

MINUTES
MOORE COUNTY PLANNING BOARD
THURSDAY, SEPTEMBER 5, 2019 6:00 PM
MOORE COUNTY HISTORIC COURTHOUSE – 2nd FLOOR

Board Members Present: Joe Garrison (Chair), Harry Huberth (Vice Chair), Bobby Hyman, Jeffrey Gilbert, David Lambert, Matthew Bradley, John Cook

Board Members Absent: John Matthews; Eddie Nobles

Staff Present: Debra Ensminger, Planning Director
Tron Ross, County Attorney
Theresa Thompson, Planning Supervisor
Dervin Spell, Planner
Stephanie Cormack, Administrative Officer

CALL TO ORDER

Chair 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 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 May 2, 2019
- C. Consideration of Abstentions

Board Member Harry Huberth made a motion to approve the consent agenda. The motion was seconded by Board Member Jeffrey Gilbert and the motion passed unanimously (7-0).

ELECTION OF VICE CHAIR

A motion was made by Board Member David Lambert to recommend Harry Huberth for Vice-Chair. The motion was seconded by Board Member Jeffrey Gilbert and the motion passed unanimously (7-0).

PUBLIC HEARING

Public Hearing #1 – Conditional Rezoning Request: Highway Commercial (B-2) to Highway Commercial Conditional Zoning- Theresa Thompson

Planning Supervisor Theresa Thompson presented a request by Donny Buchholz requesting a Conditional Rezoning from Highway Commercial (B-2) to Highway Commercial Conditional Zoning (B2-CZ) for a Boat & RV Storage Facility, located on approximately 32,554 square feet, approximate 2.78 acre parcel, located on Savannah Lane and adjacent to US Hwy 1 in Vass, owned by Buchholz Enterprises, LLC per Deed Book 4902 Page 141

Mrs. Thompson went over the items within the packet regarding the request.

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 7-0 for approval.

Board Member John Cook made a motion to recommend approval to the Moore County Board of Commissioners of the Conditional Rezoning from Highway Commercial (B-2) to Highway Commercial Conditional Zoning (B2-CZ) for a Boat & RV Storage Facility, located on approximately 32,554 square feet, approximate 2.78 acre parcel, located on Savannah Lane and adjacent to US Hwy 1 in Vass, owned by Buchholz Enterprises, LLC. The motion was seconded by Board Member Jeffrey Gilbert; motion passed unanimously 7-0 for approval.

Public Hearing #2-General Use Rezoning Request: Highway Commercial (B-2) to Residential and Agricultural-20 (RA-20)-Dervin Spell

Planner Dervin Spell presented a request by Donny Buchholz requesting a General Use Rezoning from Highway Commercial (B-2) to Residential and Agricultural-20 (RA-20) of approximately 32,070 square feet, approximate 2.78 acre parcel, located on Savannah

Lane and adjacent to US Hwy 1 in Vass, owned by Buchholz Enterprises, LLC, per Deed Book 4902 Page 141.

Mr. Spell went over the items within the packet regarding the request pointing out the Rural Agricultural-20 (RA-20) discourages high traffic use and is intended for residential uses and the normal traffic generated by residential areas.

Board Member Harry Huberth inquired if screening requirements were the opaque fencing.

Mr. Spell confirmed Board Member Huberth comment was correct.

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 Jeffrey Gilbert 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 7-0 for approval.

Board Member David Lambert 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 32,070 square feet, approximate 2.78 acre parcel, located on Savannah lane and adjacent to US Hwy 1 in Vass, owned by Buchholz Enterprises, LLC. The motion was seconded by Board Member Bobby Hyman; motion passed unanimously 7-0 for approval.

PLANNING DEPARTMENT REPORTS

Ms. Ensminger provided the Board with clarification regarding the Town of Pinebluff Extra Territorial Jurisdiction (ETJ) and the article that was published in the Pilot. Ms. Ensminger explained the Appellants Court felt the County had enough evidence to be heard in the Supreme Court and the County will be presenting brief at that level.

Ms. Ensminger informed the Board for the month of October staff will present Text Amendments for review. Ms. Ensminger explained staff did look into storm water concerns as per the Planning Board's previous request and at this time there will be no change to the County's storm water ordinance as staff has received guidance from the Department of Environmental Quality (DEQ).

Board Member Cook inquired about annexation requests.

Ms. Ensminger explained annexation is a voluntary action as no one could be annexed without consent, mentioning annexation is different than being in the ETJ and handled differently under the law.

BOARD COMMENT PERIOD

There are no board comments.

ADJOURNMENT

With no further comments Board Member Harry Huberth made a motion to adjourn the September 5, 2019 regular meeting. The motion was seconded by Board Member Bobby Hyman and the motion passed unanimously 7-0.

Respectfully submitted by,

Stephanie Cormack