

MINUTES
MOORE COUNTY PLANNING BOARD
THURSDAY APRIL 16, 2015, 6:00 PM
MOORE COUNTY HISTORIC COURTHOUSE – 2nd FLOOR

Board Members Present: Aaron McNeill (Vice Chairman), Joesph Garrison, Eli Schilling, Rich Smith, Gene Horne, Eddie Nobles

Board Members Absent: Buck Mims (Chair), Scott McLeod, Robert Hayter

Staff Present: Debra Ensminger, Planning Director
Theresa Thompson, Planner
Tim Emmert, Planning Supervisor
Brenda White, Deputy County Attorney
Lydia Cleveland, Administrative Officer II

CALL TO ORDER

Planning Board Vice Chairman Aaron McNeill called the meeting to order.

INVOCATION

Board Member Eddie Nobles offered the invocation.

MISSION STATEMENT

Board Member Eli Schilling 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 March 5, 2015
- C. Consideration of Abstentions

Board Member Schilling motioned to approve the Consent Agenda and the motion was seconded by Board Member Gene Horne. The motion passed unanimously (5-0), Rich Smith was absent at the time of the vote.

PUBLIC HEARING(s)

Vice Chairman McNeill opened public hearing #1

The applicant, Kenneth Culler, is seeking a Conditional Use Permit for the use of an Automobile Sales Business located in Seven Lakes on two adjacent parcels (ParID 00017369 & 00014378) with a MacDougall Drive address owned by Bruce & Shirley Donaldson as identified in Moore County tax records.

Planner, Theresa Thompson presented background information provided in the Board packet staff report and supporting documents as well as the purpose of the request submitted by the applicant. Ms. Thompson added that goal 1.7 of the Moore County Land Use Plan is also met through this request and should be added as part of staff findings. Ms. Thompson stated the four findings of fact have been met and this information is included in the staff report as well. Ms. Thompson also requested that the following statement be added to the motion; “should the Zoning Administrator, Building Inspector, Environmental Health, or Fire Marshall identify minor changes staff shall be authorized to make adjustments as necessary”. Ms Thompson concluded her presentation and asked for further questions.

The Board held no discussion and no additional people spoke on the matter.

Board Member Nobles made a motion to endorse the Moore County Board of Commissioners to approve the Conditional Use Permit for the use of an Automobile Sales Business on the parcels known as ParID# 00017369 & 000143 and should the Zoning Administrator, Building Inspector, Environmental Health, or Fire Marshall identify minor changes staff shall be authorized to make adjustments as necessary. The motion was seconded by Board Member Gene Horne, and motion passed unanimously (6-0)

Vice Chairman McNeill closed public hearing #1

Vice Chairman McNeill opened public hearing #2

The applicant, Pristine Sun Fund 12, LLC, is seeking a Conditional Use Permit to construct a commercial Solar Collector Facility on Jason Road in the Sheffield Township on a parcel (ParID 00009291) owned by Cynthia Dabestani as identified in the Moore County tax records.

Planner, Theresa Thompson presented background information provided in the Board packet staff report and supporting documents as well as the purpose of the request submitted by the applicant. Ms. Thompson stated the four findings of fact have been met and this information is included in the staff report as well Ms. Thompson also requested that the following statement be added to the motion; “should the Zoning Administrator, Building Inspector, Environmental Health, NC DOT or Fire Marshall identify minor changes staff shall be authorized to make adjustments as necessary”. Ms Thompson concluded her presentation and asked for further questions.

Ms. Heather Peterson spoke on behalf of the applicant and stated that she was present to answer any questions that the Board may have regarding the request. Ms. Peterson further stated that she visited the site earlier in the day to review all items that were presented on the site plan and application are still current, in which Ms. Peterson confirmed this as fact.

The Board held no further discussion.

Board Member Schilling made a motion to endorse the Moore County Board of Commissioners to approve the Conditional Use Permit for the use of a Solar Collector Facility on the parcel known as ParID# 00009291 and should the Zoning Administrator, Building Inspector, Environmental Health, NCDOT or Fire Marshall identify minor changes staff shall be authorized to make adjustments as necessary. The motion was seconded by Board Member Joseph Garrison and motion passed unanimously (6-0)

Vice Chairman McNeill closed public hearing #2

Vice Chairman McNeill opened public hearing #3

The applicant, Vass Solar 2 LLC, is seeking a Conditional Use Permit to construct a commercial Solar Collector Facility on Morrison Bridge Road in the Little River Township on a parcel (ParID 00042822) owned by Lewis and Edith Foster as identified in the Moore County tax records.

Planner, Theresa Thompson presented background information provided in the Board packet staff report and supporting documents as well as the purpose of the request submitted by the applicant. Ms. Thompson stated the four findings of fact have been met and this information is included in the staff report as well Ms. Thompson also requested that the following statement be added to the motion; “should the Zoning Administrator, Building Inspector, Environmental Health, NC DOT or Fire Marshall identify minor changes staff shall be authorized to make adjustments as necessary”. Ms Thompson concluded her presentation and asked for further questions.

Vice Chairman McNeill called forward those who signed up to speak for or against the proposed application.

Citizen Steven Athens who is an adjacent property owner stated that he is not necessarily for or against the project he is just concerned about the future. Due to his concerns Mr. Athens presented the Board with questions that he hoped the applicant or the Board could answer. His questions included what type of chemicals may potentially leak from the panels and what type will be used to maintain the brush. Mr. Athens also wanted to know if damaged or unused panels are removed from the site and if there is a sufficient bond to cover the removal of the panels.

Dave Neill a representative of Vass Solar 2 LLC wanted to speak a little about this project as well as answer some of Mr. Athens questions. Mr. Neill stated that this project will be completely owned and operated by Vass Solar 2 LLC. In reference to Mr. Athens

questions the technology that will be used is very new and does not have the leak potential as some of the older models may have had. Mr. Neill further stated that the impervious surface of this project is about 4%, no proprietary sprays will be used, and any panel that does operate as spec will be moved off the site.

Kevin Norman the landscape architect associated with this project explained that additional buffering was added to the road frontage to help with coverage. This addition was added in response to past requests of additional buffering.

Citizen Lois Womack stated that she owns property in the southeast corner of the proposed site and because she currently in the process of selling the property wanted to know if there would be any impact to the property value.

Tom Hester the appraiser of this site responded to Ms. Womack's question regarding property value and explained his process of appraisal. Mr. Hester explained that site as well as other solar farms do not have some of the main characteristics that would affect an adjacent property. He further explained that after his investigation he did not find any negative impacts on property value to adjacent owners.

Board Member Rich Smith commended the applicant for adding the additional buffering.

The Board held no further discussion.

Board Member Schilling made a motion to endorse the Moore County Board of Commissioners to approve the Conditional Use Permit for the use of a Solar Collector Facility on the parcel known as ParID# 00042822. and should the Zoning Administrator, Building Inspector, Environmental Health, NCDOT or Fire Marshall identify minor changes staff shall be authorized to make adjustments as necessary. The motion was seconded by Board Member Garrison and motion passed unanimously (6-0)

Vice Chairman McNeill closed public hearing #3

Vice Chairman McNeill stated that public hearing #4 has been requested by the applicant to be removed from consideration.

OTHER BOARD MATTERS

No Board Matter was discussed.

PLANNING DEPARTMENT REPORTS

Planning Director Debra Ensminger stated the UDO review is still continuing and staff welcomes any comments from the Board. Ms. Ensminger also welcomed Mr. Garrison to the Board and mentioned that the Pineforest application has been requested to be amended and this will come before the Planning Board in May.

BOARD COMMENT PERIOD

Vice Chairman McNeill welcomed Board Member Joseph Garrison to the Planning Board.

ADJOURNMENT

With no further comments Vice Chairman McNeill asked for a motion to adjourn. Board Member Schilling made a motion to adjourn, the motion was seconded by Board Member Horne. The motion passed unanimously (6-0).

Respectfully submitted by,

Lydia Cleveland
Administrative Officer II