

**MINUTES**  
**MOORE COUNTY PLANNING BOARD**  
**THURSDAY FEBRUARY 5, 2015, 6:00 PM**  
**MOORE COUNTY HISTORIC COURTHOUSE – 2<sup>nd</sup> FLOOR**

**Board Members Present:** Buck Mims (Chair), Aaron McNeill (Vice Chairman), Molly Boggis, Eli Schilling, Scott McLeod, Rich Smith

**Board Members Absent:** Robert Hayter, Gene Horne, Eddie Nobles

**Staff Present:** Debra Ensminger, Planning Director  
Theresa Thompson, Planner  
Lydia Cleveland, Administrative Officer II

**Press Representatives:** Greg Hankins

**CALL TO ORDER**

Planning Board Chairman Buck Mims called the meeting to order.

**INVOCATION**

Vice Chairman Aaron McNeill offered the invocation.

**MISSION STATEMENT**

Board Member Scott McLeod read the Moore County Mission Statement.

**PUBLIC COMMENT PERIOD**

There was no public comment.

**APPROVAL OF THE CONSENT AGENDA**

- A. Approval of Meeting Agenda
- B. Approval of Minutes of December 4, 2014
- C. Consideration of Abstentions

Board Member Eli Schilling motioned to approve the Consent Agenda and the motion was seconded by Board Member McLeod. The motion passed unanimously (6-0).

## **PUBLIC HEARING(s)**

Chairman Mims opened public hearing #1

*Genette Gibson is requesting a General Use Rezoning of ParID# 00017206, owned by Tate Rental Properties as identified in Moore County tax records; the parcel is approximately 0.82 acres (approximately 35,439 square feet). The parcel is located at 5675 NC Highway 211. The request is to rezone the entire property from Highway Commercial (B-2) to Residential and Agriculture (RA-40).*

Planner, Theresa Thompson presented background information as well as the purpose of the request submitted by the applicant. Ms. Thompson presented each of the recommended motions regarding this case and asked if there were any questions.

Board Member Schilling asked Ms. Thompson to review a question he had regarding the selection of the zoning request in both public hearing's because each lot does not meet the minimum lot size.

Ms. Thompson explained that the minimum lot size only applies to new subdivisions if they were built today, because the home already exists, the minimum lot size has no bearing. The selection of each rezoning was based on surrounding lots that already have the designation.

Board Member Molly Boggis made a motion to adopt the Moore County Planning Board Consistency Statement and authorize its Chairman to execute the document required by North Carolina Statute 153A-341. The motion was seconded by Board Member Rich Smith and the motion passed unanimously (6-0).

Board Member Boggis made a motion to endorse the Moore Count Board of Commissioners to approve the general use rezoning of the parcel known as ParID#00017206 as identified in Moore County tax records from Highway Commercial (b-2) to Residential and Agriculture (RA-40) as proposed. The motion was seconded by Vice Chairman McNeill and the motion passed unanimously (6-0).

Chairman Mims closed public hearing #1

Chairman Mims opened public hearing #2

***Yolanda Moore is requesting a General Use Rezoning of ParID# 00034081, owned by Wells Fargo Bank as identified in Moore County tax records; the parcel is approximately 0.45 acres (approximately 19,910 square feet). The parcel is located at 28 Youngs Road. The request is to rezone the entire property from Highway Commercial (B-2) to Rural Equestrian (RE).***

Planner, Theresa Thompson presented background information as well as the purpose of the request submitted by the applicant. Ms. Thompson presented each of the recommended motions regarding this case and asked if there were any questions.

Board Member Schilling made a motion to adopt the Moore County Planning Board Consistency Statement and authorize its Chairman to execute the document required by North Carolina Statute 153A-341. The motion was seconded by Board Member McLeod and the motion passed unanimously (6-0).

Board Member Schilling made a motion to endorse the Moore County Board of Commissioners to approve the general use rezoning of the parcel known as ParID# 00034081 as identified in Moore County tax records from Highway Commercial (B-2) to Rural Equestrian (RE) as proposed. The motion was seconded by Board Member Smith and the motion passed unanimously (6-0).

Chairman Mims closed public hearing #2

Citizen Lane Kjellsea was not called during the public hearing but Chairman Mims asked if he would like to explain his opposition to this request. Mr. Kjellsea explained that his property is adjacent to this property. Due to the size of the property he does not believe it is appropriate to be zoned rural equestrian. He further explained the property is the only buffer between his commercial property and the nearby subdivisions. Mr. Kjellsea believes that it should remain a commercial property because changing it may cause encroachment and traffic issues.

Chairman Mims asked Mr. Kjellsea what he thinks should be done with the property.

Mr. Kjellsea said he doesn't have an idea but he thinks it should remain a commercial property.

Chairman Mims apologized for not calling him but explained that this request has not been finalized and it will be heard by the Board of Commissioners in March.

## **OTHER BOARD MATTERS**

All members were not present for the meeting so no decisions were made regarding a subcommittee for the Open Space Plan. Ms. Ensminger explained the purpose and expectations of the Open Space Plan and will hold the same discussion at the next meeting when more members may be present.

## **PLANNING DEPARTMENT REPORTS**

Planning Director Debra Ensminger explained that as of January 12, Jeremy Rust no longer works for the County of Moore and the position is not planned to be filled until the next fiscal year.

## **BOARD COMMENT PERIOD**

Board Member Boggis thanked Jeremy for his work and Chairman Mims provided an update on Board Member Eddie Nobles.

## **ADJOURNMENT**

With no further comments Chairman Mims adjourned the regular meeting of the Moore County Planning Board.

Respectfully submitted by,

Lydia Cleveland  
Administrative Officer II