

**MINUTES**  
**MOORE COUNTY PLANNING BOARD**  
**THURSDAY, DECEMBER 5, 2019 6:00 PM**  
**MOORE COUNTY HISTORIC COURTHOUSE – 2<sup>nd</sup> FLOOR**

**Board Members Present:** Joe Garrison (Chairman), Matthew Bradley, Harry Huberth (Vice Chairman), Bobby Hyman, John Cook

**Board Members Absent:** Jeffrey Gilbert, Eddie Nobles, John Matthews

**Staff Present:** Debra Ensminger, Planning Director  
Misty Randall Leland, County Attorney  
Theresa Thompson, Planning Supervisor  
Dervin Spell, Planner  
Stephanie Cormack, Administrative Officer

**CALL TO ORDER**

Chairman Joe Garrison called the meeting to order at 6:00 pm.

**INVOCATION**

Board Member Bobby Hyman offered the invocation.

**PLEDGE OF ALLEGIANCE**

Board Member Harry Huberth led in citing of the Pledge of Allegiance.

**MISSION STATEMENT**

Board Member Matthew Bradley 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 November 7, 2019
- C. Consideration of Abstentions

Board Member Matthew Bradley made a motion for approval of the consent agenda and to amend the December 5<sup>th</sup>, 2019 agenda to remove agenda item #4. Board Member Bobby Hyman seconded the motion and the motion passed unanimously 5-0.

## **PUBLIC HEARING**

### **Public Hearing #1** –General Use Rezoning from Neighborhood Business (B-1) to Rural Agricultural (RA) -Dervin Spell

Planner Dervin Spell presented a request by Jerry Seawell requesting a General Use Rezoning from Neighborhood Business (B-1) to Rural Agricultural (RA) of an approximate 5.98 acre parcel, located at 2740 NC Hwy 22, Robbins, owned by Jerry Seawell per Deed Book 918 Page 304.

Mr. Spell went over the items within the packet regarding the request mentioning the surrounding areas include single family dwelling, undeveloped property and manufactured homes. Mr. Spell mentioned the property is located within a one-half (1/2) mile of a Voluntary Agricultural District. Mr. Spell explained the Unified Development Ordinance states the Rural Agricultural district encourages the use of agricultural uses and is intended for residential uses appropriate for that area as well to accommodate rural commercial activities according to site specific development plans.

With no further questions from the board, Chairman Garrison opened the Public Hearing.

With no further discussion or Public Comment Chairman Garrison closed the public hearing.

With no further comments Board Member Harry Huberth made a motion to adopt the attached Moore County Planning Board Land Use Plan Consistency Statement and authorize its Chairman to execute the document as required by North Carolina General Statute 153A-341. The motion was seconded by Board Member Bobby Hyman; motion passed unanimously 5-0 for approval.

Board Member Bobby Hyman made a motion to recommend approval to the Moore County Board of Commissioners of the General Use Rezoning from Neighborhood Business (B-1) to Rural Agricultural (RA) of an approximate 5.98 acre parcel located at 2740 NC Hwy 22, Robbins. The motion was seconded by Board Member Matthew Bradley; motion passed unanimously 5-0 for approval.

### **Public Hearing #2** –General Use Rezoning from Neighborhood Business (B-1) to Residential and Agricultural-20 (RA-20) -Dervin Spell

Planner Dervin Spell presented a request by Herman Mabe requesting a General Use Rezoning from Neighborhood Business (B-1) to Residential and Agricultural-20 (RA-20) of an approximate .469 acre parcel located at 3650 Murdocksville Rd. on the corner of Murdocksville Rd and Juniper Lake Rd., West End owned by Herman Mabe per Deed Book 5019 Page 201.

Mr. Spell went over the items within the packet regarding the request mentioning the surrounding areas include single family dwellings and the area around Juniper Lake comprised of several business.

Chairman Garrison asked for clarification regarding the zoning for the area as the RA-20 is not compatible with the Rural Agricultural Residential Land Use Classification.

Mr. Spell provided the board with a zoning map showing the surrounding zoning classifications being RA-40, B-2, B-1, and RA-20, as located within the packet.

With no further questions from the board, Chairman Garrison opened the Public Hearing.

With no further discussion or Public Comment Chairman Garrison closed the public hearing.

Board Member Harry Huberth made a motion to adopt the attached Moore County Planning Board Land Use Plan Consistency Statement and authorize its Chairman to execute the document as required by North Carolina General Statute 153A-341. The motion was seconded by Board Member Bobby Hyman; the motion passed unanimously 5-0.

Board Member Bobby Hyman made a motion to recommend approval to the Moore County Board of Commissioners of the General Use Rezoning from Neighborhood business (B-1) to Residential and Agricultural-20 (RA-20) of an approximate .469 acre parcel located at 3650 Murdocksville Rd. on the corner of Murdocksville Rd. and Juniper Lake Rd., West End. The motion was seconded by Board Member John Cook; the motion passed unanimously 5-0.

**Public Hearing #3** –General Use Rezoning from Highway Commercial (B-2) to Gated Community-Seven Lakes (GC-SL) -Dervin Spell

Planner Dervin Spell presented a request by Seven Lakes West Landowners Association requesting a General Use Rezoning from Highway Commercial (B-2) to Gated Community-Seven Lakes (GC-SL) of an approximate 14.01 acre parcel (Plat Cabinet 18 Slide 267), located adjacent to the Boat & RV Storage Facility near Longleaf Dr. in Seven Lakes West owned by Eifort Place, LLC per Deed Book 4576 Page 10.

Mr. Spell went over the items within the packet regarding the request mentioning the property was located within one-half (1/2) mile of the Voluntary Agricultural District. Mr. Spell mentioned the Gate Community-Seven Lakes zoning is primarily governed by restricted conveniences.

Board Member Hyman requested clarification this request is for Seven Lakes West.

Mr. Spell confirmed the request is for Seven Lakes West.

With no further questions from the board, Chairman Garrison opened the Public Hearing.

Angus McDonald and Ryan Fox signed up to speak during the Public Hearing; both choose not to speak when called upon.

With no further discussion or Public Comment Chairman Garrison closed the public hearing.

Board Member Harry Huberth made a motion to adopt the attached Moore County Planning Board Land Use Plan Consistency Statement and authorize its Chairman to execute the document as required by North Carolina General Statute 153A-341. The motion was seconded by Board Member Matthew Bradley; the motion passed unanimously 5-0.

Board Member Matthew Bradley made a motion to recommend approval to the Moore County Board of Commissioners of the General Use Rezoning from Highway Commercial (B-2) to Gated Community-Seven Lakes (GC-SL) of an approximate 14.01 acre parcel (Plat Cabinet 18 Slide 267), located adjacent to the Boat & RV Storage Facility near Longleaf Dr. in Seven Lakes West. The motion was seconded by Board Member Bobby Hyman; the motion passed unanimously 5-0.

**Public Hearing #4** -General Use Rezoning from Rural Agricultural (RA) to Residential and Agricultural-40 (RA-40)

Chairman Garrison explained this item had been removed from the agenda and informed anyone present the item would not be heard.

**Public Hearing #5** –General Use Rezoning from Highway Commercial (B-2) to Residential and Agricultural-20 (RA-20) -Theresa Thompson

Planning Supervisor Theresa Thompson presented a request by Pete Mace requesting a General Use Rezoning from Highway Commercial (B-2) to Residential and Agricultural-20 (RA-20) of approximately 2.90 acres (entire portion located to the south of Love Grove Church Rd.) of an approximate 26.32 acre parcel located on the corner of Love Grove Church Rd. and Carthage Rd., West End owned by Johnny & Kathy Harris per Deed Book 5095 Page 156.

Mrs. Thompson went over the items within the packet regarding the request mentioning the property is adjacent to the Seven Lakes Gated Community.

With no further questions from the board, Chairman Garrison opened the Public Hearing.

With no further discussion or Public Comment Chairman Garrison closed the public hearing.

Board Member Bobby Hyman made a motion to adopt the attached Moore County Planning Board Land Use Plan Consistency Statement and authorize its Chairman to execute the document as required by North Carolina General Statute 153A-341. The motion was seconded by Board Member Harry Huberth; the motion passed unanimously 5-0.

Board Member Matthew Bradley made a motion to recommend approval to the Moore County Board of Commissioners of the General Use Rezoning from Highway Commercial (B-2) to Residential and Agricultural-20 (RA-20) of approximately 2.90 acres (entire portion located to the south of Love Grove Church Rd.) of an approximate 26.32 acre parcel located on the corner of Love Grove Church Rd. and Carthage Rd., West End. The motion was seconded by Board Member Bobby Hyman; the motion passed unanimously 5-0.

**Public Hearing #6**—General Use Rezoning from Residential and Agricultural-20 (RA-20) & Residential and Agricultural-40 (RA-40) to Public and Conservation (PC)-Theresa Thompson

Planning Supervisor Theresa Thompson presented a request by Koontz Jones Design, PLLC requesting a General Use Rezoning from Residential and Agricultural-20 (RA-20) & Residential and Agricultural-40 (RA-40) to Public and Conservation (PC) of two locations (approximate 6.55 acres zoned RA-40 and approximate 9.58 acres zoned RA-20 and RA-40) of an approximate 688.13 acre parcel located adjacent to and east of Beulah Hill Church Rd. adjacent to and north of NC Hwy 73, and adjacent to and west of Rubicon Rd. West End owned by Hainoa LLC, per Deed Book 4904 Page 237.

Mrs. Thompson went over the items within the packet regarding the request mentioning the golf course is a permitted use with in the Public & Conservation district.

With no further questions from the board, Chairman Garrison opened the Public Hearing.

The following spoke during the Public Hearing:

Peter Levine, 5860 Beulah Hill Church Rd. West End; approached the podium and requested clarification regarding location of the rezoning in proximity to Beulah Hill Church Rd..

Bob Koontz-Koontz Jones Design, 150 S. Page Rd. Southern Pines; approached the podium and provided the board a presentation attached as “Exhibit A”. During the presentation Mr. Koontz explained Hainoa, LLC has owned Dormie Club (also known as Dormie Network) for two (2) years. Mr. Koontz mentioned Hainoa, LLC owns six (6) other courses within the United States and all members have equal access to each course. Mr. Koontz explained the original owners had a different focus for Dormie Club and the zoning at that time was set up for homeownership along the course, Hainoa, LLC focuses more on club members and their experience. The rezoning request will allow expansion to the golf course area which includes cottages along fairways and facilities that support

golfing. The cottages will be accessed only via golf cart which will allow members to have the full golfing experience during their visit.

Board Member Huberth inquired about location of the cottages and if they would be located on both parcels.

Mr. Koontz explained there would be golf cottages on one parcel and maintenance facility on the other parcel. Mr. Koontz mentioned the parcel of the maintenance facility would have a 50 foot buffer.

Pete Mace, 170 Pine Barrens Vista, Southern Pines; approached the podium and inquired if maintenance would come off Rubicon Rd. and was concerned about intersection improvement.

Mr. Koontz explained a driveway permit would need to be obtained by NCDOT and any improvements if required would be completed at that time.

With no further discussion or Public Comment Chairman Garrison closed the public hearing.

Board Member Harry Huberth made a motion to adopt the attached Moore County Planning Board Land Use Plan Consistency Statement and authorize its Chairman to execute the document as required by North Carolina General Statute 153A-341. As specified in the Land Use Plan Consistency Statement, a declaration of approval is also deemed an amendment to the Land Use Plan. The motion was seconded by Board Member Bobby Hyman; the motion passed unanimously 5-0.

Board Member Bobby Hyman made a motion to recommend approval to the Moore County Board of Commissioners of the General Use Rezoning from Residential and Agricultural-20 (RA-20) & Residential and Agricultural-40 (RA-40) to Public and Conservation (PC) of two locations (approximate 6.55 acres zoned RA-40 and approximate 9.58 acres zoned RA-20 and RA-40) of an approximate 688.13 acre parcel located adjacent to and east of Beulah Hill Church Rd. adjacent to and north of NC Hwy 73, and adjacent to and west of Rubicon Rd. West End. The motion was seconded by Board Member Matthew Bradley; the motion passed unanimously 5-0.

## **PLANNING DEPARTMENT REPORTS**

Planning Director Debra Ensminger informed the Board the items heard will go before the Board of Commissioners on January 21<sup>st</sup>, 2020. Ms. Ensminger reminded the Board of the next Planning Board Meeting on January 2<sup>nd</sup> which will have one item on the agenda.

## **BOARD COMMENT PERIOD**

Board Chair Garrison thanked staff for their hard work.

## **ADJOURNMENT**

With no further comments Board Member Bobby Hyman made a motion to adjourn the December 5, 2019 regular meeting. The motion was seconded by Board Member John Matthews and the motion passed unanimously 5-0. The meeting adjourned at 7:15 p.m.

Respectfully submitted by,

Stephanie Cormack

# "Exhibit A"

## Dormie Club

### PC Zoning Request

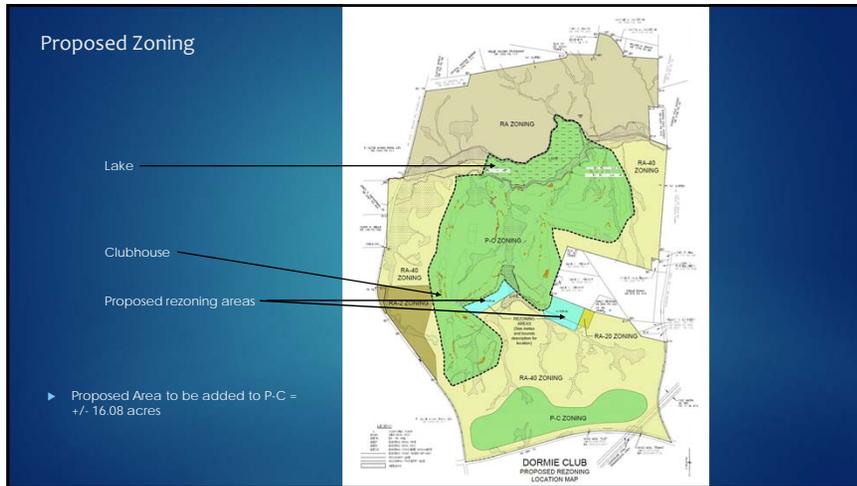
Moore County, North Carolina

December 5, 2019

Applicant:  
Hainoa, LLC (Dormie Network)

Prepared by:  
**KOONTZ JONES Design**  
LAND PLANNING LANDSCAPE ARCHITECTURE





- ### Overall Property Information
- ▶ Overall Site Area = +/- 1028.15 acres
  - ▶ Currently zoned P-C = +/- 376.6 acres
  - ▶ Proposed Area to be added to P-C = +/- 16.08 acres
  - ▶ Residential Density permitted by current zoning (RA-20 and RA-40) = 28 Units

# Dormie Club

## PC Zoning Request

Moore County, North Carolina

December 5, 2019

Applicant:  
Hainoa, LLC (Dormie Network)

Prepared by: