



MOORE COUNTY BOARD OF COMMISSIONERS

TUESDAY, SEPTEMBER 15, 2020

REGULAR MEETING, 5:30 PM

The Moore County Board of Commissioners convened for a regular meeting at 5:30pm, Tuesday, September 15, 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 5:31pm and welcomed everyone. Reverend Archie Stevens of Priest Hill Presbyterian Church provided the invocation and Solid Waste Director David Lambert led the Pledge of Allegiance.

PUBLIC COMMENT PERIOD

Mr. John Misiaszek, Mr. Cliff Brown, and Mr. Keith Clark offered comments.

ADDITIONAL AGENDA

Upon motion made by Commissioner Graham, seconded by Commissioner Ritter, the Board voted 5-0 to add an appointment to the Board of Health to the agenda.

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

CONSENT AGENDA

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

- Minutes: September 1, 2020, Regular Meeting and Closed Session
- Minutes: September 3, 2020, Special Meeting and Closed Session
- Minutes: September 8, 2020, Special Meeting
- Tax Releases/Refunds – August 2020
- Budget Amendments
- Digital Learning Invoices for Moore County Schools
- Notice of Residual Petroleum
- Single Source Justification – UV Lamp Replacement
- Contract for Bio-Solids Tipping
- Resolution Accepting Final High Offer to Purchase LRK # 00023101

Health Department FY21 Funding for 543 ELC Enhancing Detection Activities
AIA Document G701-2017 Change Order 1 – Harrod and Assoc. Constructors, Inc.
AIA Document G701-2017 Change Order 2 – Harrod and Assoc. Constructors, Inc.
Ernest Money Escrow Agreement – Purchase of Krueger-Edelman, LLC Property

The tax releases/refunds resolutions, budget amendments, sole source form, and resolution accepting the offer for LRK# 00023101 are hereby incorporated as a part of these minutes by attachment as Appendices A, B, C, and D, respectively.

RECOGNITIONS

Resolution to Honor Anthony C. (Tony) Price

Commissioner Graham read a resolution honoring Tony Price, Chief Executive Officer of Moore Free Care Clinic and offered comments regarding his service to the community. Chairman Quis and Commissioner Graham presented the resolution to Mr. Price on behalf of the Board of Commissioners. Several members of the Moore Free Care Clinic Board of Directors were present to observe and support this honor. A copy of the resolution is hereby incorporated as a part of these minutes by attachment as Appendix E.

National Recovery Month Proclamation

Drug Free Moore County Chairman Matt Garner and Executive Director Karen Wicker were present to request the Board proclaim September as National Recovery Month in Moore County. They thanked the Board for the County's support of Drug Free Moore County and provided some history on the organization. They also shared that a community recovery center was being established in Carthage. Ms. Wicker and Mr. Garner read the proclamation, and upon motion made by Commissioner Graham, seconded by Commissioner Ritter, the Board voted 5-0 to adopt the proclamation, which is hereby incorporated as a part of these minutes by attachment as Appendix F.

Mental Illness Awareness Week Proclamation

Chairman Quis read a proclamation requested by Ms. Marianne Kernan declaring October 4 – 10, 2020 as Mental Illness Awareness Week. Upon motion made by Commissioner Graham, seconded by Commissioner Daeke, the Board voted 5-0 to adopt the proclamation, which is hereby incorporated as a part of these minutes by attachment as Appendix G.

PRESENTATIONS

Health Department – COVID-19 Update

Health Director Robert Wittmann provided an update regarding COVID-19. He was accompanied by Deputy Director Matt Garner who provided a PowerPoint presentation that was given to the Board of Health the evening prior. A handout provided by Mr. Wittmann as well as a copy of the PowerPoint presentation are hereby incorporated as a part of these minutes by attachment as Appendix H. Mr. Wittmann began his update by clarifying some misconceptions that arose during the Board of Health meeting the evening prior. The misconceptions he indicated and clarified regarded nursing home testing, testing availability elsewhere in the County, information shared with the public by the Health Department, new members on the Board of Health, and chairmanship of the Board of Health. Mr. Wittmann also informed the commissioners he planned to bring for consideration at their next regular meeting a resolution regarding the "3 Ws." Questions and discussion by the commissioners followed the presentation. Chairman Quis inquired regarding funds approved for the Health Department on the consent agenda earlier during the meeting and Mr. Wittmann said these funds would all be

used for testing. Chairman Quis asked when rapid testing would be available and Mr. Wittmann indicated rapid testing was used more for screening purposes and would still require a follow-up confirmatory test, so he would rather not spend funds on a screening tool. Chairman Quis encouraged Mr. Wittmann to continue looking into the rapid testing option and shared information from an experience he had recently heard about for which rapid testing was highly useful. Mr. Wittmann said he would continue to research and rapid testing was currently basically confined to the hospital, urgent care, and doctors' offices. Mr. Wittmann encouraged citizens' dedication and responsibility to come together and fight COVID including by following the three Ws, and he likened this to the way the country unified after Pearl Harbor and 9/11. Commissioner Graham inquired further regarding rapid testing and asked Mr. Wittmann if the funds approved earlier were needed entirely for test kits and if it was an urgent need. Mr. Wittmann said if they wanted to offer testing to the public, then yes. Commissioner Graham noted how quickly things were changing and asked if it would be prudent to consider the rapid tests. Mr. Wittmann discussed equipment necessary, etc. and said he could reexamine the option, but noted again that a positive rapid test would result in the need to subsequently have a confirmatory test. Commissioner Graham asked if he could get enough regular tests to last a few weeks if it would be prudent for Mr. Wittmann to order rapid tests and he said he was happy to research adding that to the arsenal and may have to come back to the County for CARES Act funding. Commissioner Graham asked whether the County was using the same type of software with which there was recently a problem in Mecklenburg County and Mr. Wittmann indicated that he was not familiar with it. Commissioner Graham complimented Mr. Wittmann on his increased transparency and thanked him. Commissioner Gregory asked several questions of Mr. Wittmann regarding the history of the virus in Moore County, recordkeeping, and test kit availability, and Mr. Wittmann and Mr. Garner provided the requested information.

PUBLIC HEARINGS

Public Hearing/Planning – Request for Conditional Rezoning: Residential and Agricultural – 40 (RA-40) to Rural Agricultural Conditional Zoning (RA-CZ) – Mining

Planning/Transportation Director Debra Ensminger presented a request by Chad Harris for a Conditional Rezoning from Residential and Agriculture -40 (RA-40) to Rural Agricultural Conditional Zoning (RA-CZ) for a mining operation, located at ParID 00029785, the total being approximately 8.04 acres, located on Partridge Lane in West End, owned by Johnny Harris Trucking, Inc. per Deed Book 4453 Page 337. 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 Ritter, seconded by Commissioner Daeke, the Board voted 5-0 to adopt the 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 Ritter, seconded by Commissioner Daeke, the Board voted 5-0 to approve the Conditional Rezoning from Residential and Agriculture -40 (RA-40) to Rural Agricultural Conditional Zoning (RA-CZ) for a mining operation, located at ParID 00029785, the total being approximately 8.1 acres, located on Partridge Lane in West End. The consistency statement and Ms. Ensminger's staff report are hereby incorporated as a part of these minutes by attachment as Appendix I.

Public Hearing/Planning – Request for Conditional Rezoning: Rural Agricultural (RA) to Rural Agricultural Conditional Zoning (RA-CZ) – Warehousing

Planning/Transportation Director Debra Ensminger presented a request by Marlene Hernandez for a Conditional Rezoning from Rural Agricultural (RA) to Rural Agricultural Conditional Zoning (RA-CZ) for a warehouse, located on a portion of ParID 00009916, the total being approximately 4.15 acres out of approximately 23.06 acres, located at 126 Mills Place, Biscoe, adjacent to Tarry Church Road S, owned by Bentura Cervantes Rubio, per Deed Book 4464 Page 20. 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

Ritter, seconded by Commissioner Daeke, the Board voted 5-0 to adopt the 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 Daeke, seconded by Commissioner Ritter, the Board voted 5-0 to approve the Conditional Rezoning from Rural Agricultural (RA) to Rural Agricultural Conditional Zoning (RA-CZ) for a warehouse, located on a portion of ParID 00009916, the total being approximately 4.15 acres out of approximately 23.01 acres, located at 126 Mills Place, Biscoe, adjacent to Tarry Church Road S. The consistency statement and Ms. Ensminger's staff report are hereby incorporated as a part of these minutes by attachment as Appendix J.

Public Hearing/Planning – Request for Conditional Rezoning: Rural Agricultural (RA) to Rural Agricultural Conditional Zoning (RA-CZ) – Pallet Recycling and Production

Planning/Transportation Director Debra Ensminger presented a request by Reeder Pallet Company Inc. – Matthew Reeder for a Conditional Rezoning from Rural Agricultural (RA) to Rural Agricultural Conditional Zoning (RA-CZ) for a Pallet Recycling and Production Facility, located on two properties: ParID 95000361 and 00008792, the total being approximately 28.9 acres, located at 2344 NC Hwy 705 and adjacent to West Side Road, Robbins, owned by Sandhills Community College per Deed Book 3770 Page 106 and Deed Book 3231 Page 287. Commissioner Ritter stated that he had read the proposal and Mr. Reeder had done a thorough job and said he totally agreed and it would not be an eyesore or a noise problem. Chairman Quis opened the duly advertised public hearing regarding this matter. Mr. Matthew Reeder presented information regarding his business and his request. Chairman Quis inquired regarding the type of wood grinder that would be used, the number of grinders, and screening, and Mr. Reeder supplied the requested information. Ms. Becky Cheek expressed concerns regarding recycled materials and potential cancer-causing agents that could harm her family and church family in the vicinity of the business, as well as noise. Chairman Quis commented regarding his personal knowledge of pallet recycling and said he was not advocating for Mr. Reeder, but assured Ms. Cheek that based on his knowledge, there would be no cause for concern. He also said the equipment that would be used was probably the quietest available and should not be a nuisance at all. There being no further speakers, Chairman Quis closed the public hearing. Upon motion made by Commissioner Ritter, seconded by Commissioner Daeke, the Board voted 5-0 to adopt the 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 Daeke, the Board voted 5-0 to approve the Conditional Rezoning from Rural Agricultural (RA) to Rural Agricultural Conditional Zoning (RA-CZ) for a Pallet Recycling and Production Facility, located on two properties: ParID 95000361 and 00008792, the total being approximately 28.9 acres, located at 2344 NC Hwy 705 and adjacent to West Side Road, Robbins. The consistency statement and Ms. Ensminger's staff report are hereby incorporated as a part of these minutes by attachment as Appendix K.

Public Hearing/Planning – Request for Conditional Rezoning: Highway Commercial (B-2) to Highway Commercial Conditional Zoning (B2-CZ) – Shopping Center

Planning/Transportation Director Debra Ensminger presented a request by 4D Site Solutions, Inc. for a Conditional Rezoning from Highway Commercial (B-2) to Highway Commercial Conditional Zoning (B2-CZ) for a shopping center, located on ParID 00014200, approximately 1.71 acres, located at 7627 NC Hwy 211, West End, owned by Bernie Schaub, per Deed Book 4827 Page 215. Chairman Quis opened the duly advertised public hearing regarding this matter. Mr. Chris Pusey, of the survey/engineer team for the project, noted that he was available for questions. Chairman Quis inquired as to the plans and Mr. Pusey said the plan was for three retail units in one building, but the tenants were not yet defined. There being no further speakers, Chairman Quis closed the public hearing. Upon motion made by Commissioner Graham, seconded by Commissioner Daeke, the Board voted 5-0 to approve the Moore County Board of Commissioners 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 Daeke, seconded by Commissioner Ritter, the

Board voted 5-0 to approve the Conditional Rezoning from Highway Commercial (B-2) to Highway Commercial Conditional Zoning (B2-CZ) for a shopping center, located on ParID 00014200, approximately 1.71 acres, located at 7627 NC Hwy 211, West End, owned by Bernie Schaub, per Deed Book 4827 Page 215. The consistency statement and Ms. Ensminger's staff report are hereby incorporated as a part of these minutes attachment as Appendix L.

Public Hearing/Planning – Request for Conditional Rezoning: Residential Agricultural (RA) to Neighborhood Business Conditional Zoning (B1-CZ) – Retail (Firearms and Accessories Sales Facility)

Planning/Transportation Director Debra Ensminger presented a request by Tim Blakeley for a Conditional Rezoning from Rural Agricultural (RA) to Neighborhood Business Conditional Zoning (B1-CZ) for a Retail / Fire Arms and Accessory Sales Facility, located on approximately 15,246 square feet an approximate 1.20 acre parcel, ParID 20090123, located at 1072 Stanton Hill Road, Cameron, owned by Timothy Blakeley and Jeanette Johnson Blakeley per Deed Book 3593 Page 1. Commissioner Gregory asked whether a similar plan had ever been brought in the past and Ms. Ensminger said no, not for this use. Chairman Quis opened the duly advertised public hearing regarding this matter. Mr. Timothy Blakeley was available for questions. Chairman Quis asked if the business would be for firearm sales and repair and Mr. Blakeley said just retail sales. Chairman Quis asked about parking and Mr. Blakeley indicated it was planned per requirements. Chairman Quis expressed concern regarding adding businesses all over the County and noted if it were adjoining 15/501 it would be a great location but could change the rural nature which is why the Land Use Plan said what it did. Chairman Quis asked if there were any neighbors present and Ms. Ensminger indicated there had been none at the community meeting. She said her office had received calls from adjoining neighbors and once the project was explained they had no concerns. She noted it would be for the specific use requested only. Commissioner Daeke asked if it would include a firing range and Mr. Blakeley said no. Mr. Blakeley noted that his father-in-law owned the next to and across from him and said also he and his wife had talked to their neighbors and they were supportive, and he said the building would be constructed to match their house. Commissioner Ritter asked if he would be handling ammunition as well and Mr. Blakeley said yes, but strictly factory sealed. Chairman Quis asked if there were security requirements with regard to the ammunition and Mr. Blakeley said no but indicated they would have cameras (CCTV). There being no further 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 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 Daeke, the Board voted 5-0 to approve the Conditional Rezoning from Rural Agricultural (RA) to Neighborhood Business Conditional Zoning (B1-CZ) for a Retail / Firearms and Accessories Sales Facility, located on approximately 15,246 square feet of an approximate 1.20 acre parcel, Par ID 20090123, located at 1072 Stanton Hill Road, Cameron, owned by Timothy Blakeley and Jeanette Johnson Blakeley. The consistency statement and Ms. Ensminger's staff report are hereby incorporated as a part of these minutes by attachment as Appendix M.

NEW BUSINESS

Sheriff – Request for Approval of Reassignment of Contract Services Provided by Edovo

Captain Bill Flint requested approval for an amendment to the Detention Center's agreement with Edovo for inmate communications. Upon motion made by Commissioner Gregory, seconded by Commissioner Ritter, the Board voted 5-0 to approve the contract and authorize the Board Chair to sign the same.

Information Technology – Request for Approval of Purchase of Laptops

Information Technology Director Chris Butts requested the Board's approval for purchase of 137 laptops for the continued use of teleworking for Moore County employees to meet safety needs during COVID-19. He noted a

new federal standard for vendors to be qualified with regard to coronavirus relief funds. Upon motion made by Commissioner Graham, seconded by Commissioner Daeke, the Board voted 5-0 to authorize the Chairman to execute the purchase of 137 laptops with Data Network Solutions pending Finance's approval of the vendor to meet federal purchasing requirements.

Solid Waste – Request for Approval of Contracts to Purchase Dozer

Solid Waste Director David Lambert requested the Board's approval for the purchase of a new dozer and associated financing agreement and budget amendment. Chairman Quis inquired about the current rental cost and Mr. Lambert explained that it was around \$8,000 monthly but the County was currently in a free rental period due to equipment breakdown. County Manager Wayne Vest noted equipment the County had could not be repaired as the parts were unattainable but indicated even if they were available, the expense would have been significant. Upon inquiry by Commissioner Ritter, Mr. Lambert discussed the equipment specifications. Commissioner Gregory inquired as to the necessity of the equipment and knowledge of the need when budgeting. Mr. Vest indicated staff was aware of the need but the revenues were not there to support a purchase so they opted to go with the financing option. Commissioner Gregory said the bottom line was it was needed and Mr. Vest agreed. Mr. Lambert further discussed the machine. Chairman Quis asked about the rental monies that the County did not have to spend and Mr. Lambert said it was carried forward and unencumbered to cover additional contract costs. Upon motion made by Commissioner Ritter, seconded by Commissioner Graham, the Board voted 5-0 to approve a contract with National Equipment Dealers contingent upon the closing of the direct bank loan with First Bank and to authorize the Chairman to sign all necessary documents. Upon motion made by Commissioner Daeke, seconded by Commissioner Graham, the Board voted 5-0 to approve a financing agreement with First Bank for \$244,000 at an interest rate of 1.95% for a five-year term and authorize the Chairman to sign the necessary documents upon approval by the County Attorney and Finance Director. Upon motion made by Commissioner Daeke, seconded by Commissioner Ritter, the Board voted 5-0 to approve the budget amendment, which is hereby incorporated as a part of these minutes by attachment as Appendix N.

Public Safety – Request for Approval for Purchase of Ambulance

Public Safety Director Bryan Phillips requested the Board's approval for the purchase of an ambulance. Upon motion made by Commissioner Ritter, seconded by Commissioner Daeke, the Board voted 5-0 to approve a purchase contract with Northwestern Emergency Vehicle for one new 2020 Dodge Ram 5500 AEV Modular Ambulance, upon using the Houston Galveston Area Council (H-GAC) cooperative purchasing program and award a contract to the vendor 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.

APPOINTMENTS

Board of Health

Upon motion made by Commissioner Gregory, seconded by Commissioner Graham, the Board voted 5-0 to appoint Dr. Janice Baker to the veterinarian position on the Moore County Board of Health for a three-year term expiring September 30, 2023.

MANAGER'S REPORT

County Manager Wayne Vest reminded the Board of the new Aberdeen Elementary School ribbon-cutting ceremony scheduled for the following day.

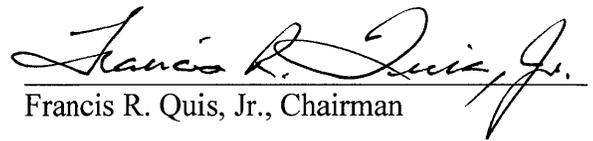
COMMISSIONERS' COMMENTS

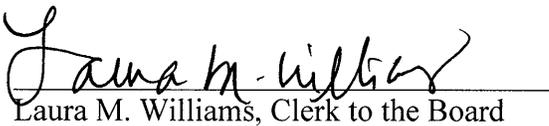
Commissioner Graham acknowledged Town of Aberdeen Commissioner Wilma Laney who had been present throughout the Board's meeting.

Chairman Quis commented regarding positive news for the County, including the announcement that the United States Golf Association would be locating to Pinehurst, the announcement of federal grant funding to provide for broadband in northern Moore County, an increase in sales tax receipts, and steady occupancy tax receipts.

ADJOURNMENT

There being no further business, upon motion made by Commissioner Ritter, seconded by Commissioner Graham, the Board voted 5-0 to adjourn the September 15, 2020, regular meeting of the Moore County Board of Commissioners at 8:47pm.


Francis R. Quis, Jr., Chairman


Laura M. Williams, Clerk to the Board



**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 15 day of September, 2020.

Francis R. Quis

Francis R. Quis, Chairman

ATTEST:

Laura M. Williams

Laura M. Williams
Clerk to the Board

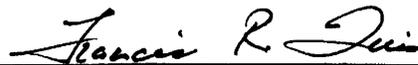


**RESOLUTION AUTHORIZING AND APPROVING
(DELINQUENT) RELEASES AND REFUNDS BY THE
TAX ADMINISTRATOR**

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.

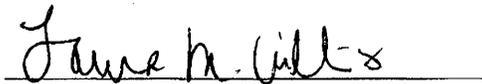
BE IT RESOLVED by the Board of Commissioners of Moore County that the taxpayers shown on said list of releases and refunds submitted by Gary E. Briggs, Tax Administrator, are hereby granted such tax release or refund of the county taxes shown and the County Finance Director is directed to make said refunds.

Adopted this the 15 day of September, 2020.



Francis R. Quis, Chairman

ATTEST:



Laura M. Williams
Clerk to the Board



REAL ESTATE / PERSONAL PROPERTY

RELEASES

OVER - \$100

August-20

<u>BILL YEAR</u>	<u>BILL NUMBER</u>	<u>NAME</u>	<u>REASON</u>	<u>AMOUNT</u>
2020	79013	ALTEC CAPITAL TRUST	INCORRECT VALUE	\$2,038.86
2020	81262	BB & T EQUIPMENT FINANCE CORP	RELEASE LATE LIST PENALTY	\$127.31
2019	10440	BECKER, STUART LEE	MILITARY	\$326.04
2020	83014	BECKER, STUART LEE	MILITARY	\$322.81
2020	75802	BEERS, THOMAS A	SITUS ERROR	\$402.42
2020	72393	BRANCH BANKING & TRUST CO	PERSONAL PROPERTY BILLED IN INCORRECT NAME	\$2,213.55
2020	72391	BRANCH BANKING & TRUST CO	PERSONAL PROPERTY BILLED IN INCORRECT NAME	\$1,265.89
2020	72394	BRANCH BANKING & TRUST CO	PERSONAL PROPERTY BILLED IN INCORRECT NAME	\$1,190.88
2020	72392	BRANCH BANKING & TRUST CO	PERSONAL PROPERTY BILLED IN INCORRECT NAME	\$984.31
2020	73148	BRANCH BANKING & TRUST CO	PERSONAL PROPERTY BILLED IN INCORRECT NAME	\$583.73
2020	80810	BRANCH BANKING & TRUST CO	PERSONAL PROPERTY BILLED IN INCORRECT NAME	\$105.44
2020	78992	BURGE, KENNETH M	SITUS ERROR	\$230.98
2020	84030	CARVER, DANIEL ALLMAN	MILITARY	\$349.26
2020	80188	CROFT, DAMON ANDREW	MILITARY	\$147.73
2020	1000028	CUFF, WILLIAM E	INFORMATION PROVIDED FOR DEFEREMENT	\$1,492.74
2020	1000029	CUFF, WILLIAM E	INFORMATION PROVIDED FOR DEFEREMENT	\$1,455.42
2020	1000027	CUFF, WILLIAM E	INFORMATION PROVIDED FOR DEFEREMENT	\$1,379.07
2020	83599	DANGERFIELD, WALTER KEITH	INCORRECT VALUE	\$117.57
2020	14430	DASH, LORI C	QUALIFIES FOR SENIOR EXEMPTION	\$228.68
2020	80078	DOUBLE EAGLE GRILL & BAR	BUSINESS CLOSED IN JULY 2019	\$516.60
2020	84052	HAMPSON, JOSHUA ALAN	PERSONAL PROPERTY DOUBLE-BILLED	\$100.59
2020	82516	HARTSVILLE AMUSEMENT CO INC	INCORRECT VALUE	\$144.15
2020	84398	ISR PLATFORMS LLC	AIRCRAFT DOUBLE-BILLED	\$3,334.65
2020	84399	ISR PLATFORMS LLC	AIRCRAFT DOUBLE-BILLED	\$2,908.95
2020	83257	ISR PLATFORMS LLC	PERSONAL PROPERTY NOT IN MOORE COUNTY	\$2,773.50
2020	84085	LOGAN, DENNIS GEORGE	PERSONAL PROPERTY DOUBLE-BILLED	\$283.13
2020	84103	MCDOW, THOMAS FRANKLIN IV	INCORRECT VALUE	\$125.17
2020	60429	MCKEE HOMES LLC	REMOVING EXEMPTION - PROPERTY SOLD	\$572.00

2020	84251	MILITE, DAVID WILLIAM	PERSONAL PROPERTY DOUBLE-BILLED	\$203.69
2020	42629	MOORE COUNTY ALCOHOLIC BEV CONTROL	PROPERTY IS TAX EXEMPT	\$6,317.63
2020	1000276	MURPHY, DOROTHY FAY (HRS)	EXEMPTION REMOVED AND BILLED IN ERROR	\$1,616.37
2020	13613	OLDHAM, ALAN D	INFORMATION PROVIDED FOR DEFEREMENT	\$268.32
2020	64692	OLDHAM, ALAN D TRUSTEE	INFORMATION PROVIDED FOR DEFEREMENT	\$735.30
2020	22111	OLDHAM, ALAN D TRUSTEE	INFORMATION PROVIDED FOR DEFEREMENT	\$125.51
2020	72993	PACTIV LLC	TRAILER VALUED INCORRECTLY	\$17,320.36
2020	83155	PET SUPERMARKET INC	TRAILER VALUED INCORRECTLY	\$1,583.62
2020	73405	PETERSON, D L TRUST	PERSONAL PROPERTY SOLD IN 2019	\$119.46
2020	82942	PINKHAM, KELSEY SUE	MILITARY	\$101.10
2020	83896	RAILSIDE BUILDING, THE	PERSONAL PROPERTY DOUBLE-BILLED	\$114.40
2020	36998	RAVENSBROOK, LLC	RELEASE VALUE OF BUILDING	\$599.92
2020	3664	RICHMOND, BRENDA	RELEASE VALUE FOR SENIOR EXEMPTION	\$161.25
2020	77605	RUST, CHRISTOPHER T	PERSONAL PROPERTY NOT IN MOORE COUNTY	\$354.75
2020	80315	SIMS, JOHN MICHAEL JR	MILITARY	\$856.53
2020	84381	STAHL, BENJAMIN FRANCIS	PERSONAL PROPERTY DOUBLE-BILLED	\$137.35
2020	84176	STAYSKAL, RICHARD MATTHEW	MILITARY	\$973.39
2020	74269	TCF EQUIPMENT FINANCE INC	LISTING FORM SUBMITTED TO INCORRECT COUNTY	\$10,169.82
2020	84395	TECHNICAL SYSTEMS MANAGEMENT CORP	PERSONAL PROPERTY DOUBLE-BILLED	\$390.23
2020	73024	WILLIAM M MCDERMOTT DDS PA	INCORRECT VALUE	\$3,839.20
2020	83423	ZOETIS US LLC	RELEASE LATE LIST PENALTY	\$275.79
			TOTAL	\$71,985.42

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

<u>Bill Year</u>	<u>Bill Number</u>	<u>Customer Name</u>	<u>Reason</u>	<u>Refund Amount</u>
2019	VTS - 0049482035	ALVARADO, TIMOTHY & PAMEAL	MILITARY	\$184.39
2019	VTS - 0023947283	BAKER, EDGAR MILLER JR	TAG SURRENDER	\$183.35
2019	VTS - 0030377640	BAXTER, GEORGE STEVEN	TAG SURRENDER	\$179.56
2019	VTS - 0053794745	COON, JAMES DONALD	TAG SURRENDER	\$213.71
2019	VTS - 0052383660	COPPOLA, ANTHONY JR & HAYDEE	TAG SURRENDER	\$306.92
2019	VTS - 0043003647	DAVIS, BRITTANY DIANE	TAG SURRENDER	\$107.59
2019	VTS - 0032280901	DILLARD, JAMES DOUGLAS	TAG SURRENDER	\$109.63
2019	VTS - 0040461158	DILLON, CLYDE A III	TAG SURRENDER	\$182.63
2020	VTS - 0046170924	HARDY, ALVIN JR & KAREN	TAG SURRENDER	\$101.11
2019	VTS - 0056349515	KARDONG, KIMBERLY ANN	MILITARY	\$114.53
2019	VTS - 0044584566	LAWRENCE, DAVID ALLEN	TAG SURRENDER	\$105.32
2019	VTS - 0040738264	LAWS, SAMUEL HENRY JR	TAG SURRENDER	\$157.09
2019	VTS - 0043300574	LE, TOI VAN	TAG SURRENDER	\$249.53
2020	VTS - 0055066257	NOFFSKER, JASON CURTIS	MILITARY	\$132.31
2020	VTS - 0055270338	PETSOLT, DAVID LOUIS	TAG SURRENDER	\$235.06
2019	VTS - 0050206567	REESE, RICHARD PAUL	SITUS	\$267.87
2019	VTS - 0051151330	SALERNO, RICHARD EDWARD	TAG SURRENDER	\$141.02
2019	VTS - 0041270799	SCOTT NORRIS STABLE LLC	TAG SURRENDER	\$159.82
2019	VTS - 0045777315	SHAFER, RUSSELL ALWIN	TAG SURRENDER	\$156.12
2019	VTS - 0036023117	SMITH, MICHAEL & JUDITH	TAG SURRENDER	\$165.82
2019	VTS - 0040475523	STRICKLAND, DONALD & WANDA	TAG SURRENDER	\$142.27
2019	VTS - 0052918124	SUGG, JAMES RUSSELL JR	TAG SURRENDER	\$107.67
2019	VTS - 0046422021	THOMPSON, EDWARD ALAN	TAG SURRENDER	\$175.57
2020	VTS - 0056190824	VAGO, MICHAEL PAUL	MILITARY	\$210.08

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

<u>Bill Year</u>	<u>Bill Number</u>	<u>Customer Name</u>	<u>Reason</u>	<u>Refund Amount</u>
2019	VTS - 0053103824	VON GUNTEN, TAMARA & CAPOZZI, KEVIN	MILITARY	\$108.41
2019	VTS - 0041156498	WHITE, KENNETH & KIMBERLY	TAG SURRENDER	\$106.49
TOTAL				\$4,303.87

Fiscal Year 2020/2021

Budget Line Item Number	Budgeted Amount	Increase/ (Decrease)	Revised Budget
Property Management - Appropriated Fund Balance (Insurance Reimbursement from Prior Year)			
Revenue 10019000 32950 Appropriated Fund Balance	220,890	9,212	230,102
Expense 10047087 53872 Professional SVCS	60,000	9,212	69,212

Approved this 15 day of September, 2020

Frank Quis

Frank Quis
Moore County Board of Commissioners

Laura Williams

Laura Williams
Clerk to the Board



Fiscal Year 2020/2021

Budget Line Item Number	Budgeted Amount	Increase/ (Decrease)	Revised Budget
----------------------------	--------------------	-------------------------	-------------------

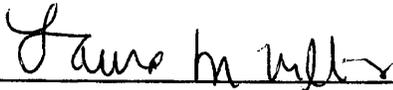
Health - Division of Public Health (DPH), Communicable Disease Branch (CDB) is making an allocation of Epidemiology and Laboratory Capacity for Prevention and Control of Emerging Infectious Diseases (ELC) Enhancing Detection funds available to all local health departments.

Revenue	10032071 35219	ELC Enhancing Detection	-	304,840	304,840
Expense	10039049 54109	ELC Enhancing Detections	-	304,840	304,840

Approved this 15 day of September, 2020



Frank Quis
Moore County Board of Commissioners



Laura Williams
Clerk to the Board



30009

SOLE SOURCE JUSTIFICATION FORM
(For items equal to or greater than \$30,000.00)

Vendor: SUEZ

Item: UV Lamps and Upgraded Control Centers

Estimated expenditure for the Above Item: \$ \$49,599.00

INITIAL ALL ENTRIES BELOW THAT APPLY TO THE PROPOSED PURCHASE. ATTACH A MEMO CONTAINING JUSTIFICATION AND SUPPORT DOCUMENTATION.

- 1. _____ Sole source is for the original manufacturer or provider, there are no area distributors.
- X
2. _____ The parts/equipment are not interchangeable with similar parts of another manufacturer.
- 3. _____ This is the only known item or service that will meet the specialized needs of this department or perform the intended function.
- 4. _____ The parts/equipment are required from this source to permit standardization.
- 5. _____ None of the above apply. Please comment below or attach a detailed explanation and justification for this sole source.

This is for the purchase of 130 Ultraviolet (UV) Lamps and 4 Upgraded Power Control Systems for the Ultraviolet Treatment System at the Water Pollution Control Plant (WPCP) in the amounts of \$49,599. (\$23,073 for lamps and \$26,526 for Power Control Centers)

As part of the wastewater treatment process, prior to discharge, the WPCP must disinfect the treated water. This is done by the flow traveling thru channels while being exposed to UV light prior to discharge. The UV system has been in place since 2012. The WPCP has purchased and tested several lamps and ballast cards from various vendors as well as consulted with several wastewater facilities that also use UV disinfection. It has been determined that the parts are not interchangeable with similar parts of another manufacturer and could affect compliance with the NPDES Discharge Permit. Lamps are replaced as they go out and have a 12,000-hour warranty. Control centers are proprietary and there are no other vendors. We will be upgrading 4 power control centers each year for the next four years to fully update the system.

The undersigned requests that competitive procurement be waived and that the vendor identified as the supplier of the material or service described in this sole source justification be authorized as a sole source for the material or service.

Form Preparer:  Date: 09/03/2020
Director:  Date: 09/03/2020
Chairman of the Board:  Date: 09/16/2020

**RESOLUTION ACCEPTANCE OF THE FINAL HIGH OFFER TO PURCHASE
MOORE COUNTY PROPERTY FOR "BLK H LOT 32-34"**

WHEREAS, the County of Moore owns certain real property located at Pine Tree Road in Pinehurst, Moore County, North Carolina, being known and more particularly described as "BLK H LOT 32-34," LRK#00023101; and

WHEREAS, the property was acquired by Moore County by General Warranty Deed on April 30, 2012 in the Office of the Register of Deeds on Moore County in Book 4020, Page 319; and

WHEREAS, the County of Moore has not used the property since acquiring it and has no intention of using the property; and

WHEREAS, North Carolina General Statute 160A-269 permits the County to sell real property by negotiated offer and upset bid; and

WHEREAS, the Board of Commissioners acknowledges receipt of an offer from Mr. Paul Roberts in the amount of \$5,000.00 for the property described above; and

WHEREAS, Mr. Paul Roberts has paid the required five percent deposit on his offer and a public notice was published on August 9, 2020; and

WHEREAS, the bid period expired on August 19, 2020 and no new bids were received.

NOW, THEREFORE, the Board of Commissioners of the County of Moore resolves that:

1. The Board of Commissioners authorized sale of the property described above through the upset bid procedure of North Carolina General Statute 160A-269; and
2. The offer from Mr. Paul Roberts for \$5,000.00 be accepted under the terms and conditions as set forth in the advertisement for Sale of the Property and that the Chairman of the Board of Commissioners is authorized to execute the deed and transfer title to the purchaser under the terms and conditions set forth in the Advertisement for the Sale of the Property Agreement referenced herein.

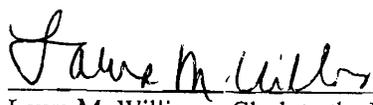
ADOPTED this the 15th day of September 2020 by the Moore County Board of Commissioners.

COUNTY OF MOORE



Frank Quis, Chairman
Moore County Board of Commissioners

ATTEST:



Laura M. Williams, Clerk to the Board

Moore County
North Carolina



A RESOLUTION TO HONOR ANTHONY C. (TONY) PRICE

WHEREAS, Moore Free & Charitable Clinic has pursued its mission of providing free or affordable primary health care to uninsured, low income residents of Moore County since 2004; and

WHEREAS, since 2011, Anthony C. (Tony) Price has served as chief executive officer of Moore Free & Charitable Clinic; and

WHEREAS, Moore Free & Charitable Clinic has achieved state-wide recognition for the quality of its clinical services and outcomes and Tony has received accolades for his leadership; and

WHEREAS, the physical and behavioral health of the underserved in Moore County has been measurably improved, thus increasing the prosperity of our community and the productivity of our workforce while reducing the burden on hospital emergency departments; and

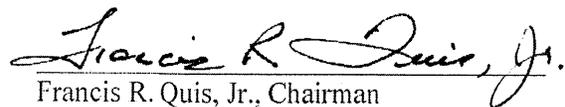
WHEREAS, Tony recognized the need to expand capacity for a growing patient base, and nearly single-handedly raised sufficient private funding to double the size of the existing clinic space; and

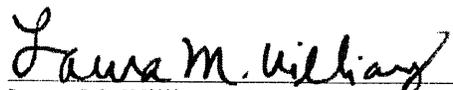
WHEREAS, Tony has successfully managed the arduous process of clinic expansion, as well as the COVID-19 crisis, with no interruption of services to the people of Moore County who need care; and

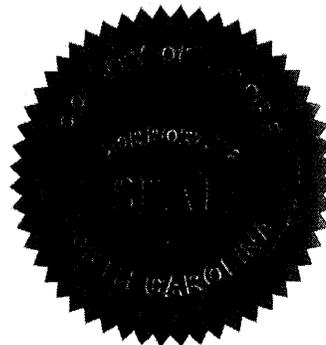
WHEREAS, the Moore County Board of Commissioners wishes to recognize the significant contributions of Tony, as well as those of the employees and volunteers of the Moore Free & Charitable Clinic, to the quality of life in Moore County; and

NOW THEREFORE, BE IT RESOLVED that the Moore County Board of Commissioners, on behalf of the people of this County, hereby honors Anthony C. (Tony) Price for helping sustain and grow Moore Free & Charitable Clinic as an invaluable community asset.

This the 15th day of September 2020.


Francis R. Quis, Jr., Chairman


Laura M. Williams, Clerk to the Board



Proclamation

County of Moore

North Carolina

NATIONAL RECOVERY MONTH

September 2020

Join the Voices for Recovery: Together We Are Stronger

Whereas, recovery from mental and substance use disorders, including co-occurring disorders is an essential part of health and one's overall wellness; and

Whereas, treatment and recovery services for mental and substance use disorders and co-occurring disorders is effective, and people can and do recover in Moore County and around the nation; and

Whereas, addressing and overcoming mental and substance use disorders and co-occurring disorders is essential to achieving healthy lifestyles, both physically and emotionally; and

Whereas we must encourage relatives and friends of people with substance use disorders to implement preventative measures, recognize the signs of a problem, and guide those in need to appropriate treatment and recovery support services. And we must provide enough resources throughout the county to serve those in need.

WHEREAS, an estimated **one in 4** people in North Carolina are affected by these conditions; and

Whereas, the impact of substance use disorders is apparent in our local community and the disease of addiction is not going away without proper

understanding and support of this disease. Our hospital and private practice physicians, our law enforcement and our court system all struggle with providing necessary care for recovery. Drug related deaths in Moore County keep rising.

The number of women who are affected by substance use disorders is also rising, far exceeding the use by men. The effect on children who are growing up in homes where the disease of addiction is active its having a major impact on their risk for a successful future.

Isolation and loss of jobs created from the effects of Covid 19 has added to the stress and lack of resources for those seeking recovery.

WHEREAS, to help more people with lived experience achieve and sustain recovery, the U.S. Department of Health and Human Services (HHS), the Substance Abuse and Mental Health Services Administration (SAMHSA), and Drug Free Moore County invite all residents of Moore County to participate in ***National Recovery Month***; and

Now, therefore, we, County Commissioners of Moore County, North Carolina, are asking the citizens of Moore County to join in celebrating this September 2020 as National Recovery Month. We call upon our community to observe this month with events that support this year's theme, "Join the Voices for Recovery: Together we are stronger."

In Witness Whereof, I have hereunto set my hand this fifteenth day of September, in the year of our Lord, two thousand twenty, and of the Independence of the United States of America the two-hundred and forty fourth.



Francis R. Quis, Jr., Chairman



Moore County
North Carolina



**MENTAL ILLNESS AWARENESS WEEK
OCTOBER 4 – 10, 2020
A PROCLAMATION**

WHEREAS, each year, millions of Americans face the reality of living with a mental health condition, and mental illness affects everyone directly or indirectly through family, friends, or coworkers; and

WHEREAS, despite mental illnesses' reach and prevalence, stigma and misunderstanding are also, unfortunately, widespread; and

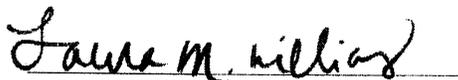
WHEREAS, each year, during the first week of October, the National Alliance on Mental Illness and participants across the country raise awareness of mental illness; and

WHEREAS, mental health conditions are important to discuss year-round, but highlighting them during this week provides a dedicated time for mental health advocates across the country to come together as one unified voice; and

NOW, THEREFORE, the Moore County Board of Commissioners hereby proclaims October 4 – 10, 2020, as National Mental Illness Awareness Week and dedicates this week to raising awareness that mental illnesses are treatable medical conditions, to bringing help and hope to children and adults with mental illnesses and their families, and to eliminating the stigma associated with mental illness.

This the 15th day of September 2020.


Francis R. Quis, Jr., Chairman


Laura M. Williams, Clerk to the Board



County Commissioners COVID-19 Update

September 15, 2020

Goal: Prevent Deaths

Action steps: 1. Protect most vulnerable population

2. Slow the spread of the disease

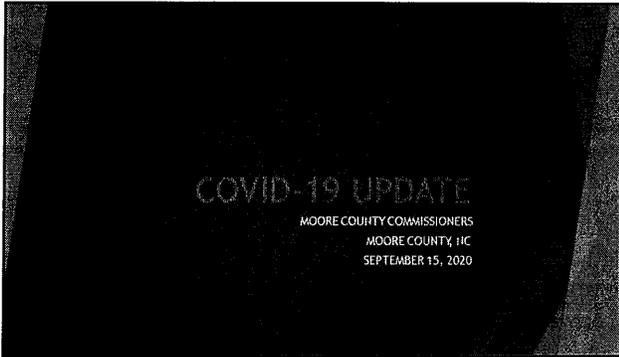
3. Assure the integrity of our health care system

- Strategies:**
- 1. Establish an Incident Command**
 - a. Nursing home and long-term care baseline testing- Teresa Forrest -Completed**
 - b. Case investigation and initial contact tracing- Melissa Fraley -On-going**
 - c. Public Information Officer-Matt Garner – On-going**
 - d. Contact tracing- Tammie Fox – On-going**
 - e. Community testing- Matt Garner – On-going**
 - f. Special Projects- Krista Dees – On-going**
 - 2. Disseminate approved actionable CDC and NCDHHS information, as well as Governor's orders, to the public and community partners.**
 - 3. Assure that all nursing homes, long-term care facilities, and medical providers have the latest CDC and NCDHHS requirements and guidelines.**
 - 4. Work with our community partners and the public to identify resources and best practices to respond to COVID. This includes the SCHDG which includes 10 local health departments and the Ft. Bragg Public Health Department.**
 - 5. Assure that all nursing homes and long-term care facilities have access to on-going COVID testing.**

- 6. Assure that all nursing homes and long-term care facilities have plans in place to isolate residents and staff that test positive for COVID.**
- 7. Assure that the elderly population, especially those with underlying health issues, are cautioned to shelter at home if possible.**
- 8. Assure availability of community testing through Federal funding, contracts with private laboratories, and community partners such as FirstHealth and Goshen Medical Center.**
- 9. Provide case investigation and initial contact tracing. This is being done by our Public Health Nurses, Resource Nurses and, before school started, the School Health Nurses.**
- 10. Assure on-going contact tracing, through the State.**

In order to implement the above action steps and strategies, the Department increased its communications with community partners, developed a public dashboard, worked with the County government when they established a hotline at the County EOC, issued regular news releases, increased to daily news releases, gave interviews, briefed elected and appointed officials, posted information on social media and outdoor advertising, and met with and requested that local media promote the 3W's.

In addition, Dr. Paul Kuzma has worked through the Health Department in publishing a series of articles addressing the disease process and the body's immune system as it relates to COVID-19.

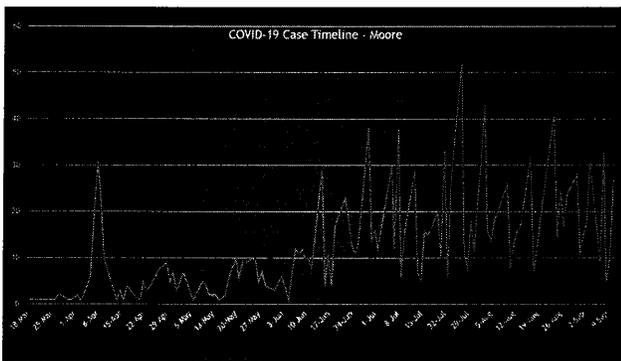


1

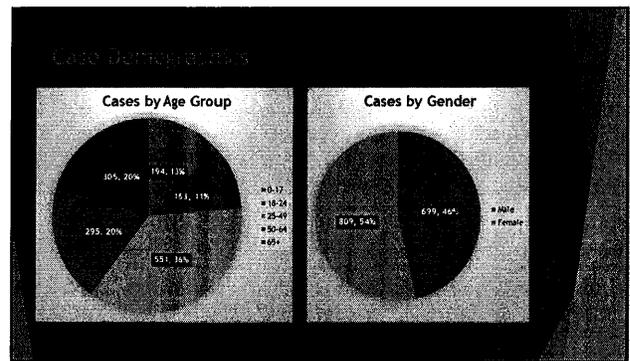
COVID-19 Case Statistics - Moore County
 As of 9/15/20 @ 5PM

Total Confirmed Cases	1,508	--
Total Estimated Recovered	1,369	90.8%
Total Active Cases	116	7.7%
Currently Hospitalized	15	1.0% / 12.9%
Total Deaths	23	1.5%

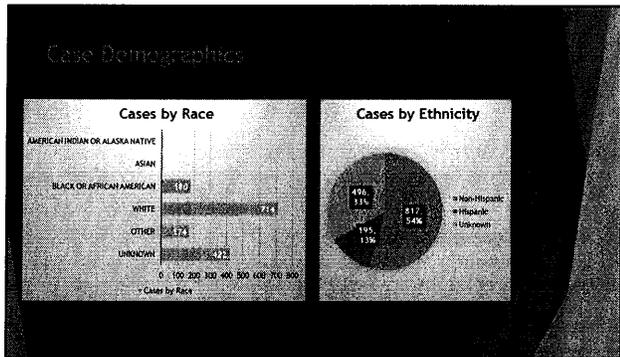
2



3



4

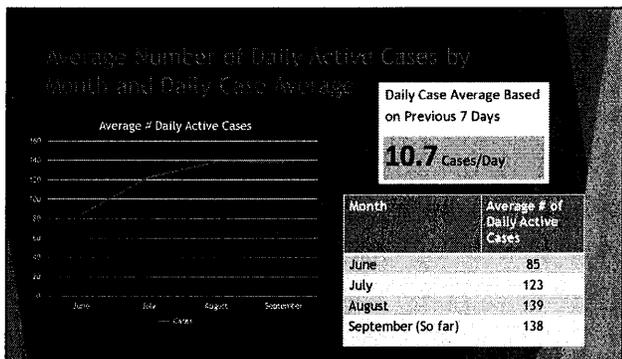


5

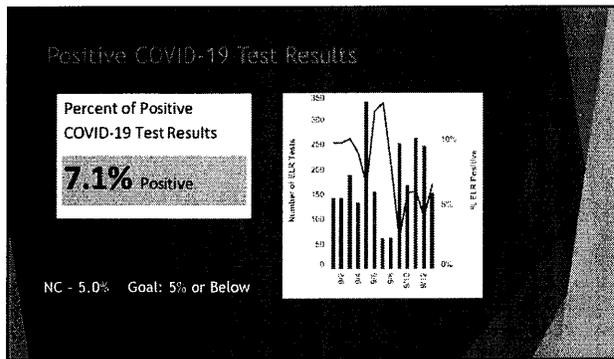
Cases by Zip Code

TOWN	TOTAL CONFIRMED CASES	DEATHS
Aberdeen (28315)	229	1
Carthage/Whispering Pines (28327)	195	2
Eagle Springs (27242)	89	0
Jackson Springs (27281)	48	0
Pinebluff (28373)	40	0
Pinehurst (28374)	234	8 (36.4%)
Robbins (27325)	245 (16.5%)	2
Seven Lakes/West End (27376)	136	5
Southern Pines (28387)	197	2
Vass (28394)	56	1

6



7



8

Surrounding County Comparison

County	2018 Population	Cases	Cases Per 10,000	County Ranking Per 10,000	Percent of Positive Test Results	Deaths
Harnett	134,214	1,867	141.0	T-25th	6.9%	49
Cumberland	332,330	4,787	144.0	T-26th	8.1%	75
Moore	98,682	1,498	149.0	29th	7.1%	28
Hoke	54,764	997	182.0	T-48th	10.1%	13
Randolph	143,351	2,611	182.0	T-48th	5.7%	49
Richmond	44,887	842	188.0	51st	11.5%	12
Chatham	73,139	1,577	216.0	T-61st	3.9%	57
Scotland	34,810	838	241.0	68th	9.3%	12
Lee	61,452	1,538	250.0	73rd	6.7%	13
Montgomery	27,271	990	363.0	81st	17.2%	23

9

Deaths

23 total since pandemic began

- Race: 16 White, 4 African American, 3 Other
- Ethnicity: 17 Non-Hispanic, 4 Hispanic, 2 Unknown
- Age: 17 were 75+, 4 were between 65-74, 2 were between 50-64
- Sex: 13 male, 10 female

Since March 14th, there have been 738 deaths from all causes in Moore County, the 23 COVID-19 deaths make up 3.1% of this total.

1st COVID-19 death - April 6, 2020
 Most recent - September 8, 2020

13 deaths attributed to residents of long-term care facilities, 10 to community

10

Latest Guidance on Prevention Measures

If you leave home, know your Ws!



WEAR
a cloth face covering.



WAIT
6 feet apart. Avoid close contact.



WASH
your hands often or use hand sanitizer.

@NCDHHS #StayStrongNC

11

Whatever your Reason, Get Behind the Mask.

THERE'S A REASON BEHIND EVERY MASK.



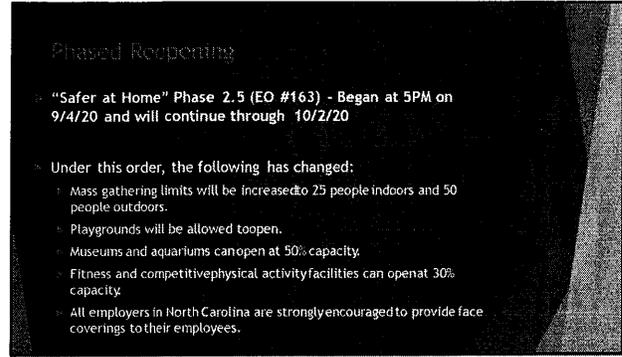
WHATEVER YOUR REASON, GET BEHIND THE MASK.

www.ncdhhs.gov

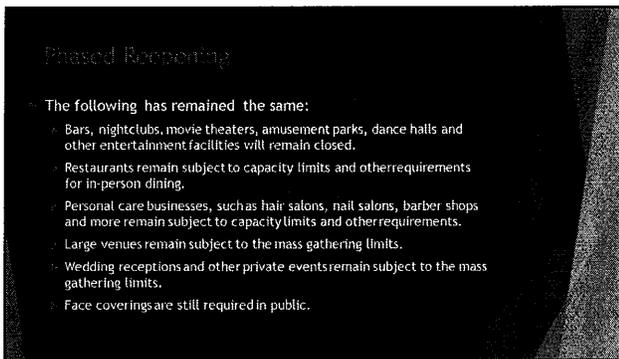
12



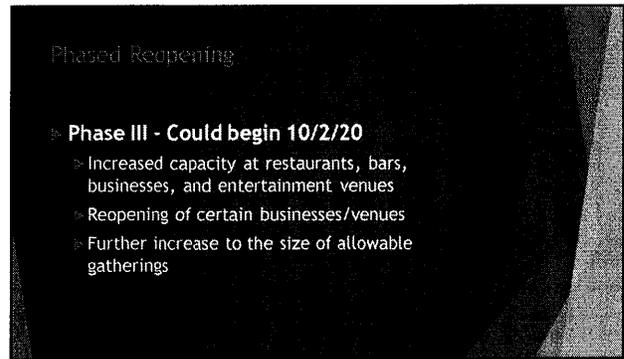
13



14



15



16

Drive-Thru Testing

- Mobile testing offered in partnership with Goshen Medical, Inc.
- 8 test events held since August
- 365 tests administered

Upcoming testing events:

- September 17th - First Baptist Church, Robbins
- September 21st - St. Peter's Church, West End
- September 24th - Morganton Road Sports Complex, Southern Pines

21

Hospitalizations

- The data table represents patients from all FirstHealth affiliated hospitals which includes FirstHealth Montgomery Memorial Hospital, FirstHealth Moore Regional Hospital, FirstHealth Moore Regional Hospital - Hoke, and FirstHealth Moore Regional Hospital - Richmond.

COVID-19 Positive Hospitalized Patients	Total Patients Hospitalized (All Causes)	Percent Patients Hospitalized with COVID-19
43	395	10.9%

- As of today, 15 individuals are hospitalized at Moore Regional with COVID-19.

22

Contact Tracing

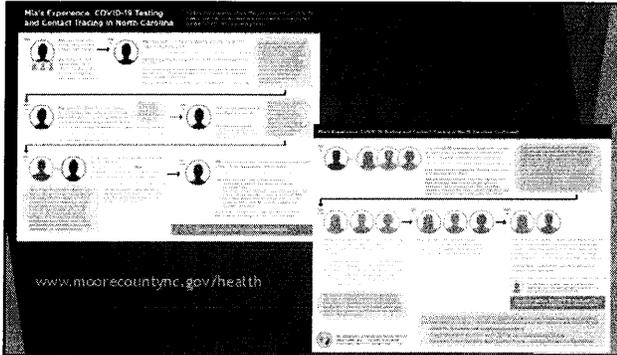
- COVID-19 Community Team Outreach Tool (CCIO) was developed by the North Carolina Department of Health and Human Services (NCDHHS) to assist with monitoring and follow-up of COVID-19 cases and known close contacts.
- Moore County Health Department staff conduct investigations with all Moore County residents with laboratory confirmed COVID-19. During case interviews, staff follow-up on the patient's health status, review self-isolation requirements, and connect patients to other community resources.
- Moore County Health Department staff work with the patient to identify individuals they were in close contact with during the period they were likely infectious. That period usually starts two days before they first noticed symptoms (or in the past several days if they are asymptomatic).

23

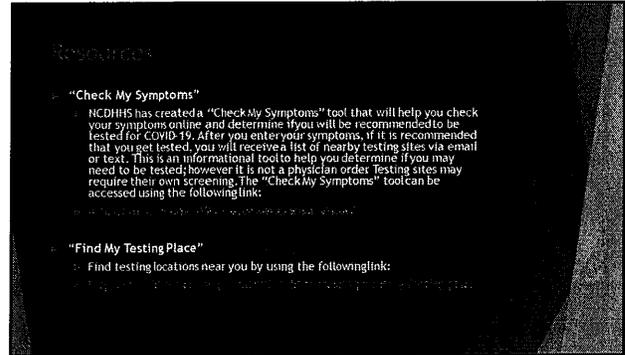
Contact Tracing (Cont.)

- Using the information provided by the patient, Health Department staff then upload the data into the CCIO system and assign a State contact tracer. The contact tracer will then attempt to notify known close contacts. The Health Department and State also work collaboratively with the employers, daycares, nursing homes, and other facilities to identify and notify individuals who may have been exposed in their facilities.
- Known close contacts will receive an initial phone call from a contact tracer to review the date of exposure and any self-quarantine requirements.
- Through the CCIO system, known close contacts may receive e-mails or text messages for daily follow-ups during the self-quarantine period. Those individuals will also have access to the password-protected online CCIO platform so that they can track their own symptoms and get feedback if they should begin to appear.

24



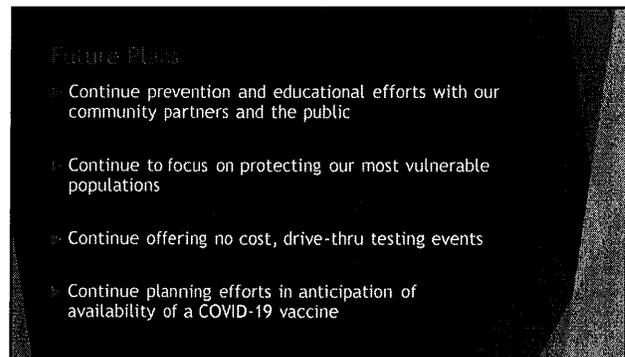
25



26



27



28

Moore County Board of Commissioners
Land Use Plan Consistency Statement
Conditional Use Rezoning Request
Residential and Agricultural-40 (RA-40) to
Rural Agricultural Conditional Zoning (RA-CZ) - Mining

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)

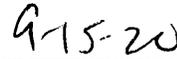
- Recommendation 1.7: Support and promote local businesses
- Action 1.8.5: Support and promote infill development that will optimize the use of existing infrastructure.

2. The rezoning request is reasonable and in the public interest due to the need of Sand Mine facilities in Moore County.

Therefore, the Moore County Board of Commissioners **APPROVES** the Conditional Rezoning request from Residential and Agriculture -40 (RA-40) to Rural Agricultural Conditional Zoning (RA-CZ) for a mining operation, located at ParID 00029785, the total being approximately 8.04 acres, located on Partridge Lane in West End.



Frank Quis, Chair
Moore County Board of Commissioners



Date



MEMORANDUM TO THE BOARD OF COMMISSIONERS

FROM: Debra Ensminger
Planning & Transportation Director

DATE: August 20, 2020

SUBJECT: Conditional Rezoning Request: Residential and Agriculture -40 (RA-40) to Rural Agricultural Conditional Zoning (RA-CZ) – Mining

PRESENTER: Debra Ensminger

REQUEST

Chad Harris is requesting a Conditional Rezoning from Residential and Agriculture -40 (RA-40) to Rural Agricultural Conditional Zoning (RA-CZ) for a mining operation, located at ParID 00029785, the total being approximately 8.04 acres, located on Partridge Lane in West End, owned by Johnny Harris Trucking, Inc. per Deed Book 4453 Page 337.

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 applicant is requesting an expansion of the existing sand mine to approximately 8.04 acres. The property is undeveloped. Adjacent land uses include single family homes and a sand mine.

The adjacent sand mine has been in operation since 1997. The original mining location is located on 3 adjacent parcels (ParID 96000516, 00019634, 9700046) consisting of approximately 60 acres. Johnny Harris received conditional use district approval to expand the mine to an additional 3 parcels (approximately 37.28 acres total) on May 19, 2008 (ParID 20000071, 00990775, 00013973).

The property also consists of a 3 acre land clearing and inert debris facility, approved as an accessory use to the mine in 2017. The LCID business expanded to approximately 15.17. The remaining approximate 22.11 acres will remain RA-CUD – Mining.

COMMUNITY MEETING

The community meeting was conducted at the Moore County Agricultural Center on June 16, 2020 between 5:30pm and 6:30pm. Adjacent properties were notified by certified return receipt mail, sent on June 5, 2020. Please refer to attached report for more details.

CONDITIONAL ZONING (CZ)

Conditional rezoning affords a degree of certainty in land use decisions not possible when rezoning to a general district. Conditional Zoning Districts are established to provide for

Partridge Lane – Conditional Rezoning – Staff Report

flexibility in the development of property while ensuring that the development is compatible with neighboring uses. Pursuant to NCGS 153A-342, conditional zoning districts requires the approval of a rezoning by the Moore County Board of Commissioners and approval of a site-specific development plan allowing for the development of specific land uses.

Parallel conditional zoning districts are restricted to those uses (meaning either one or multiple uses) listed in the corresponding general use zoning district.

The request shall be in compliance with all relevant portions of the UDO, except that variations from these standards may be approved by the Board of Commissioners if the site plan is submitted and determined to be suitable for the request, is consistent with the intent of the standards, and ensures compatibility with land uses on surrounding properties.

Specific additional conditions applicable to the rezoning request may be proposed by the applicant, the Planning Board, or Board of Commissioners. Only those conditions mutually approved by the county and the applicant may be incorporated into the permit requirements. If a proposed condition is unacceptable to the owner, the petition can be withdrawn and the proposed rezoning cannot go forward. Likewise, if a condition is unacceptable to the Board of Commissioners, the petition can be denied and there is no rezoning.

Per NCGS 153A-342(B), conditions and site-specific standards shall be limited to those that address the conformance of development and use of the site to County ordinances and officially adopted plans and those that address the impacts reasonably expected to be generated by the development or use of the site.

ZONING DISTRICT COMPATIBILITY

Adjacent properties are zoned Residential and Agricultural-40 (RA-40) and RA-CUD (Mining). The requested rezoning to Rural Agricultural Conditional Zoning (RA-CZ) for a mining operation is consistent with the Rural Agricultural (RA) zoning district.

The Unified Development Ordinance states the intent of the Rural Agricultural (RA) District is intended to encourage the continuance of agricultural uses as well as to ensure that residential development of appropriate intensities that area consonant with the suitability of land, availability of public services, and that are compatible with surrounding development, will occur at appropriate densities to provide a healthful environment.

The RA District is also intended to accommodate rural commercial activities where the use of site specific development plans, individualized development conditions, vegetative buffers, larger lots, and the compatibility of adjacent land uses are considered to provide suitable locations for rural commerce and other rural activities.

CONSISTENCY WITH THE 2013 MOORE COUNTY LAND USE PLAN

The site has a Rural Agricultural Land Use Classification. The requested zoning to Rural Agricultural Conditional Zoning (RA-CZ) for a sand mine is compatible with the Rural Agricultural Land Use Classification. The Land Use Plan states the primary use of the Rural Agricultural Land Use Classification is to support rural residential life associated with agricultural uses and other rural activities. The requested rezoning to Rural Agricultural Conditional Zoning District (RA-CZ) for a sand mine is consistent with rural activities.

The rezoning request is also consistent with several goals as included in the attached Land Use Plan Consistency Statement, including: Recommendation 1.7: Support and promote local businesses and Action 1.8.5: Support and promote infill development that will optimize the use of existing infrastructure.

MOORE COUNTY COMPARISON LAND USE MAP



IMPLEMENTATION PLAN

Hold the public hearing and approve / deny the Conditional Rezoning request.

ACTION BY THE PLANNING BOARD

The Planning Board met on July 2, 2020 and unanimously recommended approval.

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 or deny the attached Land Use Plan Consistency Statement and authorize its Chairman to execute the document as required by North Carolina General Statute 153A-341.

Motion #2: Make a motion to approve or deny the Conditional Rezoning from Residential and Agriculture -40 (RA-40) to Rural Agricultural Conditional Zoning (RA-CZ) for a mining operation, located at ParID 00029785, the total being approximately 8.1 acres, located on Partridge Lane in West End.

ATTACHMENTS

- Pictures of Property and Adjacent Properties
- Vicinity Map

Partridge Lane – Conditional Rezoning – Staff Report

- Land Use Map
- Rezoning Map
- Submitted Rezoning Application
- Submitted Site Specific Development Plan
- Submitted Reclamation Plan
- Board of Commissioners Consistency Statement – Approval
- Board of Commissioners Consistency Statement – Denial
- Community Meeting Report
- Deed Book 4453 Page 337

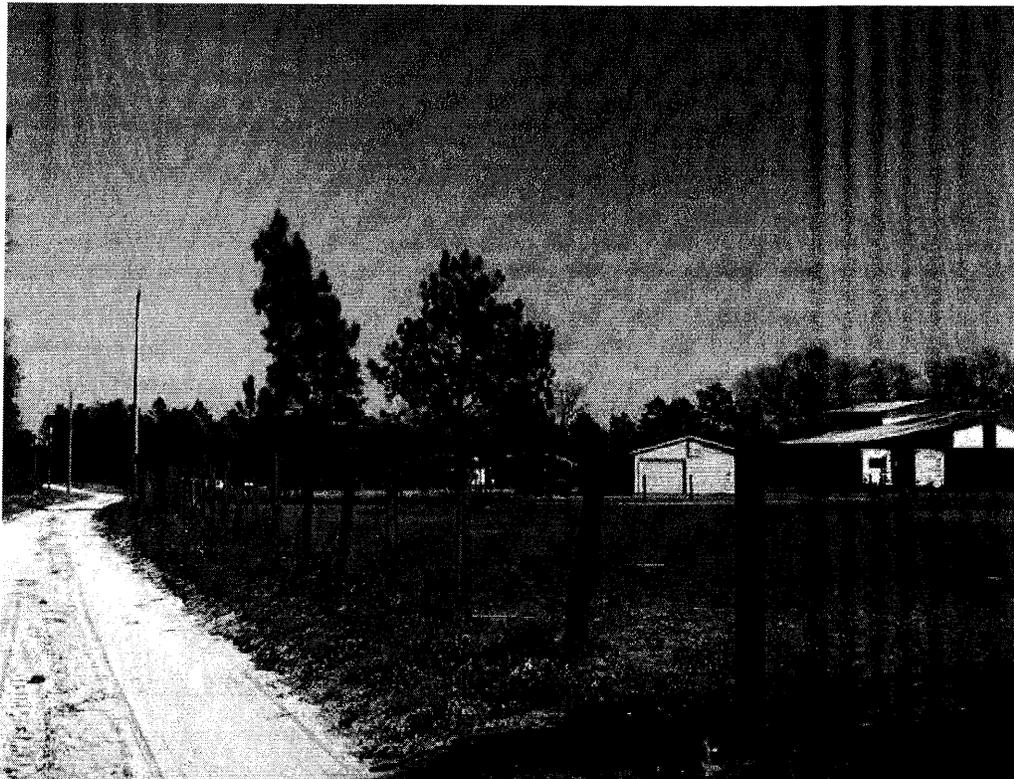
View of Rubicon Road from Partridge Lane



Views of Partridge Land



356 Partridge Lane (located app. 600 feet south of the subject property)



Land Use Map

Undeveloped

Single Family Dwelling

Undeveloped

Single Family Dwellings

Undeveloped

Single Family Dwelling

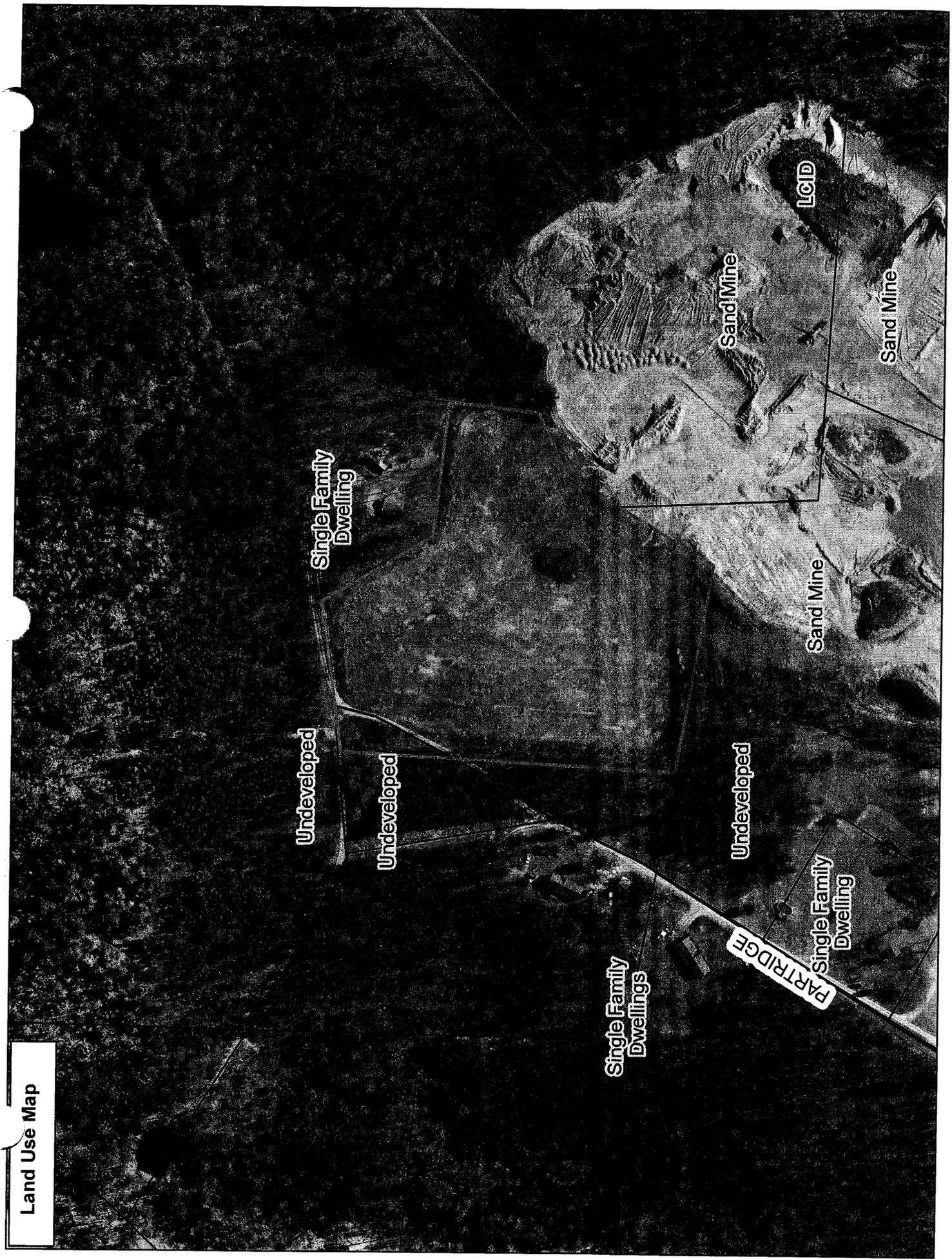
Sand Mine

Sand Mine

Sand Mine

LCID

PARTRIDGE

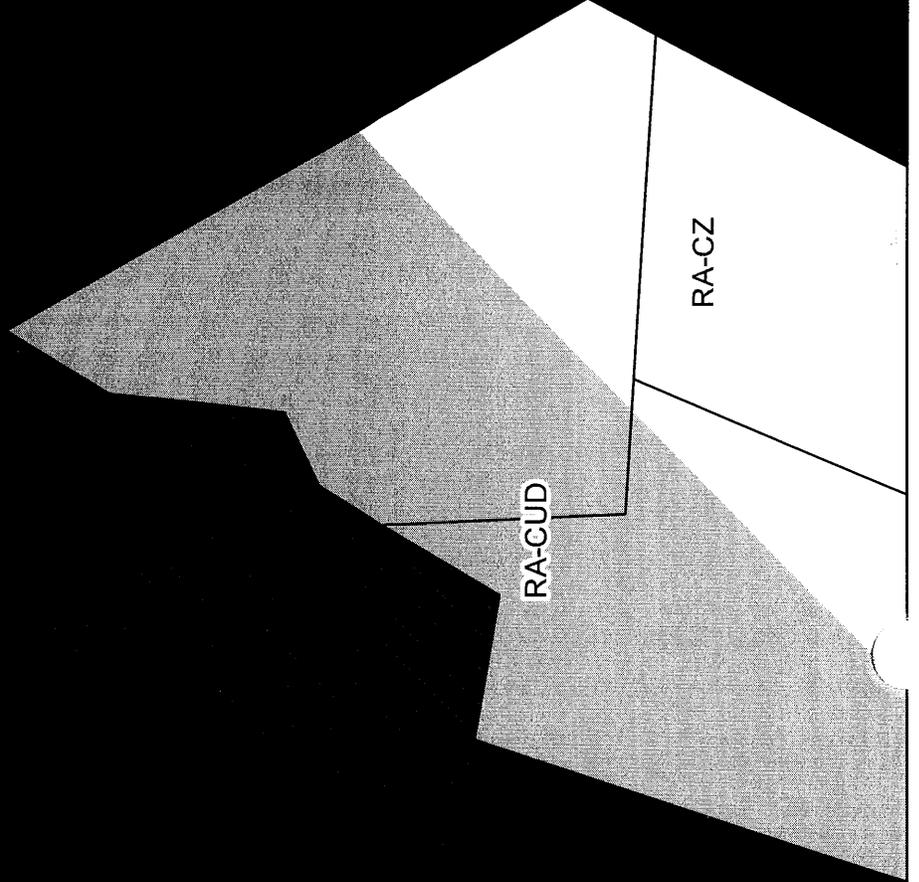


Zoning Map

Shaded area requested
to be rezoned to RA-CZ

RA-40

PARTRIDGE



28740

County of Moore Planning and Transportation



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

Conditional Rezoning Application

Application Date: January 23, 2020			
Address of Property: 310 Rubicon Road, West End, NC 27376 (Parcel ID 00029785)			
Applicant: Chad Harris		Phone: 910-947-2112	
Applicant Address: 4291 Dowd Road	City: Carthage	St: NC	Zip: 28327
Owner: Johnny Harris Trucking Inc		Phone: 910-947-2112	
Owner Address: 4291 Dowd Road	City: Carthage	St: NC	Zip: 28327
Current Zoning District: RA-40	Proposed Zoning District: RACZ		
Current Use(s): Residential and Agricultural - 40	Proposed Use(s): Mining		
Proposed rules, regulations, condition(s) for the proposed district that address the impacts expected to be generated by the development or use of the site:			
N.C. Mining Act of 1971 - G.S. 74, Article 7			
NCAC Title 15A, Chapter 5: Mining: Mineral Resources			
Statement of reasonableness of the proposed conditional zoning. The statement shall include, but not be limited to the following:			
<ol style="list-style-type: none"> 1. The conditional rezoning compatibility with the County Land Use Plan and other adopted plans of the County. 2. The conditional rezoning compatibility with the existing land uses on abutting and neighboring tracts. 3. The benefits and detriments of the conditional rezoning for the subject property, neighboring properties and the surrounding community. 			
The intended use is mining (Current Parcel ID: 00029785)			
1. Compatibility with the County Land Use Plan will be maintained.			
2. Mining of the property will be permitted for disturbance through NCDEQ.			
3. Existing land uses on abutting and neighboring tracts will be maintained and no impact is anticipated.			

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 or information as designated by the County of Moore Zoning Administrator.

[Signature] 1-23-20
Applicant/Owner Signature Date

Applicant/Owner Signature Date

Office Use Only:

PAR ID: 00029785

[Signature] 1-23-2020
Received By Date

Moore County Board of Commissioners
Land Use Plan Consistency Statement
Conditional Use Rezoning Request
Residential and Agricultural-40 (RA-40) to
Rural Agricultural Conditional Zoning (RA-CZ) - Mining

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.

2. The rezoning request is reasonable and in the public interest due to the need of Sand Mine facilities in Moore County.

Therefore, the Moore County Board of Commissioners **APPROVES** the Conditional Rezoning request from Residential and Agriculture -40 (RA-40) to Rural Agricultural Conditional Zoning (RA-CZ) for a mining operation, located at ParID 00029785, the total being approximately 8.04 acres, located on Partridge Lane in West End.

Frank Quis, Chair

Moore County Board of Commissioners

Date

Moore County Board of Commissioners
Land Use Plan Consistency Statement
Conditional Use Rezoning Request
Residential and Agricultural-40 (RA-40) to
Rural Agricultural Conditional Zoning (RA-CZ) - Mining

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.

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 Conditional Rezoning request from Residential and Agriculture -40 (RA-40) to Rural Agricultural Conditional Zoning (RA-CZ) for a mining operation, located at ParID 00029785, the total being approximately 8.04 acres, located on Partridge Lane in West End.

Frank Quis, Chair
Moore County Board of Commissioners

Date

COMMUNITY MEETING REPORT
Tuesday June 16, 2020 5:30 p.m. – 6:30 p.m.
Proposed Sand Mine – Partridge Lane West End, NC

Community Members Present: Brenda Williams

Applicant's Representative Present: Chad Harris, Johnny Harris, Scott Matthews (SNS) and Roberto Rodriguez (SNS)

Planning Staff Present: Debra Ensminger, Dervin Spell, Stephanie Cornack

Scott Matthews opened the meeting by discussing the proposed Sand Mine that the applicant is pursuing through the conditional rezoning request. Mr. Matthews presented the site plan of the proposed facility for the members of the community to review. Community member Brenda Williams had a question regarding the buffer of this proposed project, which Mr. Matthews showed to Ms. Williams on the site plan the buffer and stated that it meets the standards of the Moore County Unified Development Ordinance buffer standards for Mining/Quarry Operation (Sec. 8.107). No objections to the proposed project was made by Ms. Williams at the meeting.

List of those notified of the Community Meeting (certified mailings to adjacent properties):

BENDER, JASON RYAN	JOHNNY HARRIS TRUCKING, INC
HOPTON, JOHN G & HOPTON, PATRICIA A & OTHER	WILLIAMS, BRENDA
HOPTON, KELLY LYNN	HARRIS, CHAD

Attachments:

- Site plans presented at the Community Meeting

Submitted by,



Dervin Spell, AICP, CFM
Planner – Moore County Planning and Transportation

FOR REGISTRATION REGISTER OF DEEDS

Judy D. Martin
Moore County, NC

February 13, 2015 01:07:38 PM

Book 4453 Page 337-340

FEE: \$26.00

NC REVENUE STAMP: \$64.00

INSTRUMENT # 2015001809

Jm



INSTRUMENT # 2015001809

This Instrument Prepared By:
H. Craig Phifer, III
Clarke, Phifer, Vaughn, Brenner & McNeill, PLLC
135 Applecross Road
Pinehurst, North Carolina 28374

**STATE OF NORTH CAROLINA
COUNTY OF MOORE**

GENERAL WARRANTY DEED

THIS DEED, made this 10th day of February, 2015 by Douglas R. Waldrop, Sr. (a/k/a Douglas Ray Waldrop, Sr.) and wife, Shirley A. Waldrop (a/k/a Shirley Albert Waldrop), of 112 Tiffany Way, Beaufort, NC 28516, **GRANTOR**, to Johnny Harris Trucking, Inc., a North Carolina corporation,

GRANTEE;

Tax Address: 4291 Dowd Road, Carthage, NC 28327. *mau*

WITNESSETH:

That said 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, tract or parcel of land situate in Mineral Springs Township, Moore County, North Carolina, and more particularly described as follows:

See Exhibit "A" Attached Hereto and Incorporated By Reference.

This conveyance is made subject to: (i) utility easements of record; (ii) ad valorem taxes for the current year, which taxes shall be prorated as of the date of closing; and (iii) unviolated restrictive covenants of record that do not materially affect the value of the property.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 546, Page 13, Moore County Registry, Carthage, North Carolina.

All or a portion of the property herein conveyed [] includes or [x] does not include the primary residence of a Grantor.

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 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 whomsoever except for the exceptions noted herein.

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 Grantor has hereunto set his hand and seal the day and year first above written.

Douglas R. Waldrop, Sr. (a/k/a Douglas Ray Waldrop Sr.) by
Christopher Scott Holder, Attorney-in-Fact (SEAL)
Douglas R. Waldrop, Sr. (a/k/a Douglas Ray Waldrop, Sr.), By
Christopher Scott Holder, Attorney-In-Fact

Shirley A. Waldrop (a/k/a Shirley Albert Waldrop), by
Christopher Scott Holder, Attorney-in-Fact (SEAL)
Shirley A. Waldrop (a/k/a Shirley Albert Waldrop), By
Christopher Scott Holder, Attorney-In-Fact

STATE OF NORTH CAROLINA
COUNTY OF Carteret

I, Lisa Lewis-Hamilton, a Notary Public of the County and State aforesaid, certify that Christopher Scott Holder, Attorney-In-Fact for Douglas R. Waldrop, Sr. (a/k/a Douglas Ray Waldrop, Sr.), personally appeared before me this day and being by me duly sworn, says that he executed the foregoing and annexed instrument for and in behalf of Douglas R. Waldrop, Sr. (a/k/a Douglas Ray Waldrop, Sr.) and that his authority to execute and acknowledge said instrument is contained in instrument duly executed, acknowledged and recorded in the Office of the Register of Deeds of Moore County, North Carolina, in Book 2820, Page 135, that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney; that the said Christopher Scott Holder acknowledged the due execution of the foregoing and annexed instrument for the purpose therein expressed, for and in behalf of the said Douglas R. Waldrop, Sr. (a/k/a Douglas Ray Waldrop, Sr.).

Witness my hand and official seal or stamp, this 12 day of February, 2015.

My Commission Expires:
15 Apr 2018

Lisa Lewis-Hamilton
NOTARY PUBLIC
(NOTARIAL SEAL)
LISA LEWIS-HAMILTON
NOTARY PUBLIC
CARTERET COUNTY, NC

STATE OF NORTH CAROLINA

COUNTY OF Carteret

I, Lisa Lewis Hamilton, a Notary Public of the County and State aforesaid, certify that Christopher Scott Holder, Attorney-In-Fact for Shirley A. Waldrop (a/k/a Shirley Albert Waldrop), personally appeared before me this day and being by me duly sworn, says that he executed the foregoing and annexed instrument for and in behalf of Shirley A. Waldrop (a/k/a Shirley Albert Waldrop) and that his authority to execute and acknowledge said instrument is contained in instrument duly executed, acknowledged and recorded in the Office of the Register of Deeds of Moore County, North Carolina, in Book 2820, Page 132, that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney; that the said Christopher Scott Holder acknowledged the due execution of the foregoing and annexed instrument for the purpose therein expressed, for and in behalf of the said Shirley A. Waldrop (a/k/a Shirley Albert Waldrop).

Witness my hand and official seal or stamp, this 12 day of February, 2015.

My Commission Expires:

15 Apr 2015

Lisa Lewis Hamilton

NOTARY PUBLIC

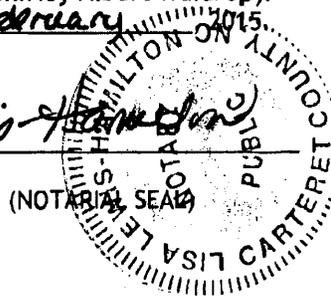


Exhibit "A"

Being All of the Grantors' Real Property identified in the Moore County Tax Department as Tax Parcel Identification Number 00029785 and being further described as a tract entitled "Remainder of Douglas R. Waldrop, Sr. D.B. 546, Pg. 13" on a "Survey for: Doug Waldrop" recorded in Plat Cabinet 13, Slide 427 in the Moore County, North Carolina Register of Deeds and as "Lot 2 Waldrop 4.55 Acres" and "Remainder of Waldrop 3.51 Acres" as described in Plat cabinet 14, Slide 90, Moore County, North Carolina Register of Deeds, and being all of the balance, remainder and residue of the Grantors' real property originally described in Book 546, Page 13, Moore County, North Carolina Register of Deeds.

Being subject to recorded easements to Carolina Power and Light Co. (now Duke Progress Energy) and Randolph Electric Membership Corporation.

Moore County Board of Commissioners
Land Use Plan Consistency Statement
Conditional Rezoning Request
Rural Agricultural (RA) to Rural Agricultural Conditional Zoning
(RA-CZ) – Warehousing

The Moore County Board of Commissioners finds that:

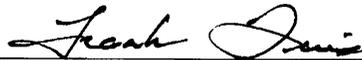
1. The rezoning request is consistent with the following goals as listed in the 2013 Moore County Land Use Plan:

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

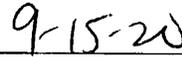
- Recommendation 1.7: Support and promote local businesses
- Action 1.8.5: Support and promote infill development that will optimize the use of existing infrastructure.

2. The rezoning request is reasonable and in the public interest due to the need of tire sales warehousing facilities in Moore County and not being a negative detriment to the surrounding properties.

Therefore, the Moore County Board of Commissioners **APPROVES** the Conditional Rezoning request from Rural Agricultural (RA) to Rural Agricultural Conditional Zoning (RA-CZ) for a warehouse, located on a portion of ParID 00009916, the total being approximately 4.15 acres out of approximately 23.01 acres, located at 126 Mills Place, Biscoe, adjacent to Tarry Church Road S.



Frank Quis, Chair
Moore County Board of Commissioners



Date



Agenda Item: _____
Meeting Date: September 15, 2020

MEMORANDUM TO THE BOARD OF COMMISSIONERS

FROM: Debra Ensminger
Planning & Transportation Director

DATE: August 20, 2020

SUBJECT: Conditional Rezoning Request: Rural Agricultural (RA) to Rural Agricultural Conditional Zoning (RA-CZ) – Warehousing

PRESENTER: Debra Ensminger

REQUEST

Marlene Hernandez is requesting a Conditional Rezoning from Rural Agricultural (RA) to Rural Agricultural Conditional Zoning (RA-CZ) for a warehouse, located on a portion of ParID 00009916, the total being approximately 4.15 acres out of approximately 23.06 acres, located at 126 Mills Place, Biscoe, adjacent to Tarry Church Road S, owned by Bentura Cervantes Rubio, per Deed Book 4464 Page 20.

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 portion of the property to be rezoned is undeveloped. Adjacent land uses include single family homes and agriculture.

COMMUNITY MEETING

The community meeting was conducted at the Moore County Agricultural Center on June 18, 2020 between 5:30pm and 6:30pm. Adjacent properties were notified by certified return receipt mail, sent on June 5, 2020. Please refer to attached report for more details.

CONDITIONAL ZONING (CZ)

Conditional rezoning affords a degree of certainty in land use decisions not possible when rezoning to a general district. Conditional Zoning Districts are established to provide for flexibility in the development of property while ensuring that the development is compatible with neighboring uses. Pursuant to NCGS 153A-342, conditional zoning districts requires the approval of a rezoning by the Moore County Board of Commissioners and approval of a site-specific development plan allowing for the development of specific land uses.

Parallel conditional zoning districts are restricted to those uses (meaning either one or multiple uses) listed in the corresponding general use zoning district.

The request shall be in compliance with all relevant portions of the UDO, except that variations from these standards may be approved by the Board of Commissioners if the site plan is submitted and determined to be suitable for the request, is consistent with the intent of the standards, and ensures compatibility with land uses on surrounding properties.

Specific additional conditions applicable to the rezoning request may be proposed by the applicant, the Planning Board, or Board of Commissioners. Only those conditions mutually approved by the county and the applicant may be incorporated into the permit requirements. If a proposed condition is unacceptable to the owner, the petition can be withdrawn and the proposed rezoning cannot go forward. Likewise, if a condition is unacceptable to the Board of Commissioners, the petition can be denied and there is no rezoning.

Per NCGS 153A-342(B), conditions and site-specific standards shall be limited to those that address the conformance of development and use of the site to County ordinances and officially adopted plans and those that address the impacts reasonably expected to be generated by the development or use of the site.

ZONING DISTRICT COMPATIBILITY

Adjacent properties are zoned Rural Agricultural (RA). The requested rezoning to Rural Agricultural Conditional Zoning (RA-CZ) for a warehouse is consistent with the Rural Agricultural (RA) zoning district.

The Unified Development Ordinance states the intent of the Rural Agricultural (RA) District is intended to encourage the continuance of agricultural uses as well as to ensure that residential development of appropriate intensities that area consonant with the suitability of land, availability of public services, and that are compatible with surrounding development, will occur at appropriate densities to provide a healthful environment.

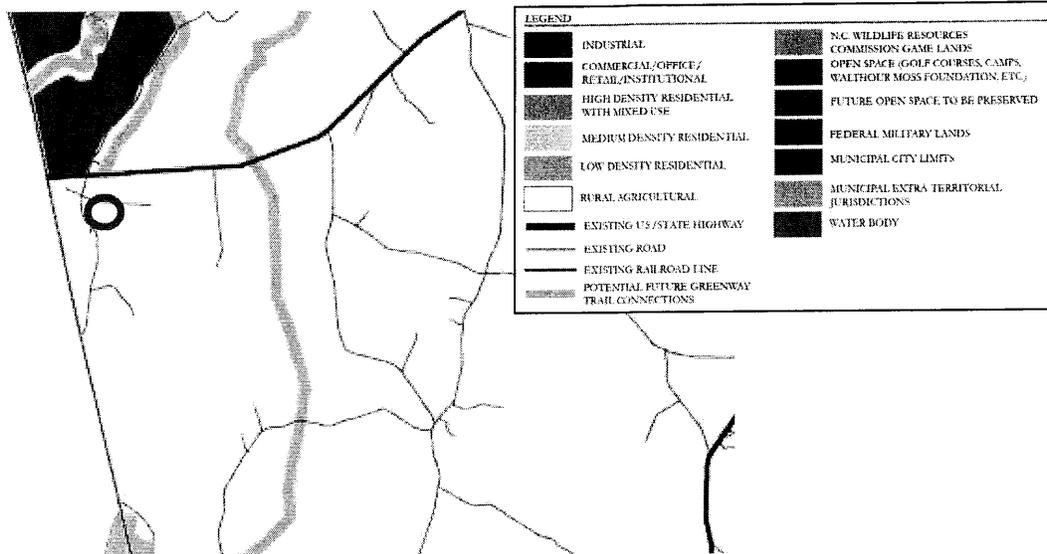
The RA District is also intended to accommodate rural commercial activities where the use of site specific development plans, individualized development conditions, vegetative buffers, larger lots, and the compatibility of adjacent land uses are considered to provide suitable locations for rural commerce and other rural activities.

CONSISTENCY WITH THE 2013 MOORE COUNTY LAND USE PLAN

The site has a Rural Agricultural Land Use Classification. The requested zoning to Rural Agricultural Conditional Zoning (RA-CZ) for a warehouse is compatible with the Rural Agricultural Land Use Classification. The Land Use Plan states the primary use of the Rural Agricultural Land Use Classification is to support rural residential life associated with agricultural uses and other rural activities. The requested rezoning to Rural Agricultural Conditional Zoning District (RA-CZ) for a warehouse is consistent with rural activities.

The rezoning request is also consistent with several goals as included in the attached Land Use Plan Consistency Statement, including: Recommendation 1.7: Support and promote local businesses and Action 1.8.5: Support and promote infill development that will optimize the use of existing infrastructure.

MOORE COUNTY COMPARISON LAND USE MAP



IMPLEMENTATION PLAN

Hold the public hearing and approve / deny the Conditional Rezoning request.

ACTION BY THE PLANNING BOARD

The Planning Board met on July 2, 2020 and unanimously recommended approval.

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 or deny the attached Land Use Plan Consistency Statement and authorize its Chairman to execute the document as required by North Carolina General Statute 153A-341.

Motion #2: Make a motion to approve or deny the Conditional Rezoning from Rural Agricultural (RA) to Rural Agricultural Conditional Zoning (RA-CZ) for a warehouse, located on a portion of ParID 00009916, the total being approximately 4.15 acres out of approximately 23.01 acres, located at 126 Mills Place, Biscoe, adjacent to Tarry Church Road S.

ATTACHMENTS

- Pictures of Property and Adjacent Properties
- Vicinity Map
- Land Use Map
- Rezoning Map
- Submitted Rezoning Application
- Submitted Site Specific Development Plan
- Proposed Minor Subdivision

126 Mills Place – Conditional Rezoning – Staff Report

- Board of Commissioners Consistency Statement – Approval
- Board of Commissioners Consistency Statement – Denial
- Community Meeting Report
- Deed Book 4464 Page 20

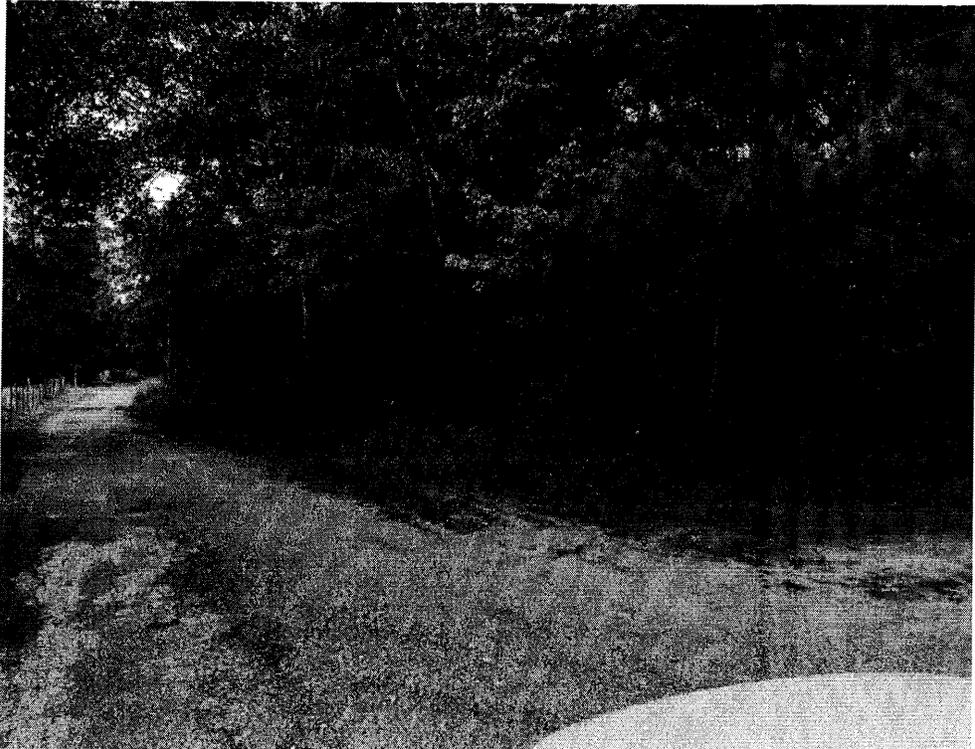
View of subject property



View of remainder property



View of property on other side of Mills Place



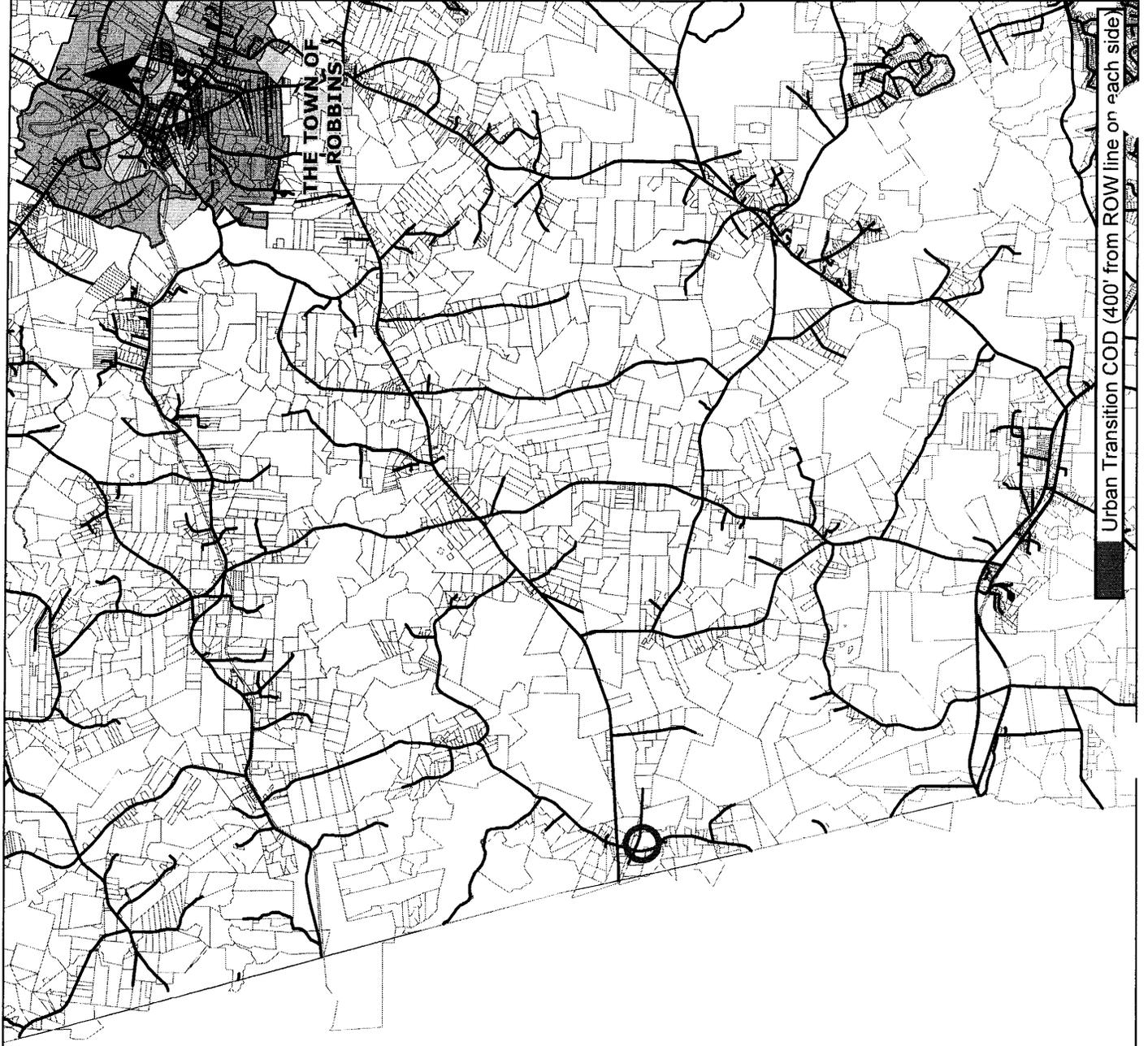
Southbound view of Tarry Church Road



Northbound view of Tarry Church Road



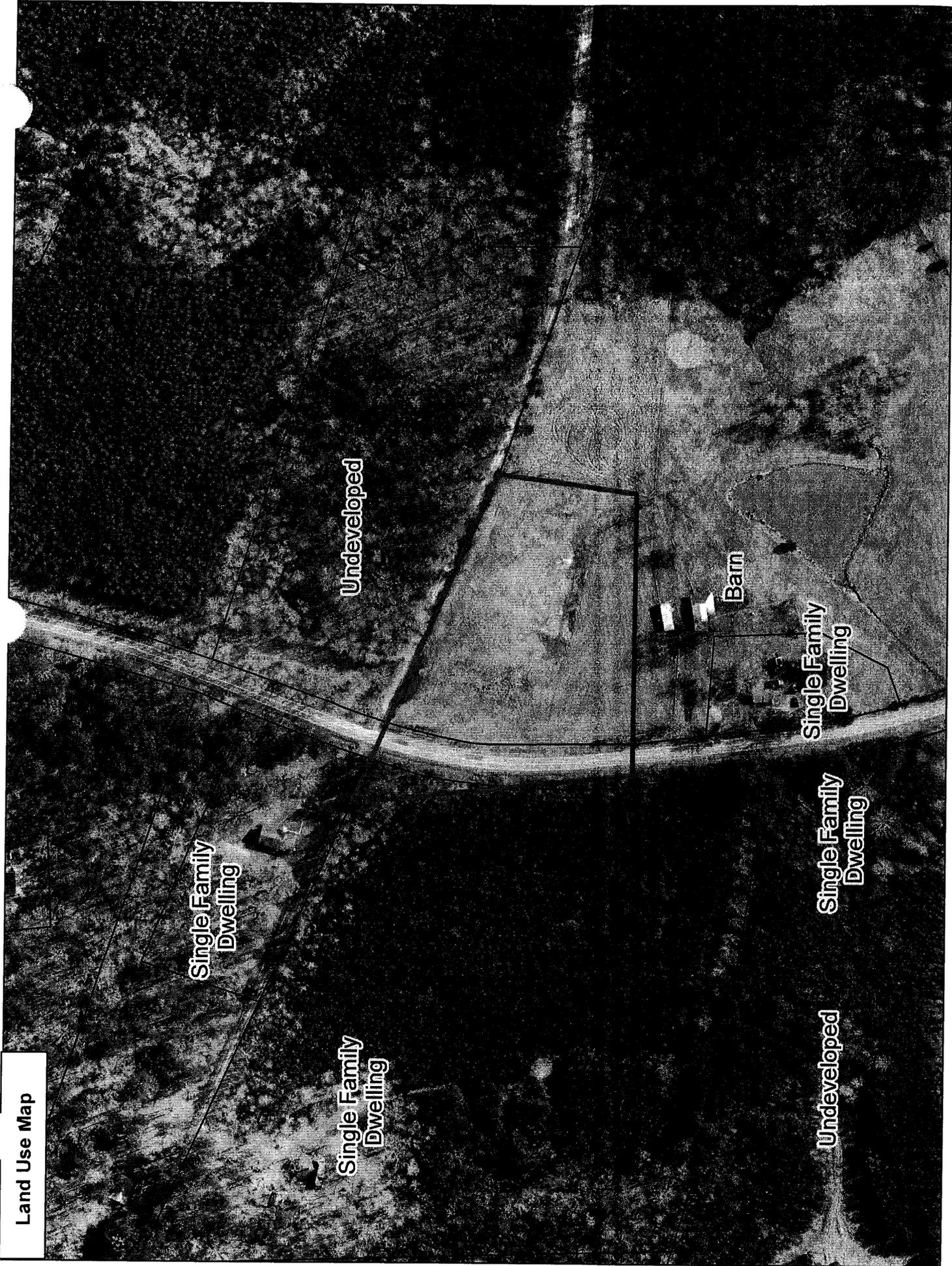
Vicinity Map



MONTGOMERY COUNTY

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

Land Use Map



Single Family Dwelling

Undeveloped

Barn

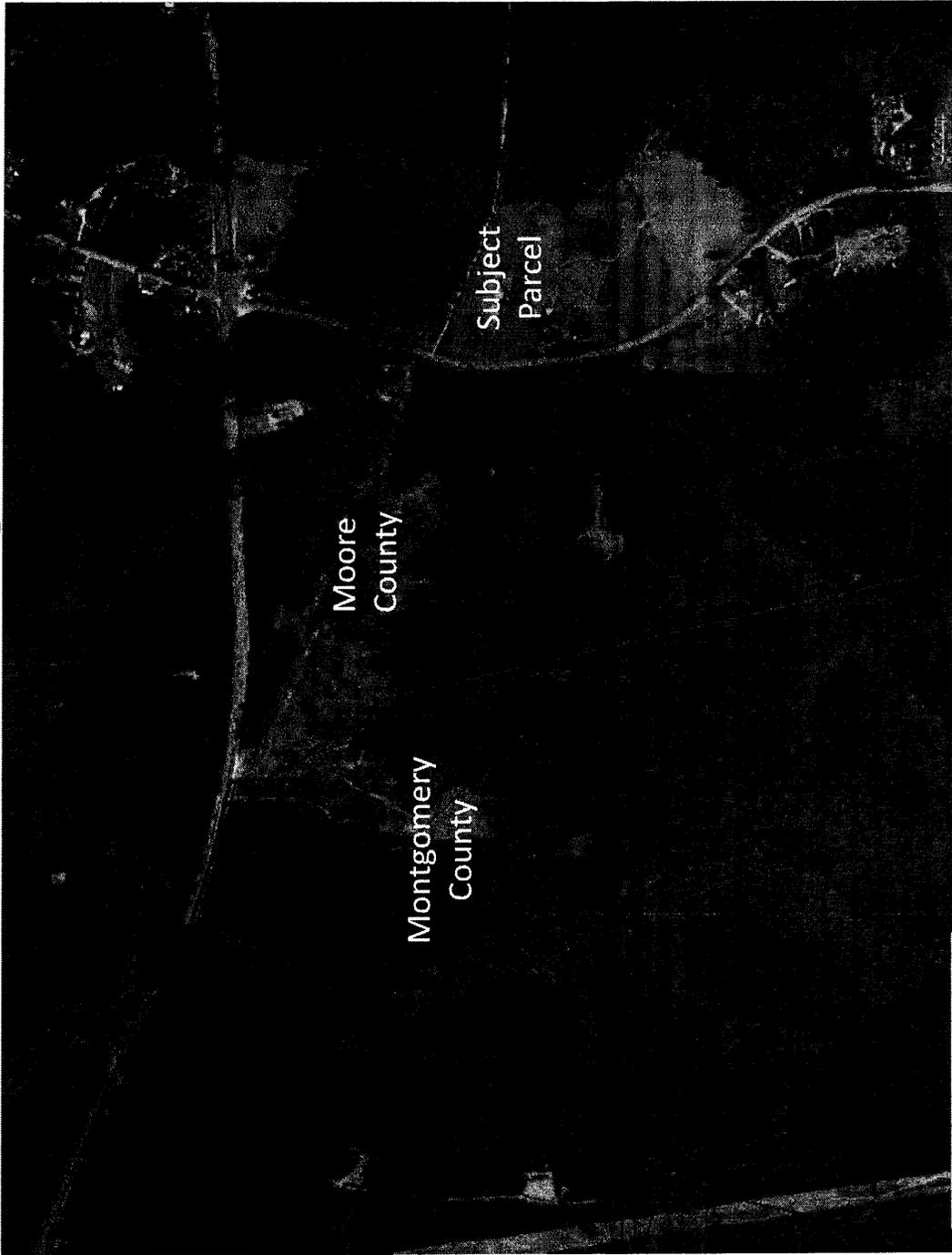
Single Family Dwelling

Single Family Dwelling

Single Family Dwelling

Undeveloped

Surrounding Area



Zoning Map

N

NC 24-27

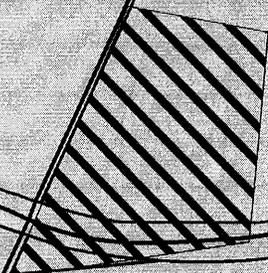
TARRY CHURCH

LONG BRANCH

MILLS

Shaded area requested
to be rezoned to RA-CZ

RA



**County of Moore
Planning and Transportation**



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

Conditional Rezoning Application

Application Date: 4/7/2020			
Address of Property: 126 MILLS PLACE, BISCOE, NC 27209			
Applicant: Mariene Hernandez		Phone: 910) 220-3529	
Applicant Address: 105 W Auman rd	City: BISCOE	St: NC	Zip: 27209
Owner: Mariene Hernandez		Phone: 910) 220-3529	
Owner Address: 105 W Auman rd	City: BISCOE	St: NC	Zip: 27209
Current Zoning District: RA		Proposed Zoning District: RA - CZ	
Current Use(s): nothing		Proposed Use(s): storage / warehouse	
Proposed rules, regulations, condition(s) for the proposed district that address the impacts expected to be generated by the development or use of the site:			
Nothing			
Statement of reasonableness of the proposed conditional zoning. The statement shall include, but not be limited to the following:			
1. The conditional rezoning compatibility with the County Land Use Plan and other adopted plans of the County. 2. The conditional rezoning compatibility with the existing land uses on abutting and neighboring tracts. 3. The benefits and detriments of the conditional rezoning for the subject property, neighboring properties and the surrounding community.			
1. yes i think it is compatible			
2. Metal building will not be a detriment for surrounding			

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 or information as designated by the County of Moore Zoning Administrator.

Merlin Henry
Applicant/Owner Signature

4/17/2020
Date

Barbara Corbantes 12

Merlin Henry
Applicant/Owner Signature

4/17/2020
Date

Barbara Corbantes 12

Office Use Only:

PAR ID: 00009916

Preecan Rampson
Received By

5/18/2020
Date

1:500

REINFC
CONCRETE
1. 15% AIR
2. 10% FINE AGGREGATE
3. 10% COARSE AGGREGATE
4. 10% SAND
5. 10% GRAVEL
6. 10% CRUSHED STONE
7. 10% CRUSHED BRICK

FOUNDATION PLAN



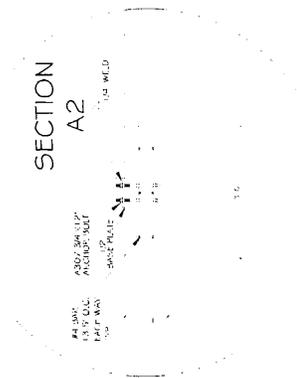
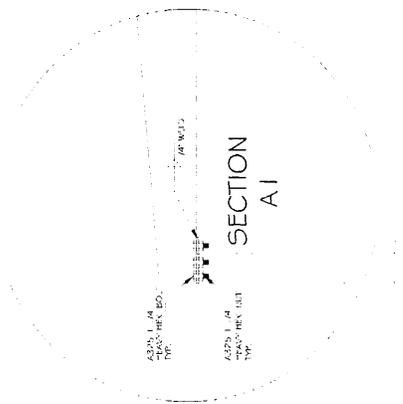
FLOOR PLAN

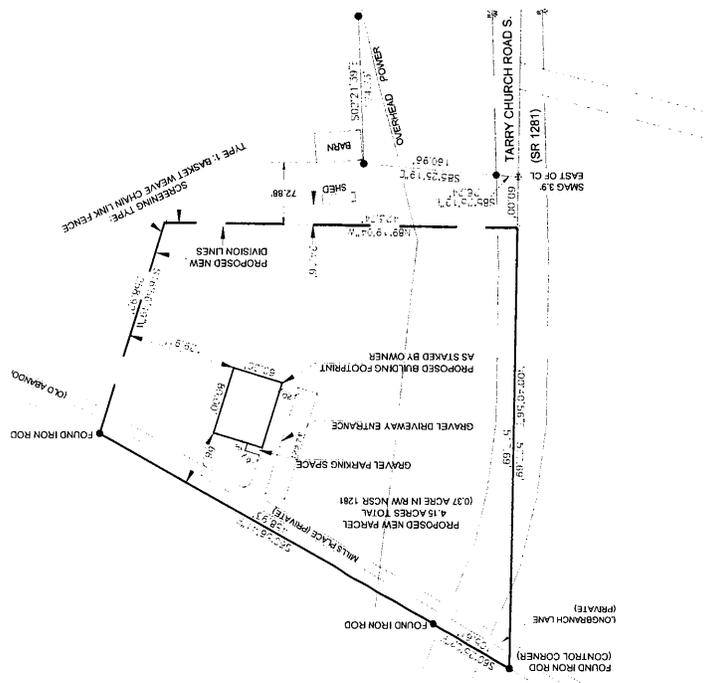
1. The rear elevation of the building is shown in the drawing. The building is a two-story structure with a gabled roof. The drawing shows the rear wall, which is a simple rectangular wall with a gabled roof. The drawing is a line drawing and does not include any shading or texture.



REAR ELEVATION

2. The drawing shows the rear wall of the building. The wall is a simple rectangular wall with a gabled roof. The drawing is a line drawing and does not include any shading or texture.





Moore County Board of Commissioners
Land Use Plan Consistency Statement
Conditional Rezoning Request
Rural Agricultural (RA) to Rural Agricultural Conditional Zoning
(RA-CZ) – Warehousing

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.

2. The rezoning request is reasonable and in the public interest due to the need of tire sales warehousing facilities in Moore County and not being a negative detriment to the surrounding properties.

Therefore, the Moore County Board of Commissioners **APPROVES** the Conditional Rezoning request from Rural Agricultural (RA) to Rural Agricultural Conditional Zoning (RA-CZ) for a warehouse, located on a portion of ParID 00009916, the total being approximately 4.15 acres out of approximately 23.01 acres, located at 126 Mills Place, Biscoe, adjacent to Tarry Church Road S.

Frank Quis, Chair

Moore County Board of Commissioners

Date

Moore County Board of Commissioners
Land Use Plan Consistency Statement
Conditional Rezoning Request
Rural Agricultural (RA) to Rural Agricultural Conditional Zoning
(RA-CZ) – Warehousing

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.

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 Conditional Rezoning request from Rural Agricultural (RA) to Rural Agricultural Conditional Zoning (RA-CZ) for a warehouse, located on a portion of ParID 00009916, the total being approximately 4.15 acres out of approximately 23.01 acres, located at 126 Mills Place, Biscoe, adjacent to Tarry Church Road S.

Frank Quis, Chair
Moore County Board of Commissioners

Date

COMMUNITY MEETING REPORT
Thursday June 18, 2020 5:30 p.m. – 6:30 p.m.
Proposed Warehouse – 126 Mills Place Biscoe, NC

Community Members Present: Glenda Garrison, John Garrison

Applicant's Representative Present: Marlene Hernandez, Lorena Hernandez

Planning Staff Present: Debra Ensminger, Dervin Spell, Stephanie Cornack

Marlene Hernandez began the meeting by discussing the proposed warehouse that the applicant is pursuing through the conditional rezoning request. Ms. Hernandez presented the site plan of the proposed facility for the members of the community to review. The community members that were in attendance did not have any objection to the proposed conditional rezoning.

List of those notified of the Community Meeting (certified mailings to adjacent properties):

CHRISTIANA, DOROTHY GAYE	GARRISON, JOHN A & GLENDA P
CHRISTIANA, LARRY STEWART JR	HALL, CHRISTOPH W & HALL, TERESA G
CRUZ, LORENZO GONZALEZ & VICTORINA DOMINGUEZ MARTINEZ	KELLY, DANIEL M & KELLY JAMES M & JOSEPH R
GAMBRELL, JOHN A & TABATHA C	RUBIO, BENTURA CERVANTES
GARCIA, JORGE A & GARCIA, MARIA GUADALUPE GUZMAN	WARNER, JOHN W II & TONIA R
GARCIA, JORGE A & GARCIA, GUADALUPE GUZMAN	HERNANDEZ, MARLENE

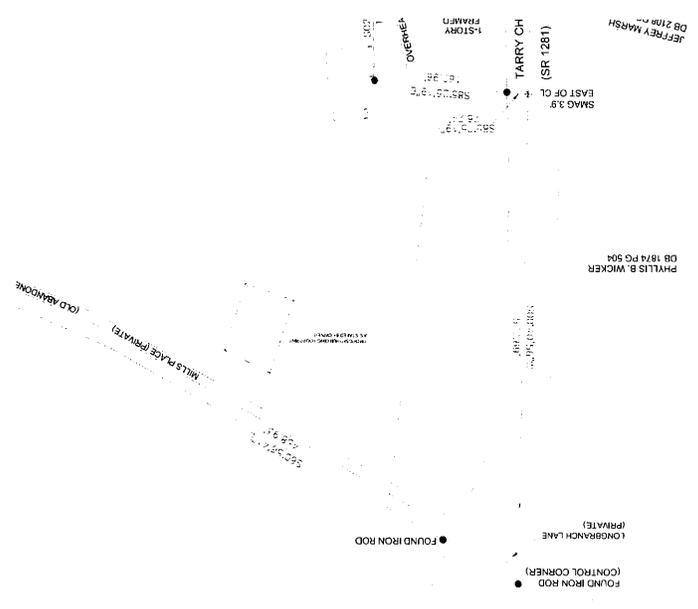
Attachments:

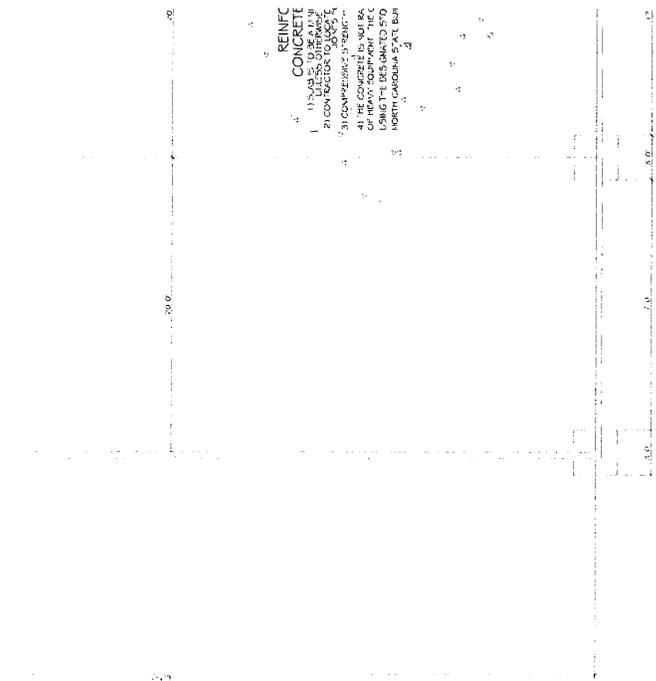
- Site plans presented at the Community Meeting

Submitted by,

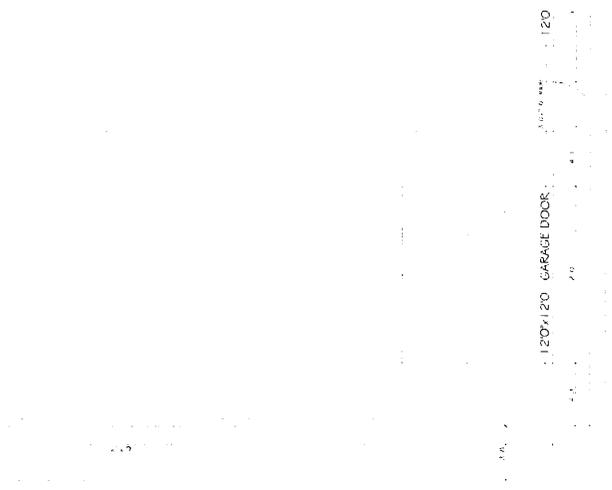


Dervin Spell, AICP, CFM
Planner – Moore County Planning and Transportation

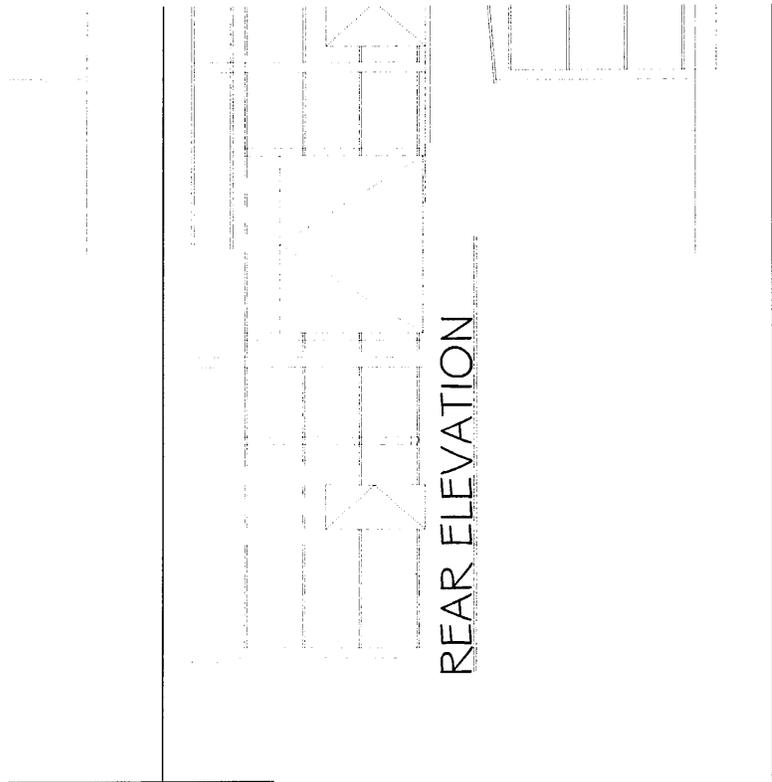




FOUNDATION PLAN



FLOOR PLAN



Sisa In Sheet, Community Mtg.

Wave house

611812020

Address

1. Glenda Garrison	2524 Terry Ch Rd
2 John Garrison	Biscoe NC 27209
Steph Cormack	1048 Carriage Oaks Dr. ^{catag}
Dennis Spell	1048 Carriage Oaks Dr
Debra Ensminger	1048 Carriage Oaks Dr
Marlene Hernandez	105 W Auman rd
Lorena Hernandez	Biscoe NC 27209

FOR REGISTRATION REGISTER OF DEEDS
Judy D. Martin
Moore County, NC
March 17, 2015 11:03:28 AM
Book 4464 Page 20-21
FEE: \$26.00
NC REVENUE STAMP: \$106.00
INSTRUMENT # 2015003077

JM



INSTRUMENT # 2015003077

Excise Tax \$106.00

Recording Time, Book and Page

Tax Lot No Parcel Identifier No

Verified by County on the day of

by

Mail after recording to ...Russell J. Hollers, Attorney at Law, P.O. Box 567, Troy, NC 27371

This instrument was prepared by ... Russell J. Hollers, Attorney at Law, P.O. Box 567, Troy, NC 27371
(NO TITLE EXAMINATION)

Brief description for the Index: 24.321 acres, LESS 1.314 Acres, Bensalem Township, Moore County

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 5th day of March, 2015 by and between

GRANTOR

GRANTEE

Jose O. Rebollar,
By and through his Attorney-in-Fact,
Maria Del Socorro
and wife,
Maria Del Socorro, Individually

Bentura Cervantes Rubio
2602 McCallum Road
Candor, NC 27229

Enter in appropriate block for each: name, address, and, if appropriate, character of entity, e.q. corporation or partnership.

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

Being **Tract #1 containing 24.321 acres** (total), more or less, as shown on that map entitled "Survey for Ronald L. Henson," prepared by William C. Burrow, PLS L-2497, dated October 22, 2003 and recorded in Plat Cabinet 11 Slide 11, Moore County Registry, to which reference is made for a more complete description. This tract being all lands lying to the east of Tarry Church Road as shown on said map.

THERE IS EXCEPTED from the above described tract that land conveyed to Lorenzo Gonzalez Cruz et ux in Deed Book 3197 Page 109, Moore County Registry, and more particularly described as follows: Being Tract #3 containing 1.314 acres as shown on plat entitled "Level 1 Minor Subdivision for J-Bob Farm, Inc." dated February 13, 2005, prepared by Eugene M. Garner, PLS, L-3904, recorded in Plat Cabinet 12 at Slide 237 in the office of the Register of Deeds, Moore County, North Carolina.

All or a portion of the property herein conveyed _____ includes or X does not include the primary residence of a Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in **Book 3687, Page 335.**

.....
A map showing the above described property is recorded in **Plat Cabinet 11, Slide 11.**

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances hereto belonging to the Grantee in fee simple; 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 whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

Easements and restrictions of record.

IN WITNESS WHEREOF, the 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 officer, the day and year first above written.

Jose O. Rebollar (SEAL)
Jose O. Rebollar

Maria Del Socorro (SEAL)
By Maria Del Socorro, Attorney-in-Fact
for Jose O. Rebollar

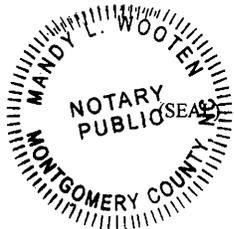
Maria Del Socorro (SEAL)
Maria Del Socorro, Individually

STATE OF NORTH CAROLINA
COUNTY OF MONTGOMERY

I, Mandy L. Wooten, a Notary Public in and for said County and State, do hereby certify that, Maria Del Socorro, Attorney-in-Fact for Jose O. Rebollar, personally appeared before me this day and being by me duly sworn, says that she executed the foregoing and annexed instrument for and in behalf of the said Jose O. Rebollar, and that her authority to execute and acknowledge said instrument is contained in instrument duly executed, acknowledged, and recorded in Book 4464 at Page 17, Moore County Registry on the 13th day of March, 2015, and that this instrument was executed under and by virtue of the authority given by said instrument, granting her power of attorney; that Maria Del Socorro, acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of Jose O. Rebollar.

Witness my hand and notarial seal, this 5th day of March, 2015.

My commission expires: 9-25-2016



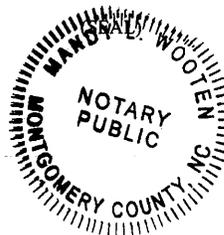
Mandy L. Wooten
Mandy L. Wooten, Notary Public
(Print Name of Notary)

STATE OF NORTH CAROLINA
COUNTY OF MONTGOMERY

I, Mandy L. Wooten, a Notary Public of Montgomery County, State of North Carolina do certify that on this 5th day of March, 2015, before me personally appeared Maria Del Socorro, Individually, proved to me by satisfactory evidence to be the persons whose names are signed on the preceding or attached record, and acknowledged that they signed it voluntarily for its stated purpose.

Mandy L. Wooten
Mandy L. Wooten, Notary Public

My commission expires the 25th day of September, 2016.



Moore County Board of Commissioners
Land Use Plan Consistency Statement
Conditional Use Rezoning Request
Rural Agricultural (RA) to Rural Agricultural
Conditional Zoning (RA-CZ) – Pallet Recycling and Production

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 1.7.2 Encourage emerging markets that utilize local agricultural and manufactured products, and enhance tourism and the service sector.
- 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 3.4 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.
- Action 3.4.1 Direct intensive land uses to areas that have existing or planned infrastructure.

2. The rezoning request is reasonable and in the public interest due to the need of Pallet Recycling and Production Facilities in Moore County.

Therefore, the Moore County Board of Commissioners **APPROVES** the Conditional Rezoning request from Rural Agricultural (RA) to Rural Agricultural Conditional Zoning (RA-CZ) for a Pallet Recycling and Production Facility, located on two properties: ParID 95000361 and 00008792, the total being approximately 28.9 acres, located at 2344 NC Hwy 705 and adjacent to West Side Road, Robbins.



Frank Quis, Chair
Moore County Board of Commissioners

9-15-20

Date



MEMORANDUM TO THE BOARD OF COMMISSIONERS

FROM: Debra Ensminger
Planning & Transportation Director

DATE: August 20, 2020

SUBJECT: Conditional Rezoning Request: Rural Agricultural (RA) to Rural Agricultural Conditional Zoning (RA-CZ) – Pallet Recycling and Production

PRESENTER: Debra Ensminger

REQUEST

Reeder Pallet Company Inc. – Matthew Reeder is requesting a Conditional Rezoning from Rural Agricultural (RA) to Rural Agricultural Conditional Zoning (RA-CZ) for a Pallet Recycling and Production Facility, located on two properties: ParID 95000361 and 00008792, the total being approximately 28.9 acres, located at 2344 NC Hwy 705 and adjacent to West Side Road, Robbins, owned by Sandhills Community College per Deed Book 3770 Page 106 and Deed Book 3231 Page 287.

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, undeveloped property, and the Westmoore Community Center.

COMMUNITY MEETING

The community meeting was conducted at the Moore County Agricultural Center on June 16 between 6:30pm and 7:30pm. Adjacent properties were notified by certified return receipt mail, sent on June 5, 2020. Please refer to attached report for more details.

CONDITIONAL ZONING (CZ)

Conditional rezoning affords a degree of certainty in land use decisions not possible when rezoning to a general district. Conditional Zoning Districts are established to provide for flexibility in the development of property while ensuring that the development is compatible with neighboring uses. Pursuant to NCGS 153A-342, conditional zoning districts requires the approval of a rezoning by the Moore County Board of Commissioners and approval of a site-specific development plan allowing for the development of specific land uses.

Parallel conditional zoning districts are restricted to those uses (meaning either one or multiple uses) listed in the corresponding general use zoning district.

The request shall be in compliance with all relevant portions of the UDO, except that variations from these standards may be approved by the Board of Commissioners if the site plan is submitted and determined to be suitable for the request, is consistent with the intent of the standards, and ensures compatibility with land uses on surrounding properties.

Specific additional conditions applicable to the rezoning request may be proposed by the applicant, the Planning Board, or Board of Commissioners. Only those conditions mutually approved by the county and the applicant may be incorporated into the permit requirements. If a proposed condition is unacceptable to the owner, the petition can be withdrawn and the proposed rezoning cannot go forward. Likewise, if a condition is unacceptable to the Board of Commissioners, the petition can be denied and there is no rezoning.

Per NCGS 153A-342(B), conditions and site-specific standards shall be limited to those that address the conformance of development and use of the site to County ordinances and officially adopted plans and those that address the impacts reasonably expected to be generated by the development or use of the site.

ZONING DISTRICT COMPATIBILITY

Adjacent properties are zoned Rural Agricultural (RA). The requested rezoning to Rural Agricultural Conditional Zoning (RA-CZ) for a Pallet Recycling and Production Facility is consistent with the Rural Agricultural (RA) zoning district.

The Unified Development Ordinance states the intent of the Rural Agricultural (RA) District is intended to encourage the continuance of agricultural uses as well as to ensure that residential development of appropriate intensities that are consonant with the suitability of land, availability of public services, and that are compatible with surrounding development, will occur at appropriate densities to provide a healthful environment.

The RA District is also intended to accommodate rural commercial activities where the use of site specific development plans, individualized development conditions, vegetative buffers, larger lots, and the compatibility of adjacent land uses are considered to provide suitable locations for rural commerce and other rural activities.

CONSISTENCY WITH THE 2013 MOORE COUNTY LAND USE PLAN

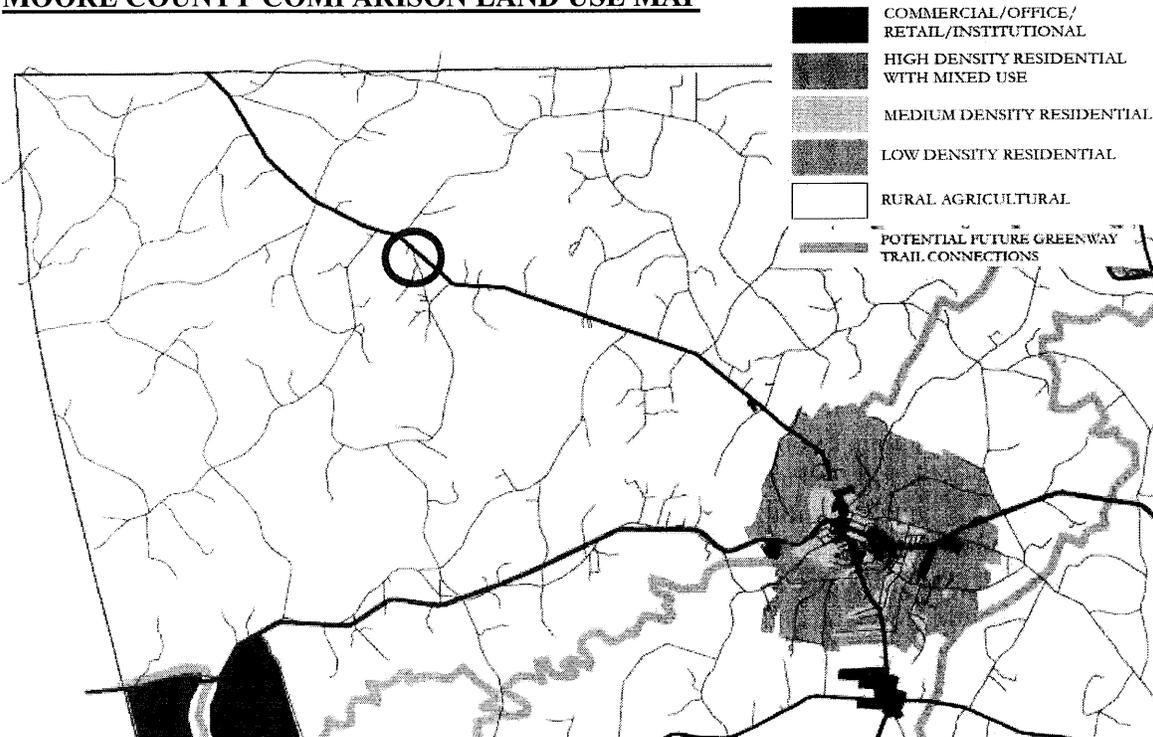
The site has a Rural Agricultural Land Use Classification. The requested zoning to Rural Agricultural Conditional Zoning (RA-CZ) for a Pallet Recycling and Production Facility is compatible with the Rural Agricultural Land Use Classification. The Land Use Plan states the primary use of the Rural Agricultural Land Use Classification is to support rural residential life associated with agricultural uses and other rural activities.

The requested rezoning to Rural Agricultural Conditional Zoning District (RA-CZ) for a Pallet Recycling and Production Facility is consistent with rural activities.

The rezoning request is also consistent with several goals as included in the attached Land Use Plan Consistency Statement, including: Recommendation 1.7: Support and promote local

businesses, Action 1.7.2 Encourage emerging markets that utilize local agricultural and manufactured products, and enhance tourism and the service sectors, Action 1.8.5: Support and promote infill development that will optimize the use of existing infrastructure, 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, and Action 3.4.1 Direct intensive land uses to areas that have existing or planned infrastructure.

MOORE COUNTY COMPARISON LAND USE MAP



IMPLEMENTATION PLAN

Hold the public hearing and approve / deny the Conditional Rezoning request.

ACTION BY THE PLANNING BOARD

The Planning Board met on July 2, 2020 and unanimously recommended approval.

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 or deny the attached Land Use Plan Consistency Statement and authorize its Chairman to execute the document as required by North Carolina General Statute 153A-341.

Motion #2: Make a motion to approve or deny the Conditional Rezoning from Residential and Agriculture -40 (RA-40) to Rural Agricultural (RA) to Rural Agricultural Conditional Zoning (RA-CZ) for a Pallet Recycling and Production Facility, located on two properties: ParID 95000361 and 00008792, the total being approximately 28.9 acres, located at 2344 NC Hwy 705 and adjacent to West Side Road, Robbins.

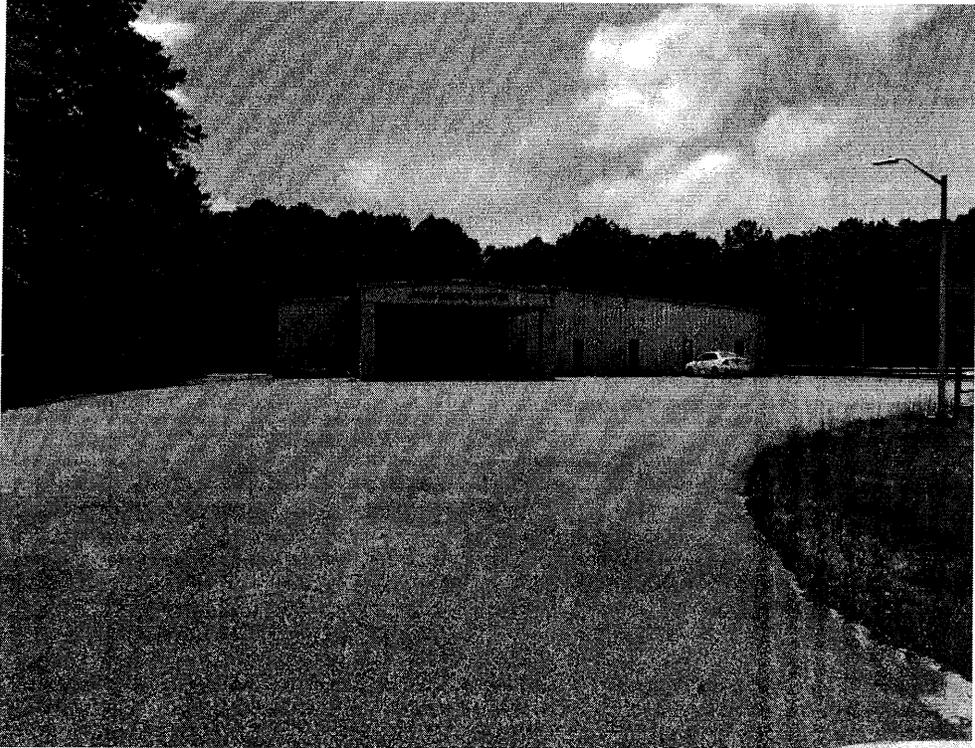
ATTACHMENTS

- Pictures of Property and Adjacent Properties
- Vicinity Map, Land Use Map, Rezoning Map
- Submitted Rezoning Application
- Submitted Site Specific Development Plan
- NCDOT Driveway Permit
- Board of Commissioners Consistency Statement – Approval
- Board of Commissioners Statement – Denial
- Community Meeting Report
- Deed Book 3770 Page 106
- Deed Book 3231 Page 287

View of subject property from NC Hwy 705



View of adjacent property -2332 NC Hwy 705



Southbound view of NC 705



Northbound view of NC Hwy 705



Southbound view West Side Road

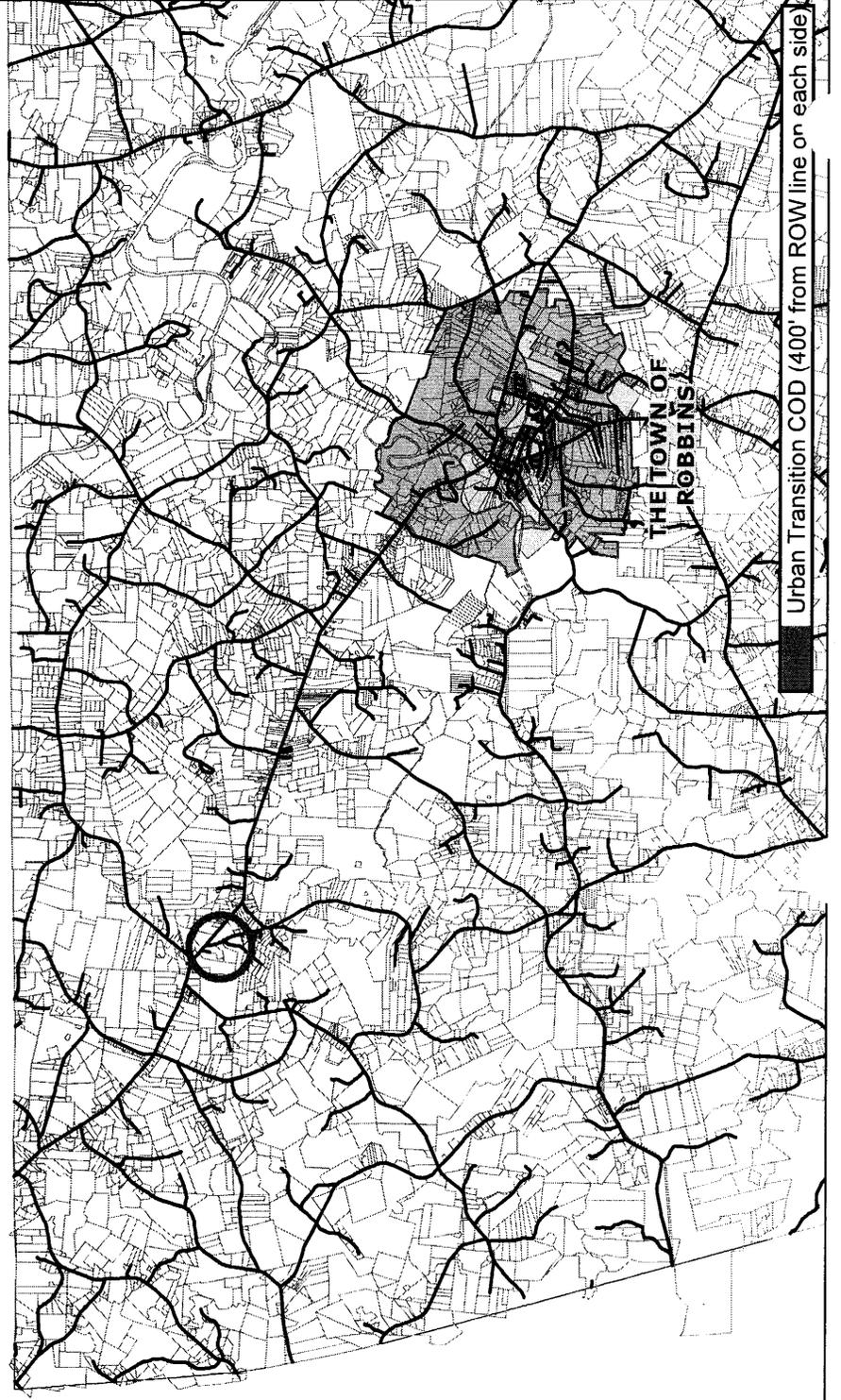


West Side Road – Conditional Rezoning – Staff Report

Vicinity Map

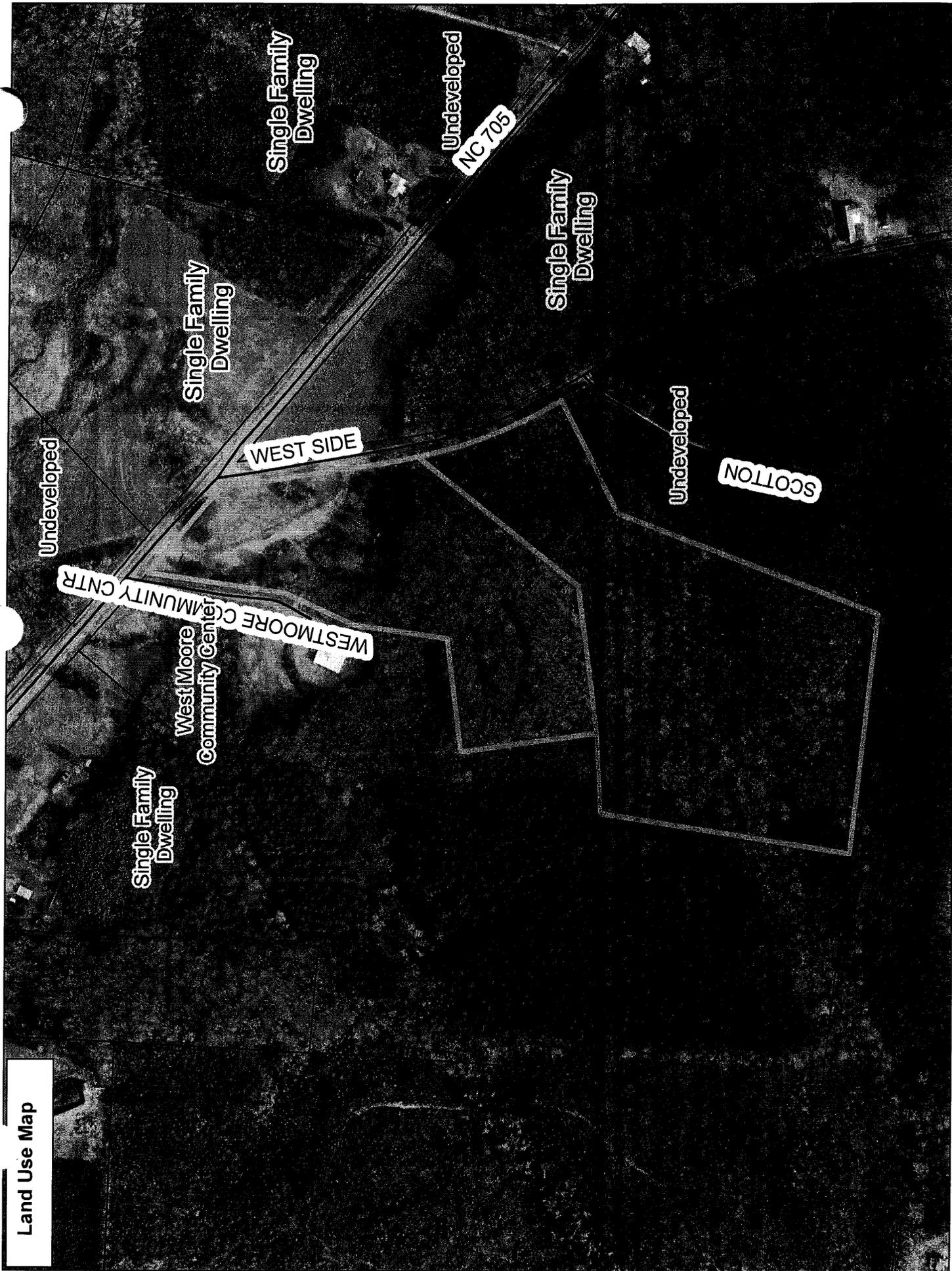
RANDOLPH
COUNTY

MONTGOMERY
COUNTY



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

Land Use Map



Single Family Dwelling

West Moore Community Center

Single Family Dwelling

Single Family Dwelling

Undeveloped

NC 705

Single Family Dwelling

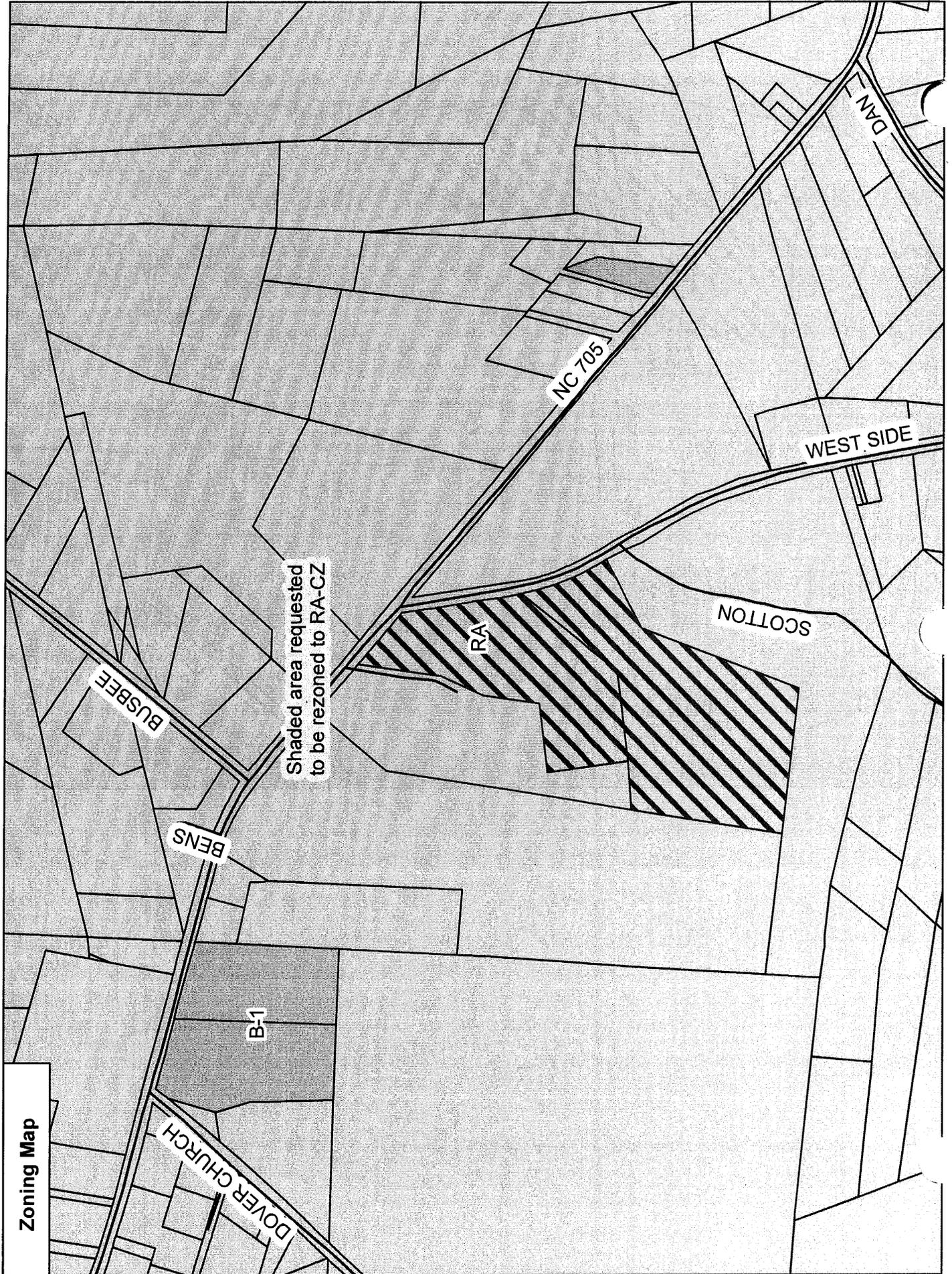
Undeveloped

SCOTTON

Undeveloped

WEST SIDE

WESTMOORE COMMUNITY CNTR



Zoning Map

Shaded area requested
to be rezoned to RA-CZ

WEST SIDE

SCOTTON

RA

B-1

BUSBEE

BENS

DOVER CHURCH

NC 705

DAN F. DAN

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 or information as designated by the County of Moore Zoning Administrator.

Mark Reed

March 20, 2020

Applicant/Owner Signature

Date

Applicant/Owner Signature

Date

Office Use Only:

PAR ID: 95000361 00008792

Cheniam Thompson

3/20/2020

Received By

Date

Moore County Board of Commissioners
Land Use Plan Consistency Statement
Conditional Use Rezoning Request
Rural Agricultural (RA) to Rural Agricultural
Conditional Zoning (RA-CZ) – Pallet Recycling and Production

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 1.7.2 Encourage emerging markets that utilize local agricultural and manufactured products, and enhance tourism and the service sector.
- 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 3.4 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.
- Action 3.4.1 Direct intensive land uses to areas that have existing or planned infrastructure.

2. The rezoning request is reasonable and in the public interest due to the need of Pallet Recycling and Production Facilities in Moore County.

Therefore, the Moore County Board of Commissioners **APPROVES** the Conditional Rezoning request from Rural Agricultural (RA) to Rural Agricultural Conditional Zoning (RA-CZ) for a Pallet Recycling and Production Facility, located on two properties: ParID 95000361 and 00008792, the total being approximately 28.9 acres, located at 2344 NC Hwy 705 and adjacent to West Side Road, Robbins.

Frank Quis, Chair
Moore County Board of Commissioners

Date

Moore County Board of Commissioners
Land Use Plan Consistency Statement
Conditional Use Rezoning Request
Rural Agricultural (RA) to Rural Agricultural
Conditional Zoning (RA-CZ) – Pallet Recycling and Production

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 1.7.2 Encourage emerging markets that utilize local agricultural and manufactured products, and enhance tourism and the service sector.
- 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 3.4 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.
- Action 3.4.1 Direct intensive land uses to areas that have existing or planned infrastructure.

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 Conditional Rezoning request from Rural Agricultural (RA) to Rural Agricultural Conditional Zoning (RA-CZ) for a Pallet Recycling and Production Facility, located on two properties: ParID 95000361 and 00008792, the total being approximately 28.9 acres, located at 2344 NC Hwy 705 and adjacent to West Side Road, Robbins.

Frank Quis, Chair
Moore County Board of Commissioners

Date



Reeder Pallet Co. Inc.

476 Reeder Road
Seagrove, NC 27341

www.reederpallet.com
336-879-3095

March 20, 2020

Reeder Pallet Co is a small pallet recycler in northern Moore County. We began in 1989 and are currently operating in a small, 3,080 square foot facility situated on about three acres of land. Our business is the recycling of wooden pallets, primarily through the repair and remanufacturing of broken wooden pallets to a reusable condition. This process involves bringing wooden pallets to our facility, removing the broken components and replacing those parts with used lumber. Pallets that are not of a marketable condition are cut into component pieces to support the repair and remanufacturing process. All other wood waste is ground into mulch. We currently employ 21 individuals and manage our own small fleet of three tractor trailers that handle the procurement and delivery of our pallets.

The new facility we are planning will be a 19,200 square foot facility that will allow our business to grow and improve efficiency. The facility will be large enough to accommodate all of our process indoors and provide space for us to have flexibility in our workflow and in the markets we service. We currently handle 7,000 to 9,000 pallets weekly, and this facility is designed to comfortably double that, with the ability to grow beyond that production through remanufacturing pallets and recycled lumber.

We are seeking conditional rezoning for parcels 95000361 and 00008792 under UDO 8.104 – Debris Management Facilities. This designation allows for mulching facilities, sawmills and pallet recycling production. These properties will be the new site for our business operations and will be used in the production of recycled lumber, pallets and mulch. Further, we would like request that the period of expiration for the conditional zoning be extended from 24 months to 60 months to provide us greater flexibility in the implementation of our relocation.

Thank you,

Matthew Reeder
Reeder Pallet Co. Inc.



OFFICE OF THE PRESIDENT

March 19, 2020

Reeder Pallet Company Inc. is currently undergoing a due diligence period to purchase Parcel # 95000361, 00008792, and 00990359 from Sandhills Community College. This due diligence period includes seeking conditional rezoning for this property. As such, Reeder Pallet Company Inc. is granted permission to seek this conditional rezoning for the above-mentioned properties.

Signed:

A handwritten signature in black ink, appearing to read "John Dempsey", is written over a circular stamp or seal.

John Dempsey, President
Sandhills Community College

Conditional Rezoning Application Questions:

Proposed rules, regulations, conditions for the proposed district that address the impacts expected to be generated by the development or use of the site:

Our pallet facility will not negatively impact the surrounding properties in any environmentally harmful manner. Given the size of our current employment (21) and projected employment over the next decade (approximately 30 employees), it is unlikely that there will be a dramatic alteration of this property or neighboring properties, as it was formally a rest area along Highway 705 and had higher traffic and water usage in that capacity. Further, as a wooden pallet recycler, our business model is one of helping the environment.

The largest impact that I can foresee for our neighbors would be through noise. We operate a wood grinder to produce mulch out of our wood waste. Standing next to our grinder, the decibel level is 87.9. However, the closest neighbor we will have is the Westmoore Community Center, which will be approximately 330 feet from our facility and 550 feet from our grinder. I performed two measurements and at that distance, the decibel levels were 54.6 and 54.8. To mitigate any noise nuisance, we will maintain the natural screening already in place by the trees and make sure our facility is enclosed in trees as much as feasibly possible to dampen any noise. Our present design plans leave the existing screening on the south and west sides untouched and several hundred feet thick. The north side will have the Westmoore Community Center, our closest neighbor, with approximately 200 feet of untouched screening. Finally, the east wide of the proposed facility, facing West Side Drive, will have approximately 120 feet of existing trees for screening.

Lastly, our facility will be encircled by security fencing to protect our property from harm but also to prevent inadvertent trespassing and danger to others. The fence is so labeled in the Master Site Plan. This property currently has security fencing on part of the parcel protecting the septic system. The plan is to utilize their fencing along the back side of the property, with new fencing in more vulnerable areas. Appendix 10 outlines the layout of the fencing.

Statement of the reasonableness of the proposed conditional zoning. The statement shall include, but not be limited to the following:

- 1. The conditional rezoning compatibility with the County Land Use Plan and other adopted plans of the County.*
- 2. The conditional rezoning compatibility with the existing land uses on abutting and neighboring tracts.*
- 3. The benefits and detriments of the conditional rezoning for the subject property, neighboring properties and the surrounding community.*

The conditional rezoning being sought for this property is consistent with the UDO by Moore County. Chapter 8, section 104 provides the framework for a Debris Management Facility within an RA zone. The Debris Management Facility allows for mulching, sawmill and pallet recycling on a RA parcel that has this conditional use added. As to the compatibility with the existing land uses on neighboring tracts, our current facility is also within an RA district that is quite rural and has some houses nearby. The parcels we are seeking rezoning on, 95000361 and 00008792, maintain this same characteristic of rural, wooded areas with some houses nearby. To the south of these parcels is 00990359, a parcel that we are also purchasing, contingent on the outcome of this rezoning request, and are not seeking conditional zoning on. This parcel will remain wooded and unchanged. To the east is 00008707, a 20-acre tract that is mostly wooded with one single family dwelling on the property. This home is approximately 1,400 feet from our proposed facility and will not be impacted. To the north, on the other side of Highway 705, is vacant property that is currently used for farmland. Finally, to the west is the Westmoore Community Center. As noted earlier, this facility will be our closest neighbor and noise will be the most likely detriment to their operations, although at the planned distance of 330 feet, the decibel level is consistent with a quiet office or rainfall. Thus, there is minimal detriment to our potential neighbors and the use of the land will be consistent with the setting Reeder Pallet has utilized for much of our 30+ years of operation.

As to the benefit of this conditional rezoning for the surrounding area, there would be the benefit of an established, growing local business. As noted previously, we currently employ 21 individuals, all but two living in the Robbins/Carthage area. As our business has grown and our need for relocation pressing in urgency, we have committed to maintaining our operations where our employees live and seeking to better the community that my family has lived in for at least the past four generations. Thus, without trying to sound too sappy, our goal is to provide benefit to our local area. We have strived for the past 30 years to be good neighbors, employers and citizens and that sentiment would extend to this new property as well.

If you will allow, let me pull away from answering the established questions that are presented and try to provide a glimpse of what this project looks like, the steps that we need to take to achieve it, and some of the issues that are currently unsettled surrounding this project.

As to what this overall project will look like. This has already been addressed a bit but let me attempt more detail in describing what Reeder Pallet will look like at this new facility. First, as you'll see from the many appendices, we want the entire facility to be hidden from the road as much as possible and hope to be surrounded by trees. This new facility will comfortably house eight docks, an expanded repair line (where we repair broken, wooden pallets), a sortation station to enhance our pallet tracking, and an expanded board recycling operation. I will happily describe any of these separate functions if you desire to further understand my industry, but I understand that for this purpose it is probably an overabundance of information. Our facility will have our current wood grinder and this facility will have the capacity to have a second, redundant grinder as well. There is a designated 70'x170' concrete pad for outdoor inventory storage, which will be lumber and pallets only. Although we do produce mulch from our wood waste, it is loaded into an open-top trailer as it is being produced by the grinder and delivered to a mulching facility for further grinding and coloring. We currently have three trucks and approximately 60 trailers spotted throughout North and South Carolina. Our trucks typically make 2-3 trips each day, so there will be minimal truck traffic into this new facility. I foresee that as we grow we will be potentially adding a fourth truck within 5 years, but that is heavily dependent on the market. The greatest advantage of this facility will be the space to gain production efficiency. While we will most definitely grow; in employment, sales and sales volume, I do not project that our operations will double or triple in a short period of time. Rather, I see a very methodical growth of our business as we increase our productive capacity in this new space.

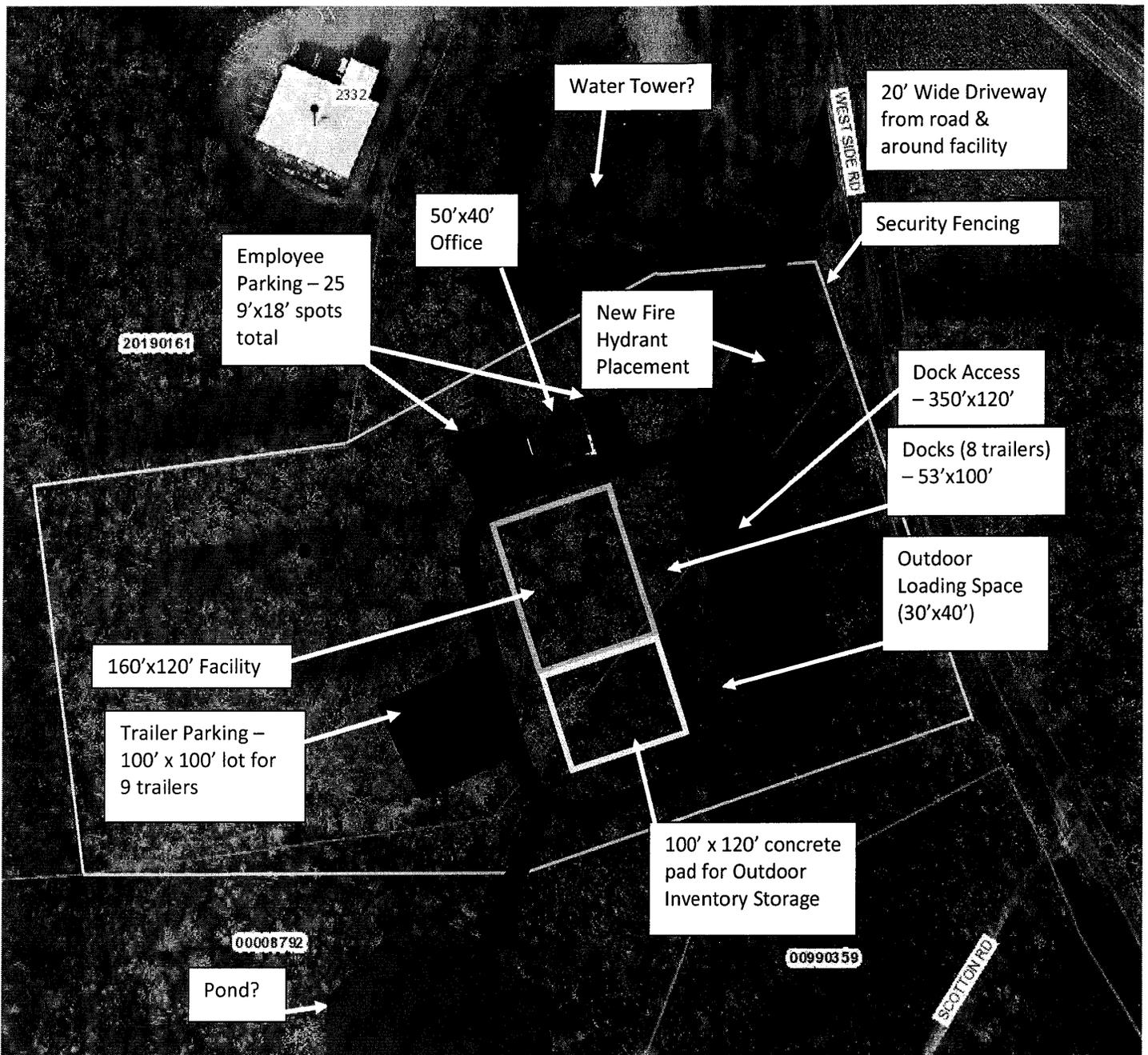
The steps that we will be taking are rather obvious, so please consider this a more thorough answer to our phasing plans. My hope is that the conditional rezoning request is approved this summer and the property purchased shortly thereafter. Once the property is ours we will combine 95000361 and 00008792 into one property. These are the two properties that conditional rezoning is being sought for. Simultaneously, I will begin working on the office side of the relocation. My hopes are to change accounting systems, inventory management software and streamline the flow of information and work throughout our office to simplify the business end of our relocation. Also during this time I would like to select the contractor that will oversee this project (there are three that are working with me now on the design bidding for this project) and have a clear plan going forward. This will be discussed in the following paragraph about the currently unsettled decisions. In the winter/spring of 2021 I would like to begin clearing the land and preparing it for the construction. Construction would begin later in 2021 and relocation occur in the winter/spring of 2022.

There are some decisions still to be determined about this project. The first issue is how we will store water for our sprinkler system. In a conversation with Bryan Lyczkowski on March 11th at the Project Review Team Meeting, I was advised that we could use a pond or a water tower for water storage. Up until that point I had been working with Sentry Fire Protection in Asheboro for a water tower. However, in discussions with the contractors and graders, there will be a need for quite a bit of dirt for grading, and the majority of 00008792 will remain unchanged by this project. Further, the natural lay of the land of 00008792 lends itself to collecting water in the middle of the property, and thus we have talked about making a pond in the middle of 00008792 and use the dirt for the grading. Thus, I will soon begin discussions with a water engineering firm, suggested by Sentry Fire Protection, to determine the most effective way going forward.

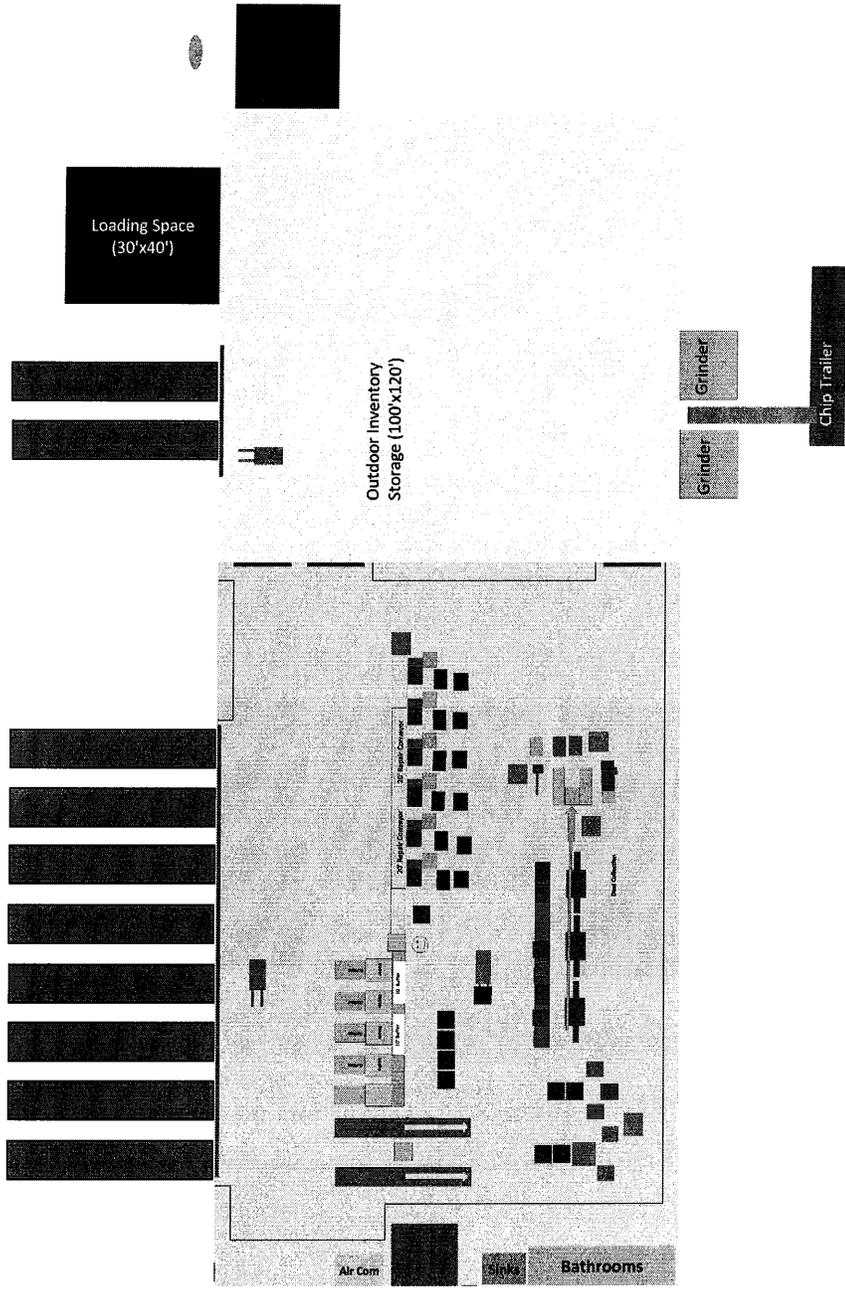
The second undetermined issue is the overall market and the lasting effects the COVID-19 pandemic will have on our economy. This is the reason I have requested a 60 month vesting period rather than 24 months, which falls within the parameters of 14.3 of the UDO. Our business is strong financially and we have a very stable and strong customer base. However, as of the time of this writing (April 1, 2020), the pandemic in the US has yet to reach its peak and it is uncertain the depth of recession that this could bring. With some economists warning that this could rival the Great Depression in severity, and seeing the unprecedented actions by the Federal Reserve and the US Congress at the onset of this crisis, it seems prudent to provide our business as much leeway as possible in implementing this relocation.

I hope this provides some greater insight into the scope of Reeder Pallet's plans for this property if the conditional rezoning is approved.

Master Site Plan



Master Floor Plan



Site Specific Development Plan

Chapter 4 Section 2 of the Moore County Unified Development Ordinance.

A site-specific development plan includes:

- 1) Dimension of property (front, side, and rear property lines)

See Appendix 1

- 2) Dimensions and locations of any existing or proposed buildings and signs

Manufacturing facility – 160' x 120' (19,200 square feet)

Office – 50' x 40' (2,000 square feet) → See Appendix 2

- 3) Existing and proposed uses of building(s) and/or land

There is no existing use of the land. It is currently lying dormant. The proposed use of the facility is the manufacture of recycled lumber and wooden pallets.

- 4) Non-residential floor plans

See Appendix 3 (Manufacturing) & Appendix 4 (Office)

- 5) Existing and proposed street right of ways and/or easements

Not Applicable

- 6) Current and/or proposed setbacks from property lines, easements, and ROWs

See Appendix 5 for facility setbacks and Appendix 5A for office setbacks from property lines.

- 7) Dimensions and locations of driveway, parking lots, and parking spaces

See Appendix 6

- 8) Dimensions and location of loading and unloading areas

Loading area in front of docks is 18'x100'. See Appendix 7

There is an outdoor 40'x30' loading space. See Appendix 7A

- 9) Existing and proposed utilities

The septic system from the previous rest area is still on site and will be utilized. Additionally, there are two wells from the rest area that are still in place that are under consideration for use. Further, a new hydrant will be required and the proposed location for it will be down the new

driveway. Public water will be available to the facility from this source. Finally, Randolph Electric will be providing the three-phase power necessary for our equipment, just as they are currently doing on our present site. Appendix 8 has placement information.

10) Non-residential screening plan

This property has trees on-site currently. We will not be removing any trees except for on the construction site. As such, the existing trees will remain in place for Type 3 screening. Appendix 9 gives widths of Type 3 screening to the nearest property lines of the entire project.

11) Significant natural features including floodplain, wetlands, lakes, streams, etc.

Not applicable

12) Existing and proposed impervious surface percentages

Currently, there is approximately 33,950 square feet of asphalt in place from the previous rest area. Our proposal would apply approximately 33,700 square feet of concrete in place, consisting of the facility, office, inventory storage area and small pads for grinders and the landing gear of trailers. Additionally, there will be an estimated 56,300 square feet of gravel, which will comprise the driveway both to and around the facility, plus parking lots.

There are 28.937 acres in the two parcels under consideration, for a total of 1,260,496 square feet. The impervious surface percentage would be 5.3%. If the gravel is added to that total, the altered surface percentage is 9.8%.

13) Location of any stormwater control devices, any stormwater control plans, and the name of the certifying engineer

Not applicable

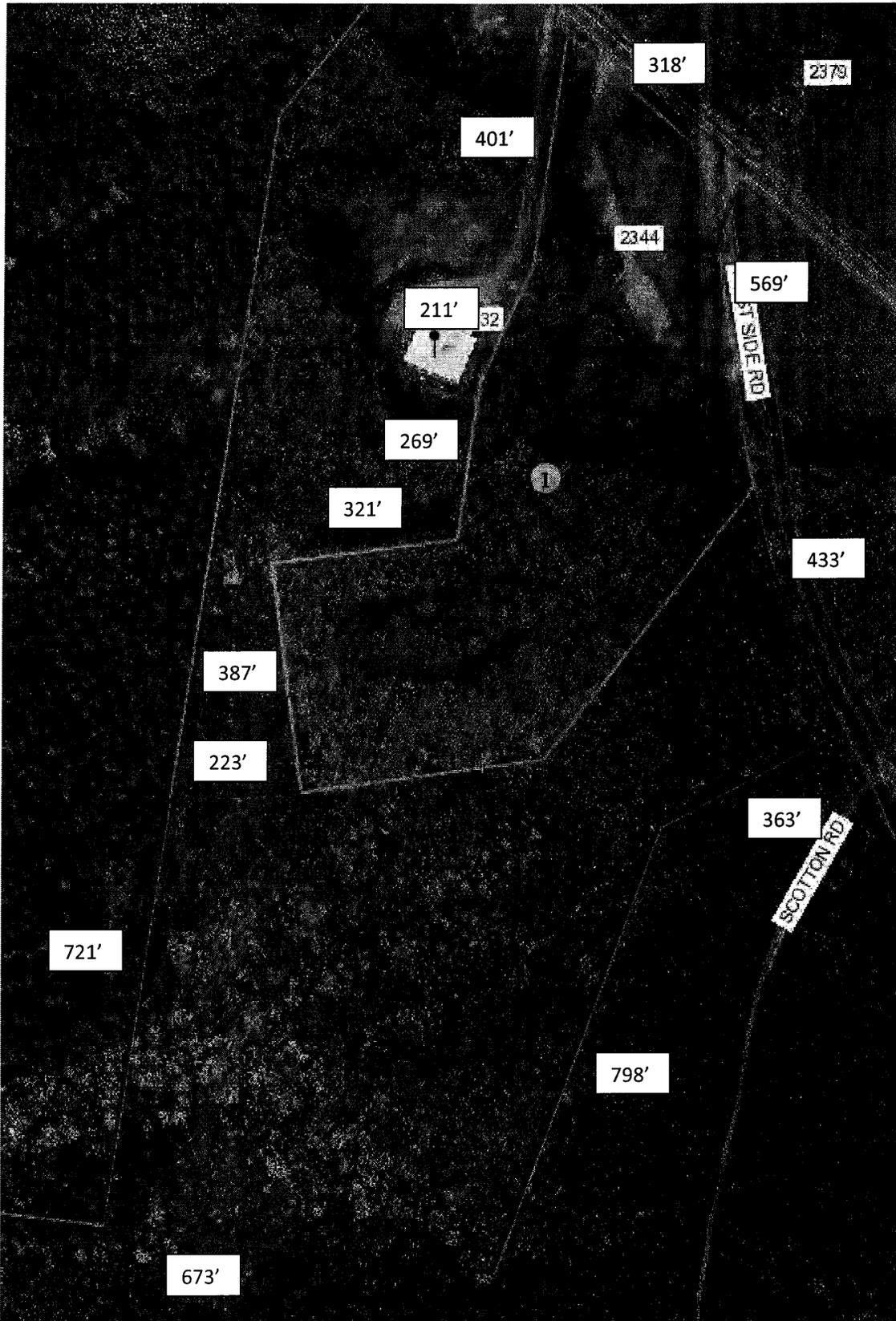
14) Phasing plans

The current timeline for the relocation of our business is as follows. Assuming the successful zoning outcome, the land will be purchased in summer or early fall of 2020. The clearing of trees would occur in January-March of 2021, with grading and other site development following in the spring of 2021. The construction of the facility would take place in summer/fall of 2021 with complete relocation occurring in the first quarter of 2022. This timeline reflects the most aggressive under consideration. Depending on the market, this timeline may be slowed to minimize hardship in the event of economic downturn.

15) Any other information which the Administrator deems necessary as required per local, state, or federal law

None

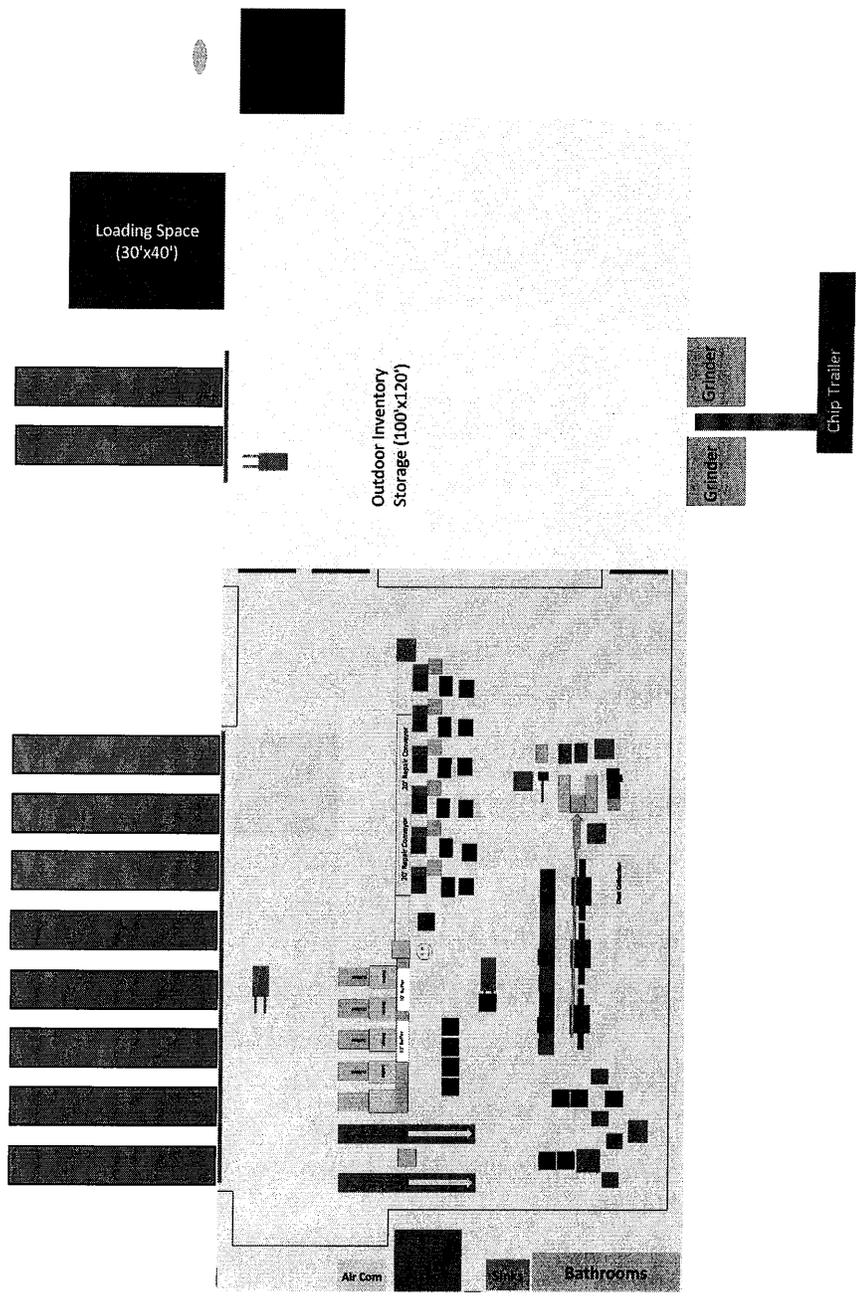
Appendix 1



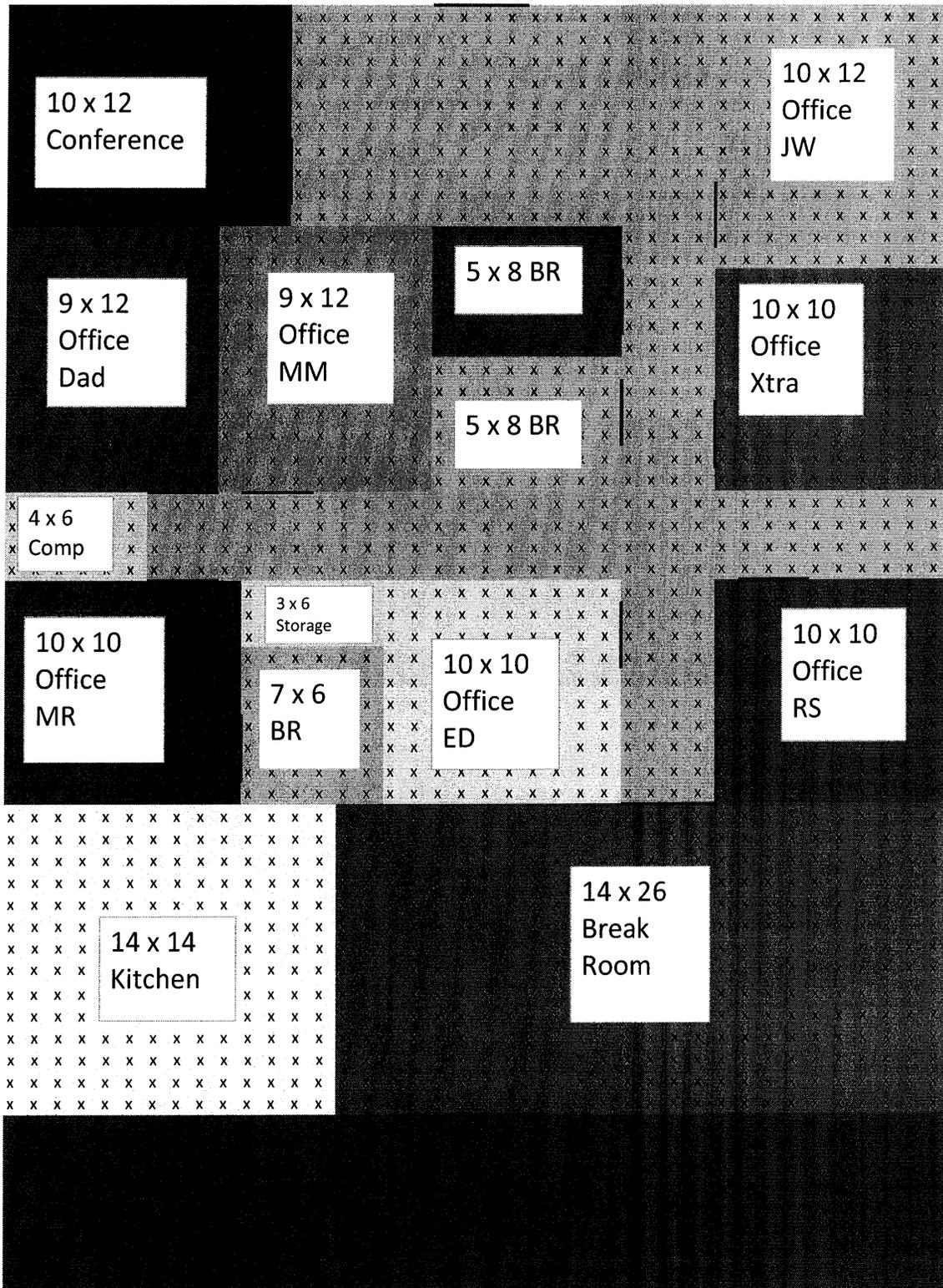
Appendix 2



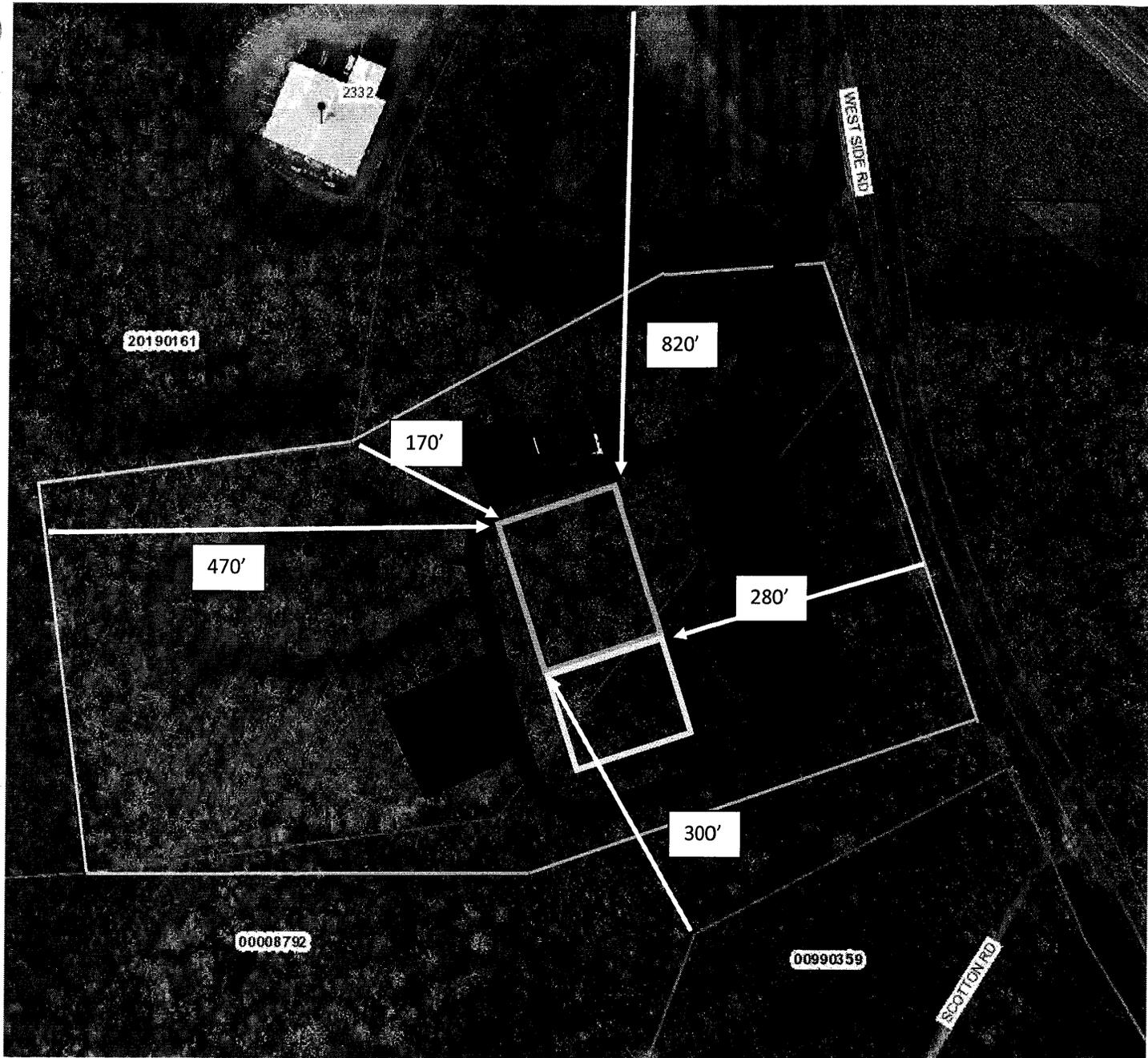
Master Floor Plan



Appendix 4



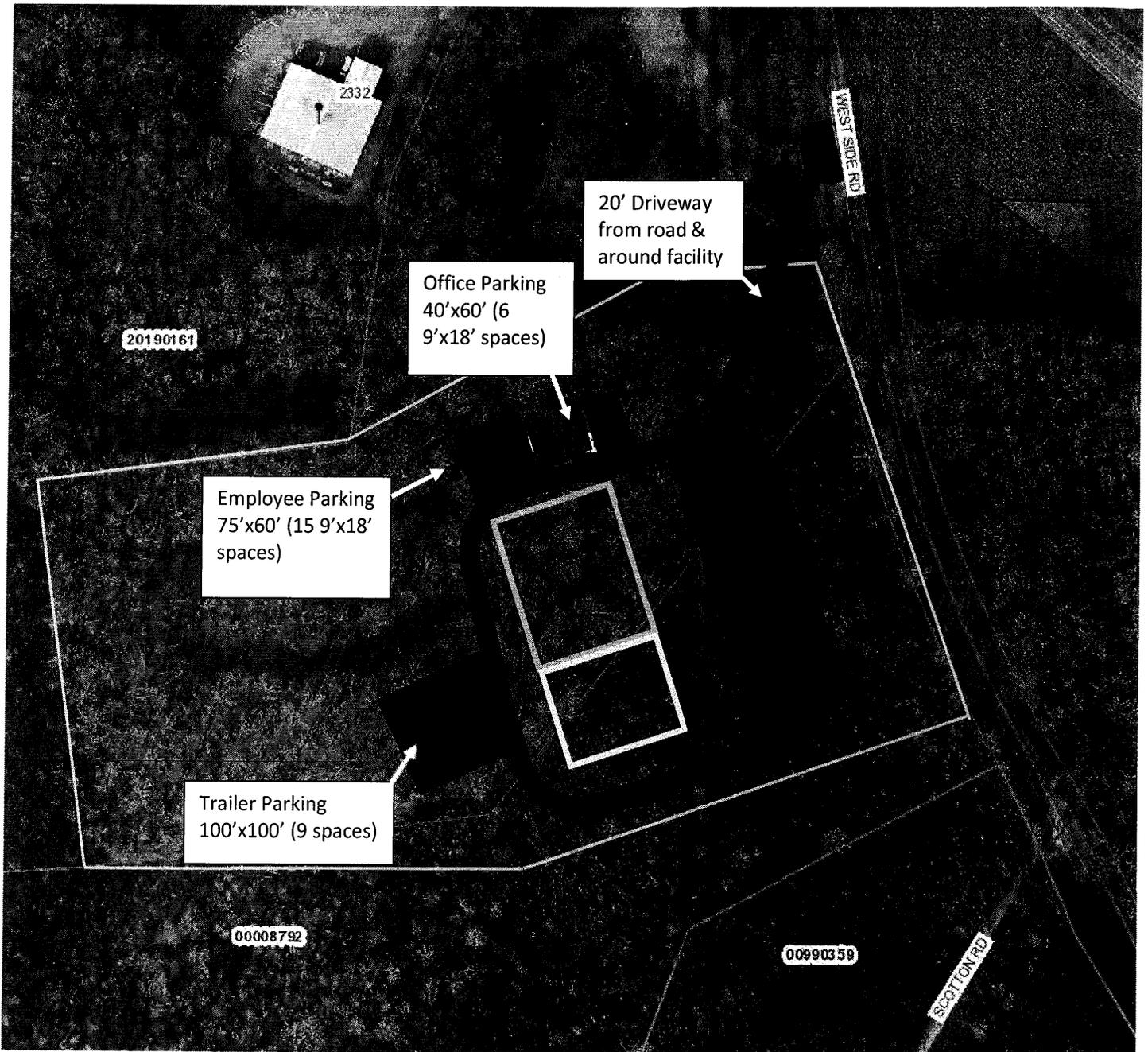
Appendix 5

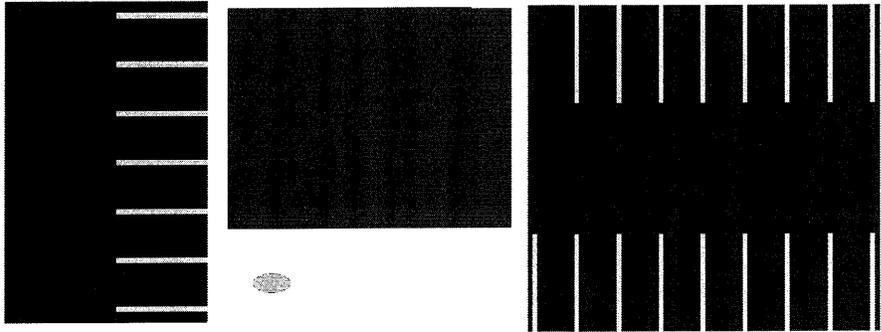
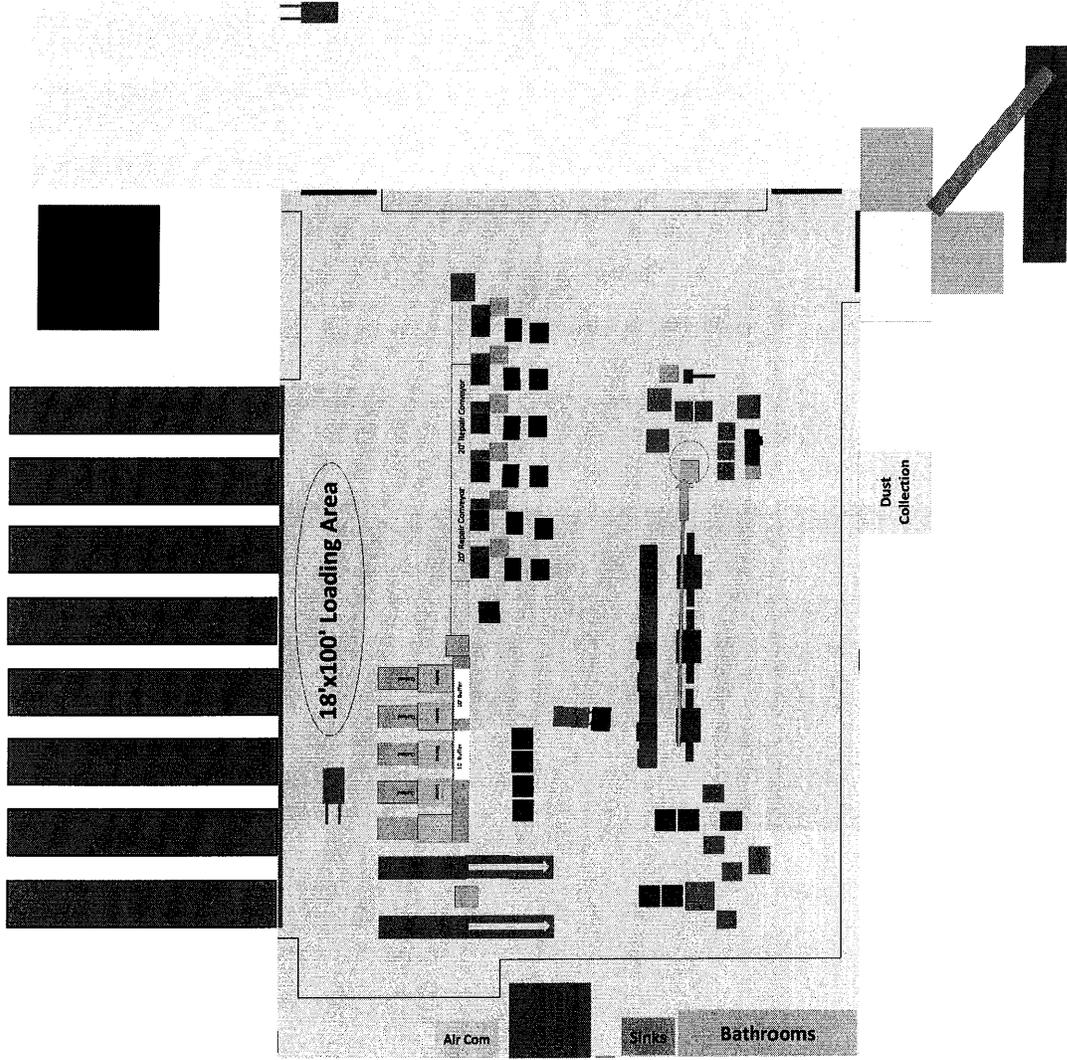


Appendix 5A

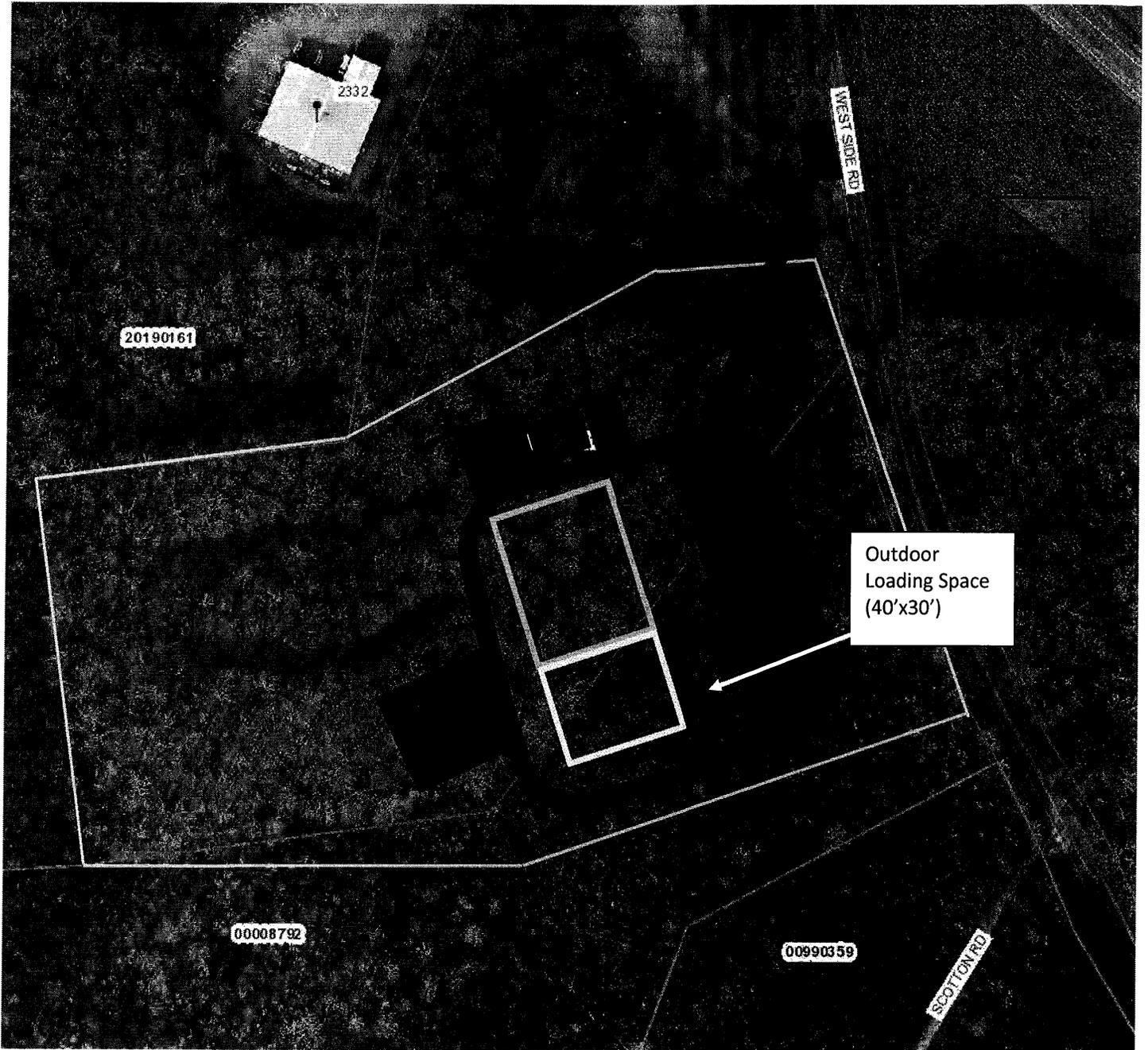


Appendix 6

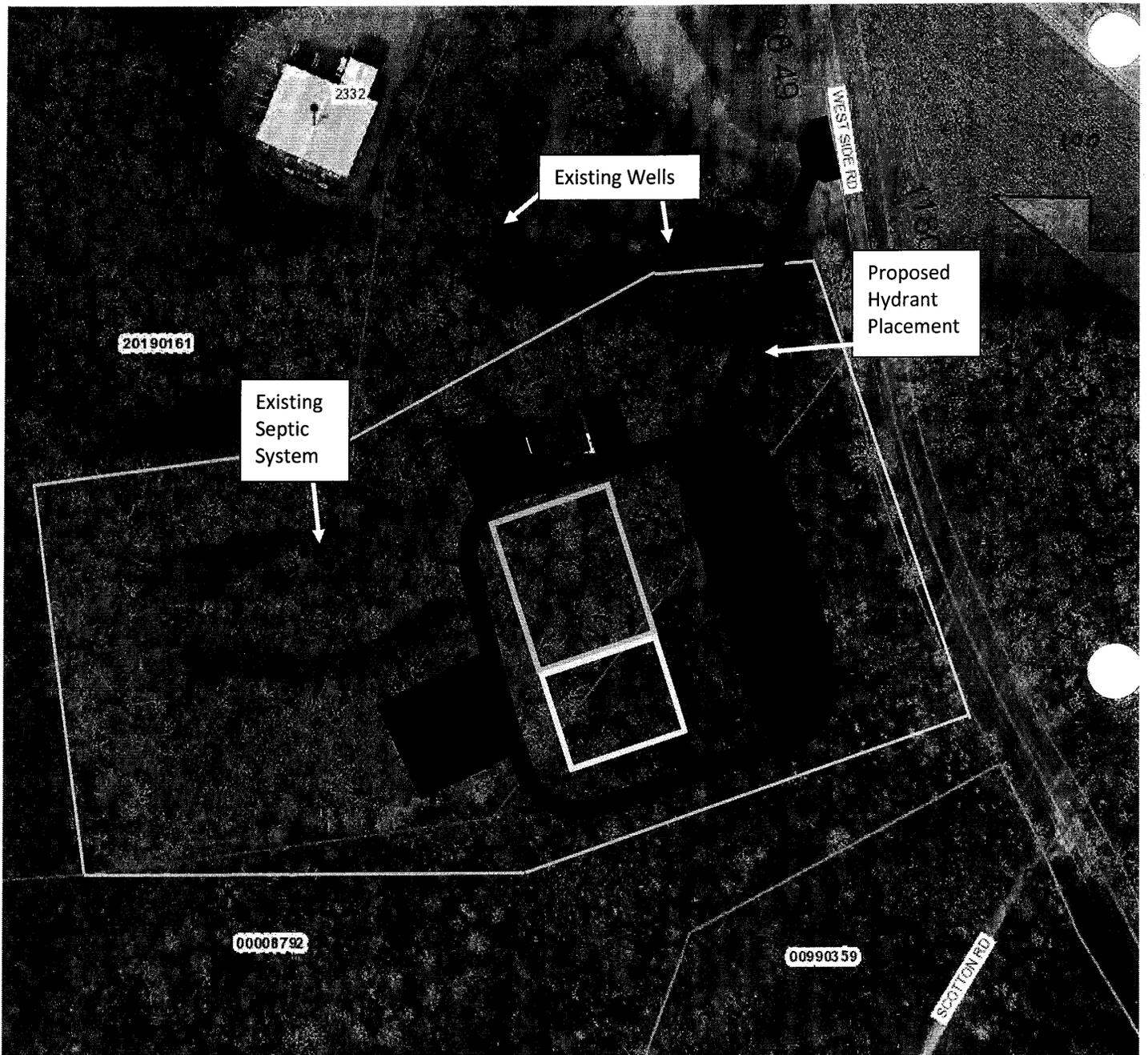




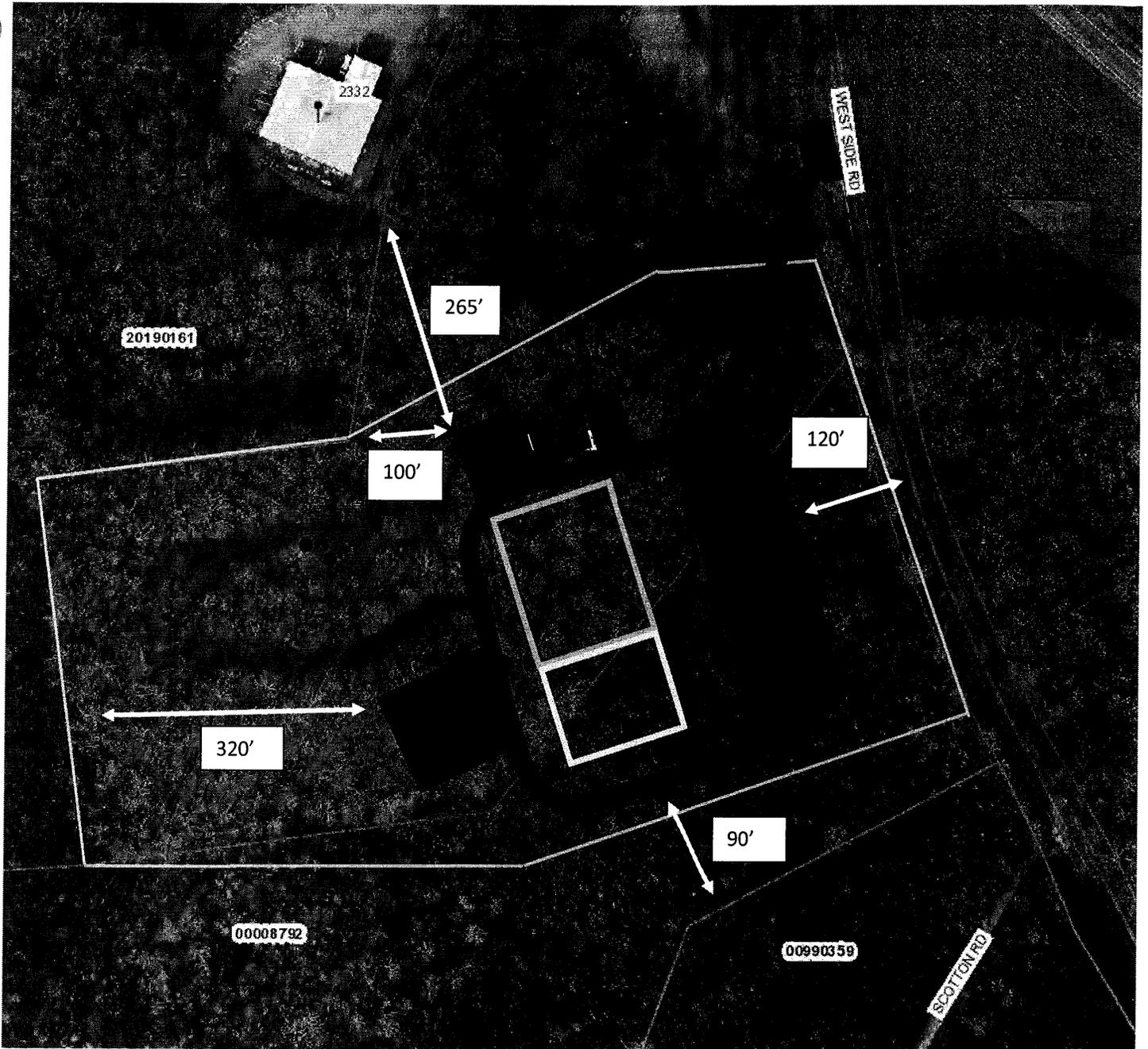
Appendix 7A



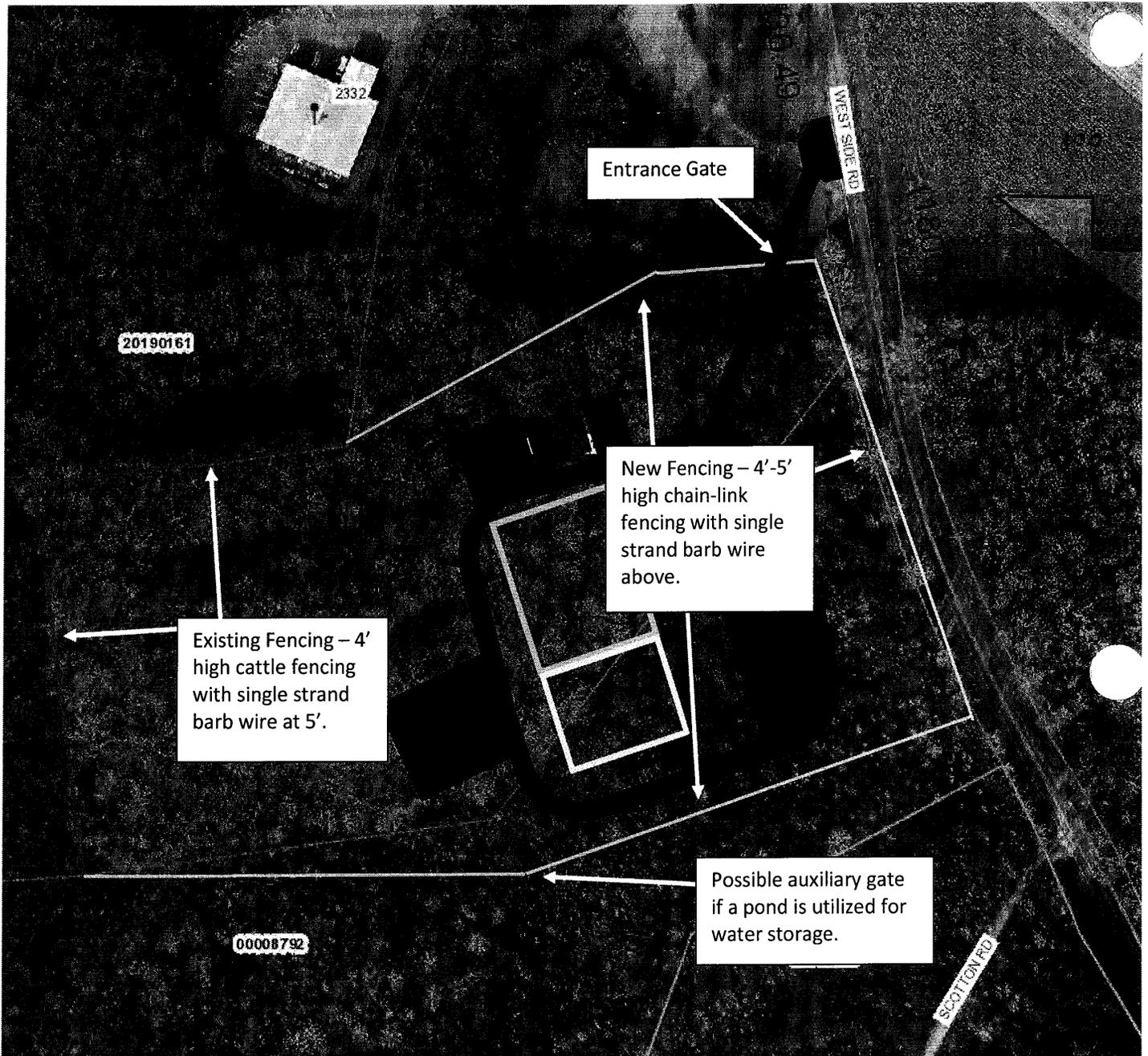
Appendix 8



Appendix 9



Appendix 10





STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

J. ERIC BOYETTE
SECRETARY

April 22, 2020

MOORE COUNTY

Mr. Matthew Reeder
Reeder Pallet Co. Inc.
476 Reeder Rd.
Seagrove, NC 27341

**SUBJECT: DRIVEWAY PERMIT- Access to SR 1427 (West Side Rd.)
Commercial (Reeder Pallet Company, Inc.)
Permit # 63-821397**

Dear Mr. Reeder:

Attached for your information and file is an approved copy of the Driveway Permit listed for the above location. In addition, this permit is valid only if the below items are followed completely:

1. Driveway Special Provisions, attached.
2. REDLINED illustrations showing driveway connection, attached.
3. **This permit will be valid upon the successful acquisition by the applicant of the property being accessed by this drive connection.**
4. Driveway Connection and Slope and Grade details, attached.

Prior to commencing any work in the State right-of-way, please contact Mr. Josh Brooks, County Maintenance Engineer, at (910) 773-8070 to schedule inspection.

Mailing Address
NC DEPARTMENT OF TRANSPORTATION
DIVISION 8 - DISTRICT 2
902 N. SANDHILLS BLVD.
ASHEBORO, NC 28315

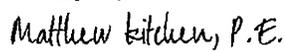
Telephone: (910) 944-7621
Fax: (910) 944-5623
Customer Service: 1-877-368-4968

Website: www.ncdot.gov

Location:
902 N. SANDHILLS BLVD.
ASHEBORO, NC 28315

If this office can be of further assistance, please advise.

Sincerely,

DocuSigned by:

DE44C69F4BC74D9 .

Matthew W. Kitchen, P.E.
District Engineer

MWK: ksr
Attachments
CC: Josh Brooks, PE
Mary Helms
File

Mailing Address:
NC DEPARTMENT OF TRANSPORTATION
DIVISION 8 – DISTRICT 2
902 N. SANDHILLS BLVD.
ABERDEEN, NC 28315

Telephone: (910) 944-7621
Fax: (910) 944-5623
Customer Service: 1-877-368-4968

Website: www.ncdot.gov

Location:
902 N. SANDHILLS BLVD.
ABERDEEN, NC 28315

DRIVEWAY SPECIAL PROVISIONS
Permit # 63-821397

- A. A copy of this permit shall be on site at all times during construction within State Right of Way.
- B. This permit is for one year from date on coverletter. With a request in writing the permit may be extended once for 90 days. Applicant must provide written notification when construction starts and when it is completed. Final approval by the District Engineer is required prior to opening the access for public use.
- C. The entrance on to SR 1427 is to be constructed in accordance with the attached detail sheet. At no time shall run-off enter the travel lanes of SR 1427.
- D. The traveling public shall be warned of construction with complete and proper signing and traffic control devices in accordance with the current Manual on Uniform Traffic Control Devices (MUTCD). No work shall be performed in the Right of Way unless this requirement is satisfied. NCDOT reserves the right to require a written traffic control plan for encroachment operations. Traffic control devices and operations shall include, but are not limited to the following:
- Adequate and appropriate advance warning signs for any and all work zones closed or obstructed areas.
 - "End Construction" signage beyond the end of all work zones.
 - Adequate and appropriate delineation and control devices for all work zone areas including but not limited to lane closures, disturbed areas, and active work sites.
 - Properly trained and equipped flagmen.
 - Proper maintenance of all traffic control devices, including but not limited to proper signage and controls during periods of inactivity and removal of inappropriate traffic control signage and/or devices.
- E. All soil areas within the right-of-way of SR 1427 and any other soil areas disturbed during construction shall be seeded and mulched immediately upon completion of driveway construction.
- F. No parking or outdoor advertising signs shall be allowed inside the right-of-way.
- G. Erosion control devices must be in place and functioning during the construction phase.
- H. The Driveway entrance shall require improvements as shown on the approved plans/details. The improvements are to be installed by the owner and inspected by the Department of Transportation at a set rate of \$50.00.
- I. This permit is for access to SR 1427 only. It is not Certification of Subdivision Plats as stated in General Statute 136-102.6.

Mailing Address
NC DEPARTMENT OF TRANSPORTATION
DIVISION 8 - DISTRICT 2
902 N. SANDHILLS BLVD.
ABERDEEN, NC 28315

Telephone: (910) 944-7621
Fax: (910) 944-5623
Customer Service: 1-877-368-4968

Website: www.ncdot.gov

Location:
902 N. SANDHILLS BLVD.
ABERDEEN, NC 28315

- J. It is agreed that the Department of Transportation grants to the owner/applicant the right and privilege to make this driveway connection as shown on attached plan sheets, specifications, and special provisions A. to K. which are made a part hereof.
- K. Please contact Mr. Josh Brooks, County Maintenance Engineer, at 910-773-8070 and Mr. Kevin Reddinger District 2 Office, at 910-944-7621, prior to starting construction within the right-of-way and upon completion of the driveway.

Mailing Address:
NC DEPARTMENT OF TRANSPORTATION
DIVISION 8 – DISTRICT 2
902 N. SANDHILLS BLVD.
ABERDEEN, NC 28315

Telephone: (910) 944-7621
Fax: (910) 944-5623
Customer Service: 1-877-368-4968

Website: www.ncdot.gov

Location:
902 N. SANDHILLS BLVD.
ABERDEEN, NC 28315

APPLICATION IDENTIFICATION		N.C. DEPARTMENT OF TRANSPORTATION STREET AND DRIVEWAY ACCESS PERMIT APPLICATION
Driveway Permit No. 63-821397	Date of Application	
County:		
Development Name:		

LOCATION OF PROPERTY:

Route/Road: 2344 NC Hwy 705, Robbins - West Side Rd **SR 1427**

Exact Distance Miles Feet N S E W

From the Intersection of Route No. Hwy 705 and Route No. West Side Rd Toward _____

Property Will Be Used For: Residential/Subdivision Commercial Educational Facilities TND Emergency Services Other

Property: Is Is not within Robbins City Zoning Area.

AGREEMENT

- I, the undersigned property owner, request access and permission to construct driveway(s) or street(s) on public right-of-way at the above location.
- I agree to construct and maintain driveway(s) or street entrance(s) in absolute conformance with the current "Policy on Street and Driveway Access to North Carolina Highways" as adopted by the North Carolina Department of Transportation.
- I agree that no signs or objects will be placed on or over the public right-of-way other than those approved by NCDOT.
- I agree that the driveway(s) or street(s) will be constructed as shown on the attached plans.
- I agree that that driveway(s) or street(s) as used in this agreement include any approach tapers, storage lanes or speed change lanes as deemed necessary.
- I agree that if any future improvements to the roadway become necessary, the portion of driveway(s) or street(s) located on public right-of-way will be considered the property of the North Carolina Department of Transportation, and I will not be entitled to reimbursement or have any claim for present expenditures for driveway or street construction.
- I agree that this permit becomes void if construction of driveway(s) or street(s) is not completed within the time specified by the "Policy on Street and Driveway Access to North Carolina Highways".
- I agree to pay a \$50 construction inspection fee. Make checks payable to NCDOT. This fee will be reimbursed if application is denied.
- I agree to construct and maintain the driveway(s) or street(s) in a safe manner so as not to interfere with or endanger the public travel.
- I agree to provide during and following construction proper signs, signal lights, flaggers and other warning devices for the protection of traffic in conformance with the current "Manual on Uniform Traffic Control Devices for Streets and Highways" and Amendments or Supplements thereto. Information as to the above rules and regulations may be obtained from the District Engineer.
- I agree to indemnify and save harmless the North Carolina Department of Transportation from all damages and claims for damage that may arise by reason of this construction.
- I agree that the North Carolina Department of Transportation will assume no responsibility for any damages that may be caused to such facilities, within the highway right-of-way limits, in carrying out its construction.
- I agree to provide a Performance and Indemnity Bond in the amount specified by the Division of Highways for any construction proposed on the State Highway system.
- The granting of this permit is subject to the regulatory powers of the NC Department of Transportation as provided by law and as set forth in the N.C. Policy on Driveways and shall not be construed as a contract access point.
- I agree that the entire cost of constructing and maintaining an approved private street or driveway access connection and conditions of this permit will be borne by the property owner, the applicant, and their grantees, successors, and assignees.
- **I AGREE TO NOTIFY THE DISTRICT ENGINEER WHEN THE PROPOSED WORK BEGINS AND WHEN IT IS COMPLETED.**



Reeder Pallet Co. Inc.

476 Reeder Road
Seagrove, NC 27341

www.reederpallet.com
336-879-3095

April 9, 2020

Kevin Reddinger
NC Department of Transportation
902 N. Sandhills Blvd
Aberdeen, NC 28315

Kevin,

I appreciate your review of this application for DOT driveway approval of the Reeder Pallet project at the intersection of Highway 705 and West Side Road, north of Robbins. This project is tentative, depending upon the approval of the conditional rezoning package that has been submitted to the Moore County Planning Department. Due to the unsure nature of this project as it awaits Board approval, we have not invested in engineered drawings. Thus, I really do appreciate your review of this project, especially considering the fact that the Planning Board has requested information related to your approval of it. I have provided the following maps and diagrams, and they are, to the best of my ability, drawn to scale to represent the scope and size of this project. Additionally, from a telephone conversation with you on Friday March 13th, I learned that your engineers will want to see this property and the placement of our ideas. Thus, I have also used this time to stake off the building, office, docks and entrance road to provide your engineers the physical representation of our plans.

I certainly hope the following pages can provide the scope of what you need to determine the feasibility of this project. Please feel free to submit further questions to me. I am readily available to help in any way I can.

Sincerely,

Matthew Reeder
Reeder Pallet Co. Inc.



Reeder Pallet Co. Inc.

476 Reeder Road
Seagrove, NC 27341

www.reederpallet.com
336-879-3095

First let me provide a brief overview of our business. Reeder Pallet Co. Inc. was created in July of 1989 by my father and our business is recycling wooden pallets. We are currently operating on a four acre tract with a 3,080 square foot building that we built in 1994 and have long outgrown. We own three trucks and about 60 trailers, spotted at various businesses in North and South Carolina, that we use to obtain broken wooden pallets. The pallets whose size and quality are sellable are repaired, the broken boards are removed and replaced with good boards. Those pallets that are not sellable are dismantled into component pieces and this wood is used to support the repair and remanufacturing parts of our business. Remanufacturing pallets involves making new pallets from recycled lumber, usually to a custom size for a particular use by a customer. All other unusable pallets and wood waste are ground into mulch at our facility and the mulch is taken to a regrinding site. On average we process 7,000 to 10,000 pallets per week. My current employment level is 21, and I envision the business growing, if we are fortunate enough to relocate, to the point where we employ about 25-30 employees over the next 10 years.

Let me first start with the first page, the Overall Site Layout, which shows the placement of the various items on the site map. Starting at the top, right caption, we will be entering the facility from the existing driveway entrance on West Side Road. This driveway was created when the rest area was built and the entrance is 64' wide, with a sufficient tile to accommodate our main entrance. Our new driveway is 20' wide at the "throat" and leads to a cleared, graveled area for dock access. It will run the length of the overall site (approximately 350' wide) and have a length of 120'. The green box is the area set aside for eight 53' tractor trailers. Thus, when my drivers arrive with a trailer they will enter from West Side road, travel down the driveway to the dock access area where they will have room to turn their trailers around and back into the docks. Additionally, as noted by the black on the layout, there will be a 20' road around the entirety of the facility, per Fire Marshall regulation. This road will also lead to a separate parking area for extra trailer parking behind the facility, as well as employee and visitor parking around the office on the north side of the plant. Let me point out that the Site Layout is showing both a water tower and a pond with road access to it. This new facility will require a sprinkler system and must have water storage for that system. At this point we are evaluating both options of a water tower and a pond for the water storage, and when we get further along with this project and the costs and factors are more known, a choice will be made between the two. As it stands now, I am planning for both possibilities.

The building itself and it's surrounding details can better be understood via the Master Floor Plan on the next page. As in the Overall Site Layout, the building is the gray box. It is a 160'x120' building, 19,200 square feet, with the eight docks. The yellow box to the side is a 70'x170' outdoor concrete pad for inventory storage. At the back of the facility is our grinder (the floor plan shows two, but I currently only have one. I'm designing this facility to house quite a bit of growth for the future.) Finally, the blue box is the 50'x40' office, 2,000 square feet. The road has been deliberately left off this one plan, as the focus of this plan has been the internal layout of the plant and how the work will flow throughout it.

The details of the driveway entrance are on the third page, the Driveway Details. It does not have the complete layout of the site, as I zoomed in a bit to provide a better look at the entrance and measurements. The "throat" of the driveway, the point where the driveway closes to 20' wide, is located 150' from the northernmost point of the entrance and 102' from the southernmost point. The entrance itself is 64' wide. This is approximately a 20° angle at the throat. The main driveway stretches



Reeder Pallet Co. Inc.

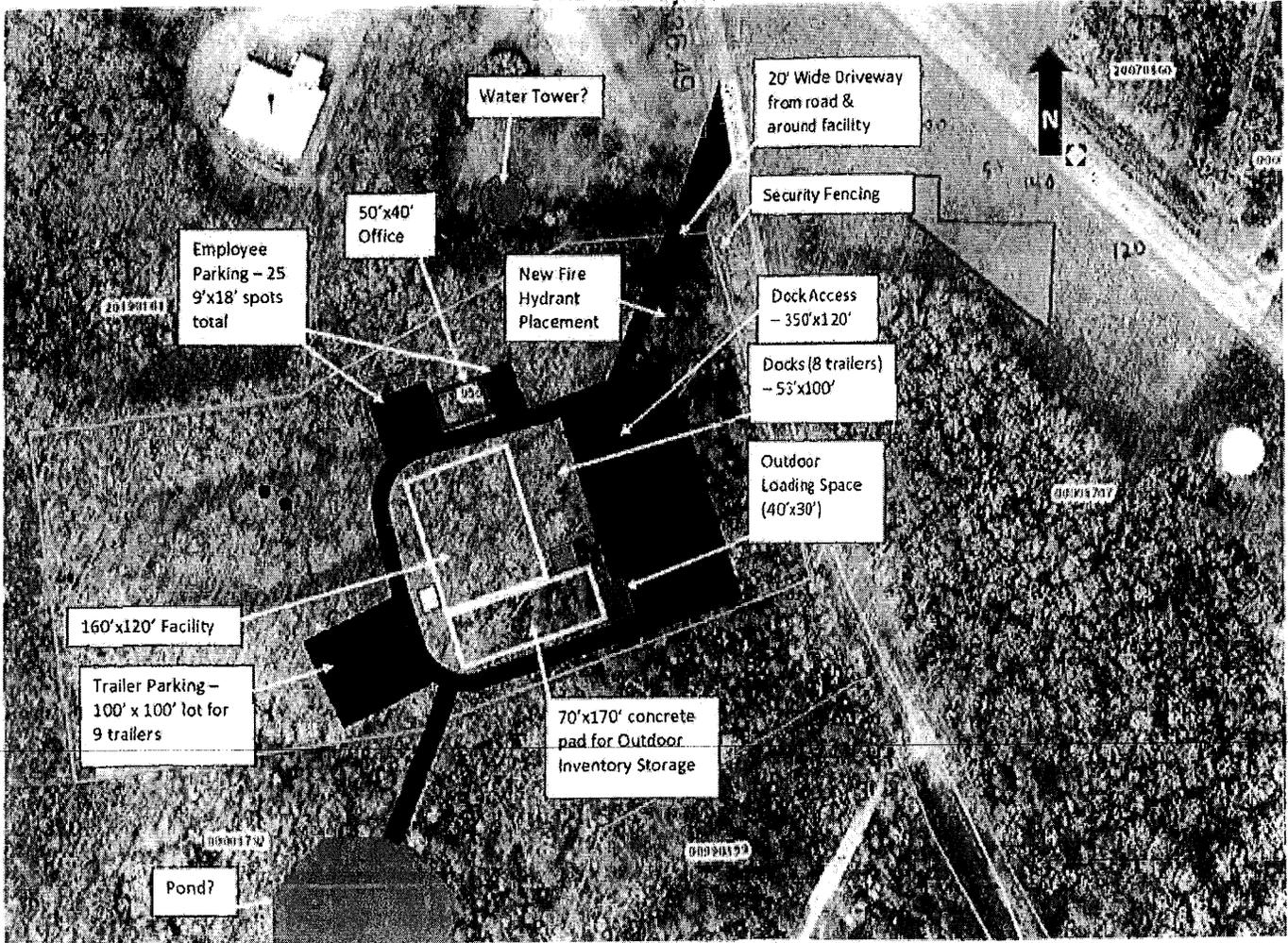
476 Reeder Road
Sengrove, NC 27341

www.reederpallet.com
336-879-3095

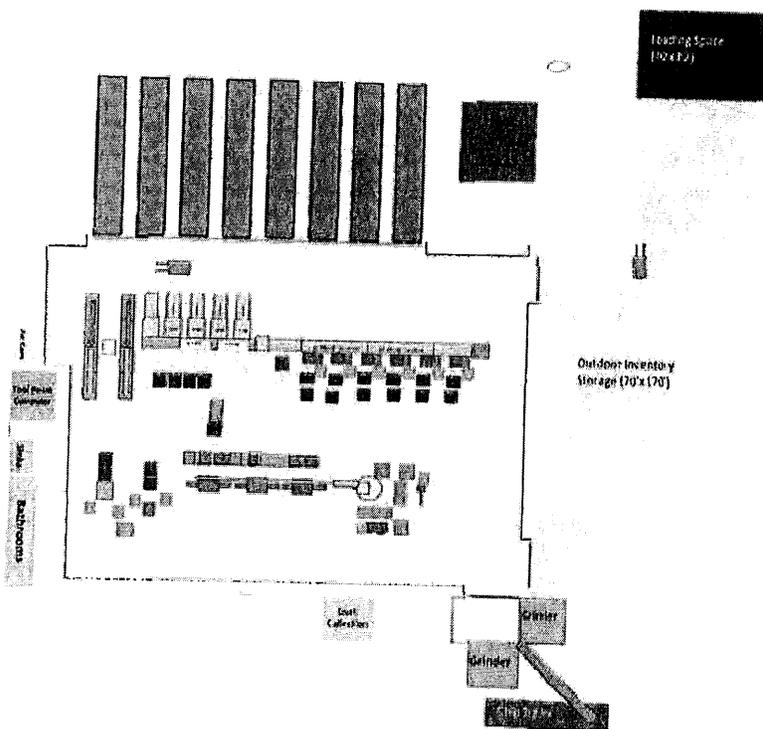
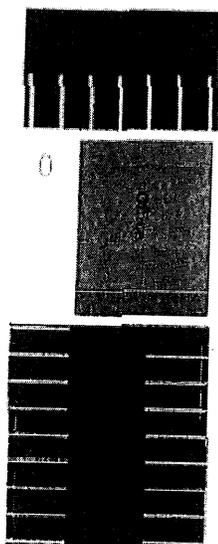
approximately 225' until it ends in the Dock Access area, which, as described previously, is a graveled area for our tractor trailers to turn around so the trailers may be backed into the docks.

Finally, the last page is the grade details. Much like the previous page, it only partially shows all our site plans and I have left the boxes empty to show the natural grade of the land. The question was raised of our plans for drainage. The natural grade of the land, as shown here, slopes away from West Side Road. West Side Road has an elevation of 544 feet, while the front of the Dock Access area is roughly 540 feet. While we obviously intend to grade this site, the plan is to maintain the site below the elevation of West Side Road, and thus there would not be any water drainage into the road from our facility. Further, if you look at the next page, which is a larger, clear display of the lay of the land, you will see that the land elevation falls the further south it goes. As a result, our desire is to have the water from our facility drain to the south into the empty land below it. This also factors into our potential placement of a pond to the south of our facility for water storage. Thus, it is our plan that West Side Road will not be impacted at all from water drainage due to the presence of our facility.

Overall Site Layout



Master Floor Plan



Plan
Detailed site plan showing building footprint, parking, and site layout. Includes site plan, building footprint, and site layout. Includes site plan, building footprint, and site layout.

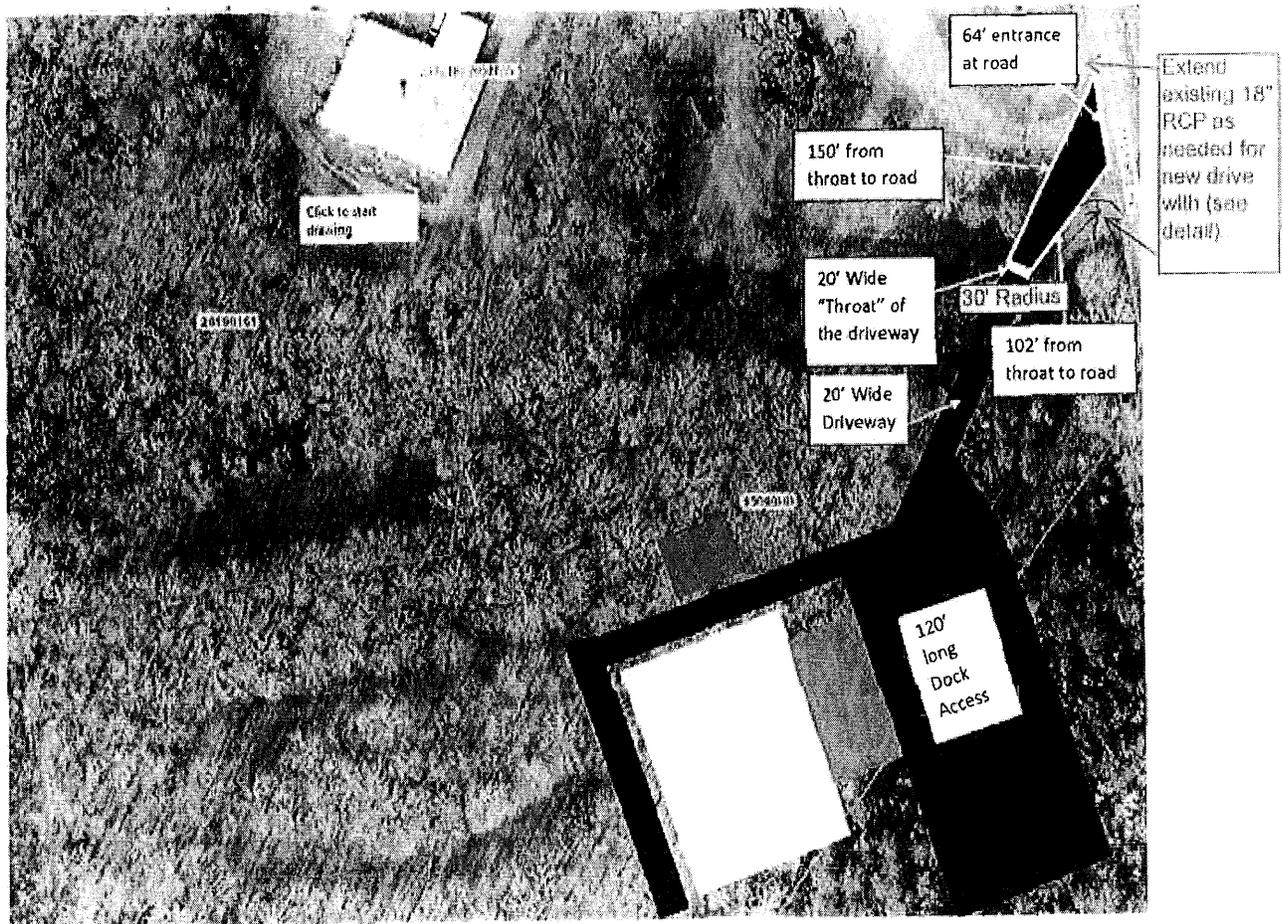
Notes
1. Building footprint and site layout. Includes site plan, building footprint, and site layout. Includes site plan, building footprint, and site layout.

2. Building footprint and site layout. Includes site plan, building footprint, and site layout. Includes site plan, building footprint, and site layout.

Facility Notes
1. Building footprint and site layout. Includes site plan, building footprint, and site layout. Includes site plan, building footprint, and site layout.

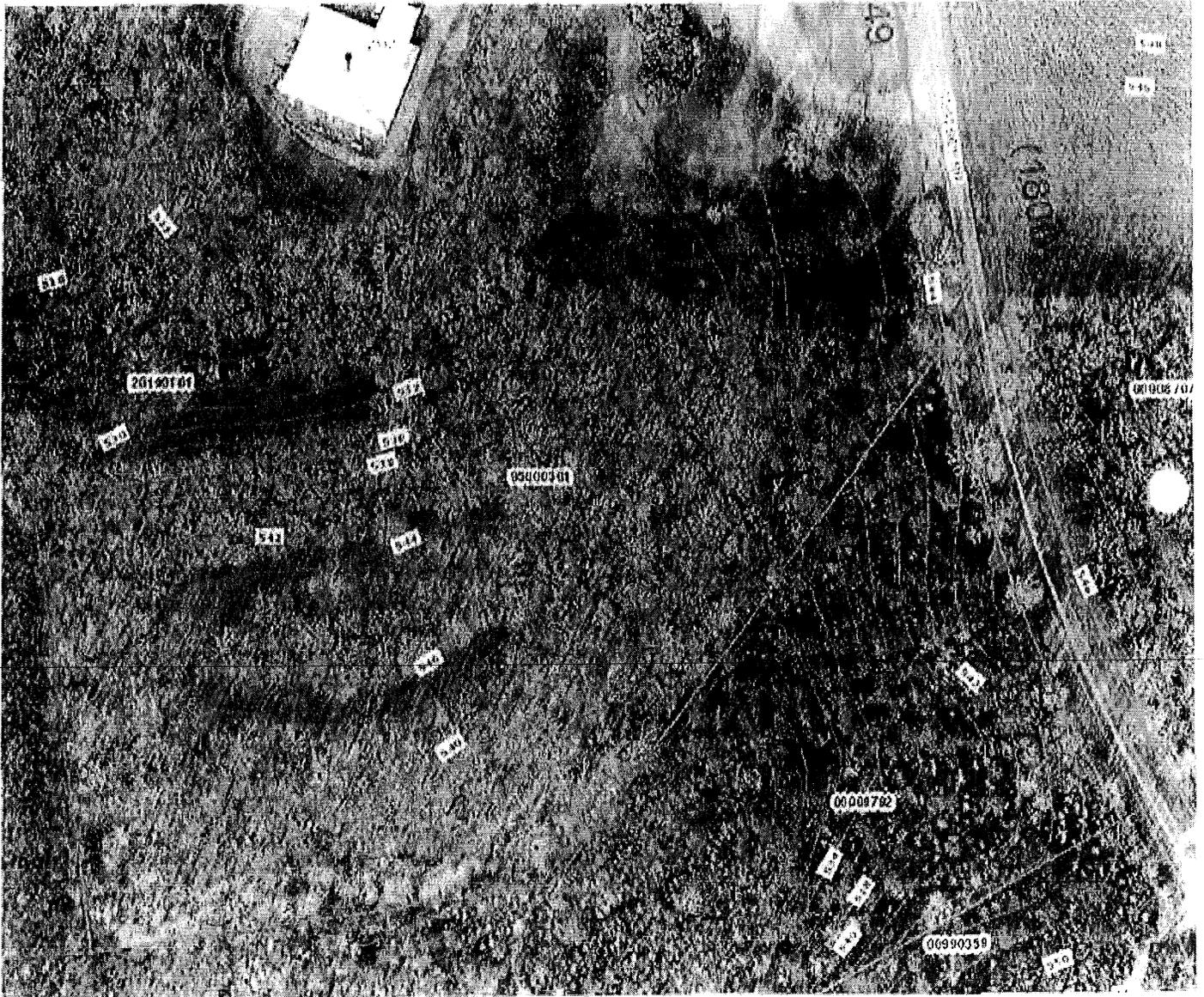
2. Building footprint and site layout. Includes site plan, building footprint, and site layout. Includes site plan, building footprint, and site layout.

Driveway Details



Grade Details





49

540
545

(180)

07300870

1000056

20190101

00000782

06990358

515

518

520

522

523

527

528

529

530

535

538

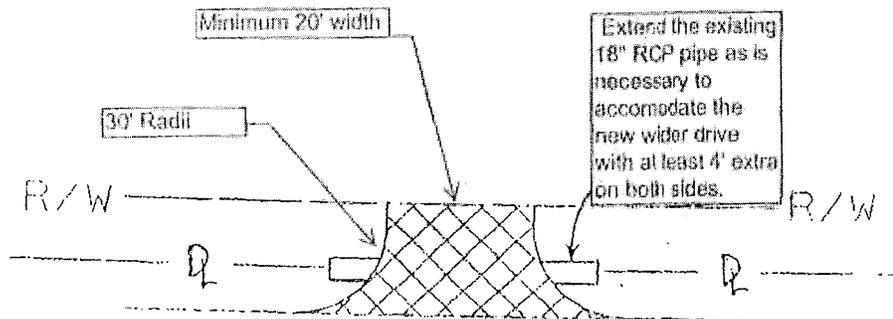
542

543

544

546

STREET TYPE DRIVEWAY CONNECTION

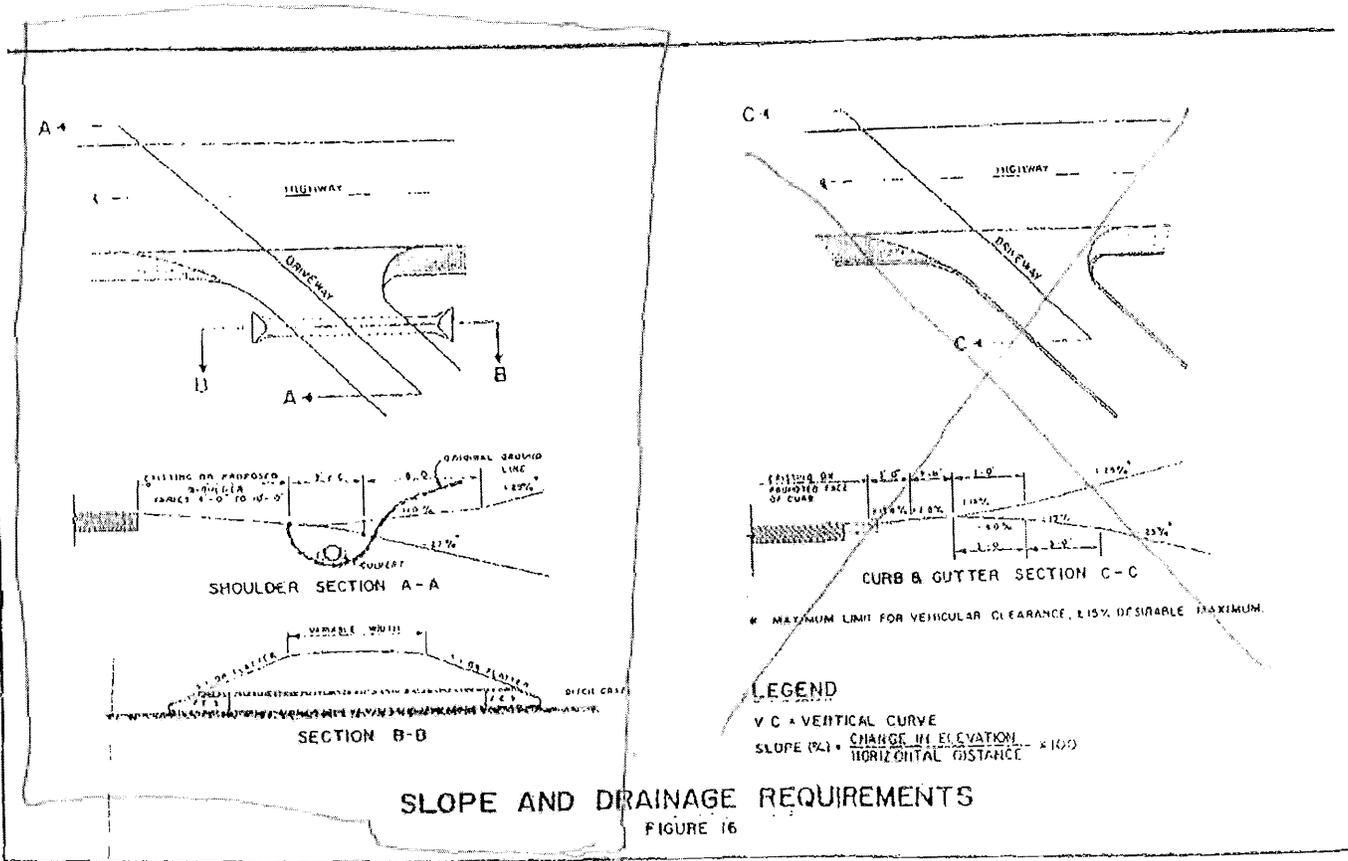


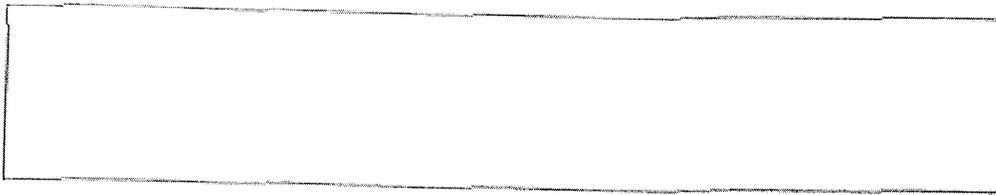
SR 1427

D = DITCHLINE

 = AREA TO BE PAVED with concrete or asphalt.

NOT TO SCALE





Driveway Pipes

Driveway pipes must be laid properly to provide positive drainage. If the pipe is installed incorrectly then water will accumulate and not fall to its natural discharge. The inverts should be placed at the flow line of the ditch and should be an adequate size (minimum 15 inch) to convey drainage from upstream pipes including crosslines. When connected to pipe frontage material changes should be done within a NCDOT approved structure.

Driveway Material	Min. Cover over RCP	Min. Cover over HDPE or CMP
Typ. 4 Inch Concrete	0 in.	4 in.
Asphalt or Non-paved	8 in.	12 in.

Minimum cover required for the type of pipe and driveway material.

Driveway pipes should not be blocked more than 20% of the opening. (i.e. 15 inch pipe could be blocked up to 3 inches on the inlet and outlet.) Any blockage has the potential to put excess strain on the pipe and result in failure. Damaged pipes should be assessed and if structurally deficient should be replaced prior to addition.





STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

J. ERIC BOYETTE -
SECRETARY

April 22, 2020

COUNTY: MOORE COUNTY

MEMORANDUM TO: Mr. David Tyeryar, Fiscal Section – NCDOT, Raleigh, NC

FROM: Matthew W. Kitchen, P.E.
District Engineer

DocuSigned by:
Matthew Kitchen, P.E.
DE44C69F4BC74C9

SUBJECT: DRIVEWAY PERMIT – Commercial

Attached herewith is a check in the amount of \$50.00 to cover the construction inspection fee for the Driveway Permit #63-821397 in Moore County (Access to SR 1427). Fund # 150363-47900024-8.206311-3846.

If this office can be of further assistance, please advise.

MWK/ksr

Cc: Mr. Josh Brooks, PE
File

Mailing Address
NC DEPARTMENT OF TRANSPORTATION
DIVISION 8 – DISTRICT 2
902 N. SANDHILLS BLVD.
ASHEBORO, NC 28315

Telephone: (910) 944-7621
Fax: (910) 944-5623
Customer Service: 1-877-368-4968

Website: www.ncdot.gov

Location
902 N. SANDHILLS BLVD.
ASHEBORO, NC 28315

COMMUNITY MEETING REPORT

Tuesday June 16, 2020 6:30 p.m. – 7:30 p.m.

Proposed Pallet Recycling and Production Facility – 2344 NC Hwy 705 Robbins, NC

Community Members Present: None present

Applicant's Representative Present: Matthew Reeder

Planning Staff Present: Debra Ensminger, Dervin Spell, Stephanie Cormack

The community meeting was opened at 6:30 pm. No adjacent property owners were in attendance. The meeting was attended only by the applicant's representative and planning staff.

List of those notified of the Community Meeting (certified mailings to adjacent properties):

COMER, MARY RITTER (LE)	LANDMARK CAPITAL INVESTMENTS
COUNTY OF MOORE	SANDHILLS COMMUNITY COLLEGE
LAMBETH, DORIS C	REEDER PALLET CO INC. & MATTHEW REEDER

Submitted by:



Dervin Spell, AICP, CFM
Planner – Moore County Planning and Transportation

FOR REGISTRATION REGISTER OF DEEDS
Judy D. Martin
Moore County, NC
May 18, 2007 01:49:24 PM
Book 3231 Page 287-291
FEE: \$26.00
NC REVENUE STAMP: \$1.00
INSTRUMENT # 2007009472

CW



INSTRUMENT # 2007009472

Janet Smith

Excise Stamps \$

Recording Time, Book & Page

Drafted by John M. May, Attorney at Law
120 Applecross Road
Pinehurst, NC 28374
No Title Examination by drafting attorney

Brief Description for Index: Tracts 3 & 4 , Craven Division

NORTH CAROLINA GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED made this 15th day of May, 2007, by and between **Westmoore Agri-Civic Center Foundation, Inc., a North Carolina Non-Profit Corporation**, (hereafter "Grantor"), of 2355 N. Howard Mill Road, Robbins, NC 27325, and **Sandhills Community College, a community college organized under the laws of the State of North Carolina** (hereafter "Grantee"), of 3395 Airport Road, Pinehurst, NC 28374.

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 situated in Sheffield Township, Moore County, North Carolina, and as more particularly described in attached Exhibit A.

Subject and together with utility easements, other easements and restrictive covenants that are enforceable against or a benefit to the property, if any, and to the lien for ad valorem property taxes for the current year to be prorated at closing.

The property hereinabove described as Tract 3 was acquired by Grantor by instrument recorded in Book 1273, Page 0070, of the Moore County Registry. The property hereinabove described as Tract 4 was acquired by Grantor by instrument recorded in Book 1291, Page 330, and Book 1291, Page 332 of the Moore County Registry.

The above described property is being conveyed by the Grantor subject to the Grantor's right to use the dirt road currently running from a point from Jimmie and Rachel Smith's property across Tract 4, provided, however, the Grantee, at its option, shall have the right to relocate said road to another location on the Property on the condition that Grantee constructs a road of similar quality which will continue to provide access to West Side Road.

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 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 whomsoever except for the exceptions noted herein.

The designations "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 Grantors have hereunto set their hands and seals or if corporate has caused this instrument to be executed in its official capacity, the day and year first above written.

The remainder of this page intentionally left blank.

WESTMOORE AGRI-CIVIC CENTER FOUNDATION, INC.

By: Robert Holden (SEAL)
Robert Holden
Its: President

STATE OF NORTH CAROLINA

COUNTY OF MOORE

I, Debra W. Marion, a Notary Public of the County and State aforesaid, certify that Robert Holden, either being personally known to me or proven by satisfactory evidence (said evidence being NCDL), personally came before me this day and acknowledged that he the President of the WESTMOORE AGRI-CIVIC CENTER FOUNDATION, INC., a North Carolina Non-Profit corporation, and that he, as President, being authorized to do so and as the act of the corporation on behalf of said partnership, voluntarily executed the foregoing on behalf of said corporation and general (or limited) partnership for the purposes stated therein.

Witness my hand and official stamp or seal, this 15th day of May, 2007.

Date: May 15, 2007

Debra W. Marion
Notary Public Debra W. Marion

My Commission Expires: March 26, 2008

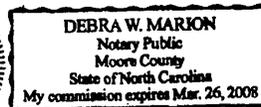


EXHIBIT "A"

Tract 3

All of that certain tract or parcel of land containing 39.398 acres and being Tract 3 of the division of Waldon Braxton Craven lands and shown on a map hereinafter referred to and bounded on the north and east by NC High 705 (Old Plank Road) and State Road No. 1427 (paved) and Tract 4 of the Craven division, on the south by Tract 4 of the Craven division and on the west by Tract 2 of the Craven division, particularly described as follows: BEGINNING at a P.K. nail at a point where the center of N.C. Highway 705 (Old Plank Road) intersects with the center of State Road No. 1427(paved) and running thence the following courses and distances with the center of S.R. No. 1427: South 20 deg. 17 min. East 502.55 feet; South 21 deg. 16 min. East 102.01 feet; South 24 deg 27 in. East 103.58 feet; South 28 deg. 53 min. East 102.61 feet; South 31 deg. 08 min. East 102.34 feet; center of said road and also the northernmost corner of Tract 4 of the Craven division; thence with the western line of Tract 4 of said division, South 53 deg. 19 min. West 370.00 feet to a new iron road; thence South 10 deg. 53 min. West 821.97 feet to a new iron rod; thence South 82 deg. 57 min. West 588.00 feet to a new iron rod; thence as the eastern line of Tract 2 of said Craven division, North 3 deg. 33 min. West 1,937.83 feet to a new iron rod; thence continuing with the eastern line of Tract 2 of said division, North 26 deg. 52 min. East 450.00 feet to the centerline of NC Highway 705; thence along the centerline of NC Highway 705 South 59° 07' East to the Beginning and containing 39.398 acres, more or less.

The above described parcel of land is part of a 135 acre tract of land conveyed to W.B. Craven by J.C. Jones and wife, Cornelia Jones, February 28, 1930, and duly recorded in Deed Book 108, Page 145 in the Office of the Register of Deeds for Moore County. Being the same property as that conveyed in Deed Book 759, page 139, of the Office of the Register of Deeds for Moore County.

The above described parcel of land is shown as Tract 3, on a map entitled "Craven-Survey-Division at Westmoore Sheffield Township, Moore County, North Carolina," dated February 14, 1989, prepared by Roger Clarence Cagle, RLS, said map being duly recorded in Plat Cabinet 4, Slide 167, in the Office of the Register of Deeds of Moore County.

For further reference, see Records Book 653, Page 035 in the Moore County Registry.

EXCEPTING THEREFROM, not conveyed herewith an 11.927 acre tract. Said tract was conveyed to the North Carolina Department of Transportation by instrument recorded in Book 1104, page 543, Moore County Registry.

EXHIBIT "A"
(Continued)

Tract 4

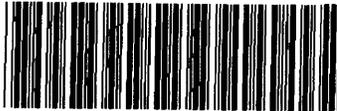
A certain tract or parcel of land containing 30.383 acres and lying and being in Sheffield Township, Moore County, North Carolina, particularly described as follows: BEGINNING at a point in the center of State Road No. 1427 (paved) said point also being the easternmost corner of Tract 3 of the Weldon Braxton Craven Division as shown on a map hereinafter referred to and running as the center of said State Road South 38° 18' East 100.84 feet to a point in the center of said road the following courses and distances: south 38° 18' East 162.98 feet; South 38° 25' East 205.19 feet; South 36° 32' East 105.69 feet; South 32° 22' East 106.86 feet; South 27° 51' East 102.84 feet; South 23° 47' East 100.72 feet; South 20° 52' East 310.23 feet to a nail and cap in the center of said road; thence from the center of said road South 63° 28' west 973.00 feet to the center of an old road; thence South 63° 28' West 34.21 feet to a pine post and existing iron pipe; thence North 86° 17' West 748.32 feet to an axle and pine knot and stones (controlled corner); thence North 87° 20' West 647.46 feet to a cedar stake, stones (controlled corner); thence North 8° 36' West 193.40 feet to a new iron rod, a corner of Tract 2 (39.511 acres of the Weldon Braxton Craven Division); thence as the southern line of said Tract 2, North 82° 57' East 652.18 feet to a new iron rod, the southeastern corner of Tract 2 of the Craven Division and the southwestern corner of Tract 3 (39.398 acres) of said division; thence with the southern line of Tract 3 of said division, North 82° 57' East 588.00 feet to a new iron rod; thence North 10° 53' East 821.97 feet to a new iron rod; thence North 53° 19' East 370.00 feet to the Beginning, containing 30.383 acres, more or less.

The above described parcel of land is shown as Tract 4 on a map entitled "Craven - Survey - Division - at Westmore, Sheffield Township - Moore County, North Carolina", dated February 14, 1989, prepared by Roger Clarence Cagle, said map being duly recorded in Plat Cabinet 4, Slide 167, in the office of the Register of Deeds for Moore County.

For title back see Deed at Book 678, Page 558, Moore County Registry.

KE

FOR REGISTRATION REGISTER OF DEEDS
Judy D. Martin
Moore County, NC
September 03, 2010 04:27:18 PM
Book 3770 Page 106-109
FEE: \$28.00
INSTRUMENT # 2010011659



INSTRUMENT # 2010011659

May

Prepared by: E. Burke Haywood, Special Deputy Attorney General, North Carolina Department of Transportation, Attorney General's Office, 1505 Mail Service Center, Raleigh, N.C. 27699-1505

Return to: NCDOT, Attn: Denise Amato, 1 South Wilmington St., Raleigh, N.C. 27601-1453

The hereinafter described property does not include the primary residence of the DEPARTMENT.

NORTH CAROLINA
MOORE COUNTY

QUITCLAIM DEED

THIS QUITCLAIM DEED made this the 17th day of June, 2010,
by and between the Department of Transportation, an agency of the State of North Carolina, 1546
Mail Service Center, Raleigh, NC 27611 (hereinafter "DEPARTMENT") and SANDHILLS
COMMUNITY COLLEGE, 3395 Airport Road, Pinehurst, NC 27260 (hereinafter "GRANTEE");

WITNESSETH:

WHEREAS, GRANTEE has requested that the DEPARTMENT convey to it a 11.927-acre
area which the DEPARTMENT deems surplus; and

WHEREAS by that resolution adopted June 3, 2010, the Board of Transportation, acting

6/2

upon request of GRANTEE, approved the conveyance of the property more particularly described below and authorized the DEPARTMENT to execute and deliver this instrument to the GRANTEE;

NOW, THEREFORE, the DEPARTMENT for and in consideration of ONE DOLLAR (\$1.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby grant unto GRANTEE, its successors and assigns, all of its right, title, claim or interest in and to that parcel of land lying and being in Moore County, North Carolina, and being described as follows:

Beginning at a P.K. nail (P.O.B.) at a point where the centerline of NC Highway 705 (Old Plank Road) intersects with the centerline of SR 1427 West Side Rd. and running thence the following courses and distances: With the center of SR 1427 West Side Rd. S07°36'03"E a distance of 536.49 feet to a P.K. nail in the center of SR 1427 West Side Rd.; thence S39°35'32"W, a distance of 620.71 feet to an iron pin; thence S82°35'09"W a distance of 411.14 feet to an iron pin; thence N07°24'28"W a distance of 383.99 feet to an iron pin; thence N82°35'32"E a distance of 326.98 feet to an iron pin; thence N09°35'32"E a distance of 263.55 feet to an iron pin; thence N25°55'18"E a distance of 215.05 feet to an iron pin; thence N09°35'32" E a distance of 429.25 feet to a P.K. nail in the center of NC Highway 705; thence S46°23'48"E a distance of 432.67 feet to the point and place of beginning.

This description has been drawn from survey entitled: "North Carolina Department of Transportation Division of Highways", prepared by Lex A. Kelly RLS dated June 29, 1995, and recorded in Plat Cabinet 5 Slide 943 of the Moore County Registry.

The above-described property was acquired by the DEPARTMENT by instrument recorded in Book 1104, Page 543, Moore County Registry.

This conveyance is made subject to any underground or aboveground utilities in existence at the time of this conveyance to the GRANTEE, and is subject to any recorded and/or unrecorded easements known and visible within the boundaries of the property conveyed hereby. In the event the GRANTEE should desire the utilities to be relocated or removed, the costs of such relocation

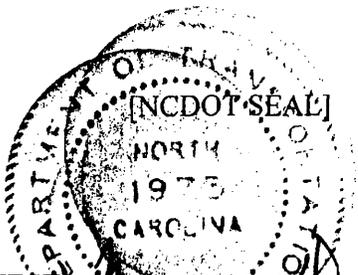
removal shall be borne by the GRANTEE.

TO HAVE AND TO HOLD the above-described lands and premises together with all privileges and appurtenances thereunto belonging to the said GRANTEE, its successors and assigns, free and discharged from all right, title, claim or interest of the DEPARTMENT, and the DEPARTMENT makes no warranty, expressed or implied, as to title to the property hereinabove described.

IN WITNESS WHEREOF, the Department of Transportation has hereunto sets its hand and seal on the day and year first above written.

STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

By: *Virgil Pridemore*
Virgil Pridemore
Manager of Right of Way



ATTEST *[Signature]*
SECRETARY TO THE BOARD OF
TRANSPORTATION AND CUSTODIAN
OF THE SEAL OF THE DEPARTMENT
OF TRANSPORTATION

Approved as to form:

ROY COOPER
Attorney General

By: *E. Burke Haywood*
Special Deputy Attorney General

NORTH CAROLINA

WAKE COUNTY

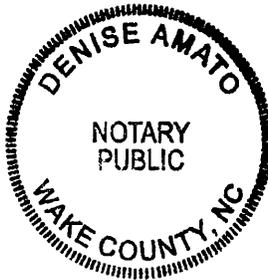
This the 17th day of June, 2010, personally appeared before me, Denise Amato, a Notary Public of said County and State, Tammy Denning, who being by me duly sworn, says that she knows the Seal of the Department of Transportation and is acquainted with Virgil Pridemore, who is Manager of Right of Way of the Division of Highways of said Department, and that she, Tammy Denning, is the Secretary to the Board of Transportation and Custodian of the Seal of the Department of Transportation, and saw said Manager of Right of Way sign the foregoing instrument, and that she, the said Secretary to the Board of Transportation and Custodian of the Seal of the Department of Transportation, affixed said seal to said instrument and signed her name in attestation of the execution thereof in the presence of said Manager of Right of Way.

WITNESS my hand and Notarial Seal, the 17th day of June, 2010.


Denise Amato
NOTARY PUBLIC

My Commission Expires: October 28, 2014

(Doc. #149409)



Moore County Board of Commissioners
Land Use Plan Consistency Statement
Conditional Rezoning Request
Highway Commercial (B-2) to Highway Commercial Conditional Zoning
(B2-CZ) – Shopping Center

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

- Recommendation 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. The rezoning request is reasonable and in the public interest considering the property is located adjacent to the Village of Pinehurst and Town of Taylortown communities and has availability of public water.

Therefore, the Moore County Board of Commissioners recommends **APPROVAL** of the Conditional Rezoning from Highway Commercial (B-2) to Highway Commercial Conditional Zoning (B2-CZ) for a shopping center, located on an approximate 1.97 acre parcel, located at 7627 NC Hwy 211, West End.



Frank Quis, Chairman
Moore County Board of Commissioners



Date



MEMORANDUM TO THE BOARD OF COMMISSIONERS

FROM: Debra Ensminger
Planning & Transportation Director

DATE: July 15, 2020

SUBJECT: Conditional Rezoning Request: Highway Commercial (B-2) to Highway Commercial Conditional Zoning (B2-CZ) – Shopping Center

PRESENTER: Debra Ensminger

REQUEST

4D Site Solutions, Inc. is requesting a Conditional Rezoning from Highway Commercial (B-2) to Highway Commercial Conditional Zoning (B2-CZ) for a shopping center, located on ParID 00014200, approximately 1.71 acres, located at 7627 NC Hwy 211, West End, owned by Bernie Schaub, per Deed Book 4827 Page 215.

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 offices / warehouses, undeveloped property, and a daycare. A Special Non-Residential Intensity Allocation will be required for this project due to the proposed impervious surface amount of 53.8%.

COMMUNITY MEETING

The community meeting was conducted at the Moore County Agricultural Center on June 17, 2020 between 5:30pm and 7:00pm. Adjacent properties were notified by certified return receipt mail, sent on June 5, 2020. Please refer to attached report for more details.

CONDITIONAL ZONING (CZ)

Conditional rezoning affords a degree of certainty in land use decisions not possible when rezoning to a general district. Conditional Zoning Districts are established to provide for flexibility in the development of property while ensuring that the development is compatible with neighboring uses. Pursuant to NCGS 153A-342, conditional zoning districts requires the approval of a rezoning by the Moore County Board of Commissioners and approval of a site-specific development plan allowing for the development of specific land uses.

Parallel conditional zoning districts are restricted to those uses (meaning either one or multiple uses) listed in the corresponding general use zoning district.

The request shall be in compliance with all relevant portions of the UDO, except that variations from these standards may be approved by the Board of Commissioners if the site plan is submitted and determined to be suitable for the request, is consistent with the intent of the standards, and ensures compatibility with land uses on surrounding properties.

Specific additional conditions applicable to the rezoning request may be proposed by the applicant, the Planning Board, or Board of Commissioners. Only those conditions mutually approved by the county and the applicant may be incorporated into the permit requirements. If a proposed condition is unacceptable to the owner, the petition can be withdrawn and the proposed rezoning cannot go forward. Likewise, if a condition is unacceptable to the Board of Commissioners, the petition can be denied and there is no rezoning.

Per NCGS 153A-342(B), conditions and site-specific standards shall be limited to those that address the conformance of development and use of the site to County ordinances and officially adopted plans and those that address the impacts reasonably expected to be generated by the development or use of the site.

ZONING DISTRICT COMPATIBILITY

The requested rezoning to Highway Commercial Conditional Zoning (B2-CZ) for a Shopping Center is consistent with the mixture of land uses in the area. The surrounding area is zoned Highway Commercial (B-2). Pinehurst's zoning jurisdiction is located across NC Hwy 211 including the following zoning district: Office Professional (OP).

CONSISTENCY WITH THE 2013 MOORE COUNTY LAND USE PLAN

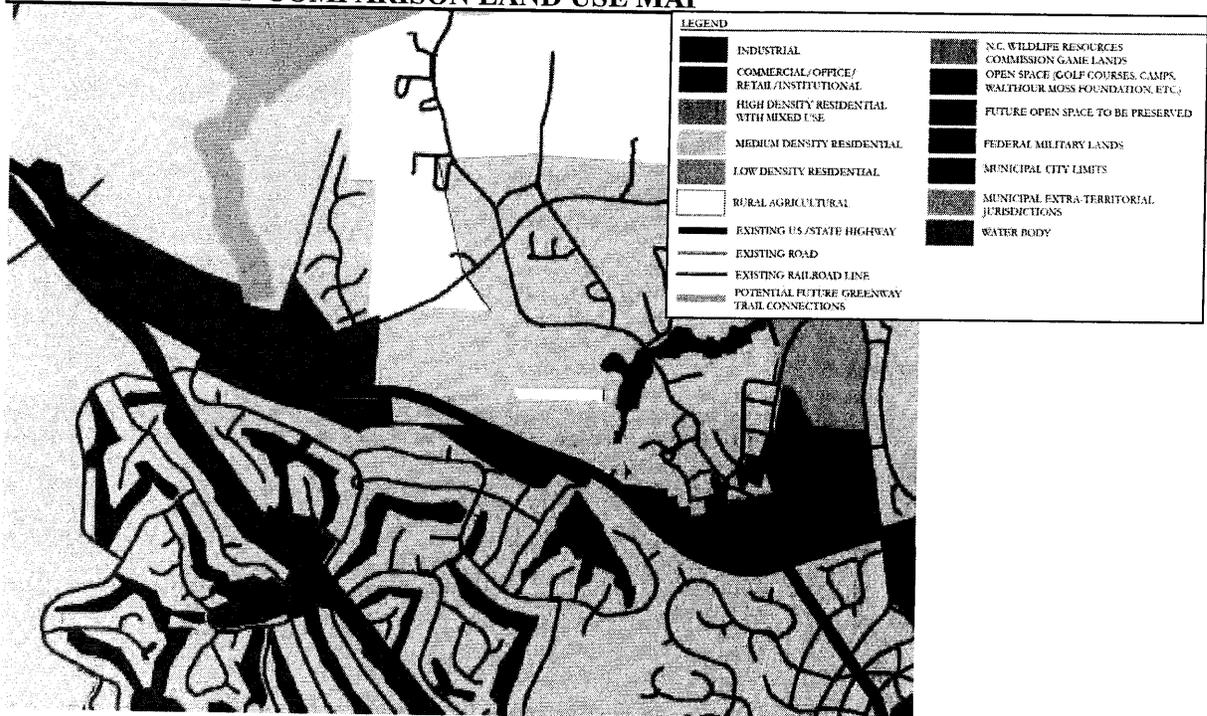
The future land use map identifies the property as Commercial/Office/Retail/Institutional Land Use Classification. The requested zoning to Highway Commercial Conditional Zoning (B2-CZ) is compatible with the Commercial/Office/Retail/Institutional Land Use Classification.

The Land Use Plan states the primary use of the Commercial/Office/Retail/Institutional Land Use Classification includes 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.

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

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 met on July 2, 2020 and unanimously recommended approval. (5-0)

FINANCIAL IMPACT STATEMENT

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

RECOMMENDATION

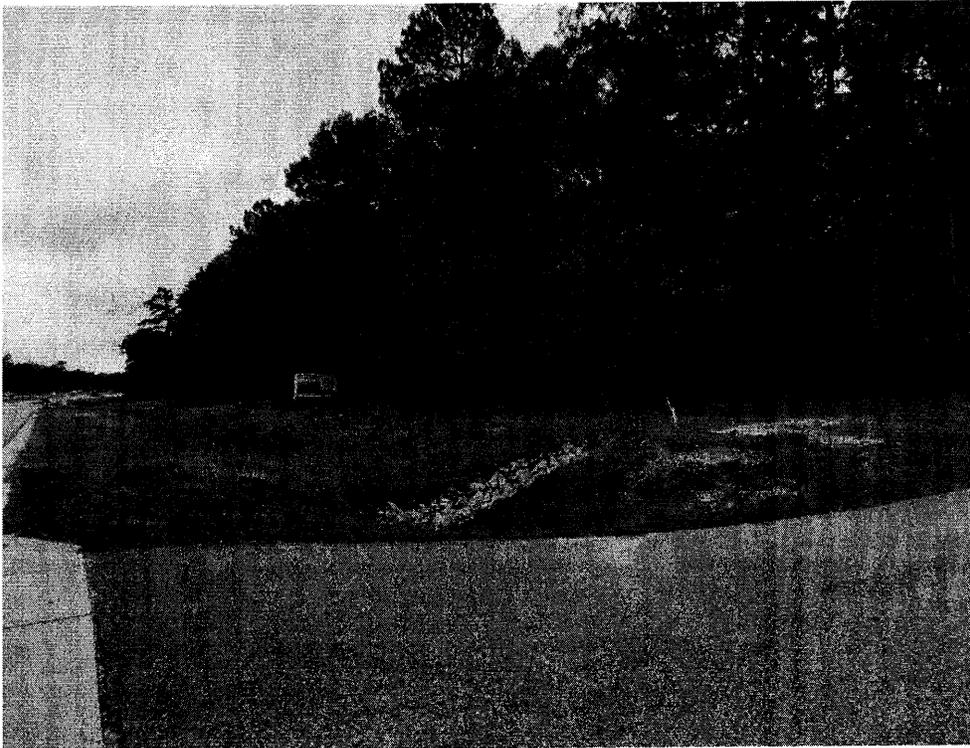
Staff recommends the Moore County Board of Commissioners make two separate motions:

Motion #1: Make a motion to **Approve** or **Deny** the attached Moore County Board of Commissioners Land Use Plan Consistency Statement and authorize its Chairman to execute the document as required by North Carolina General Statute 153A-341.

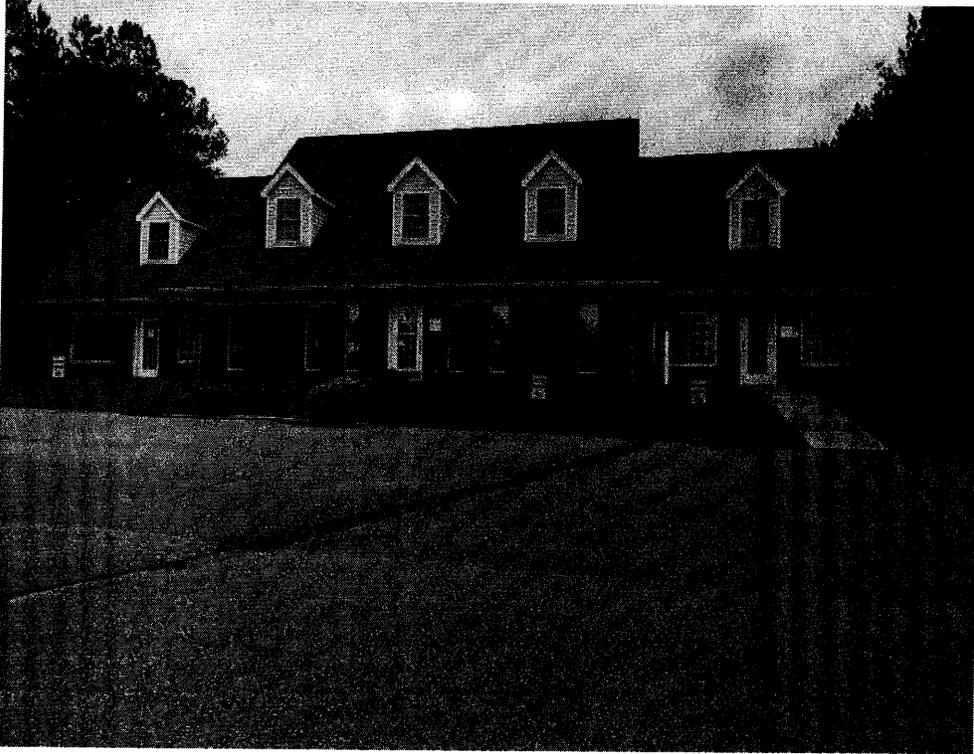
Motion #2: Make a motion to **Approve** or **Deny** the Conditional Rezoning from Highway Commercial (B-2) to Highway Commercial Conditional Zoning (B2-CZ) for a shopping center, located on ParID 00014200, approximately 1.71 acres, located at 7627 NC Hwy 211, West End, owned by Bernie Schaub, per Deed Book 4827 Page 215.

- Pictures of Property and Adjacent Properties
- Vicinity Map
- Land Use Map
- Rezoning Map – County Zoning & Municipal Comparison
- Submitted Rezoning Application
- Submitted Site Specific Development Plan
- Submitted Proposed Uses for Property
- Board of Commissioners Consistency Statement – Approval
- Board of Commissioners Consistency Statement – Denial
- Community Meeting Report
- Deed Book 4827, Page 215

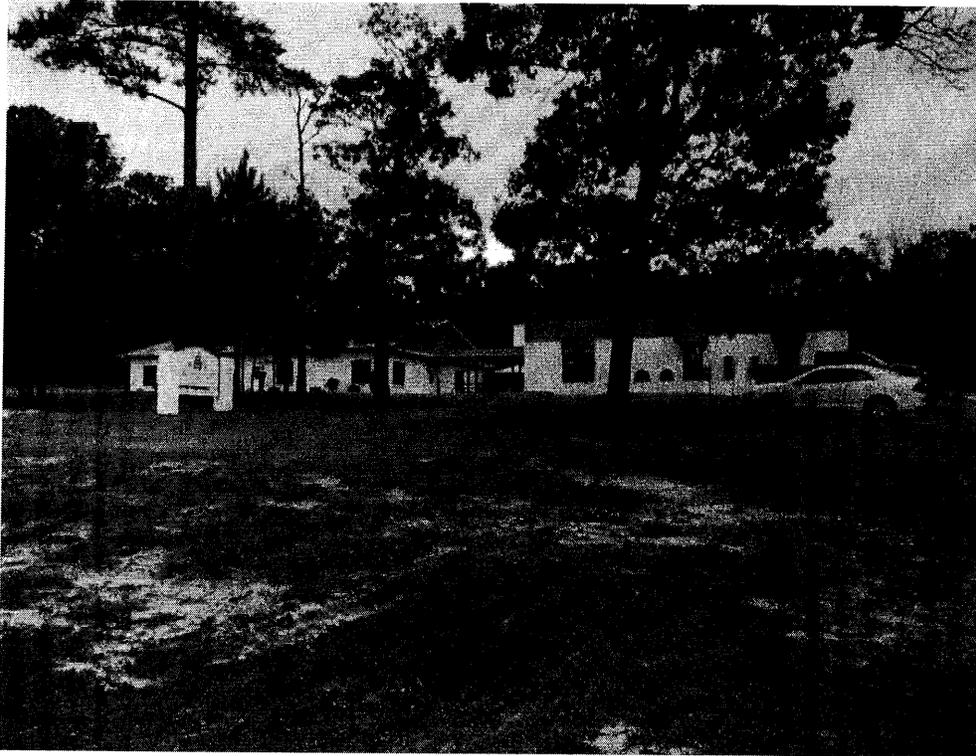
View of subject property



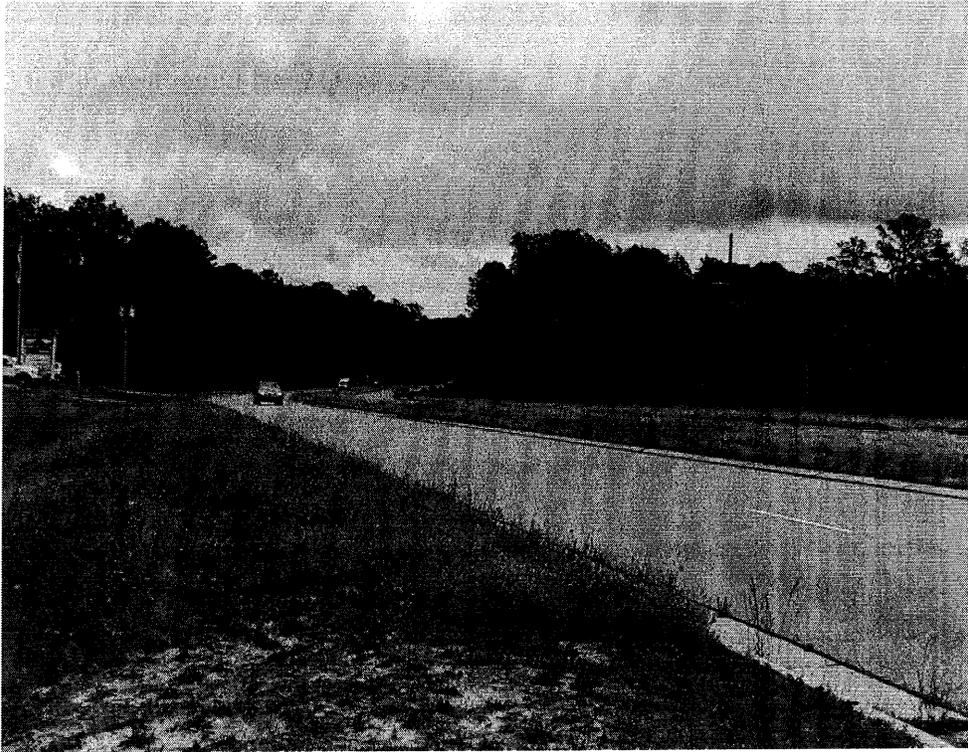
View of adjacent property - 7647 NC Hwy 211



View of adjacent property - 7613 NC Hwy 211



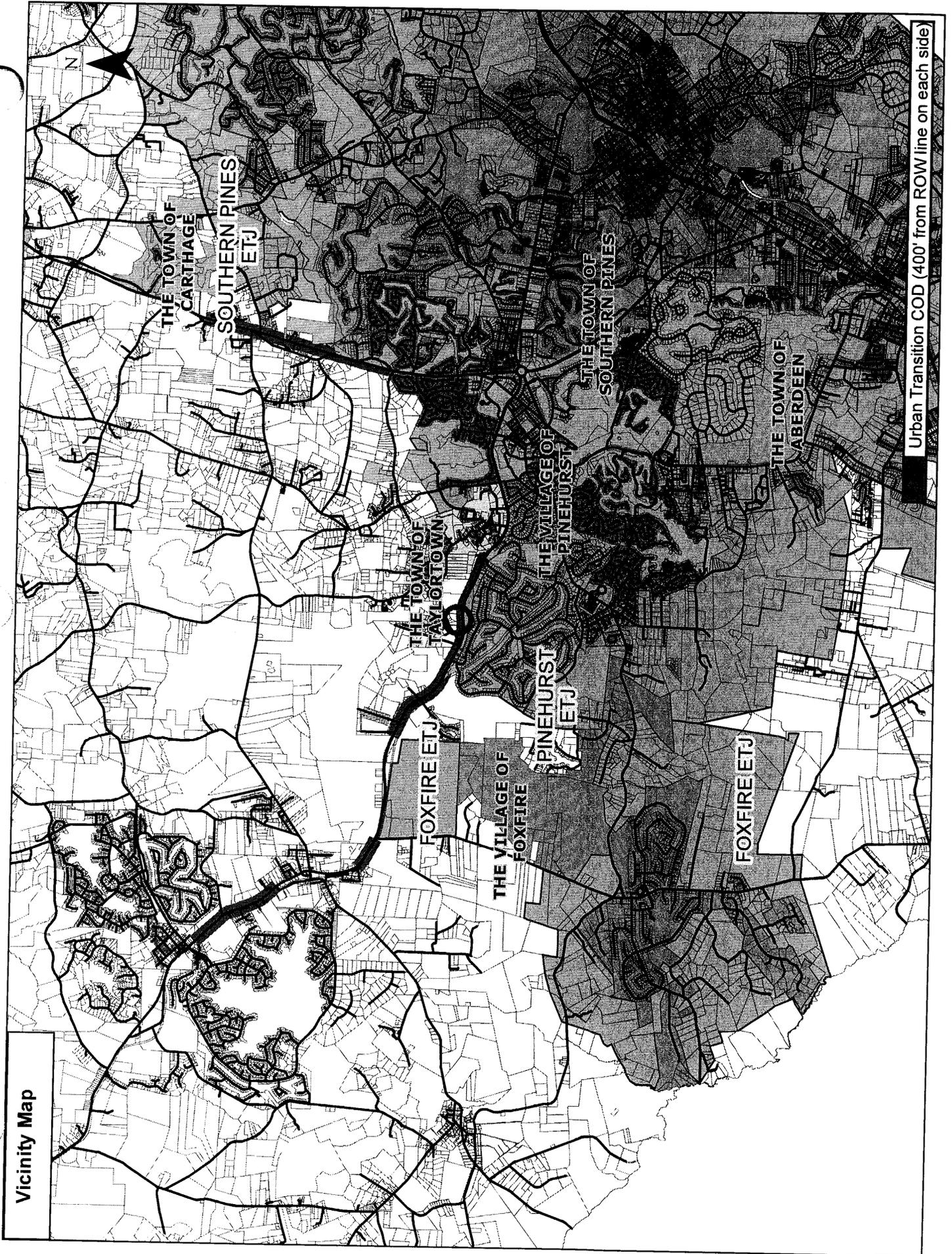
View of eastbound NC Hwy 211



View of westbound NC 211



Vicinity Map



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

Land Use Map



Office/
Warehouse

Undeveloped

Daycare Center

Office/
Warehouse

Undeveloped

Undeveloped

PINEHURST (ETJ)

Zoning Map

TAYLORTOWN
TOWN LIMITS

PINESAGE

BIRCH

JUNIPER LAKE

RA-40

RA-5

RA-20

B-2

B-2

Shaded area requested
to be rezoned to B-2-CZ

PUD/CUD

PUD/CUD

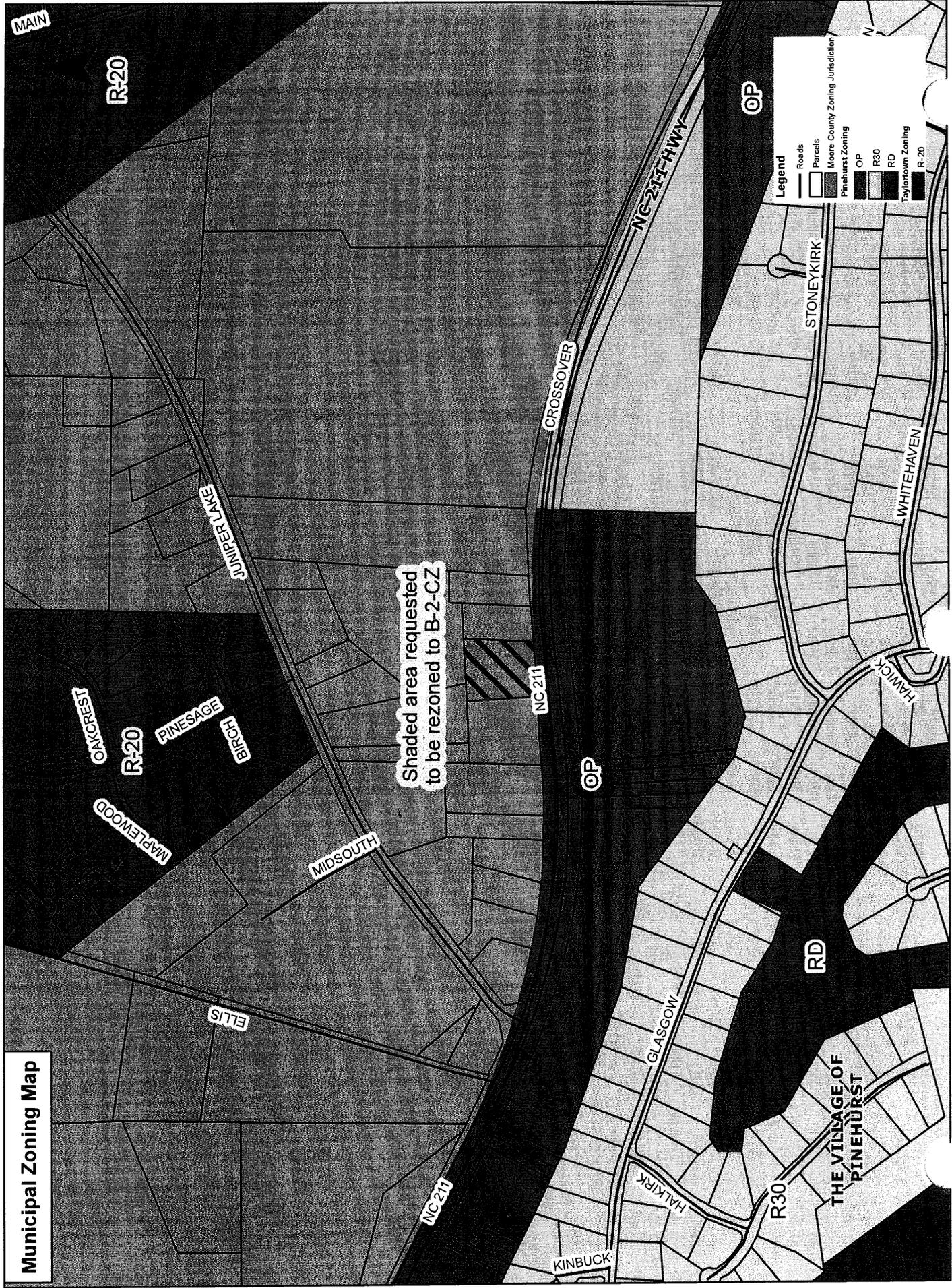
NC 211

NC 211

CROSSOVER

PINEHURST/ETJ

Municipal Zoning Map



Legend

- Roads
- Parcels
- Moore County Zoning Jurisdiction
- Pinehurst Zoning
- OP
- R30
- RD
- Taylorstown Zoning
- R-20

Shaded area requested to be rezoned to B-2-CZ

THE VILLAGE OF PINEHURST

County of Moore
 Planning and Transportation



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

Conditional Rezoning Application

Application Date: April 20, 2020			
Address of Property: 7627 NC 211, West End, NC			
Applicant: 4D Site Solutions, Inc			Phone:
Applicant Address: 409 Chicago Dr, Ste 112	City: Fayetteville	St: NC	Zip: 28306
Owner: Bernie Schaub			Phone: 910-638-0161
Owner Address: 20 Loch Lomond Court	City: Pinehurst	St: NC	Zip: 28374
Current Zoning District: B-2	Proposed Zoning District: CZ-B-2		
Current Use(s): Vacant	Proposed Use(s): Shopping center		
Proposed rules, regulations, condition(s) for the proposed district that address the impacts expected to be generated by the development or use of the site:			
The property will be developed in accordance with the existing Moore County			
UDO. No special conditions or rules are being proposed for the development.			
The storm water from the project will be treated by an infiltration basin.			
A SNIA will be requested for the development.			
Statement of reasonableness of the proposed conditional zoning. The statement shall include, but not be limited to the following:			
1. The conditional rezoning compatibility with the County Land Use Plan and other adopted plans of the County.			
2. The conditional rezoning compatibility with the existing land uses on abutting and neighboring tracts.			
3. The benefits and detriments of the conditional rezoning for the subject property, neighboring properties and the surrounding community.			
1. The current land use plan shows the property as commercial. The property is already zoned commercial. The CZ is because it would be considered a shopping center.			
2. The surrounding property is zoned commercial. The property to the west and east is already developed.			
3. No detriments are anticipated with the CZ. The development will be in harmony with the surrounding property and land use plan.			

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 or information as designated by the County of Moore Zoning Administrator.

[Signature] 4/20/2020
Applicant/Owner Signature Date

Applicant/Owner Signature Date

Office Use Only:

PAR ID: 00014200

[Signature] 4/20/2020
Received By Date

ROY COOPER
Governor
MICHAEL S. REGAN
Secretary
BRIAN WRENN
Director



June 23, 2020

LETTER OF APPROVAL

MB Equity, LLC
ATTN: Bernie Schaub, President
20 Loch Lomond Court
Pinehurst, NC 27374

RE: Project Name: 7627 NC Hwy 211 Retail Space
Acres Approved: 1.86
Project ID: MOORE-2020-074
County: Moore, City: Mineral Springs, Address: NC Hwy 211
River Basin: Cape Fear
Stream Classification: Other
Submitted by: 4D Site Solutions, Inc.
Date Received by LQS: May 26, 2020
Plan Type: New

Dear Mr. Schaub:

This office has reviewed the subject erosion and sedimentation control plan. We find the plan to be acceptable and hereby issue this Letter of Approval. The enclosed Certificate of Approval must be posted at the job site. This plan shall expire three (3) years following the date of approval, if no land disturbing activity has been undertaken, as required by Title 15A NCAC 4B.0129.

As of April 1, 2019, all new construction activities are required to complete and submit an electronic Notice of Intent (NOI) form requesting a Certificate of Coverage (COC) under the NCG010000 Construction Stormwater General Permit. This form **MUST** be submitted and COC issued prior to the commencement of any land disturbing activity on the above-named project. The NOI form may be accessed at deq.nc.gov/NCG01. Please direct questions about the NOI form to Annette Lucas at Annette.lucas@ncdenr.gov or Paul Clark at Paul.clark@ncdenr.gov. After you submit a complete and correct NOI Form, a COC will be emailed to you within **three business days**. A \$100 fee will be charged annually until a Notice of Termination is issued. This fee is to be sent to the DEMLR Stormwater Central Office staff in Raleigh.

Title 15A NCAC 4B .0118(a) and the NCG01 permit require that the following documentation be kept on file at the job site:

1. The approved E&SC plan as well as any approved deviation.
2. The NCG01 permit and the COC, once it is received.
3. Records of inspections made during the previous 12 months.



North Carolina Department of Environmental Quality | Division of Energy, Mineral and Land Resources
Fayetteville Regional Office | 225 Green Street, Suite 714 | Fayetteville, North Carolina 28301
910.433.3300

This letter gives the notice required by G.S. 113A-61.1(a) of our right of periodic inspection to ensure compliance with the approved plan.

Title 15A NCAC 4B .0118(a) requires that a copy of the approved erosion control plan be on file at the job site. Also, this letter gives the notice required by G.S. 113A-61.1(a) of our right of periodic inspection to ensure compliance with the approved plan.

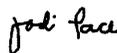
North Carolina's Sedimentation Pollution Control Act is performance-oriented, requiring protection of existing natural resources and adjoining properties. If, following the commencement of this project, it is determined that the erosion and sedimentation control plan is inadequate to meet the requirements of the Sedimentation Pollution Control Act of 1973 (North Carolina General Statute 113A-51 through 66), this office may require revisions to the plan and implementation of the revisions to ensure compliance with the Act.

Acceptance and approval of this plan is conditioned upon your compliance with Federal and State water quality laws, regulations, and rules. In addition, local city or county ordinances or rules may also apply to this land-disturbing activity. This approval does not supersede any other permit or approval.

Please note that this approval is based in part on the accuracy of the information provided in the Financial Responsibility Form, which you provided. You are requested to file an amended form if there is any change in the information included on the form. This permit allows for a land-disturbance, as called for on the application plan, not to exceed the approved acres. Exceeding the acreage will be a violation of this permit and would require a revised plan and additional application fee. In addition, it would be helpful if you notify this office of the proposed starting date for this project. Please notify us if you plan to have a preconstruction conference.

Your cooperation is appreciated.

Sincerely,



Jodi Pace, EI
Regional Engineering Associate
DEMLR

Enclosures: Certificate of Approval
NPDES NCG01 Fact Sheet

cc: Scott Brown, 4D Site Solutions, Inc. – electronic copy
Debra Ensminger, Moore County Planning – electronic copy
DEMLR - Fayetteville Regional Office File

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																
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		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	8.46	B
Commercial Truck Wash												C	P	P	8.47	B
Parking Lot as principal use of lot												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	8.50	B, S-1
Vehicle Service Stations (Gas Stations)												Z	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	8.66	B
Funeral Home, accessory crematorium												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

Moore County Board of Commissioners
Land Use Plan Consistency Statement
Conditional Rezoning Request
Highway Commercial (B-2) to Highway Commercial Conditional Zoning
(B2-CZ) – Shopping Center

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

- Recommendation 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. The rezoning request is reasonable and in the public interest considering the property is located adjacent to the Village of Pinehurst and Town of Taylortown communities and has availability of public water.

Therefore, the Moore County Board of Commissioners recommends **APPROVAL** of the Conditional Rezoning from Highway Commercial (B-2) to Highway Commercial Conditional Zoning (B2-CZ) for a shopping center, located on an approximate 1.97 acre parcel, located at 7627 NC Hwy 211, West End.

Frank Quis, Chairman
Moore County Board of Commissioners

Date

Moore County Board of Commissioners
Land Use Plan Consistency Statement
Conditional Rezoning Request
Highway Commercial (B-2) to Highway Commercial Conditional Zoning
(B2-CZ) – Shopping Center

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

- Recommendation 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.

4. 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 recommends **DENIAL** of the Conditional Rezoning from Highway Commercial (B-2) to Highway Commercial Conditional Zoning (B2-CZ) for a shopping center, located on an approximate 1.97 acre parcel, located at 7627 NC Hwy 211, West End.

Frank Quis, Chairman Board of Commissioners

Date

COMMUNITY MEETING REPORT
Wednesday June 17, 2020 5:30 p.m. – 7:00 p.m.
Proposed Shopping Center – 7627 NC Hwy 211 West End, NC

Community Members Present: Jermonica Lindsey, James Lindsey

Applicant's Representative Present: Bernie Schaub, Melissa Schaub, Scott Brown
(4D Site Solutions)

Planning Staff Present: Debra Ensminger, Dervin Spell, Stephanie Cormack

Debra Ensminger began the meeting by discussing the proposed shopping center that the applicant is pursuing through the conditional rezoning request. Scott Brown later presented the site plan of the proposed facility for the members of the community to review. The community members that were in attendance did not have any objections to the proposed conditional rezoning.

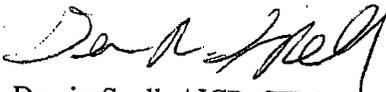
List of those notified of the Community Meeting (certified mailings to adjacent properties):

4D SITE SOLUTIONS, INC	MB EQUITY LLC
ADAMS, DANIEL E & TRACI W	SCHAUB, BERNIE
BROCK HOLDINGS, LLC	SHAFFER, LEONARD B & KATHERINE W
LINDSEY'S ENTERPRISE, LLC	

Attachments:

- Site plans presented at the Community Meeting

Submitted by,



Dervin Spell, AICP, CFM
Planner – Moore County Planning and Transportation

7627 NC Hwy 211- B-2-CZ - Shopping Center
Community Meeting
17-Jun-20

NAME	Address
Berrie Schaub	20 Loch Lomond Ct Pinehurst
Melissa Schaub	20 Loch Lomond Ct Pinehurst
Steph Cormack	1048 Carriage Oaks Dr Carthage
Dervin Spall	1048 Carriage Oaks Dr Carthage
Jermunica Lindsey	7613 NC Hwy 211 west End
James Lindsey	7613 NC Hwy 211 west End
Scott Brown	409 Chicago Drive Ste 112 Fayetteville
Debra Ensminger	1048 Carriage Oaks Dr Carthage

For Registration Register of Deeds
Judy D. Martin

Moore County, NC
Electronically Recorded

June 9, 2017 11:27:52 AM

Book: 4827 Page: 215 - 218 #Pages: 4

Fee: \$26.00 NC Rev Stamp: \$270.00

Instrument # 2017008243

Prepared by: James E. McNeill of Clarke, Phifer, Vaughn, Brenner & McNeill, PLLC,
No Title Search
Index Description: 1.97 acres, Mineral Springs Township
Stamps: \$270.00

GENERAL WARRANTY DEED

THIS DEED made this 7th day of June, 2017, by and between:

GRANTOR

**FRED FRANKLIN ARNETTE,
III, AS SUCCESSOR TRUSTEE
OF THE JANICE L. ARNETTE
TRUST, U/A/D
DECEMBER 7, 2009**

**906 Derricks Crossing
Ft. Mill, SC 29708**

GRANTEE

BERNIE SCHAUB

Tax Address:

20 Loch Lomond Court
Pinehurst, NC 28374

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

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

submitted electronically by "Clarke, Phifer, Vaughn, Brenner & McNeill, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Moore County Register of Deeds.

See Attached Exhibit "A" incorporated herein

This conveyance is made subject to (i) restrictive covenants of record affecting the property; (ii) easements and rights-of-way of record affecting the property; (iii) county and/or municipal zoning laws, ordinances and regulations; (iv) matters disclosed on any map or plat referenced above; and (v) the lien for ad valorem property taxes for the year of this conveyance, to be prorated at closing.

The property being conveyed herein does ____ or does not X contain the principal residence of the Grantor.

The property hereinabove conveyed was acquired by Grantor pursuant to the Last Will and Testament of Janice Louise Arnette admitted to probate in Moore County Clerk of Court file 11-E-396. For further reference, see Book 564, Page 116, Moore County Register of Deeds.

This Deed was prepared without a review or examination of the above described property title and no opinions or representations are being made either expressly or impliedly by the drafter of this Deed.

AND GRANTOR COVENANTS with 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 with respect to the exceptions expressly stated herein.

TO HAVE AND TO HOLD the property described herein and all privileges and appurtenances thereto belonging to Grantee in fee simple.

{Acknowledgments on Following Page}

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

JANICE L. ARNETTE TRUST U/A/D
DECEMBER 7, 2009

By: [Signature] (SEAL)
FRED FRANKLIN ARNETTE, III,
SUCCESSOR TRUSTEE

STATE OF North Carolina
COUNTY OF Mecklenburg

I, Johnny Guthrie, 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 principle's photograph in the form of a NC Drivers License) (a credible witness has sworn to the identity of the principle(s)); each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Fred Franklin Arnette III, as Successor Trustee of the Janice L. Arnette Trust, u/a/d December 7, 2009.

Date: Dec-07-2009
[Signature]
Notary Public

(Official Seal)

My commission expires: March 29, 2020

JOHNNY P GUTHRIE
Notary Public
Mecklenburg Co., North Carolina
My Commission Expires March 29, 2020

EXHIBIT "A"

A certain tract or parcel of land situated in Mineral Springs Township, Moore County, North Carolina, fronting on the north side of N.C. Highway 211, about 500 yards east of its intersection with State Road No. 1216, being bounded on the west of Edu-Care, on the north by Blazek and on the east by Daniel Adams Construction Co., further described as follows: BEGINNING at a corner in the center of N.C. Highway 211 (100 feet wide), said Beginning corner being located N. 89°07'23" E. 300.00 feet from the southwest corner of the Helmut Blazek tract as recorded in Deed Book 470, page 512, in the Moore County Registry, and being the southeast corner of the Edu-Care 1.2 acre tract; and running thence as its east line, N. 0°57'18" W. 50.00 feet to an iron pipe; thence continuing as a straight line, N. 0°57'18" W. 298.68 feet to an iron pipe near a power pole, the northeast corner of the Edu-Care lot; thence as a new line, N. 89°21'22" E. 267.14 feet to an iron pipe, the northwest corner of the Daniel Adams Construction Company 1.2 acre lot; thence as its west line, S. 5°33'57" W. 299.79 feet to an iron pipe; thence continuing as a straight line, S. 5°33'57" W. 49.08 feet to a corner in the center of N.C. Highway 211; thence as its centerline, S. 88°53'27" W. 227.52 feet to the BEGINNING, containing 1.97 acres, more or less of which 0.26 acres lies within the right of way of N.C. Highway 211.

EXCEPTING from the above-described property the following described parcel:

Point of beginning being a point in the southeast line of the undersigned, and being N 09°25'54" E, 78.57 feet from of a Point in the Center Line of -L-, Sta. 229+00; thence to a point on a bearing of N 86°09'24" E, a distance of 133.6 feet (40.72 meters); thence to a point on a bearing of N 02°40'03" E, a distance of 3.4 feet (1.05 meters); thence to a point on a bearing of S 84°41'44" W, a distance of 134.0 feet (40.85 meters); returning to the point and place of beginning.

Moore County Board of Commissioners
Land Use Plan Consistency Statement
Conditional Rezoning Request
Rural Agricultural (RA) to
Neighborhood Business Conditional Zoning (B-1-CZ)

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 1.5: Encourage and support development and land use principles by ensuring Moore County's cultural, economical, and natural resources are considered appropriately.
- Recommendation 1.7: Support and promote local businesses.

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

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

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. The rezoning request is reasonable and in the public interest due to the property is within 1000 feet of another property that is zoned Neighborhood Business (B-1).

Therefore, the Moore County Board of Commissioners recommends **APPROVAL** of the Conditional Rezoning request from Rural Agricultural (RA) to Neighborhood Business Conditional Zoning (B-1-CZ), located on a portion of ParID 20090123, the total being approximately 15,246 square feet an approximately 1.20 acre parcel, located at 1072 Stanton Hill Road, Cameron.



Frank Quis, Chair
Moore County Board of Commissioners

9-15-20

Date



MEMORANDUM TO THE BOARD OF COMMISSIONERS

FROM: Debra Ensminger
Planning & Transportation Director

DATE: July 20, 2020

SUBJECT: Conditional Rezoning Request: Residential Agricultural (RA) to
Neighborhood Business Conditional Zoning (B1-CZ) – Retail
(Firearms and Accessories Sales Facility)

PRESENTER: Debra Ensminger

REQUEST

Tim Blakely is requesting a Conditional Rezoning from Rural Agricultural (RA) to Neighborhood Business Conditional Zoning (B1-CZ) for a Retail / Fire Arms and Accessory Sales Facility, located on approximately 15,246 square feet an approximate 1.20 acre parcel, ParID 20090123, located at 1072 Stanton Hill Road, Cameron, owned by Timothy Blakeley and Jeanette Johnson Blakeley per Deed Book 3593 Page 1.

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. The applicant is proposing to subdivide 15,246 square feet out of the 1.20-acre parcel for the proposed 30' x 50' Firearms and Accessory Sales Facility. The applicant plans to recombine an additional .16 acres into the remaining parcel with the existing single-family dwelling to meet the minimum lot size requirement of 1 acre from ParID 00003371. Adjacent properties include a single-family dwelling and undeveloped land.

The applicant does not wish to utilize screening on the west property line. The applicant feels the screening would be aesthetically disruptive to both the proposed 15,246 square feet parcel for the Firearms and Accessory Sales Facility and the remaining 1.01 acres parcel for the single-family dwelling. The applicant expressed desire to have the business aesthetics of the proposed parcel for the Firearms and Accessory Sales Facility to flow with the applicant's single-family dwelling parcel.

COMMUNITY MEETING

The community meeting was conducted at the Moore County Agricultural Center on June 18, 2020 between 6:30pm and 7:30pm. Adjacent properties were notified by certified return receipt mail, sent on June 5, 2020. Please refer to attached report for more details.

CONDITIONAL ZONING (CZ)

Conditional rezoning affords a degree of certainty in land use decisions not possible when rezoning to a general district. Conditional Zoning Districts are established to provide for flexibility in the development of property while ensuring that the development is compatible with neighboring uses. Pursuant to NCGS 153A-342, conditional zoning districts requires the approval of a rezoning by the Moore County Board of Commissioners and approval of a site-specific development plan allowing for the development of specific land uses.

Parallel conditional zoning districts are restricted to those uses (meaning either one or multiple uses) listed in the corresponding general use zoning district.

The request shall be in compliance with all relevant portions of the UDO, except that variations from these standards may be approved by the Board of Commissioners if the site plan is submitted and determined to be suitable for the request, is consistent with the intent of the standards, and ensures compatibility with land uses on surrounding properties.

Specific additional conditions applicable to the rezoning request may be proposed by the applicant, the Planning Board, or Board of Commissioners. Only those conditions mutually approved by the county and the applicant may be incorporated into the permit requirements. If a proposed condition is unacceptable to the owner, the petition can be withdrawn and the proposed rezoning cannot go forward. Likewise, if a condition is unacceptable to the Board of Commissioners, the petition can be denied and there is no rezoning.

Per NCGS 153A-342(B), conditions and site-specific standards shall be limited to those that address the conformance of development and use of the site to County ordinances and officially adopted plans and those that address the impacts reasonably expected to be generated by the development or use of the site.

ZONING DISTRICT COMPATIBILITY

The adjacent properties are zoned Rural Agricultural (RA). The requested rezoning to Neighborhood Business Conditional Zoning (BI-CZ) for a Retail / Firearms and Accessories Sales Facility is not consistent with the Rural Agricultural (RA) zoning district.

CONSISTENCY WITH THE 2013 MOORE COUNTY LAND USE PLAN

The future land use map identifies the property as Rural Agricultural Land Use Classification. The requested zoning to Neighborhood Business Conditional Zoning (BI-CZ) for a Retail / Firearms and Accessories Sales Facility is not compatible with the Rural Agricultural Land Use Classification.

The Land Use Plan states the primary use of land in the Rural Agricultural Land Use Classification is to support rural residential life associated with agricultural uses (e.g. row crops, forestry, horticulture, grazing, poultry, dairy, swine operations, and intensive agricultural uses in certain areas) and other rural activities. Major subdivisions of land are strongly discouraged; however, family subdivisions and subdivisions of four or less lots would be considered.

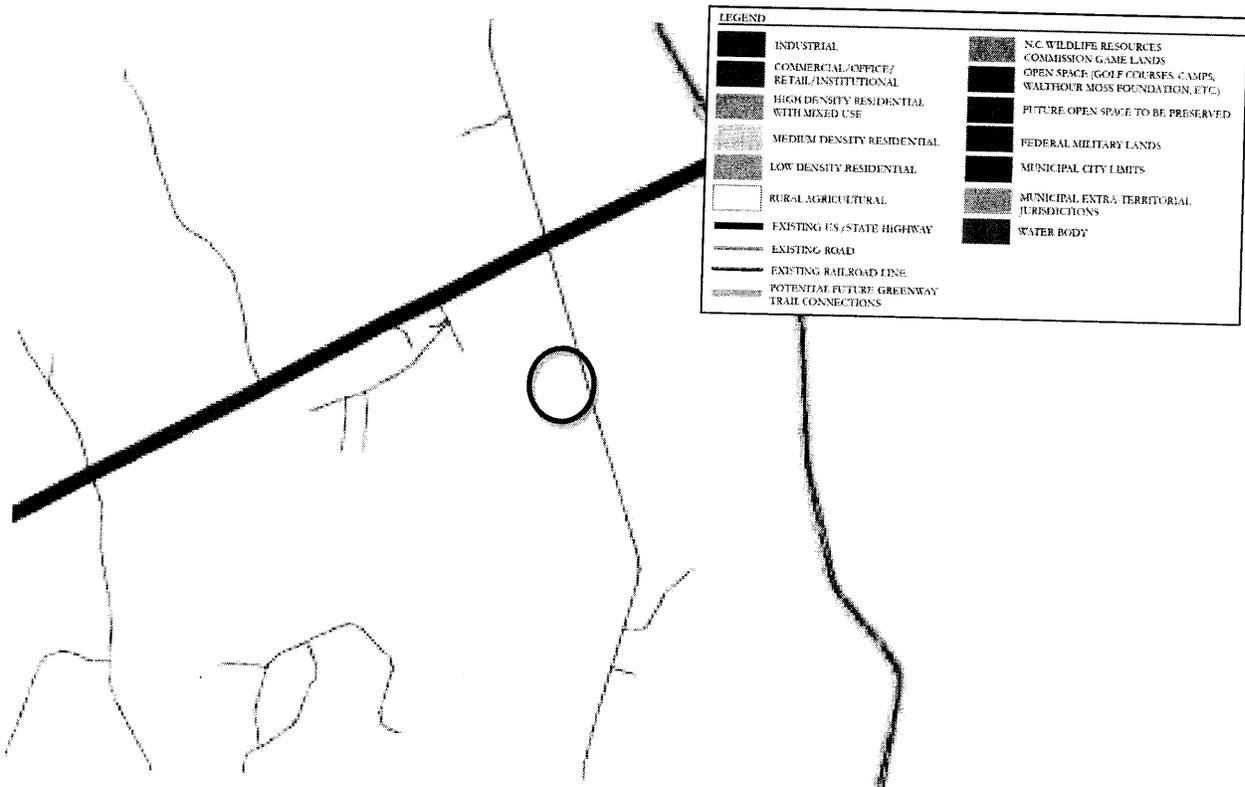
The Moore County Unified Development Ordinance states the Neighborhood Business (B-1) district provides for the development of commercial and service uses that serve community's

commercial needs, are accessible by residents from surrounding neighborhoods, and are of such nature so as to minimize conflicts with surrounding residential areas.

The site is located adjacent to the Moore County Rural Agricultural Land Use Classification, as indicated by the white color on the map below. Therefore, if approved, staff recommends updating the Land Use Map to reclassify the site to the Commercial/Office/Retail/Institutional Land Use Classification.

The rezoning request is also consistent with several goals as included in the attached Land Use Plan Consistency Statement, including Recommendation 1.5: Encourage and support development of land use principles by ensuring Moore County's cultural, economical, and natural resources are considered appropriately, Recommendation 1.7: Support and promote local businesses, and Recommendation 3.1: Maximize accessibility among living, working, and shopping areas.

MOORE COUNTY FUTURE LAND USE MAP



IMPLEMENTATION PLAN

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

ACTION BY THE PLANNING BOARD

The Planning Board unanimously approved this item during the regularly scheduled meeting on July 2, 2020. (5-0)

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 Conditional Rezoning from Rural Agricultural (RA) to Neighborhood Business Conditional Zoning (B1-CZ) for a Retail / Firearms and Accessories Sales Facility, located on approximately 15,246 square feet an approximately 15,246 square feet an approximate 1.20 acre parcel, Par ID 20090123, located at 1072 Stanton Hill Road, Cameron, owned by Timothy Blakeley and Jeanette Johnson Blakeley.

ATTACHMENTS

- Pictures of Property and Adjacent Properties
- Vicinity Map
- Land Use Map
- Rezoning Map
- Submitted Rezoning Application
- Submitted Site Specific Development Plan
- Board of Commissioners Consistency Statement – Approval
- Board of Commissioners Consistency Statement – Denial
- Community Meeting Report
- Deed Book 3593 Page 1

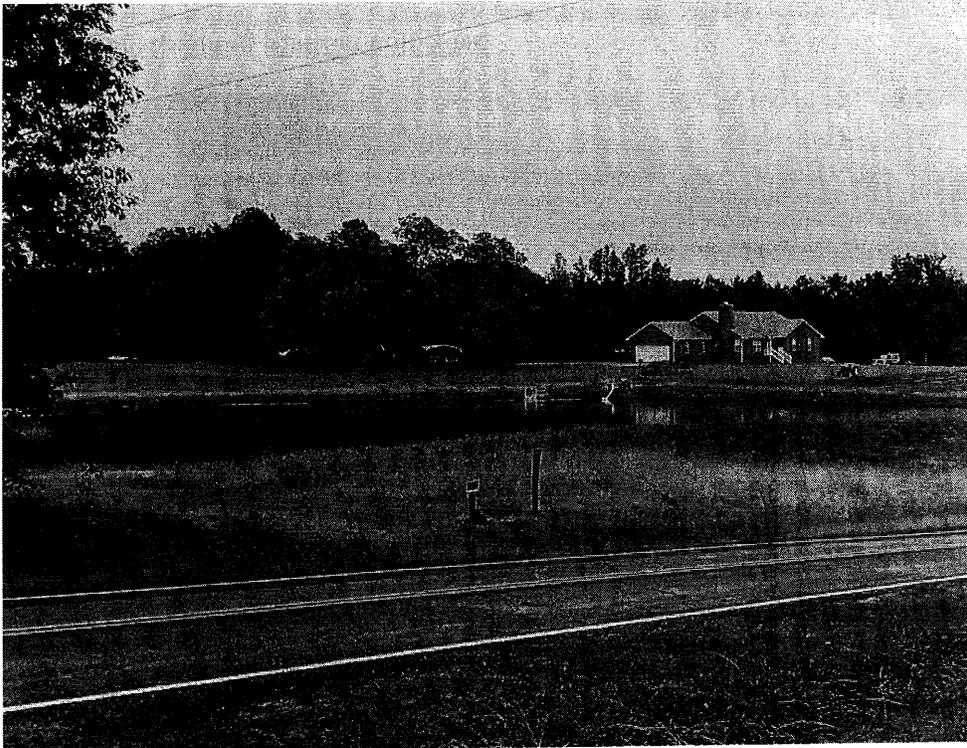
View of subject property from Stanton Hill Road



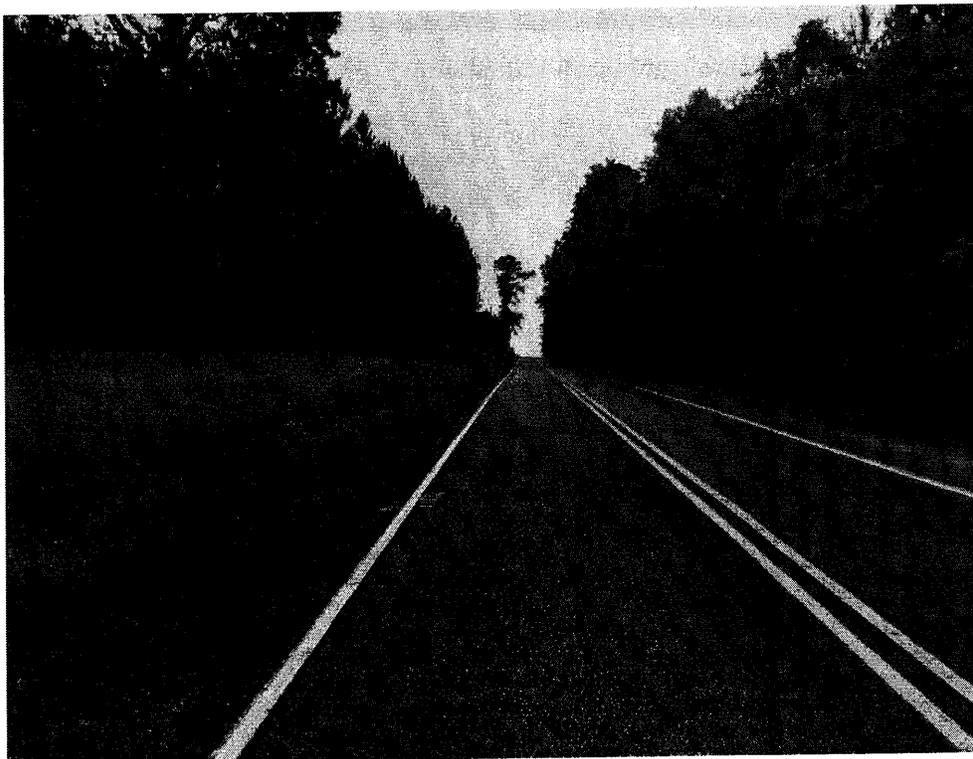
View of subject property from Stanton Hill



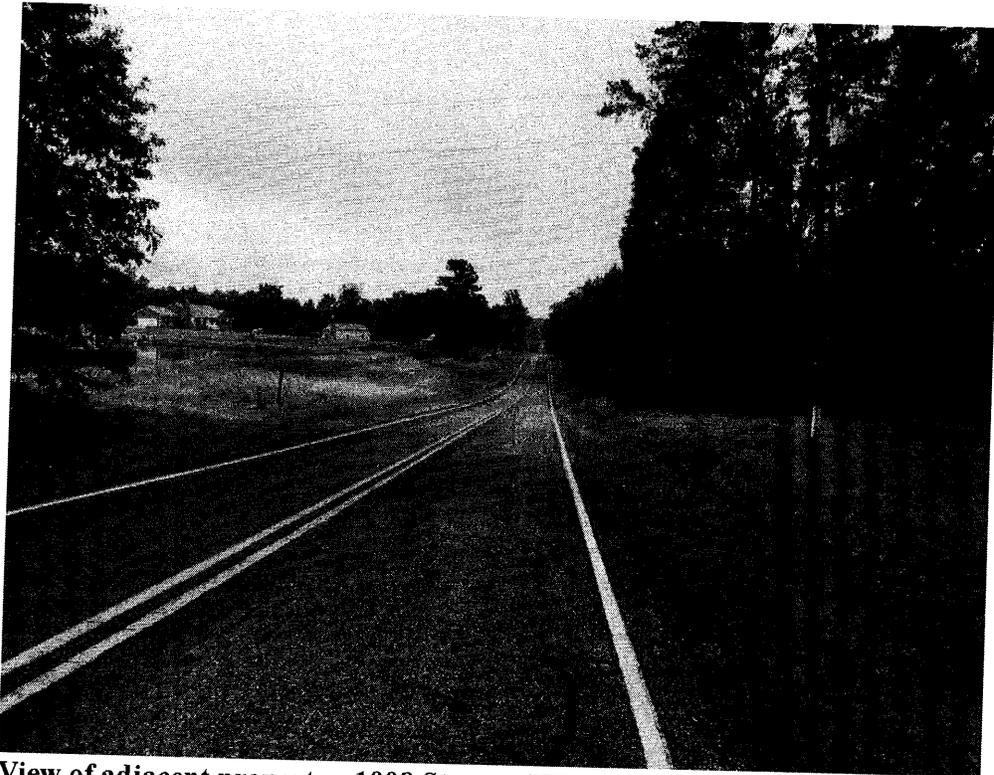
Property across subject property - 1179 Stanton Hill Road



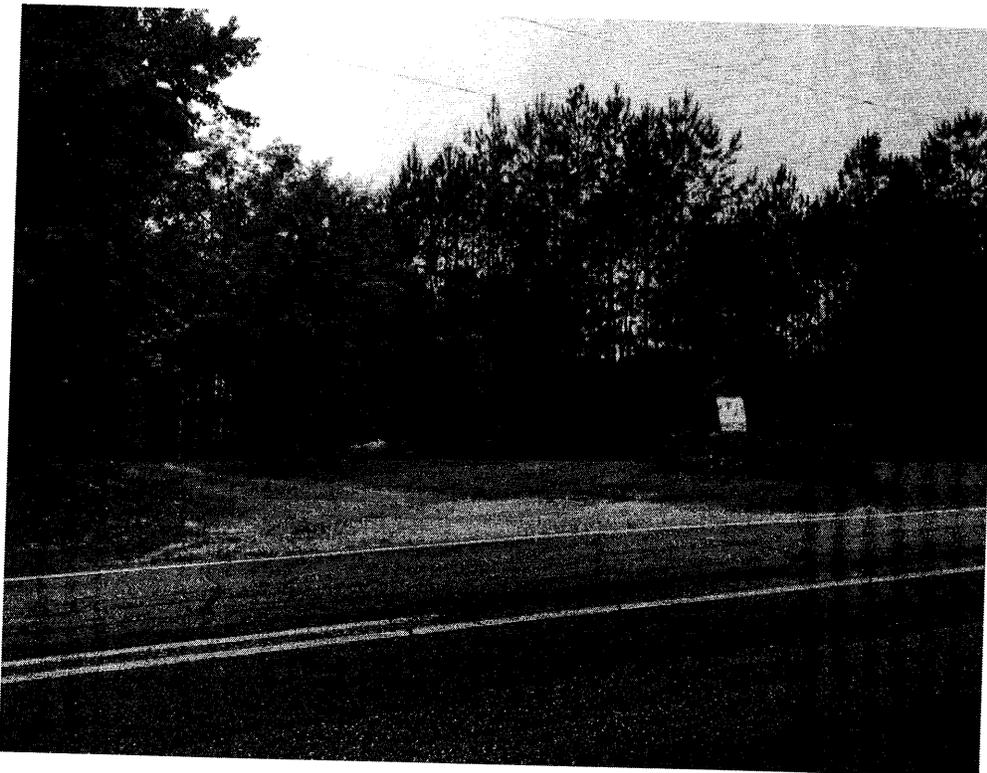
View of northbound Stanton Hill Road



View of southbound Stanton Hill Road



View of adjacent property - 1008 Stanton Hill Road



Vicinity Map



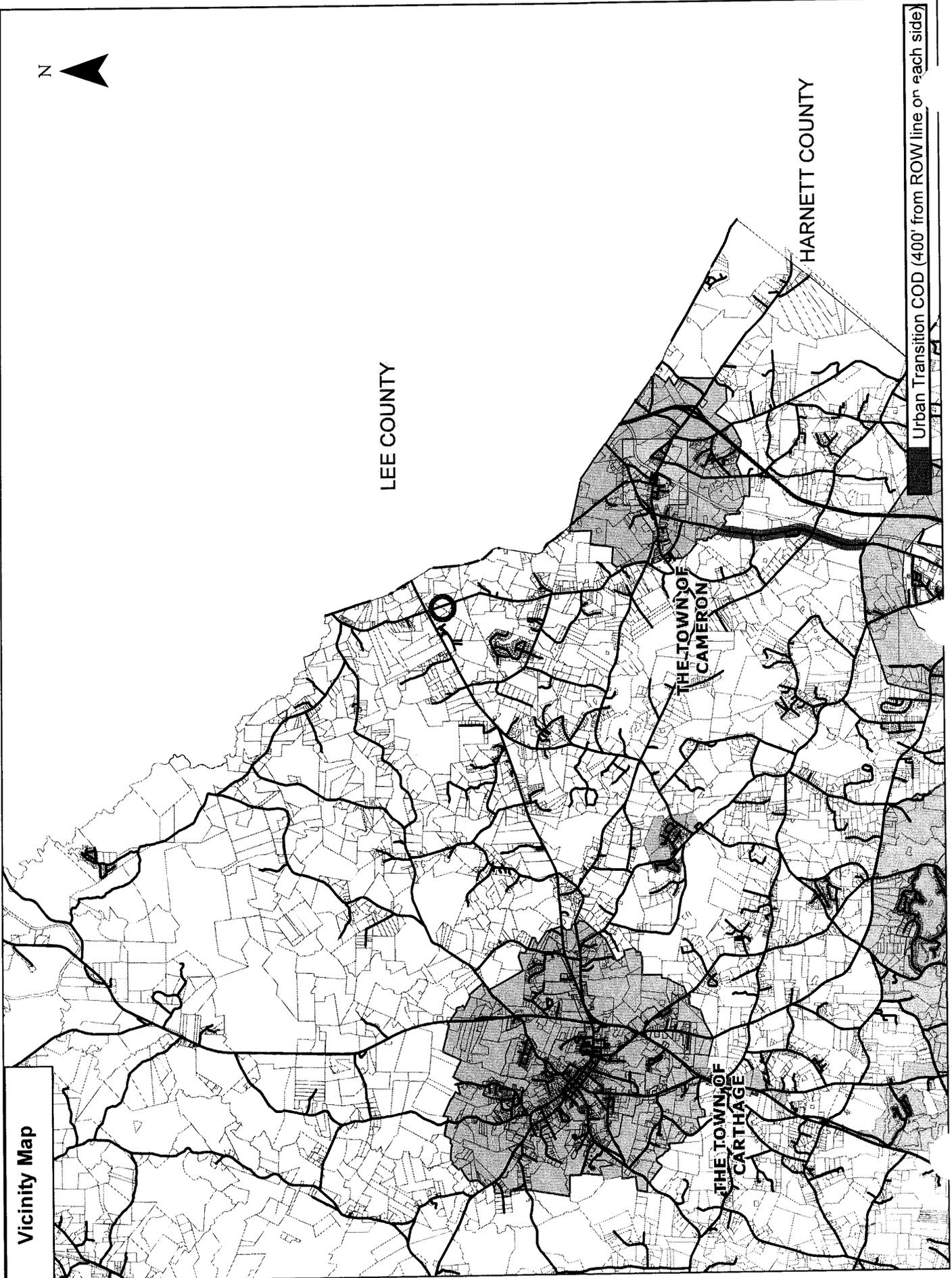
LEE COUNTY

HARNETT COUNTY

THE TOWN OF CAMERON

THE TOWN OF CARTHAGE

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



Land Use Map

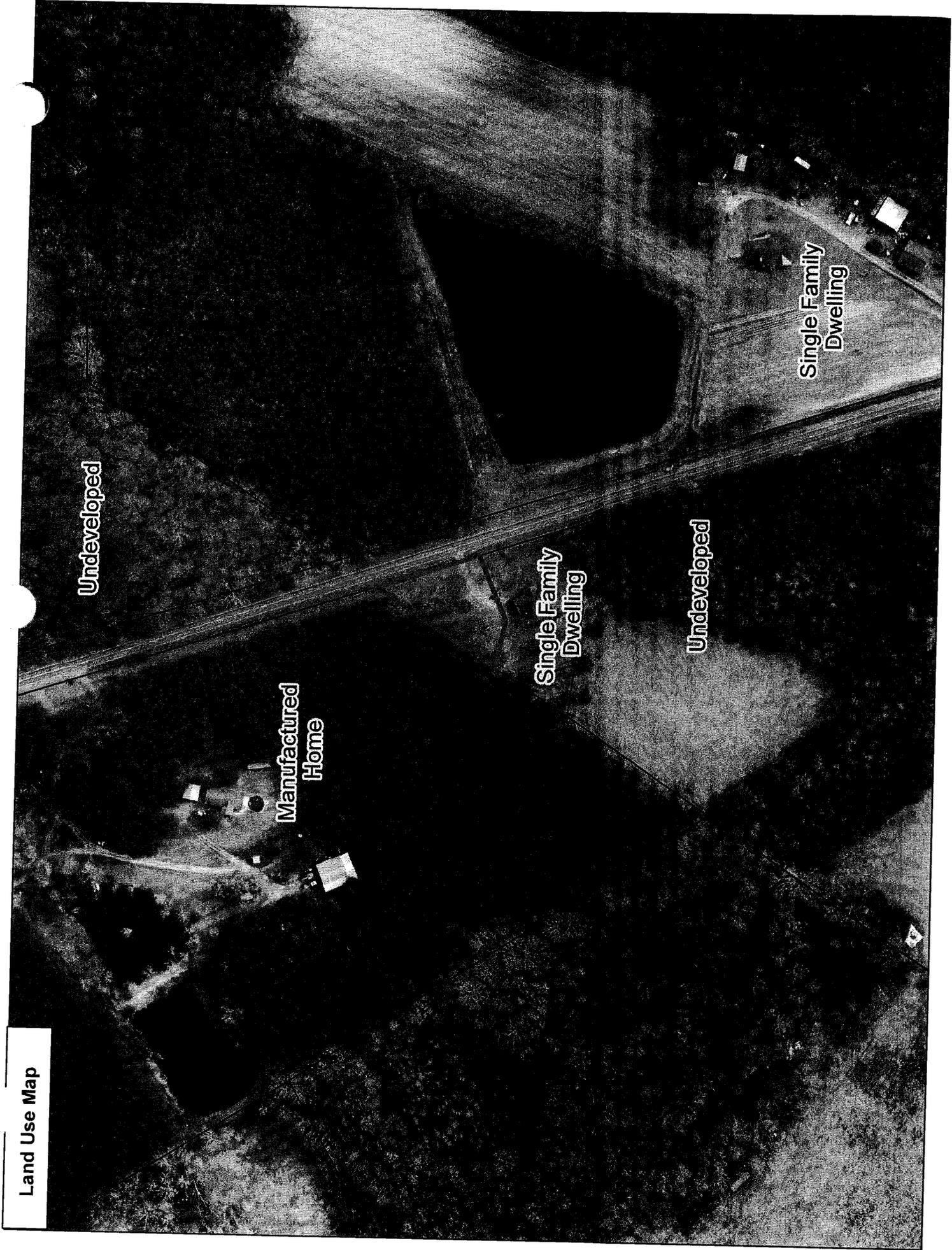
Undeveloped

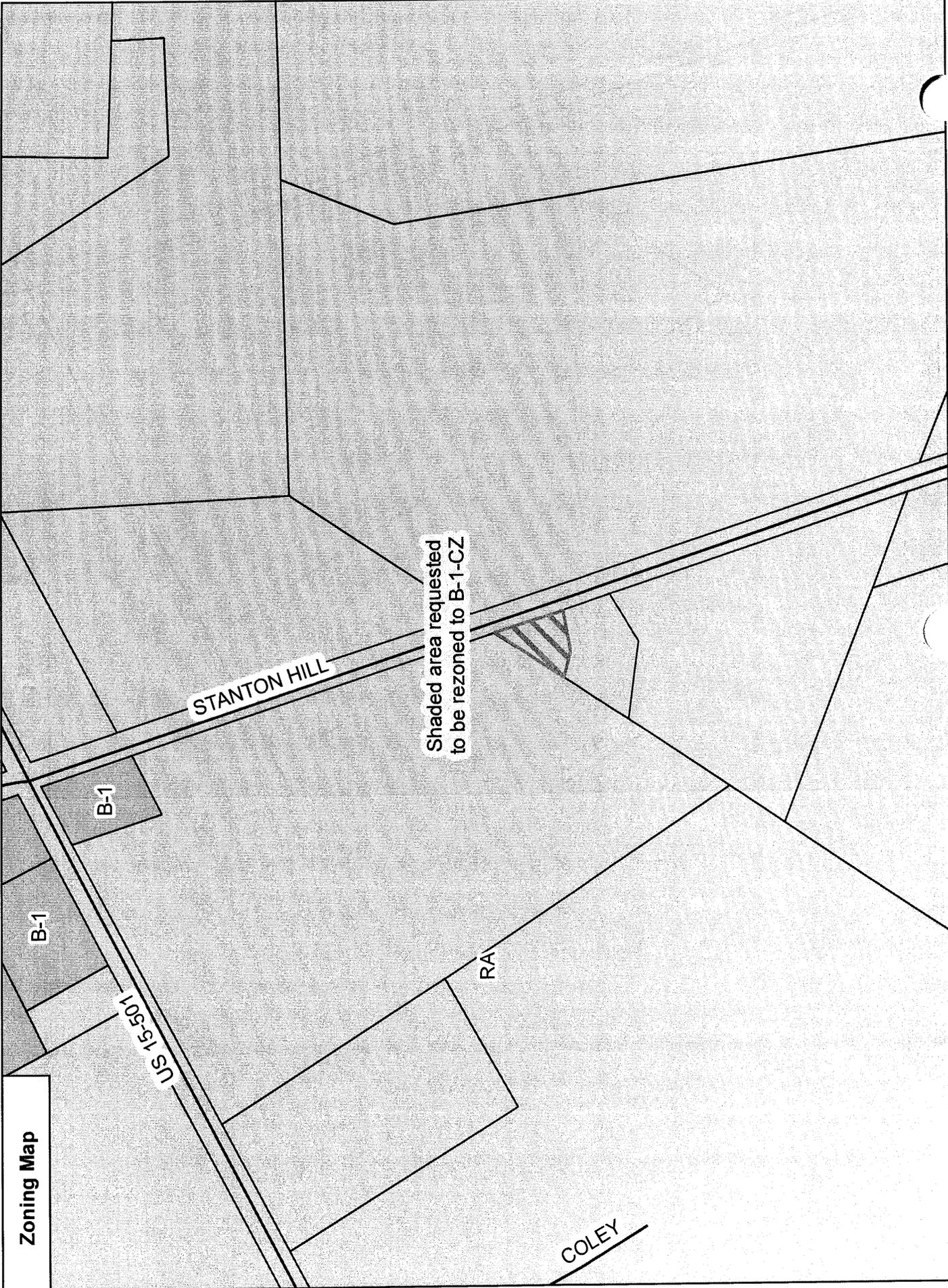
Manufactured Home

Single Family Dwelling

Undeveloped

Single Family Dwelling





Zoning Map

STANTON HILL

B-1

B-1

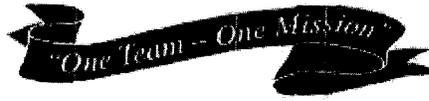
US 15-501

RA

COLEY

Shaded area requested
to be rezoned to B-1-CZ

County of Moore Planning and Transportation



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

Conditional Rezoning Application

Application Date: May 15, 2020			
Address of Property: 1072 Stanton Hill Road, Cameron, NC 28326			
Applicant: Timothy Blakeley		Phone: C: 910-690-5333	
Applicant Address: 1072 Stanton Hill Road	City: Cameron	St: NC	Zip: 28326
Owner: Timothy David Blakeley / Jeanette Johnson Blakeley		Phone: H: 910-947-1525	
Owner Address: 1072 Stanton Hill Road	City: Cameron	St: NC	Zip: 28326
Current Zoning District: RA	Proposed Zoning District: B1-CZ		
Current Use(s): None	Proposed Use(s): Firearms and accessories sales		
Proposed rules, regulations, condition(s) for the proposed district that address the impacts expected to be generated by the development or use of the site:			
<p>The proposed district will comply with rules, regulations, and conditions without any negative impact generated by the development or use of the site. Firearms will not be discharged outside on the property or inside the building. Bulk gunpowder, primers, etc., will not be sold. The sale of new and previously owned firearms will be regulated by Alcohol, Tobacco, and Firearms (ATF). The sale of accessories would include but not limited to factory ammunition, holsters, magazine pouches. Hours of operation will be Monday-Friday 8am-5pm and Saturday 9am-5pm. Adroit Defense, LLC; is a female and service-disabled veteran-owned small business.</p>			
Statement of reasonableness of the proposed conditional zoning. The statement shall include, but not be limited to the following:			
<ol style="list-style-type: none"> 1. The conditional rezoning compatibility with the County Land Use Plan and other adopted plans of the County. 2. The conditional rezoning compatibility with the existing land uses on abutting and neighboring tracts. 3. The benefits and detriments of the conditional rezoning for the subject property, neighboring properties and the surrounding community. 			
The conditional rezoning is compatible with the County Land Use Plan:			
<ol style="list-style-type: none"> 1. Adjoining property owner's approval of the conditional zoning; 2. Maintains seamless aesthetic integration with adjoining properties and; 3. Does not negatively affect properties while providing a needed service. 			
The conditional rezoning will allow Adroit Defense, LLC; to meet public demand for defensive firearms and accessories but especially for females, disabled veterans, and public safety personnel. The business will specifically address the requirements of the female shooter, maintain 36-inch aisles throughout the store for wheelchair access, and offer safety items for first-responders.			

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 or information as designated by the County of Moore Zoning Administrator.

Timothy D. Blakely

5/15/2020

Applicant/Owner Signature

Date

Jeanette D. Blakely

5/15/2020

Applicant/Owner Signature

Date

Office Use Only:

PAR ID: *20090123*

Randall Chapman

5/15/2020

Received By

Date

Proposed Use of Property at 1072 Stanton Hill Road, Cameron NC 28326

May 15, 2020

The land at 1072 Stanton Hill Road, Cameron NC 28326 that is owned by Timothy David Blakeley and Jeanette Johnson Blakeley would have 1.01-acre RA and 0.35-acre (15,246 sq. ft.) B1 after the property division. Approximately 10% of B1 property would have impervious surfaces. The retail area is 900 sq. ft. with 3 parking spaces and 1 handicap parking space. The B1 property adjoining the Shader property will utilize Type 2 screening at this time. The property adjoining the Blakeley's RA property will not have screening per their request.

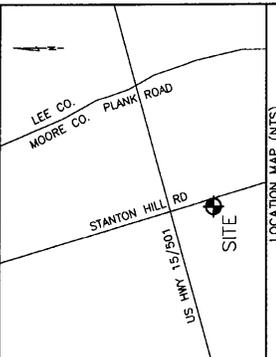
The proposed 30'x50' building's sewer will connect to the existing residential sewer of the Blakeley's residence with a granted 15' easement. The building's water will connect to the existing county water connection located on the proposed B1 property that currently services the Blakeley's residence. The building's power will be supplied through an electrical service panel fed by an underground cable from Duke Energy.

The Blakeley's own Adroit Defense, LLC, a registered company with the State of North Carolina that is female owned and service-disabled veteran-owned. The company's primary business will be a storefront and online retail sales of firearms and accessories for personal defense. The company will *not* sell bulk gunpowder or other reloading supplies. The company will *not* manufacture firearms. The company will *not* provide gunsmithing services.

The business would be open six days a week. Monday through Friday from 8:00 a.m., until 6:00 p.m., and Saturday 9:00 a.m., until 5:00 p.m. The company's business model caters to any law-abiding person but especially females, disabled veterans, and first responders with a desire to protect themselves or others with a firearm. The facility will have an ADA public restroom in accordance with current regulations. The ADA accessibility will continue throughout the retail area.

Information provided by:

Timothy D. Blakeley
1072 Stanton Hill Road
Cameron, NC 28326
H: 910-947-1525
C: 910-690-5333
Email: tblakeley@adroitdefense.com



LOCATION MAP (NTS)
 REFERENCE: DEED BOOK 3593, PAGE 01,
 PLAT CABINET 14, SLIDE 652,
 MOORE COUNTY REGISTRY.

THIS MAP IS PREPARED FOR RECORDING
 IN ACCORDANCE WITH G.S. 47-30.

AREA DETERMINED BY COORDINATE METHOD.

RATIO OF PRECISION = 1/10,000

LK #20090123

WATERSHED: WS-III-BW

ZONING: RA

MIN. BLDG. SETBACKS:
 FRONT = 40'
 SIDE = 15'
 REAR = 30'

ZONING: B1

MIN. BLDG. SETBACKS:
 FRONT = 50'
 SIDE = 15'
 REAR = 20'

"JOHNSON"
 459/744

"SHADLER"
 3360/565

"JOHNSON"
 459/744

LEGEND

- EXISTING IRON PIPE (EIP)
- NEW IRON PIPE (NIP)
- EXISTING PK NAIL (EPK)
- NEW MAG NAIL (NMN)
- EXISTING IRON ROD (EIR)
- POINT (PT)

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON COMPLIES WITH THE MOORE COUNTY
 WATERSHED ORDINANCE AND IS APPROVED BY MYSELF, AS AGENT FOR THE
 WATERSHED REVIEW BOARD FOR RECORDING IN THE MOORE COUNTY REGISTER
 OF DEEDS OFFICE.

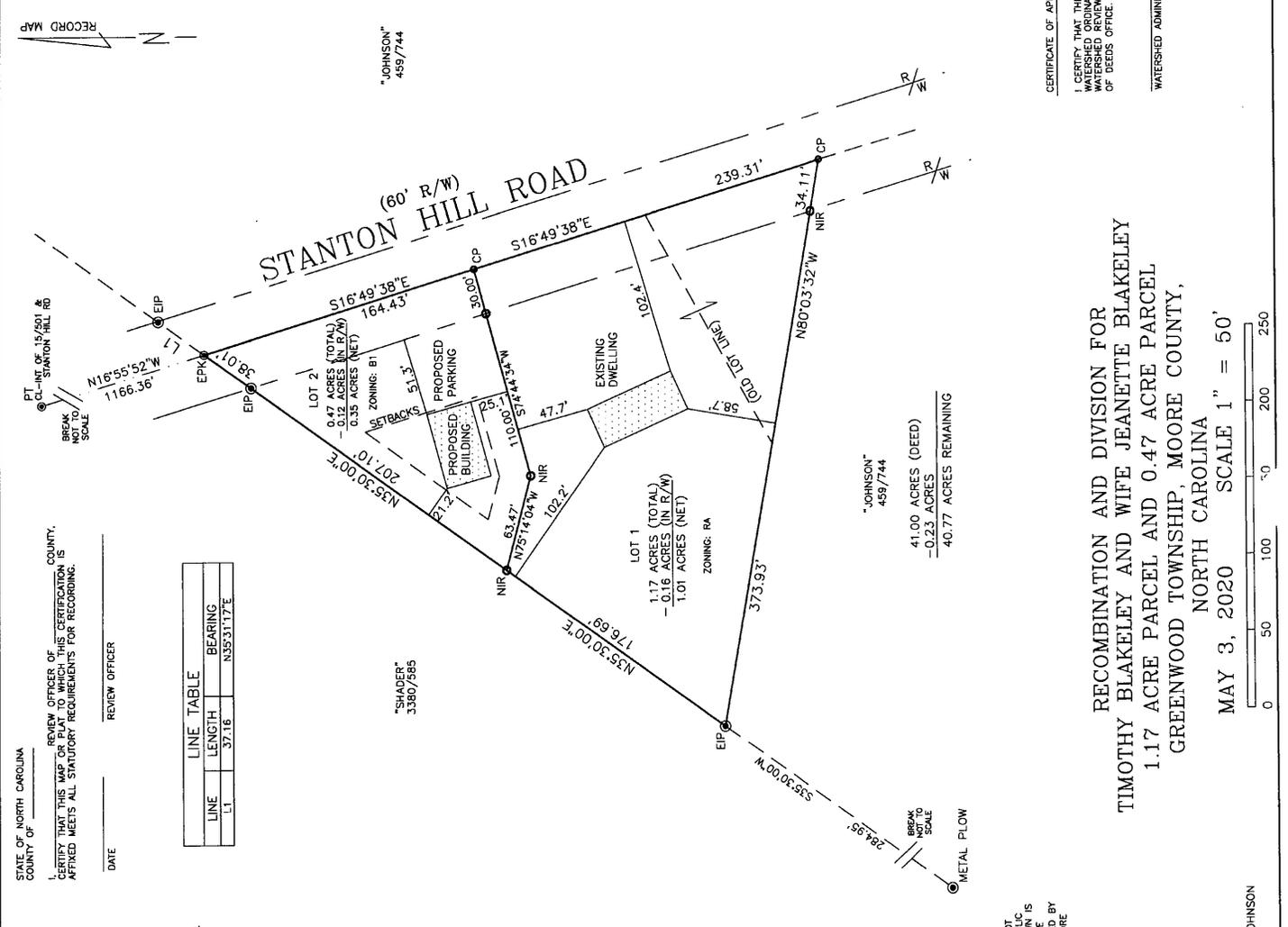
WATERSHED ADMINISTRATOR OR DEPUTY _____ DATE _____

RECOMBINATION AND DIVISION FOR
 TIMOTHY BLAKELEY AND WIFE JEANETTE BLAKELEY
 1.17 ACRE PARCEL AND 0.47 ACRE PARCEL
 GREENWOOD TOWNSHIP, MOORE COUNTY,
 NORTH CAROLINA
 MAY 3, 2020 SCALE 1" = 50'

OWNERS ADDRESS:
 TRAVIS L. NICKENS
 159 NICKENS ROAD
 CAMERON, NC 28526
 (910) 219-9522

OWNERS: TIMOTHY BLAKELEY AND JEANETTE JOHNSON
 1072 STANTON HILL RD
 CAMERON, NC 28526

JOB #0889
 F.B. 5-8-08



STATE OF NORTH CAROLINA
 COUNTY OF _____

I, _____ REVIEW OFFICER OF _____ COUNTY,
 CERTIFY THAT THIS MAP OR PLAT TO WHICH THIS CERTIFICATION IS
 AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE _____ REVIEW OFFICER _____

LINE	LENGTH	BEARING
L1	37.16	N35°31'17"E

NOTES:

- THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS-OF-WAYS, AND AGREEMENTS OF RECORD PRIOR TO THIS PLAT.
- ALL PROPERTY LINES AND CORNERS ESTABLISHED USING EXISTING BOUNDARY EVIDENCE AND DEEDS AND PLATS OF RECORD IN MOORE COUNTY REGISTRY.
- ALL DISTANCES ARE HORIZONTAL GROUND.
- ALL ADJOINING PROPERTY IS ZONED RA.
- THERE IS NO NC GRID MONUMENTS WITHIN 2000' OF SUBJECT PROPERTY.
- PROPERTY SHOWN HEREON WILL BE SERVICED BY PRIVATE WELL AND SEPTIC.
- PROPERTY SHOWN HEREON LIES WITHIN A PUBLIC WATER SUPPLY WATERSHED. DEVELOPMENT RESTRICTIONS MAY APPLY.



I, TRAVIS L. NICKENS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION (DEED BOOK 3593, PAGE 01) THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN MOORE COUNTY REGISTRY AS CALCULATED IS 1/10,000. THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, AND SEAL THIS _____ DAY OF _____ A. D., 20____.

TRAVIS L. NICKENS, PLS. NO. L-4218

I, TRAVIS L. NICKENS, PROFESSIONAL LAND SURVEYOR,
 DO HEREBY CERTIFY TO THE FOLLOWING:
 THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA
 OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES
 PARCELS OF LAND.

TRAVIS L. NICKENS, PLS. NO. 4218

CERTIFICATE OF OWNERSHIP

I, (NAME) HEREBY CERTIFY THAT I (WE ARE) THE OWNER(S) OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF MOORE COUNTY, NORTH CAROLINA, AND THAT I (WE) FREELY ADOPT THIS PLAN OF SUBDIVISION.

OWNER _____ DATE _____

OWNER _____ DATE _____

CERTIFICATE OF LEVEL 1 MINOR SUBDIVISION PLAT APPROVAL

I HEREBY CERTIFY THAT THE MINOR SUBDIVISION SHOWN ON THIS PLAT DOES NOT INVOLVE THE CREATION OF NEW PUBLIC UTILITIES. THAT THE SUBDIVISION SHOWN IS IN ALL RESPECTS IN COMPLIANCE WITH THE SUBDIVISION REGULATIONS OF MOORE COUNTY, NORTH CAROLINA, AND THAT THEREFORE THIS PLAT HAS BEEN APPROVED BY THE SUBDIVISION ADMINISTRATOR, SUBJECT TO ITS BEING RECORDED IN THE MOORE COUNTY REGISTRY WITHIN SIXTY DAYS OF THE DATE BELOW.

SUBDIVISION ADMINISTRATOR _____ DATE _____

WATERSHED ADMINISTRATOR OR DEPUTY _____ DATE _____

SCALE 1" = 50'

0 50 100 200 250

Moore County Board of Commissioners
Land Use Plan Consistency Statement
Conditional Rezoning Request
Rural Agricultural (RA) to
Neighborhood Business Conditional Zoning (B-1-CZ)

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 1.5: Encourage and support development and land use principles by ensuring Moore County's cultural, economical, and natural resources are considered appropriately.
- Recommendation 1.7: Support and promote local businesses.

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

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

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. The rezoning request is reasonable and in the public interest due to the property is within 1000 feet of another property that is zoned Neighborhood Business (B-1).

Therefore, the Moore County Board of Commissioners recommends **APPROVAL** of the Conditional Rezoning request from Rural Agricultural (RA) to Neighborhood Business Conditional Zoning (B-1-CZ), located on a portion of ParID 20090123, the total being approximately 15,246 square feet an approximately 1.20 acre parcel, located at 1072 Stanton Hill Road, Cameron.

Frank Quis, Chair
Moore County Board of Commissioners

Date

Moore County Board of Commissioners
Land Use Plan Consistency Statement
General Use Rezoning Request
Rural Agricultural (RA) to
Neighborhood Business Conditional Zoning (B-1-CZ)

The Moore County Board of Commissioners finds that:

1. The rezoning request is not 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 1.5: Encourage and support development and land use principles by ensuring Moore County's cultural, economical, and natural resources are considered appropriately.
- Recommendation 1.7: Support and promote local businesses.

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 not reasonable and not in the public interest considering the property is surrounded by the Rural Agricultural (RA) district.

Therefore, the Moore County Board of Commissioners recommends **DENIAL** of the Conditional Rezoning request from Rural Agricultural (RA) to Neighborhood Business Conditional Zoning (B-1-CZ) located on a portion of ParID 20090123, the total being approximately 15,246 square feet an approximately 1.20 acre parcel, located at 1072 Stanton Hill Road, Cameron.

Frank Quis, Chair
Moore County Board of Commissioners

Date

COMMUNITY MEETING REPORT

Thursday June 18, 2020 6:30 p.m. – 7:30 p.m.

Proposed Firearms and Accessory Sales Facility – 1072 Stanton Hill Road Cameron, NC

Community Members Present:

None present

Applicant's Representative Present:

Timothy Blakeley, Jeanette Blakeley

Planning Staff Present:

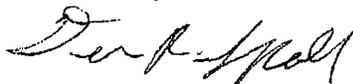
Debra Ensminger, Dervin Spell, Stephanie Cormack

The community meeting was opened at 6:30 pm. No adjacent property owners were in attendance. The meeting was attended only by the applicant's representatives and planning staff.

List of those notified of the Community Meeting (certified mailings to adjacent properties):

BLAKELEY, TIMOTHY DAVID & JEANETTE JOHNSON	SHADER, WILLIAM THOMAS & KATHLEEN ANN
JOHNSON, JAMES WAYNE & MARIE	

Submitted by,



Dervin Spell, AICP, CFM

Planner – Moore County Planning and Transportation

Community Mta

6/18/2020

1072 Stanton Hill Rd

Name

Address

Sepp Cormack

1048 Carriage Oaks Dr.

Cathay

Timothy Blakeley

1072 Stanton Hill Rd Cameron NC

Jeanette Blakeley

1072 Stanton Hill Rd Cameron NC

Debra Ensminger

1048 Carriage Oaks Drive Cathay

FOR REGISTRATION REGISTER OF DEEDS
Judy D. Martin
Moore County, NC
June 24, 2009 10:37:44 AM
Book 3593 Page 1-2
FEE: \$17.00
INSTRUMENT # 2009009923

HM

Hurley



INSTRUMENT # 2009009923

Instrument Prepared By: Hurley E. Thompson, Jr.
Tax Address: 1072 Stanton Hill Road, Cameron, NC 28326

NORTH CAROLINA

WARRANTY DEED

MOORE COUNTY

THIS DEED, made and entered into this the 8th day of June, 2009, by and between **James Wayne Johnson and his wife, Marie Marsh Johnson**, (hereafter "GRANTOR"), - TO - **Timothy David Blakeley and his wife, Jeanette Johnson Blakeley**, (hereafter "GRANTEE");

W I T N E S S E T H :

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 Greenwood Township, Moore County, North Carolina, more particularly described as follows:

Being all of that certain 1.40 acres as shown on Plat entitled "Level 1 Minor Subdivision for Jeanette Blakely 1.40 acre parcel, Johnson Land, Greenwood Township, Moore County, North Carolina" prepared by Travis L. Nickens, RLS, dated May 6, 2009, appearing of record in the Office of the Register of Deeds in Plat Cabinet 14, Slide 652, to which record reference is hereby made for a more particular description.

This conveyance is subject to: (i) the Declaration of Restrictions and Covenants, if any, as the same may have been amended; (ii) such matters, provisions and reservations as are shown on the above plat, if any; (iii) the lien for ad valorem taxes or other assessments for the year of closing or conveyance; and (iv) 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 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 or if corporate, has caused this instrument to be signed in the corporate name by its duly authorized officers by authority of its duly elected Board of Directors, the day and year first above written.

James Wayne Johnson
James Wayne Johnson
Marie Marsh Johnson
Marie Marsh Johnson

NORTH CAROLINA

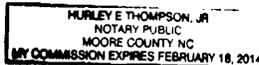
COUNTY OF MOORE

I, Hurley E. Thompson, Jr. a Notary Public of the County and State aforesaid, certify that James Wayne Johnson and his wife, Marie Marsh Johnson personally appeared before me this day and acknowledged the execution of the foregoing instrument.

WITNESS my hand and official seal, this 17th day of June, 2009.

[Signature] (SEAL)
NOTARY PUBLIC

My commission expires: 2/18/14



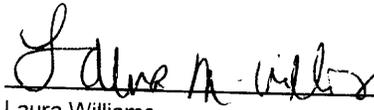
Fiscal Year 2020/2021

Budget Line Item Number	Budgeted Amount	Increase/ (Decrease)	Revised Budget
<hr/>			
Solid Waste - Dozer Financing Proceeds			
Revenue 10019000 32902 Dozer Financing Proceeds	-	244,000	244,000
Expense 10022055 55010 Dozer	-	244,000	244,000

Approved this 15 day of September, 2020



Frank Quis
Moore County Board of Commissioners



Laura Williams
Clerk to the Board

