore County, North Carolina, Register of Deeds. The attorney preparing this instrument has not searched the title to the real property hereby conveyed and makes no opinion relative to the status of the title to the real property hereby conveyed.

This conveyance is made subject to (i) the lien of the County of Moore for taxes and other assessments for the current year, which taxes or other assessments shall be pro-rated as of the date of closing and which Grantee by acceptance of this deed expressly agrees to pay; (ii) utility easements of record; and (iii) unviolated restrictive covenants of record that do not materially affect the value of the property.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions noted herein.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal the day and year first above written.

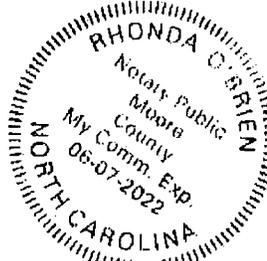
JOHNSON IMPROVEMENT COMPANY, LLC
A North Carolina Limited Liability Company

By: [Signature] (SEAL)
William A. Johnson, III, Member-Manager

STATE OF nc
COUNTY OF Moore

I certify that the following person(s) personally appeared before me this day and () I have personal knowledge of the identity of the principal(s); () I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a driver's license; () a credible witness has sworn to the identity of the principal(s); the principal(s) acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Name of Principal(s): William A. Johnson, III, Member-Manager - JOHNSON IMPROVEMENT COMPANY, LLC.
Date: 2/27/22



[Signature]
Notary Public

Rhonda C. Brien
Printed or typed name of Notary Public

My commission expires: 6/7/22

[SEAL]

NOTARY PUBLIC: Please place an (X) in the space that describes the method of identifying the principal and (--) in the spaces that do not apply.

EXHIBIT "A"

Lying and being in Mineral Springs Township, Moore County, NC and being Tract 2, containing 26.32 acres more or less, the identical tract or parcel of land shown, indicated and designated on that certain plat or map recorded in Plat Cabinet 5, Slide 130, Moore County Registry, Carthage, NC, and to which reference is hereby made.

Appendix J
08/18/2020

Moore County Planning Board
Land Use Plan Consistency Statement
General Use Rezoning Request

Residential and Agricultural-20 (RA-20) to Highway Commercial (B-2)

The Moore County Planning Board finds that:

1. The rezoning request is consistent with the following goals as listed in the 2013 Moore County Land Use Plan:

Goal 1: Preserve and Protect the Ambiance and Heritage of the County of Moore (inclusive of areas around the municipalities)

- Recommendation 1.7: Support and promote local businesses
- Action 1.8.5: Support and promote infill development that will optimize the use of existing infrastructure.

Goal 3: Optimize the Uses of Land Within the County of Moore

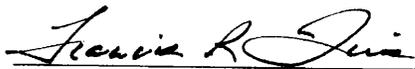
- Goal 3.1: Maximize accessibility among living, working, and shopping areas
- Recommendation 3.4: Encourage development in areas where the necessary infrastructure (roads, water, sewer, and schools) are available, planned or most cost-efficiently be provided and extended to serve development.

2. Approval of the rezoning request is also deemed an amendment to the Land Use Plan Future Land Use Map by reclassifying the site to the Commercial/Office/Retail/Institutional Land Use Classification.

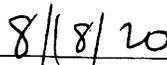
3. Contributing factors in the rezoning approval is in response to managing the demand of new businesses needed to accommodate residential growth, largely resulting from the influx of families spurred by Fort Bragg's growth from the Base Realignment and Closure.

4. The rezoning request is reasonable and in the public interest considering the property is located adjacent to the Pinehurst and Taylortown communities.

Therefore, the Moore County Planning Board recommends **Denial** of the General Use Rezoning from Residential and Agricultural-20 (RA-20) to Highway Commercial (B-2) of an approximate 5.54 acre parcel, located on the corner of Juniper Lake Road and Murdocksville Road.



Frank Quis, Chairman, Board of Commissioners



Date

MEMORANDUM TO THE BOARD OF COMMISSIONERS

FROM: Debra Ensminger
Planning & Transportation Director

DATE: July 8, 2020

SUBJECT: Public Hearing General Use Rezoning Request:
Residential and Agricultural-20 (RA-20) to Highway Commercial (B-2) – Juniper Lake Road

PRESENTER: Debra Ensminger

REQUEST

Audio & Electronic Concepts, Inc. c/o Vance Keller is requesting a General Use Rezoning from Residential and Agricultural-20 (RA-20) to Highway Commercial (B-2) of an approximate 5.54 acre parcel, located on the corner of Juniper Lake Road and Murdocksville Road, owned by Audio & Electronic Concepts, Inc., per Deed Book 1659 Page 23.

Public notification consisted of publishing a legal notice in the local newspaper for two consecutive weeks, notification by mail to adjacent property owners, and placing public hearing signs on the property.

BACKGROUND

There are four unoccupied buildings (a single-family dwelling unit, two storage buildings, and a convenience store which is now closed). Adjacent properties include single family dwellings, the Veterans Motorcycle Club, and the “Juniper Lake Place” which comprises of several businesses.

ZONING DISTRICT COMPATIBILITY

The surrounding area is zoned a mixture of Residential and Agricultural-20 (RA-20), Residential and Agricultural-40 (RA-40), and Highway Commercial (B-2).

CONSISTENCY WITH THE 2013 MOORE COUNTY LAND USE PLAN

The site has a Medium Density Residential Land Use Classification. The requested zoning to Highway Commercial (B-2) is not compatible with the Medium Density Residential Land Use Classification.

The Medium Density Residential Land Use Classification is a density of 2 (two) to 4 (four) dwellings per acre, single family detached or attached. Housing may include a mixture of dwelling types, including single-family detached, duplex, patio home, semi-detached/attached dwelling, multi-family, or townhouse. This may also include certain non-residential neighborhood supportive uses such as schools, daycares, churches, and others. Density would require engineered sewerage disposal systems. Public infrastructure and facilities such as roads,

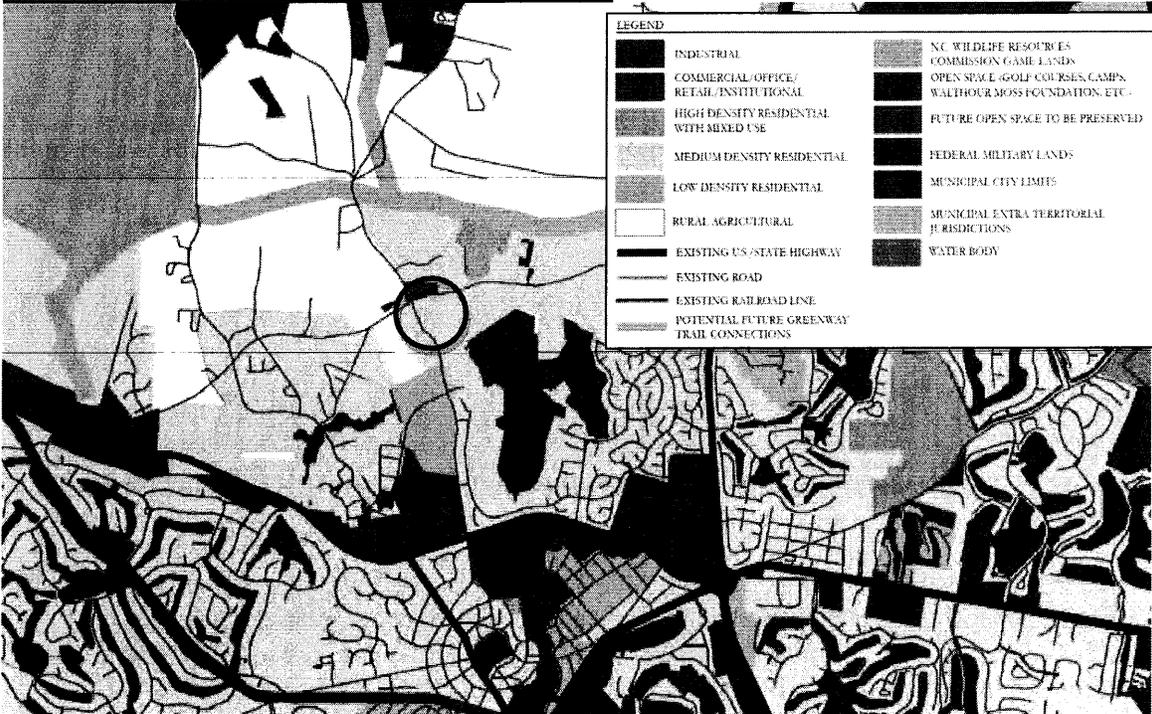
water, sewer, schools, fire/rescue, open space, and must be adequate to accommodate the development. The public service providers in the proximity of these areas shown on the Future Land Use Map shall consider extending, upgrading, and/or preserving infrastructure in these locations.

The Commercial/Office/Retail/Institutional Land Use Classification’s primary use is intended for shopping/retail uses, dining, entertainment, services, general office space, medical offices, banks, schools, daycares, places of worship, libraries, etc. The Moore County Unified Development Ordinance states the Highway Commercial (B-2) district provides for the development of commercial and service centers that serve community, countywide, or regional commercial needs, are accessible by residents from surrounding neighborhoods, and are of such nature so as to minimize conflicts with surrounding residential areas.

Although this site is located within the Medium Density Residential Land Use Classification, the site is located adjacent to the Commercial/Office/Retail/Institutional Land Use Classification, as indicated by the red color on the map below, and is located adjacent to other non-residential uses.

The rezoning request is also consistent with several goals as included in the attached Land Use Plan Consistency Statement, including Goal 3.1: Maximize accessibility among living, working, and shopping areas, and Recommendation 1.7: Support and promote local businesses. Therefore, if approved, staff recommends updating the Land Use Map to reclassify this site to the Commercial/Office/Retail/Institutional Land Use Classification.

MOORE COUNTY FUTURE LAND USE MAP



IMPLEMENTATION PLAN

Hold the public hearing and approve / deny the rezoning request.

ACTION BY THE PLANNING BOARD

The Planning Board recessed the regular scheduled June 4, 2020 meeting until June 11, 2020 and recommended denial with a 4-3 vote.

FINANCIAL IMPACT STATEMENT

No financial impact to the County's FY 2020-2021 budget.

RECOMMENDATION

This item requires two separate motions:

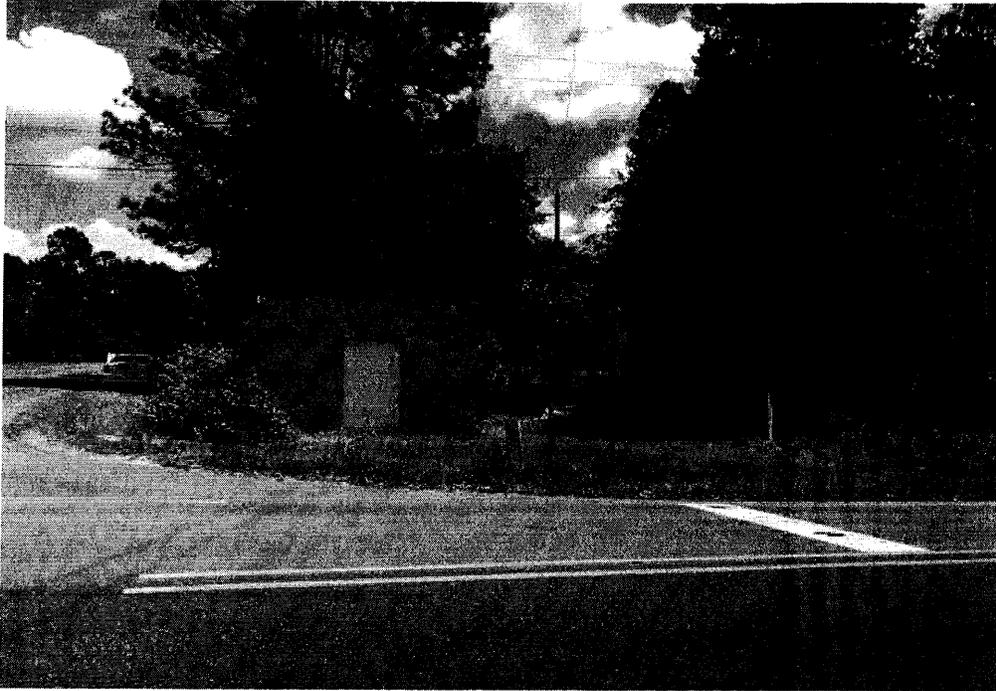
Motion #1: Make a motion to adopt the attached **Approve** or **Deny** Moore County Board of County Commissioners Land Use Plan Consistency Statement and authorize its Chairman to execute the document as required by North Carolina General Statute 153A-341. As specified in the Land Use Plan Consistency Statement, a declaration of approval is also deemed an amendment to the Land Use Plan.

Motion #2: Make a motion to **Approve** or **Deny** the General Use Rezoning from Residential and Agricultural-20 (RA-20) to Highway Commercial (B-2) of an approximate 5.54 acre parcel, located on the corner of Juniper Lake Road and Murdocksville Road, owned by Audio & Electronic Concepts, Inc., per Deed Book 1659 Page 23.

ATTACHMENTS

- Pictures of Property and Adjacent Properties
- Vicinity Map
- Aerial Map
- Land Use Map
- Rezoning Map
- Rezoning Application
- Planning Board Consistency Statement – Approval
- Planning Board Consistency Statement – Denial
- UDO – Chapter 6. Table of Uses
- Deed Book 1659 Page 23

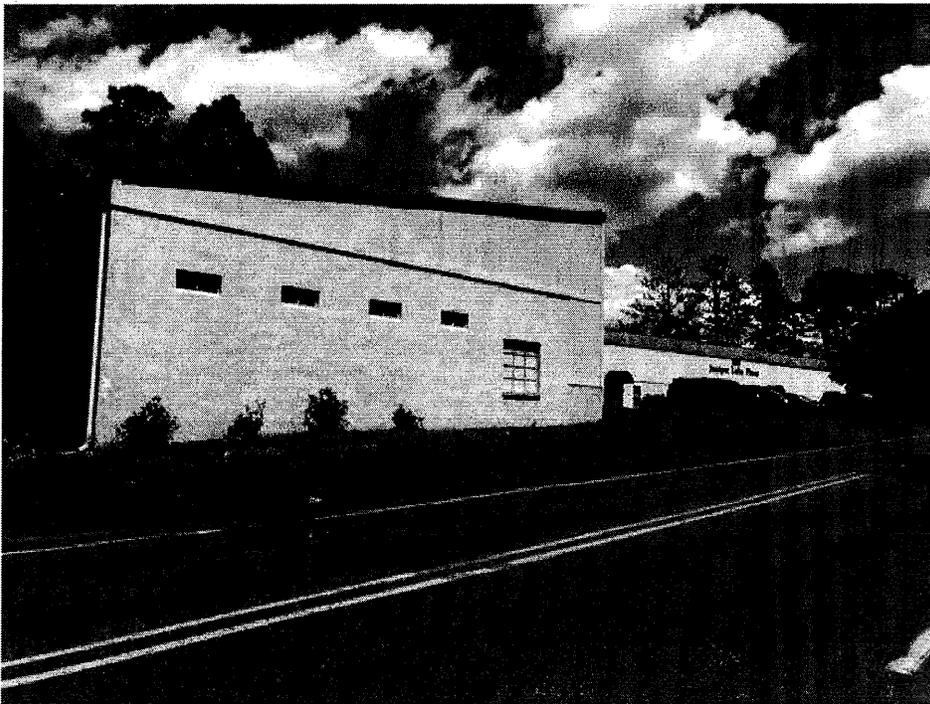
View of subject property



Adjacent property – 3664 Murdocksville Road



Adjacent property – 3625 Murdocksville Road



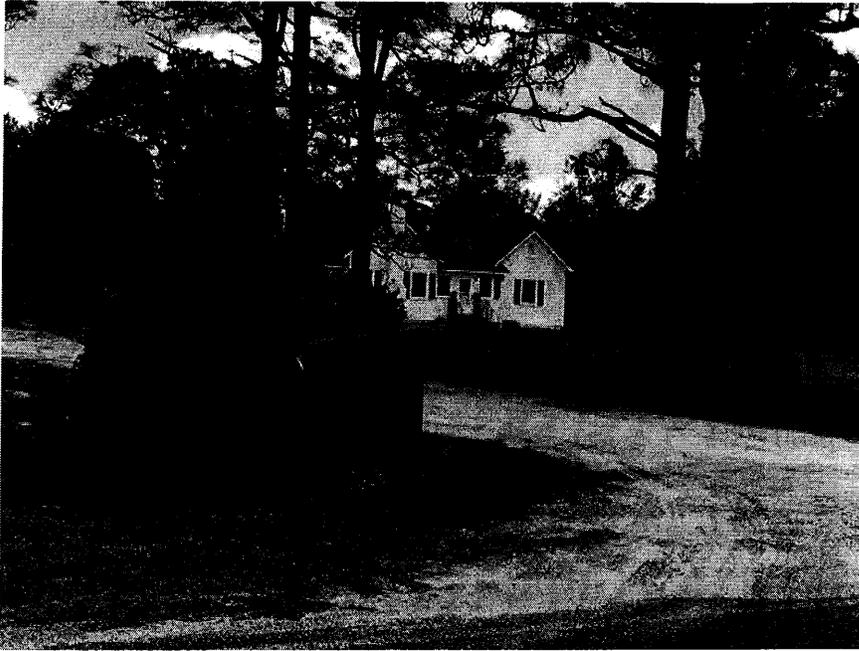
Adjacent property – 3674 Murdocksville Road



Adjacent property – 3621 Murdocksville Road



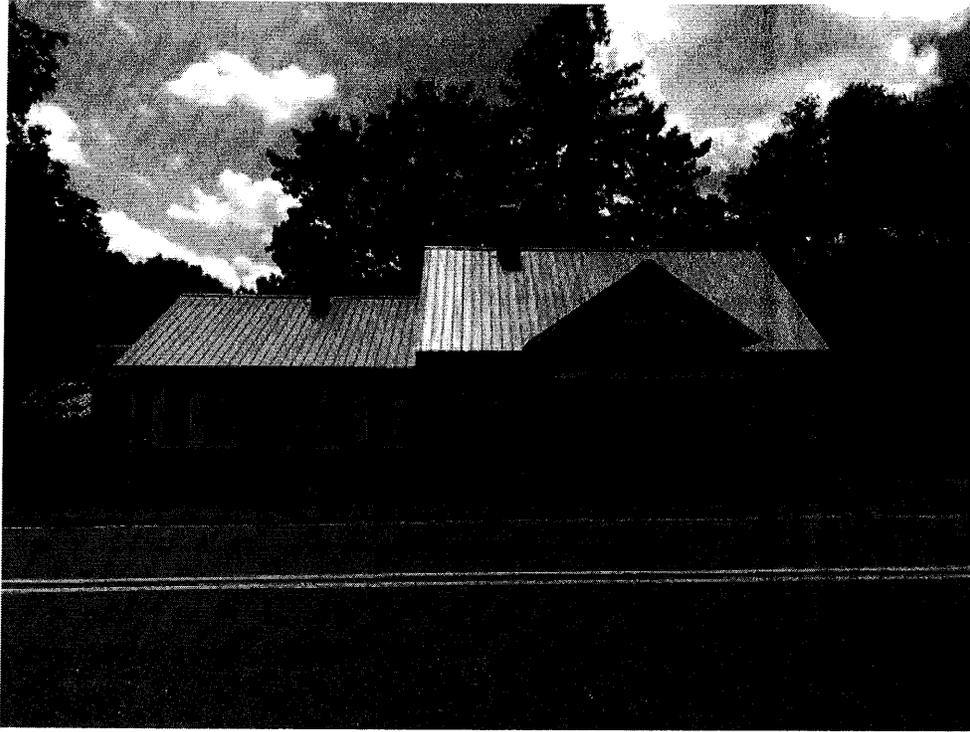
Adjacent property – 990 Juniper Lake Road



View of Carousel Street



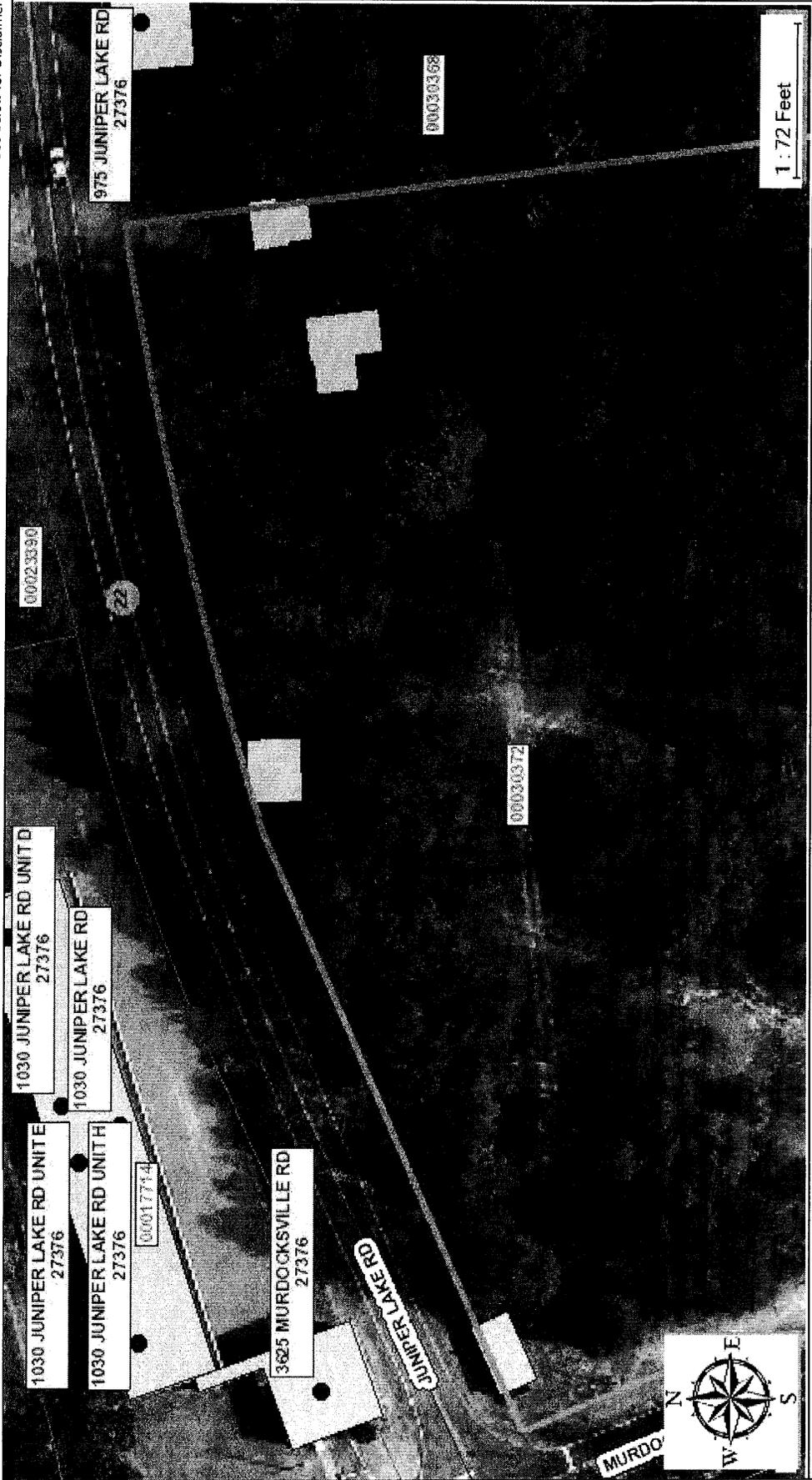
Adjacent property – 975 Juniper Lake Road



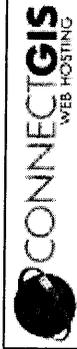
Juniper Lake Road – General Use Rezoning – Staff Report



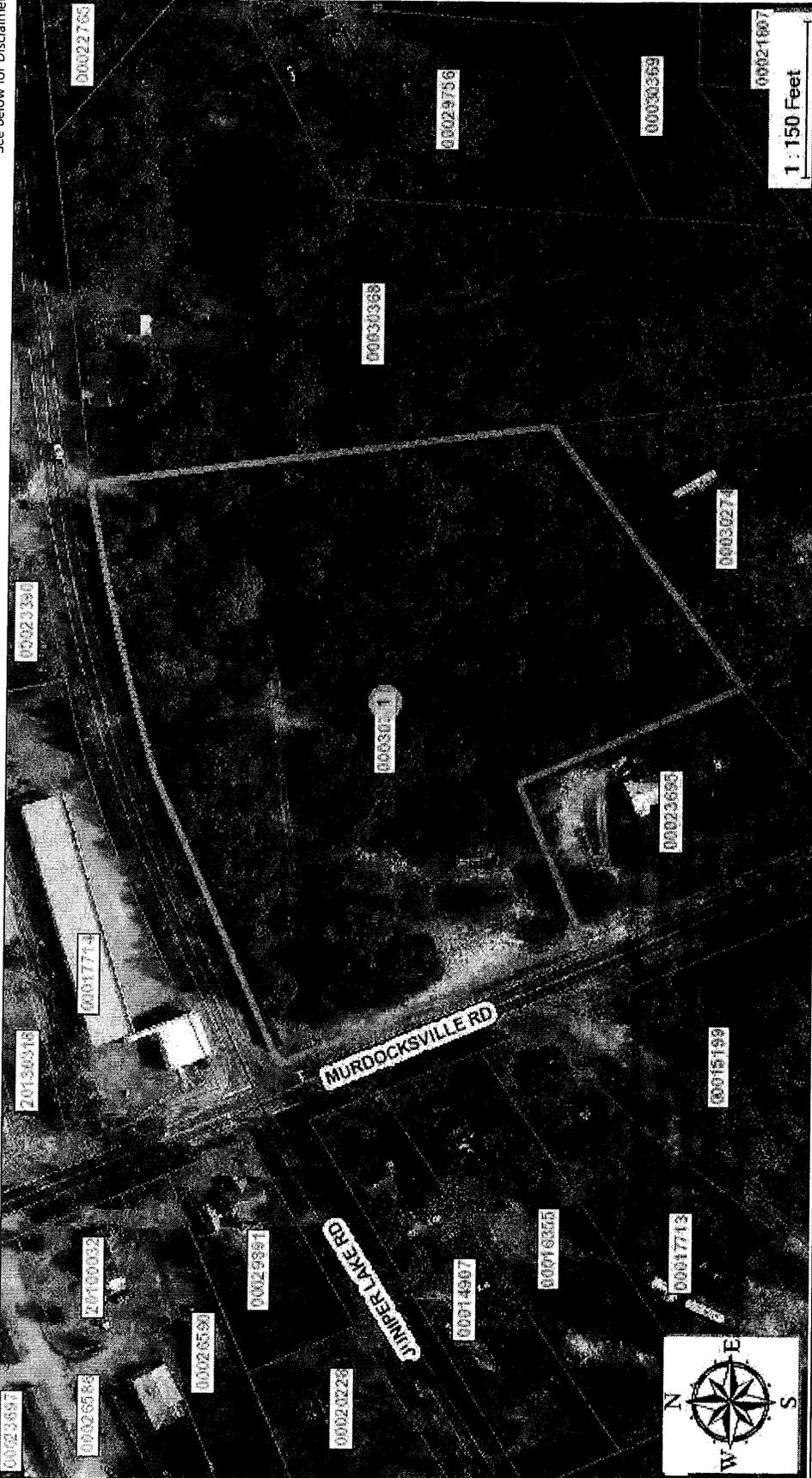
PlanningBaseMap
Printed April 21, 2020
See Below for Disclaimer



Welcome to the Moore County GIS Planning map for County employees.



Planning Base Map
Printed July 24, 2020
See Below for Disclaimer



Welcome to the Moore County GIS Planning map for County employees.

Land Use Map



Single Family Dwelling

Office Building

Warehouses

Warehouses

Juniper Lake Place

Single Family Dwellings

Single Family Dwelling

Manufactured Home

Single Family Dwellings

Single Family Dwelling

Single Family Dwelling

Veterans Club

Single Family Dwelling

Zoning Map

RA-20

RA-20

RA-20

JUNIPER LAKE

MURDOCKSVILLE

R-20

RA-20

B-2

Shaded areas requested
to be rezoned to B-2

RA-40

RA-40

CAROUSEL

RA-20

RA-20

RA-20

RA-40

THE TOWN OF
TAYLORTOWN

App# 29340

County of Moore Planning and Transportation



Inspections/Permitting: (910) 947-2221
Planning: (910) 947-5010
Transportation: (910) 947-3389
Fax: (910) 947-1303

GENERAL USE REZONING APPLICATION

Application Date: <u>APRIL 10, 2020</u>			
Location/Address of Property: <u>Juniper Lake & Murdocksville Roads, West End (PID 00030372)</u>			
Applicant: <u>AUDIO & ELECTRONIC CONCEPTS, INC / VANCE KELLER</u>		Phone: <u>315-3113</u>	
Applicant Address: <u>PG BOX 3275</u>	City: <u>PINEHURST</u>	St: <u>NC</u>	Zip: <u>28374</u>
Owner: <u>AUDIO & ELECTRONIC CONCEPTS, INC / VANCE KELLER</u>		Phone: <u>315-3113</u>	
Owner Address: <u>BOX 1063 SEVEN LAKES NORTH</u>	City: <u>WEST END</u>	St: <u>NC</u>	Zip: <u>27376</u>
Current Zoning District: <u>RA - 20</u>	Proposed Zoning District: <u>B-2</u>		
Comments: 			
I (We), the undersigned, certify that all statements furnished in this application are true to the best of my (our) knowledge, and do hereby agree to follow all reasonable requests for information as designated by the County of Moore Zoning Administrator.			
<u>Vance Keller</u>		<u>4/10/20</u>	
Applicant/Owner Signature		Date	
Applicant/Owner Signature		Date	
Office Use Only:			
PAR ID: <u>00030372</u>			
<u>Cherian Rapoon</u>		<u>4/20/2020</u>	
Received By		Date	

Moore County Board of Commissioners
Land Use Plan Consistency Statement
General Use Rezoning Request
Residential and Agricultural-20 (RA-20) to Highway Commercial (B-2)

The Moore County Board of Commissioners finds that:

1. The rezoning request is consistent with the following goals as listed in the 2013 Moore County Land Use Plan:

Goal 1: Preserve and Protect the Ambiance and Heritage of the County of Moore (inclusive of areas around the municipalities)

- Recommendation 1.7: Support and promote local businesses
- Action 1.8.5: Support and promote infill development that will optimize the use of existing infrastructure.

Goal 3: Optimize the Uses of Land Within the County of Moore

- Goal 3.1: Maximize accessibility among living, working, and shopping areas
- Recommendation 3.4: Encourage development in areas where the necessary infrastructure (roads, water, sewer, and schools) are available, planned or most cost-efficiently be provided and extended to serve development.

2. Approval of the rezoning request is also deemed an amendment to the Land Use Plan Future Land Use Map by reclassifying the site to the Commercial/Office/Retail/Institutional Land Use Classification.

3. Contributing factors in the rezoning approval is in response to managing the demand of new businesses needed to accommodate residential growth, largely resulting from the influx of families spurred by Fort Bragg's growth from the Base Realignment and Closure.

4. The rezoning request is reasonable and in the public interest considering the property is located adjacent to the Pinehurst and Taylortown communities.

Therefore, the Moore County Board of Commissioners recommends **APPROVAL** of the General Use Rezoning from Residential and Agricultural-20 (RA-20) to Highway Commercial (B-2) of an approximate 5.54 acre parcel, located on the corner of Juniper Lake Road and Murdocksville Road.

Frank Quis, Chairman, Board of Commissioners Date

Moore County Planning Board
Land Use Plan Consistency Statement

General Use Rezoning Request

Residential and Agricultural-20 (RA-20) to Highway Commercial (B-2)

The Moore County Planning Board finds that:

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Goal 1: Preserve and Protect the Ambiance and Heritage of the County of Moore (inclusive of areas around the municipalities)

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3. Contributing factors in the rezoning approval is in response to managing the demand of new businesses needed to accommodate residential growth, largely resulting from the influx of families spurred by Fort Bragg's growth from the Base Realignment and Closure.

4. The rezoning request is reasonable and in the public interest considering the property is located adjacent to the Pinehurst and Taylortown communities.

Therefore, the Moore County Planning Board recommends **Denial** of the General Use Rezoning from Residential and Agricultural-20 (RA-20) to Highway Commercial (B-2) of an approximate 5.54 acre parcel, located on the corner of Juniper Lake Road and Murdocksville Road.

Frank Quis, Chairman, Board of Commissioners

Date

CHAPTER 6 TABLE OF USES

6.1 Use Table

- A. Permitted Uses. P = Permitted uses are a use-by-right approved by the Administrator.
- B. Conditional Uses. C = Conditional Use Permit approval required. (Refer to Chapter 12.)
- C. Conditional Zoning. Z = Condition Rezoning within a parallel conditional zoning district required. (Refer to Chapter 11.)
- D. Building Code Classification.

The "Bldg. Code Group" column is intended for reference purposes only and is subject to change without notice. Classifications should be verified by the Building Inspector and should follow the regulations of the applicable "Use & Occupancy Classification" per the 2012 NC Building Code. Change of uses will require sealed plans to be approved by the Building Inspector.

A = Assembly	M = Mercantile
B = Business	R = Residential
E = Education	S = Storage
F = Factory Industrial	U = Utility & Miscellaneous
H = Hazardous	Mix = Mixed Uses (Separation standards may apply)
I = Institutional	

- E. Prohibited Uses. Blank = Districts in which particular uses are prohibited, unless the Administrator determines that the use is similar to an allowed individual use by applying the following criteria:
 1. The actual or projected characteristics of the activity.
 2. The relative amount of site area or floor space and equipment utilized.
 3. Relative amounts of sales from the activity and customer type for the activity.
 4. The relative number of employees and hours of operation.
 5. Building and site arrangement and likely impact on surrounding properties.
 6. Types of vehicles used, parking requirements, and vehicle trips generated.

When uncertainty exists, the Administrator, after consultation with the County Attorney, shall be authorized to make the interpretation.

ACCESSORY USES & ACCESSORY BUILDINGS	RA-20	RA-40	RA-2	RA-5	GCSL	GCWL	RE	RA-USB	RA	P-C	VB	B-1	B-2	I	Specific Use Standards	Bldg. Code Group
Accessory Uses & Buildings	P	P	P	P	P	P	P	P	P	P	P	P	P	P	8.1	R, S, U

AGRICULTURAL USES	RA-20	RA-40	RA-2	RA-5	GCSL	GCWL	RE	RA-USB	RA	P-C	VB	B-1	B-2	I	Specific Use Standards	Bldg. Code Group
Agricultural Uses and Buildings (Not a Bona Fide Farm)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	8.2	U
Bona Fide Farm	"Bona Fide Farm" exemption status is obtained through the Moore County Planning Department.														8.3	S, U

RESIDENTIAL USES	RA-20	RA-40	RA-2	RA-5	GCSL	GCWL	RE	RA-USB	RA	P-C	VB	B-1	B-2	I	Specific Use Standards	Bldg. Code Group
SINGLE FAMILY HOUSEHOLD																
Accessory Dwelling Located within Stick Built Dwelling	P	P	P	P			P	P	P						8.4	R
Accessory Dwelling Located within Non-Residential Building											P	P	P		8.5	Mix
Accessory Manufactured Home	P	P	P	P			P	P	P						8.6	R
Accessory Stick Built Dwellings	P	P	P	P			P	P	P						8.7	R
Dwellings, Single Family	P	P	P	P	P	P	P	P	P						8.8	R-3
Dwellings, Duplexes	P	P				P	P								8.9	R-3
Family Care Home (6 or less)	P	P	P	P	P	P	P	P	P						8.10	I, R
Home Occupation, Level 1	P	P	P	P	P	P	P	P	P						8.11	R
Home Occupation, Level 2			Z	Z			Z	Z							8.12	R
Manufactured Home	P	P	P	P			P	P	P						8.13	R-3
Manufactured Home Park									Z						8.14	Mix
Personal Workshop / Storage Building	P	P	P	P			P	P	P						8.15	R, S
Planned Unit Development – Mixed Use	Conditional Rezoning to PUD-CZ is required.														8.16	Mix
MULTIFAMILY RESIDENTIAL																
Group Care Facility								Z				C	P		8.17	I, R
Multifamily Dwellings (3 or more units per lot)	Conditional Rezoning to MF-CZ is required.														8.18	R-2
Nursing Home	C	C	C	C					C			P	P		8.19	B, I

COMMERCIAL USES	RA-20	RA-40	RA-2	RA-5	GCSL	GCWL	RE	RA-USB	RA	P-C	VB	B-1	B-2	I	Specific Use Standards	Bldg. Code Group
ANIMAL SERVICES																
Animal Shelter									Z					P	8.20	B
Animal Training Facility, Military									Z					P	8.21	B
Kennels, Overnight									Z			Z	Z	P	8.22	B
Pet Day Care, Grooming, Obedience Training									Z		P	P	P		8.23	B
Veterinary Clinic							P		Z		P	P	P		8.24	B
OFFICES & GENERAL SERVICES																
Automatic Teller Machine (ATM)											P	P	P	P	8.25	U
Beauty / Barber Shop / Nail Salon						P					P	P	P		8.26	B
Bed and Breakfast	Z	Z	Z	Z				Z	Z						8.27	
Dry Cleaning and Laundromat						P					P	P	P	P	8.28	B
Equestrian Cottage							Z								8.29	
Hotel and Motel													P		8.30	R-1
Office											P	P	P	P	8.31	B
Small Appliance Repair Shop											P	P	P	P	8.32	B
Trade Contractor Office and Workshop											P	Z	P	P	8.33	B, S
COMMERCIAL USES	RA-20	RA-40	RA-2	RA-5	GCSL	GCWL	RE	RA-USB	RA	P-C	VB	B-1	B-2	I	Specific Use Standards	Bldg. Code Group
RETAIL SERVICES																
Auction House												P	P	P	8.34	A-3, B
Convenience Store						P			C		P	P	P	P	8.35	M
Feed and Seed Sales							C		C			P	P	P	8.36	B, M
Florist									P		P	P	P	P	8.37	B
Flea Market									Z			Z	P		8.38	B, M
Garden Center											P	P	P		8.39	M, U
Manufactured or Modular Home Sales													P	P	8.40	B
Restaurant						P					P	P	P	P	8.41	A-2
Retail											P	P	P		8.42	M
Shopping Centers													Z	C	8.43	M
Wholesales											C		P	P	8.44	M

COMMERCIAL USES (CONTINUED)	RA-20	RA-40	RA-2	RA-5	GCSL	GCWL	RE	RA-USB	RA	P-C	VB	B-1	B-2	I	Specific Use Standards	Bldg. Code Group
VEHICLE SERVICES																
Boat & RV Storage					P						P		Z		8.45	S-1
Car Wash or Auto Detailing											P	P	P	P	8.46	B
Commercial Truck Wash												C	P	P	8.47	B
Parking Lot as principal use of lot											P	P	P	P	8.48	S-2
Taxi Service												Z	P	P	8.49	B, A-3
Vehicle, Auto Parts, Tires, Farm Equipment, Boat, RV - Sales, Rental, or Service											P	P	P	P	8.50	B, S-1
Vehicle Service Stations (Gas Stations)											Z	P	P	P	8.51	M
Vehicle Wrecker Service											Z	Z	P		8.52	S-1
ADULT USES																
Adult Gaming Establishments														C	8.53	B
Bars / Tavern											C		P		8.54	A-2
Brewery / Winery									C		P		P	P	8.55	A-2, F
Dance Club, Night Club, Billiard											Z		P		8.56	A-2, A-3
Distillery														P	8.57	F-1
Massage & Bodywork Therapy Practice, Unlicensed														P	8.58	B
Pawn Shop											Z		P	P	8.59	B
Sexually Oriented Business														Z	8.60	A-2, M
Tattoo Parlor, Body Piercing														P	8.61	B

EDUCATIONAL & INSTITUTIONAL USES	RA-20	RA-40	RA-2	RA-5	GCSL	GCWL	RE	RA-USB	RA	P-C	VB	B-1	B-2	I	Specific Use Standards	Bldg. Code Group
Cemetery or Mausoleum, Commercial			C	C			C		C				P		8.62	n/a
Cemetery, Family	P	P	P	P	P	P	P	P	P	P					8.63	n/a
Child Care Facility	C	C	C	P		C	C	C	C		C	P	P		8.64	E, I
Child Care Home Facility	C	P	P	P			C	C	P						8.65	E, R
Colleges, Business & Trade Schools									C				P	P	8.66	B
Funeral Home, accessory crematorium											P	P	P	P	8.67	A-3, B
Government Facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	8.68	B
Hospital	P	P	P	P	C	C	P	P	P	P		P	P	P	8.69	I
Museums and Art Galleries									C		P	P	P		8.70	A-3
Religious Institutions	P	P	P	P	P		P	P	P	P	P	P	P		8.71	A-3, E
Security Training Facility									C						8.72	B
Schools, Elementary, Middle, High													P	P	8.73	E

RECREATIONAL USES															Specific Use Standards	Bldg. Code Group
	RA-20	RA-40	RA-2	RA-5	GCSL	GCWL	RE	RA-USB	RA	P-C	VB	B-1	B-2	I		
Accessory, Swimming Pool	P	P	P	P	P	P	P	P	P	P	P	P	P	P	8.74	A, R
Airport, Public or Private									C					Z	8.75	A-3, B
Airstrip, Small Private									C			P			8.76	B
Assembly Hall						Z			Z		Z		Z	P	8.77	A-4, A-5
Camp or Care Centers									P						8.78	A-3, R-1
Campground, Public and Private									P						8.79	A-3, R-1
Camp, Recreation Day									P						8.80	A-3
Civic / Social Club, Lodge, & Organization			P	P	C	C			C		P	P	P		8.81	A-2, A-3
Golf Driving Range					C	C				P			P		8.82	A-3
Golf Course, including Par 3					C	C				P			P		8.83	U
Marina (fuel supplies)					P	P									8.84	M
Neighborhood Park	P	P	P	P	P	P	P	P	P	P	P	P	P	P	8.85	U
Recreation, Indoor											C	C	P		8.86	A-5
Recreation, Low Impact Outdoor		P P	P	P	P	P	P	P	P		C	P	P		8.87	A-5
Recreation, High Impact Outdoor									Z		Z		P		8.88	
Shooting Range, Indoor									Z				P		8.89	A-5
Shooting Range, Outdoor									Z				P		8.90	A-5
Zoo, Petting Zoo									Z				P		8.91	A-5, U

INDUSTRIAL USES															Specific Use Standards	Bldg. Code Group	
	RA-20	RA-40	RA-2	RA-5	GCSL	GCWL	RE	RA-USB	RA	P-C	VB	B-1	B-2	I			
PRODUCTION																	
Manufacturing, Light (no odors, no smoke)															P	8.92	F
Manufacturing, General														Z	8.93	F-1, F-2	
UTILITIES / SERVICES																	
Amateur Radio and Receive-only Antennas	P	P	P	P	P	P	P	P	P	P	P	P	P	P	8.94	U	
Contractors Storage Yard and Office									Z				P	P	8.95	S-1, U	
Crematorium Facility													Z	P	8.96	B	
Public & Private Utility Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	8.97	U	
Solar Collector Facility														C	8.98	U	
Solar Collectors, On-Site Use	P	P	P	P	P	P	P	P	P	P	P	P	P	P	8.99	U	
Wireless Communication Facility									Z				Z	Z	8.100	U	
Collocation on Existing WCF	P	P	P	P			P	P	P	P	P	P	P	P	8.101	U	

INDUSTRIAL USES	RA-20	RA-40	RA-2	RA-5	GCSL	GCWL	RE	RA-USB	RA	P-C	VB	B-1	B-2	I	Specific Use Standards	Bldg. Code Group
	WAREHOUSING															
Mini-Warehouse (Self-Service)							P				Z	Z	P	P	8.102	S
Warehousing and/or Distribution Center									Z				C	P	8.103	S-1, S-2
WASTE RELATED SERVICES																
Debris Management Facility									Z			Z		P	8.104	U
Hazardous Waste /Toxic Chemicals Disposal or Processing														C	8.105	U
Landfill														C	8.106	U
Mining / Quarry Operation									Z					C	8.107	U
Salvage Yard														C	8.108	U

TEMPORARY USES	RA-20	RA-40	RA-2	RA-5	GCSL	GCWL	RE	RA-USB	RA	P-C	VB	B-1	B-2	I	Specific Use Standards	Bldg. Code Group
	Construction Office, Temporary	P	P	P	P	P	P	P	P	P	P	P	P	P		
Drop-In Child Care Facility												P	P	P	8.110	
Itinerant Merchant												P	P	P	8.111	n/a
Land Clearing	P	P	P	P	P	P	P	P	P	P	P	P	P	P	8.112	F-1
Manufactured Home or RV, Temporary	P	P	P	P			P	P	P						8.113	R-3
Real Estates Office, Temporary	P	P	P	P	P	P	P	P	P	P	P	P	P	P	8.114	S-1
Temporary Events (Special Event)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	8.115	n/a
Yard Sales, Residential and Civic	P	P	P	P	P	P	P	P	P			P	P		8.116	n/a

OTHER USES	RA-20	RA-40	RA-2	RA-5	GCSL	GCWL	RE	RA-USB	RA	P-C	VB	B-1	B-2	I	Specific Use Standards	Bldg. Code Group
	Major Subdivision – Residential (1)	C	C						C							
Major Subdivision – Non-Residential (Business Park)													C	C	18.6-18.11	Mix

NORTH CAROLINA

2000 SEP 13 P 2:35

WARRANTY DEED

MOORE COUNTY

MRS. JUDITH M. ADAMS
REGISTER OF DEEDS
MOORE COUNTY, NC

THIS DEED, made and entered into this the 29th day of August, 2000 by and between **Preston D. Williamson and his wife, Mary L. Williamson**, (hereafter "GRANTOR"), - TO - **Audio & Electronic Concepts, Inc.**, (hereafter "GRANTEE");

WITNESSETH:

That the Grantor, in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable considerations paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, has given, granted, bargained, sold and conveyed and by these presents does give, grant, bargain, sell and convey to the Grantee, his heirs, successors and assigns, all of that certain tract or parcel of land situate in Mineral Springs Township, Moore County, North Carolina, more particularly described as follows:

A certain tract or parcel of land in the Murdocksville Community, Mineral Springs Township, Moore County, North Carolina described as follows: Fronting on the east side of the Murdocksville Road, S. R. #1209 and fronting on the south side of Juniper Lake Road, S. R. #1216, beginning at an iron stake in the intersection of the east line of the Murdocksville Road with the south line of Juniper Lake Road, said stake located 30 feet from the center of each road and running as the south line of Road #1216 N 69° 36' 09" E 114.75 feet to an iron stake; thence continuing with the road N 71° 05' 57" E 146.24 feet to an iron stake; thence continuing with the road, a chord of N 79° 50' 31" E 327.95 feet to the intersection of the Juniper Lake Road with an old roadway; thence with and near the old roadway S 03° 28' 57" E through a carport 450.18 feet to a corner with the Jeff Williams 3.22 acre tract in the roadway; thence with the Jeff Williams line S 55° 03' 44" W 525.25 feet to a corner Jeff Williams east line; thence with Jeff' line N 18° 26' 47" W 237.20 feet to an iron stake in Dale Williams south line of his one acre tract as recorded in Book 430, at Page 558; thence S 72° 39' 29" W 162.88 feet to an iron stake in the east right of way line of the Murdocksville Road S. R. #1209; thence with the east line of said road N 17° 28' 21" W 164.66 feet and N 17° 29' 39" N 164.50 feet to the BEGINNING, containing 5.54 acres, more or less and being all of Grantors property as appears of record in Deed Book 430, at Page 555, Deed Book 430, at Page 557 and Deed Book 1459, at Page 17.

This conveyance is subject to: (i) the lien for ad valorem taxes or other assessments for the year of closing or conveyance; and (ii) utility easements of record.

TO HAVE AND TO HOLD the aforesaid described land with all privileges and appurtenances thereunto belonging or in anywise appertaining to the said Grantee, his heirs, successors and assigns, in fee simple forever.

And the said Grantor, for himself and his heirs, successors and assigns, covenants with the said Grantee, his heirs, successors and assigns, that he is seized of the said premises in fee and has the right to convey the same in fee simple; that the same is free and clear from all encumbrances; and that he does hereby forever

Tax: P.O. Box 3275 Pinehurst, NC 28374

AX ADDRESS
RECORDING \$ 10.00
STAMP \$ 22.00
TOTAL \$ 52.00 pd

Prepared by: Hurley E. Thompson, Jr. Carthage, NC 28327



013452

warrant and will forever defend the said title to the same against the claims of all persons whomsoever, except for the exceptions noted herein.

The designation "Grantor" and "Grantee" as used herein shall include the singular as well as the plural and the masculine, feminine or neuter gender may be read in either the masculine, feminine or neuter gender or a combination thereof as the context may require in order to accurately refer to the person or persons first named hereinabove as "Grantor" and "Grantee".

IN WITNESS WHEREOF the said Grantor, has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in the corporate name by its duly authorized officers and its seal or a reasonable facsimile thereof to be hereunto affixed by authority of its duly elected Board of Directors, the day and year first above written.

Preston D. Williamson (SEAL)
Preston D. Williamson

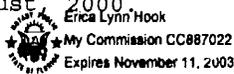
Mary L. Williamson (SEAL)
Mary L. Williamson

STATE OF FLORIDA

COUNTY OF COLLIER

I, Erica Hook, a Notary Public of the County and State aforesaid, certify that Preston D. Williamson and his wife, Mary L. Williamson personally appeared before me this day and acknowledged the execution of the foregoing instrument.

WITNESS my hand and official seal, this 30 day of August, 2000.



Erica Hook (SEAL)
NOTARY PUBLIC

My commission expires: 11/11/03.
North Carolina -- Moore County

The foregoing Certificates of Erica Lynn Hook, Notary Public

are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the filing stamp impressed or affixed hereon.

Judith M. Adams
REGISTER OF DEEDS OF MOORE COUNTY

BY: Julia A. Adams
Deputy/***** - Register of Deeds

**MOORE COUNTY PLANNING JURISDICTION
REZONING REQUEST
FROM: RA-20 (RURAL AGRICULTURAL – 20)
TO: B-2 (HIGHWAY COMMERCIAL)**

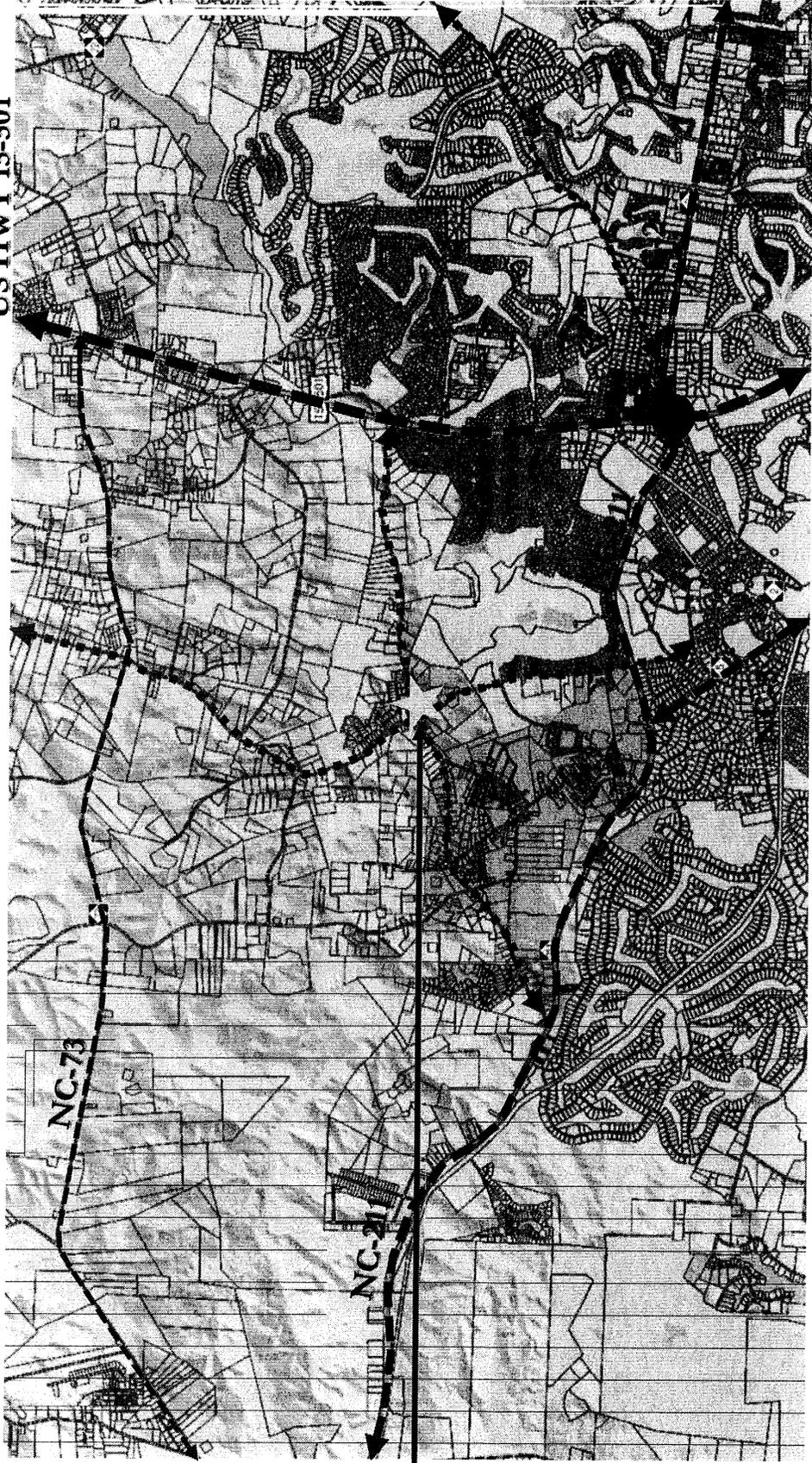
DATE: AUGUST 18, 2020

PURPOSE OF REQUEST:

- **RELOCATE AN EXISTING MOORE COUNTY BUSINESS LOOKING TO GROW ITS FOOTPRINT**
- **NO SUITABLE, NOR AVAILABLE PROPERTIES MEETING BUSINESS'S GROWTH NEEDS.**
- **LOOKING TO DOUBLE SALES AND STAFF**
 - **JOBS ABOVE COUNTY'S MEDIAN WAGE**
- **INCREASE PROPERTY'S CURRENT TAX VALUE BY >\$1 MILLION DOLLARS**
- **REDEVELOP A FORMERLY COMMERCIAL PROPERTY IN THE PRIMARY GROWTH AREA WITH INFILL DEVELOPMENT**

MOORE COUNTY CONTEXT MAP: TRANSPORTATION

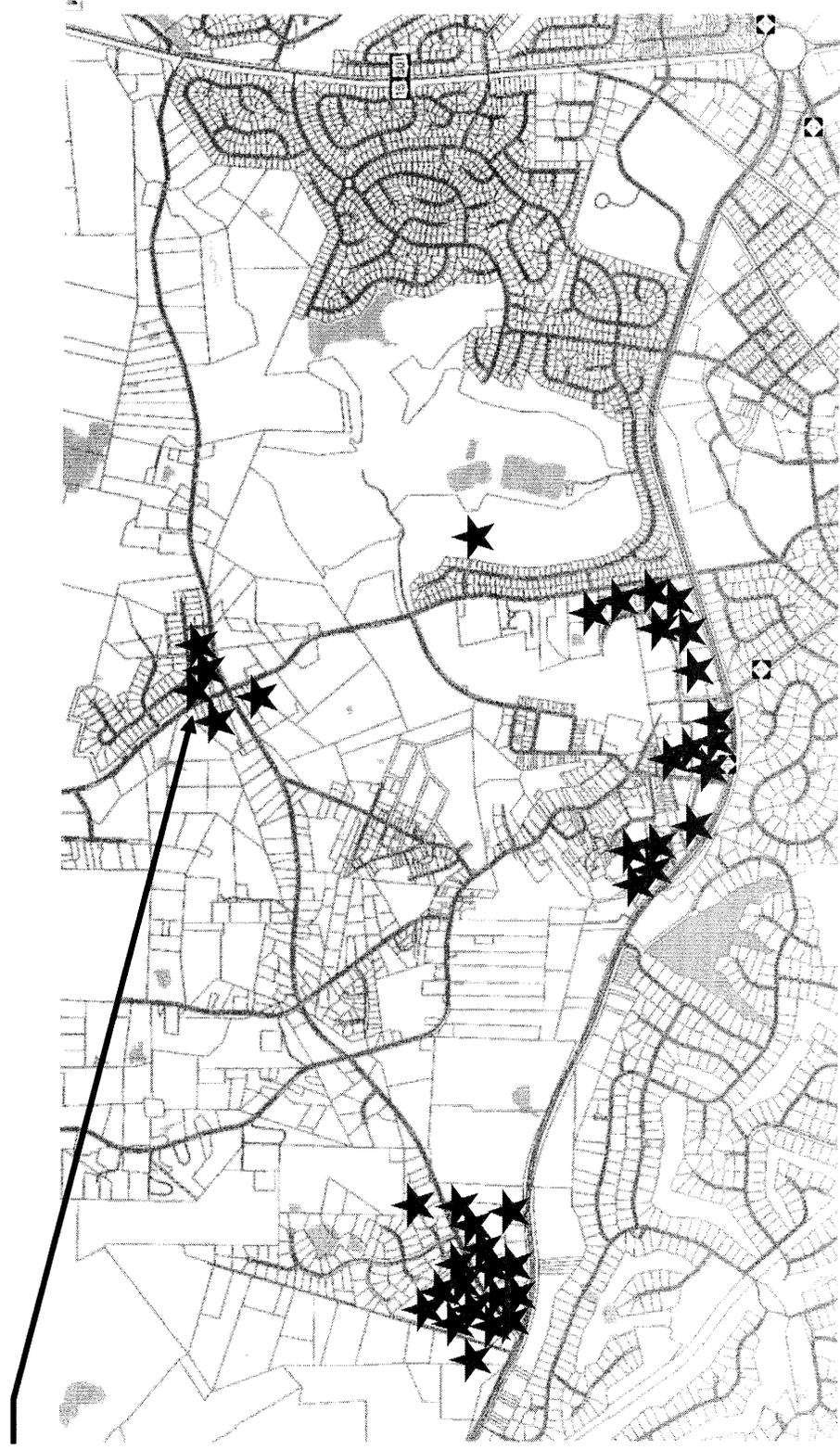
US HWY 15-501



SITE

MOORE COUNTY CONTEXT MAP: LAND USE

JUNIPER LAKE &
MURDOCKSVILLE
NODE



MOORE COUNTY CONTEXT MAP: LAND USE

JUNIPER LAKE & MURDOCKSVILLE

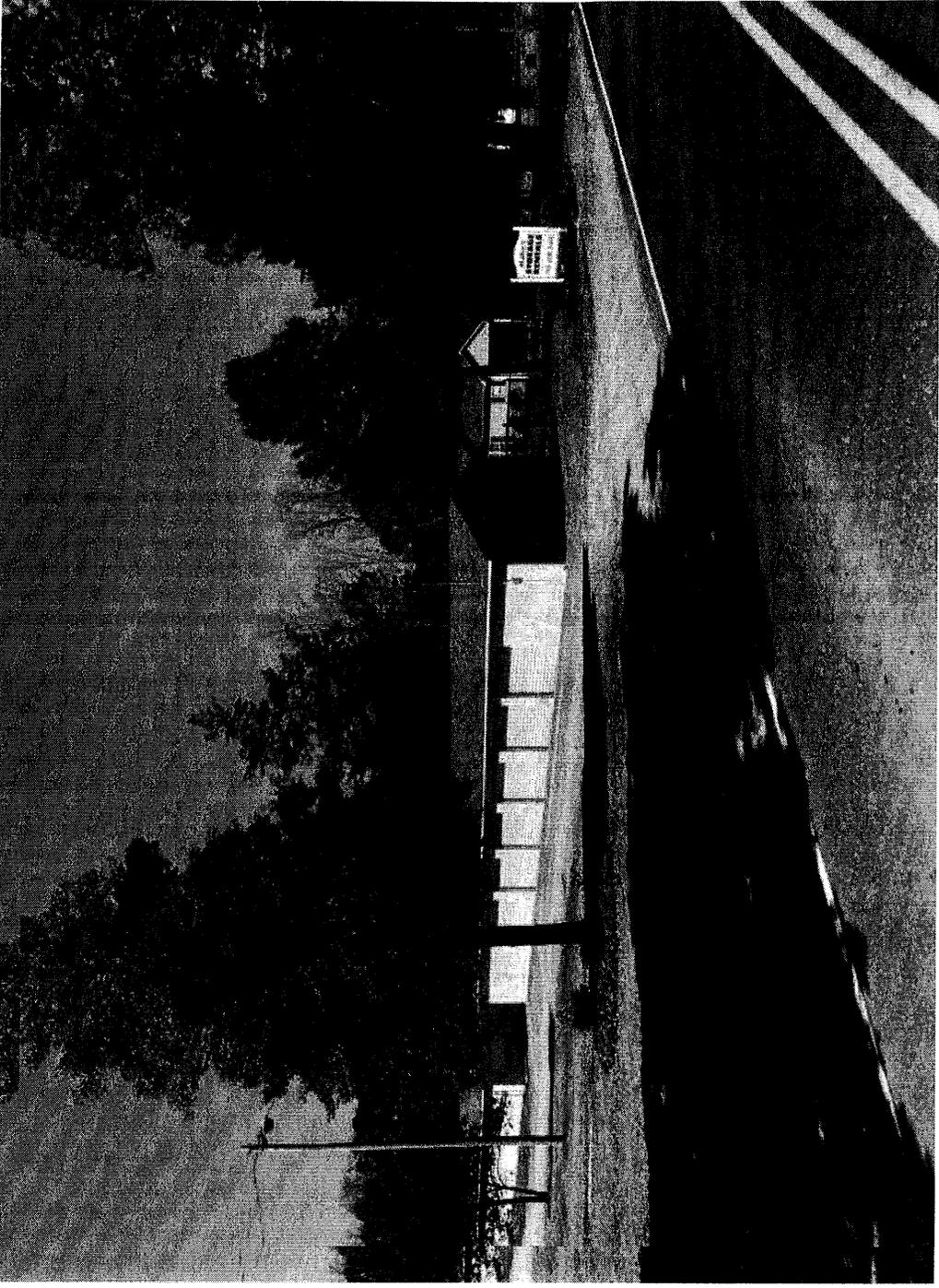
NODE

- WELDING & METAL FABRICATION
- INDOOR SELF STORAGE/OFFICE
- OUTDOOR STORAGE
- TRADESMAN SHOPS
- RETAIL



**JUNIPER LK. & MURDOCKSVILLE NODE:
SITE PHOTOS**

**INDOOR &
OUTDOOR SELF
STORAGE
BUSINESS**



**JUNIPER LK. & MURDOCKSVILLE NODE:
SITE PHOTOS**

**JUNIPER LAKE
PLACE BUSINESS
CENTER**



**JUNIPER LK. & MURDOCKSVILLE NODE:
SITE PHOTOS**



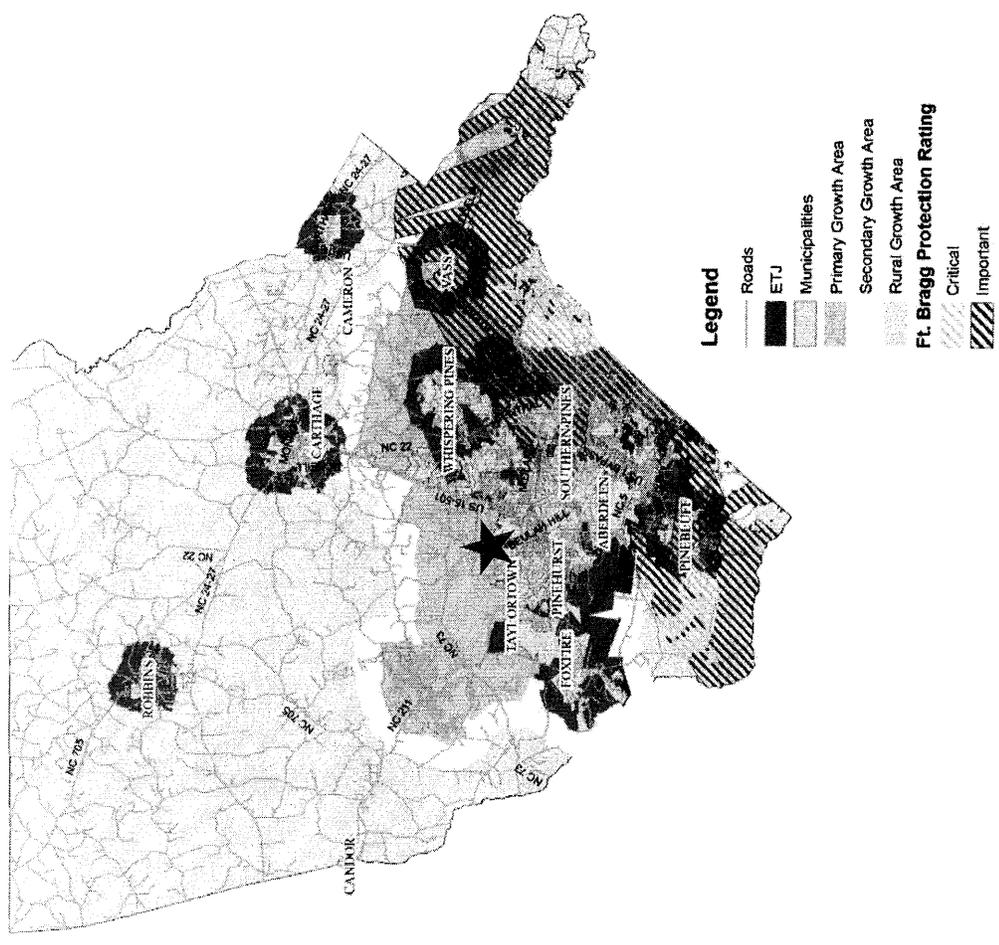
**WELDING &
METAL
FABRICATION
BUSINESS**

2013 MOORE CO. LAND USE PLAN REFERENCES TO SUPPORT REQUEST:

- Action 1.8.1: Identify commercial nodes for development at major crossroads.
- Action 1.8.5: Support and promote infill development that will optimize the use of existing infrastructure.
- **Recommendation 3.1:** Maximize accessibility among living, working, and shopping areas.
- Action 3.1.1: Adopt policies that encourage development of mixed land uses, as appropriate, to provide easy access, reduce travel time, and improve convenience among uses surrounding the County's established towns and villages.
- Action 3.1.2: Encourage non-residential development to locate near major transportation routes and areas served by adequate water, sewer, natural gas, broadband, and electric power.
- Action 3.4.2: Encourage mixed-use developments along existing and planned infrastructure to reduce transportation needs.

2020 DRAFT MOORE CO. LAND USE PLAN REFERENCES

- PROPOSED REZONING WITHIN A PRIMARY GROWTH AREA – AND ADJACENT TO OTHER COMMERCIALLY DEVELOPED PROPERTIES
- PROPERTY IS OUTSIDE OF CRITICAL AND IMPORTANT FORT BRAGG PROTECTION RATING AREAS



2020 DRAFT MOORE CO. LAND USE PLAN REFERENCES TO SUPPORT REQUEST:

Actions that are new to 2020 Draft Land Use Plan and were not written in adopted 2013 Land Use Plan:

- Action 1.1.1 Future growth in Moore County should be focused in already developed areas and directed to the county's existing towns and other established population centers.
- Action 1.6.7 Protect Moore County's unique natural and cultural resources. Concentrate on building re-use. (Building is not a re-use; however land use as commercial is a redevelopment and infill opportunity.)
- Action 1.7.5 Provide for sites in Rural Growth Areas where rural commercial activity can locate, with the goal of increasing economic activity; job creation; and the tax base of Moore County.
- Action 1.8.3 The County recognizes that value of corridors as an entryway to Moore County and communities can influence the perception of individuals or firms considering residence or investment in the County.

IMPERATIVES FOR REZONING REQUEST

- Maintain and grow an existing Moore County business.
- Double the size of the existing business (jobs, inventory, equipment, sales) generating additional tax revenues
- Adding 4-6 above County's median wage jobs.
- No other suitable sites available - current potential to move to outside Moore County without a suitable site.
- Ideal site for destination retail – modest traffic impacts.
- **Site is adjacent to other commercially zoned and developed properties.**
- **Request supported by many facets of the 2013 Adopted Moore County Land Use Plan**

Appendix K
08/18/2020

**RESOLUTION APPROVING THE VASS PHASE 2 SEWER PROJECT AGREEMENT
BETWEEN THE COUNTY OF MOORE AND THE TOWN OF VASS**

WHEREAS, the County of Moore (herein "County") and the Town of Vass (herein "Town") are entering into the attached Agreement for the Vass Phase 2 Sewer Project; and

WHEREAS, pursuant to N.C.G.S. §160A-461, the County and the Town are authorized to enter into Interlocal Agreements in order to execute any undertaking.

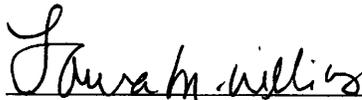
NOW, THEREFORE, BE IT RESOLVED, the County hereby approves the Vass Phase 2 Sewer Project Agreement between the County of Moore and the Town of Vass.

Adopted this the 18th day of August, 2020.



Francis R. Quis, Chairman
Board of Commissioners

Attest:



Laura M. Williams
Clerk to the Board



Appendix L
08/18/2020

Fiscal Year 2020/2021

Budget Line Item Number	Budgeted Amount	Increase/ (Decrease)	Revised Budget
Public Safety - Funds to carry over from FY19/20 due to items in contract not arrived by the contract end date of June 30, 2020			
Revenue 20019000 32903 Capital Lease Proceeds	-	47,484	47,484
Expense 20048055 55900 Stretchers	-	47,484	47,484

Approved this 18 day of August, 2020

Frank Quis

Frank Quis
Moore County Board of Commissioners

Laura Williams

Laura Williams
Clerk to the Board



20004

