

MINUTES
MOORE COUNTY PLANNING BOARD
THURSDAY, February 7, 2019 6:00 PM
MOORE COUNTY HISTORIC COURTHOUSE – 2nd FLOOR

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

Board Members Absent: Jeffrey Gilbert, John Matthews

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

CALL TO ORDER

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

INVOCATION

Board Member David Lambert 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 January 3, 2019
- C. Consideration of Abstentions

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

PUBLIC HEARING

Public Hearing #1 – Conditional Rezoning Request Rural Agricultural (RA) to Neighborhood Business Conditional Zoning (B-1-CZ) -Theresa Thompson

Planning Supervisor Theresa Thompson presented a request by Moore County Schools requesting a Conditional Rezoning from Rural Agricultural (RA) to Neighborhood Business Conditional Zoning (B-1-CZ) for a building addition to North Moore High School for an auxiliary gym, classrooms, and bathrooms of an approximate 48.93 acre parcel, located at 1504 North Moore Rd., Robbins owned by Moore County Board of Education, per Deed Book 273, Page 479.

Mrs. Thompson went over the items within the packet pointing out the school was built prior to zoning and the use is a legal non-conforming use. Mrs. Thompson explained in order for the school to move forward with the additions the property would need to come into compliance with current zoning regulations requiring rezoning to the Neighborhood Business district. The applicant opted for a conditional rezoning verse a general use rezoning which requires a site specific development plan, the site can only develop what is specific within the specific development plan. Mrs. Thompson explained to the board any additions to the plan would need to come before the board for a conditional rezoning approval.

The property is currently a high school and surrounding properties consist of single family dwellings, a church and undeveloped property. The property is located in a High Quality Water District which will require storm water control plan approvals by the North Carolina Department of Environmental Quality; the property is located within one half mile of a Voluntary Ag District. Mrs. Thompson noted the applicant has submitted a special warranty deed and will be added to the case file.

Board Member Huberth asked for further clarification if the applicant needed to come back to the board would it be for another rezoning or conditional use.

Mrs. Thompson explained if they needed to come back to the board it would be for another conditional zoning. The applicant felt conditional zoning was the best route for transparency reasons.

Board Member Lambert inquired if there were any special conditions proposed for this project.

Mrs. Thompson explained no special conditions have been given for this project.

With no further questions/comments from the board Chairman Nobles opened the Public Hearing; with no further discussion or Public Comment Chairman Nobles closed the public hearing.

Board Member Joe Garrison made a motion to adopt one of the attached Moore County Planning Board Land Use Plan Consistency Statements for approval and authorize its Chairman to execute the document as required by North Carolina General Statute 153A-341. The motion was seconded by Board Member David Lambert; the motion passed unanimously 7-0.

Board Member Bobby Hyman made a motion to recommend approval to the Moore County Board of Commissioners of the Conditional Rezoning request from Rural Agricultural (RA) to Neighborhood Business Conditional District (B-1-CZ) for a building addition to North Moore High School for a gym and classrooms on approximate 48.93 acre parcel located at 1504 North Moore Rd., Robbins, NC. The motion was seconded by Board Member John Cook; the motion passed unanimously 7-0.

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

Planning Supervisor Theresa Thompson presented a request by Johnny Harris requesting a General Use Rezoning from Highway Commercial (B-2) to Residential and Agricultural-20 (RA-20) of an approximate 9.72 acre parcel located on Gretchen Rd. and adjacent to NC Hwy 73, West End, owned by Johnson Improvement Co., per Deed Book 324, Page 466.

Mrs. Thompson went over the items within the packet pointing out the property in located within one half mile of a Voluntary Ag District and the property is located adjacent to the Seven Lakes and West End communities. Mrs. Thompson explained to the board if a recommendation for approval staff recommends updating the Land Use Plan to reclassify the site to the Medium Density Residential Land Use Classification.

With no further questions/comments from the board Chairman Nobles opened the Public Hearing; with no further discussion or Public Comment Chairman Nobles closed the public hearing.

Board Member Joe Garrison made a motion to adopt one of the attached Moore County Planning Board Land Use Plan Consistency Statements for approval 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 7-0.

Board Member Joe Garrison made a motion to recommend approval to the Moore County Board of Commissioners of the General Use Rezoning request from Highway Commercial (B-2) to Residential and Agricultural-20 (RA-20) of an approximate 9.72 acre parcel located on Gretchen Rd. and adjacent to NC Hwy 73, West End owned by the Johnson Improvement Company. The motion was seconded by Board Member Bobby Hyman; the motion passed unanimously 7-0.

PLANNING DEPARTMENT REPORTS

Planning Director Debra Ensminger informed the board during the January 22nd Board of Commissioners meeting unanimously approved the updated subdivision process.

Ms. Ensminger informed the board of the upcoming Board of Adjustment meeting for an appeal decision made by the Subdivision Review Board on December 18, 2018.

Ms. Ensminger informed the board several subdivision requests were made prior to the subdivision changes and will fall under the previous process and will go before the Subdivision Review Board as those submittals are vested under the old process. Ms. Ensminger explained if for some reason there should be any changes after approval by the Subdivision Review Board then the request would fall under the new process and be presented to the Board of Commissioners for review.

BOARD COMMENT PERIOD

There were no board comments.

ADJOURNMENT

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

Respectfully submitted by,

Stephanie Cormack