

MINUTES
MOORE COUNTY PLANNING BOARD
THURSDAY, JULY 5, 2018 6:00 PM
MOORE COUNTY HISTORIC COURTHOUSE – 2nd FLOOR

Board Members Present: Eddie Nobles (Chairman), Joe Garrison (Vice Chair), Harry Huberth, David Lambert, Jeffery Gilbert, Bobby Hyman, Matthew Bradley, John Matthews

Board Members Absent: John Cook

Staff Present: Debra Ensminger, Planning Director
Tron Ross, County Attorney
Theresa Thompson, Senior Planner
Darya Cowick, Planner
Stephanie Cormack, Administrative Officer

CALL TO ORDER

Chairman Eddie Nobles called the meeting to order at 6:00 pm.

INVOCATION

Board Member Joe Garrison offered the invocation.

PLEDGE OF ALLEGIANCE

Board Member Matthew Bradley led in citing of the Pledge of Allegiance.

MISSION STATEMENT

Board Member David Lambert 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 June 7, 2018
- C. Consideration of Abstentions

Board Member Joe Garrison made a motion to approve the consent agenda. The motion was seconded by Board Member Bobby Hyman and the motion passed unanimously (8-0).

ELECT PLANNING BOARD VICE-CHAIR

A motion was made by Board Member Harry Huberth to elect Board Member Joe Garrison to act as Moore County Planning Board Vice-Chair as long as he is willing. Board Member Joe Garrison accepted the nomination, the motion was seconded by Board Member David Lambert and the motion passed unanimously (8-0).

PUBLIC HEARING

Chairman Nobles recessed as the Planning Board to act as the Watershed Review Board.

WATERSHED REVIEW BOARD

Public Hearing #1 – Special Non-Residential Intensity Allocation (SNIA): Longleaf Pines Storage LLC.

Senior Planner Theresa Thompson presented to the Board a request for Longleaf Pines Storage, LLC seeking a Special Non-Residential intensity Allocation (SNIA) to increase the maximum built-upon area to 50.1% on a property located at 6500 NC 211 Hwy, West End, NC owned by Robert High Development LLC, to construct a Mini-Warehouse located on a 6.82 acre property. The request is to construct a one (1) story 47,600 square foot, 305 units with paved parking. Mrs. Thompson provided the Board with the property background and explained to the board how staff organizes and keep track of past, current, and future watershed balance allocations.

Moore County staff recommends to the Board approval of the SNIA request as it meets all UDO requirements and to make the following motion: Motion to approve the Special Non-Residential Intensity Allocation (SNIA) to increase the maximum built-upon area to 50.1% on the property located at 6500 NC Hwy 211, West End NC owned by Robert High Development, LLC.

Board Chair Eddie Nobles opened the public comment period calling upon Neal Smith whom has signed up to speak at the Public Hearing.

Mr. Smith introduced himself as the engineer and the designer that worked on the project and can answer any questions as needed.

Board Member Huberth inquired about the access road to the mine.

Mrs. Thompson referred to the site plan indicating there was an easement down the property line in place for access to the property at the end of the railroad track.

Board Member Nobles inquired if the project would be constructed in two phases.

Mrs. Thompson indicated a proposed future phase had not been submitted at this time and is unknown if there would be a future phase, however impervious totals had been calculated by staff for future phases if needed.

Chairman Nobles closed the public hearing for Board discussion.

With no further discussion Board Member Joe Garrison made a motion to approve the Special Non-Residential Intensity Allocation (SNIA) to increase the maximum built-upon area to 50.1% on the property located at 6500 NC Hwy 211, West End NC owned by Robert High Development, LLC. The motion was seconded by Board Member Jeff Gilbert; the motion passed unanimously 8-0.

Chairman Nobles adjourned the meeting as Watershed Review Board and reconvened as Planning Board.

OTHER BOARD MATTERS

Ms. Ensminger provided the Board with an update to the Major Subdivision discussion held during the June 7th Planning Board meeting. The Board of Commissioners will discuss this item further during the upcoming fall retreat work session. Staff will provide the BOC with all facts and specifications needed for the BOC to provide future direction.

Mr. Gilbert inquired if Pinehurst would submit their ETJ request before the August Planning Board meeting.

Ms. Ensminger indicated she has been in conversation with the Pinehurst Planning Director and has been told this item would be on their July 10, 2018 work session as well as on their July 24, 2018 meeting. At this time Moore County has not received an application request therefore it will not be on the August Planning Board meeting.

Mr. Garrison asked if any previous applicants that have been through the Planning Board process if the ETJ expansion would affect the boards previous decisions.

Ms. Ensminger explained that previous applicants that have gone through the Planning Board process would be grandfathered and would not affect their ability to move forward.

PLANNING DEPARTMENT REPORTS

No additional updates.

BOARD COMMENT PERIOD

Mr. Huberth thanked staff for providing the board with visuals as it has been very helpful.

Mr. Lambert asked if the upcoming Subdivision Review Board meeting was a public meeting.

Ms. Ensminger reiterated the upcoming Subdivision Review Board meeting was a public meeting and the agenda item is Fox Grove Subdivision Phase 2.

ADJOURNMENT

Board Member Joe Garrison made a motion to adjourn the July 5, 2018 regular meeting. The motion was seconded by Board Member Bobby Hyman and the motion passed unanimously 8-0.

Respectfully submitted by,

Stephanie Cormack