

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

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

**Board Members Absent:** John Matthews

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

**INVOCATION**

Board Member John Cook offered the invocation.

**PLEDGE OF ALLEGIANCE**

Board Member Jeffrey Gilbert 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 April 4, 2019
- C. Consideration of Abstentions

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

## **PUBLIC HEARING**

**Public Hearing #1** – Conditional Rezoning Request: Rural Agricultural Conditional Use District (RA-CUD) -Mining to Rural Agricultural Conditional Zoning (RA-CZ) - Land Clearing & Inert Debris Facility- Theresa Thompson

Planning Supervisor Theresa Thompson presented a request by Chad Harris requesting a Conditional Rezoning from Rural Agricultural Conditional Use District-Mining (RA-CUD) to Rural Agricultural Conditional Zoning (RA-CZ) for a Land Clearing & Inert Debris Facility, located on a portion of three (3) properties: ParID 20000071, 00990775, and 00013973, the total being approximately 15.17 acres located adjacent to 310 Rubicon Rd owned by Johnny Harris Trucking Inc. per Deed Book 3117 Page 413, Deed Book 3117 Page 416, and Deed Book 3117 Page 419.

Mrs. Thompson went over the items within the packet pointing out to the board if approved the applicant plans to subdivide the property as identified within the map located in the packet. The property is located approximately 3 miles from the Town of Taylortown and Pinehurst.

Mrs. Thompson explained the applicant is requesting an exception to the County's Non-Residential Screening requirements as the adjacent property currently has a 100 foot wide buffer.

Scott Harris with SNS Engineering approached the podium explaining to the board he will be permitting the project. Mr. Harris mentioned currently the facility is almost at capacity and are working with DEQ on closing up the area according to their standards. Mr. Harris also mentioned there was one other facility located in Moore County and to his knowledge is almost at capacity.

Board Member David Lambert asked to clarification on the close out process.

Mr. Harris explained if a facility is at capacity and has no area to expand to meet state requirements the facility would have to close completely and would not be allowed to expand or reopen on that property.

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

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

With no further comments Board Member Joe Garrison 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; motion passed unanimously 8-0 for approval.

Board Member Joe Garrison made a motion to recommend approval to the Moore County Board of Commissioners of the Conditional Rezoning from Rural Agricultural Conditional Use District -Mining (RA-CUD) to Rural Agricultural Conditional Zoning (RA-CZ) for a Land Clearing & Inert Debris Facility, located on a portion of 3 properties: ParID 20000071, 00990775, and 00013973, the total being approximately 15.17 acres, located adjacent to 310 Rubicon Road, West End. The motion was seconded by Board Member Harry Huberth; motion passed unanimously 8-0 for approval.

**Public Hearing #2** – Unified Development Ordinance Text Amendment (Equestrian Cottage) - Theresa Thompson

Planning Supervisor Theresa Thompson presented a request by Lori Beale requesting the following text amendment to the Moore County Unified Development Ordinance:

- To add Equestrian Cottages as a Conditional Zoning use in the Rural Equestrian zoning district.

Mr. Thompson explained by adding under the Conditional Zoning use it would allow the board to review each request on a case by case situation. Ms. Beale has property located at 3222 Lakebay Rd. adjacent to the Wathour-Moss Foundation. The intent is to have equestrian cottages for overnight stays as well as horse stables on the property to allow those to stay with horses providing access to the Wathour-Moss Foundation property.

Board Member Lambert asked for further clarification regarding the definition of Equestrian Cottage and use.

Mrs. Thompson explained this type of use would only be allowed in the Rural Equestrian zoning district and would allow owners the ability to rent rooms overnight which would include a barn for their horses as an accessory use. This would be a short term rental situation with no more than 30 days out of a 60 day period.

Board Member Huberth inquired about the language written in the staff report under standards.

Mrs. Thompson explained the language is written in a way to allow a property owner to subdivide if the equestrian cottages should ever change use as a single family dwelling in the future.

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

The following people requested to speak on behalf of this item:

- Evan Hecht - 70 Cypress Point Dr. Pinehurst; spoke in favor of the request
- Cameron Sadler - 954 Sheldon Rd. Southern Pines; spoke in favor of the request

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

With no further comments Board Member Joe Garrison 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 David Lambert; motion passed unanimously 8-0 for approval.

Board Member Joe Garrison made a motion to recommend approval to the Moore County Board of Commissioners of the proposed text amendment to the Moore County Unified Development Ordinance. The motion was seconded by Board Member David Lambert; motion passed unanimously 8-0 for approval.

**Public Hearing #3** – Unified Development Ordinance Text Amendment - Theresa Thompson

Moore County staff is requesting amendments to the Moore County Unified Development Ordinance.

Theresa Thompson presented to the board the requested amendments as noted within the staff report.

- Amend Chapter 6 (Table of Uses), Section 6.1 (Use Table)
- Amend Chapter 7 (General Development Standards), Section 7.11 (Non-Residential Screening), Subsection E (Location)
- Amend Chapter 8 (Special Use Standards), Section 8.31 (Tourist Home), Subsection A (Definition) and B (Standards)
- Amend Chapter 10 (Text Amendments & General Use Rezoning), Section 10.2 (Application Process), Subsection A (Submittal)
- Amend Chapter 11 (Conditional Rezoning), Section 11.2 (Application Process), Subsection A (Submittal)
- Amend Chapter 12 (Conditional Use Permits), Section 12.2 (Application Process), Subsection A (Submittal)

Chairman Nobles opened the Public Hearing, with no further discussion or Public Comment Chairman Nobles closed the public hearing.

With no further comments Board Member Joe Garrison made a motion to adopt the attached Moore County Planning Board Land Use Plan Consistency Statement 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 Jeffrey Gilbert; motion passed unanimously 8-0.

Board Member Joe Garrison made a motion to recommend approval to the Moore County Board of Commissioners of the proposed text amendment to the Moore County Unified

Development Ordinance. The motion was seconded by Board Member Bobby Hyman; motion passed unanimously 8-0 for approval.

### **PLANNING DEPARTMENT REPORTS**

Ms. Ensminger introduced new staff member Dervin Spell.

### **BOARD COMMENT PERIOD**

There are no board comments.

### **ADJOURNMENT**

With no further comments Board Member Garrison made a motion to adjourn the May 2, 2019 regular meeting. The motion was seconded by Board Member Bobby Hyman and the motion passed unanimously 8-0.

Respectfully submitted by,

Stephanie Cormack