

**MINUTES
MOORE COUNTY PLANNING BOARD
THURSDAY, JUNE 11, 2020 6:00 PM**

The Moore County Planning Board recessed the June 4, 2020 meeting until June 11, 2020 for the Planning Board to make a decision. Due to the COVID-19 State of Emergency, the meeting was hosted electronically via WebEx.

Board Members Present (all electronically):

Joe Garrison (Chairman), Harry Huberth (Vice Chairman), Bobby Hyman, Matthew Bradley, Eddie Nobles, John Matthews, Jeffrey Gilbert (Mr. Gilbert joined the meeting shortly after start of the meeting)

Board Members Absent: John Cook

Staff Present (all electronically):

Debra Ensminger, Planning Director, Tron Ross, Associate County Attorney, Dervin Spell, Planner, Stephanie Cormack, Administrative Officer

CALL TO ORDER

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

INVOCATION

Chairman Joe Garrison offered the invocation.

PLEDGE OF ALLEGIANCE

Chairman Joe Garrison led in citing of the Pledge of Allegiance.

MISSION STATEMENT

Secretary to the Board Stephanie Cormack read the Moore County Mission Statement.

This meeting was a continuation of the regular schedule Planning Board Meeting of June 4, 2020.

The following Public Hearings were recessed until June 11, 2020 for the Planning Board to make a decision.

PUBLIC HEARING

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

Pete Mace is requesting a General Use Rezoning from Highway Commercial (B-2) to Residential and Agricultural-20 (RA-20) of approximately 13.21 acres (entire portion currently zoned B-2 located to the north of Love Grove Church Road) of an approximate

26.32 acre parcel, located on the corner of Love Grove Church Road and Carthage Road, West End, owned by Johnny & Kathy Harris, per Deed Book 5095 Page 156.

A Public Hearing was held and closed on June 4, 2020 at 6:29pm; written comments from the public were accepted until 6:29pm on June 5, 2020. No additional comments were received during this time frame.

With no further public comments Chairman Garrison asked staff to read the motions

Planner Dervin Spell read the motions as presented within the staff report.

Board Member Matthews requested history of the current B-2 zoning and to why they would want RA-20.

Planning Director Debra Ensminger explained to the board the property owner requested a B-2 zoning when zoning was established in Moore County and feels RA-20 would be a better zoning designation at this time.

With no further comments Chairman 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 John Matthews; the motion was held via role call; passed unanimously 7-0. Jeffrey Gilbert noted he was on the line and was included in the roll call.

Board Member Bobby Hyman 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 13.21 acres (entire portion currently zoned B-2 located to the north 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 Eddie Nobles; the motion was held via role call; passed unanimously 7-0.

Public Hearing #3 – General Use Rezoning Request: Highway Commercial (B-2) to Residential and Agricultural-40 (RA-40) – Armstead Road / US Hwy 1 - Dervin Spell

Robert Hayter is requesting a General Use Rezoning from Highway Commercial (B-2) to Residential and Agricultural-40 (RA-40) of approximately 4.82 acres of an approximate 8.62 acre parcel (the entire parcel being rezoned to RA-40), located on US Hwy 1 and adjacent to Armstead Road, Vass, owned by Robert and Jacqueline Hayter, per Deed Book 2837 Page 80.

A Public Hearing was held and closed on June 4, 2020 at 6:41pm; written comments from the public were accepted until 6:41pm on June 5, 2020. No additional comments were received during this time frame.

With no further public comments Chairman Garrison asked staff to read the motions.

Planner Dervin Spell read the motions as presented within the staff report.

With no further comments Vice Chair 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 was held via role call; passed unanimously 7-0.

Chairman Garrison 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-40 (RA-40) of approximately 4.82 acres of an approximate 8.62 acre parcel (the entire parcel being rezoned RA-40), located on US Hwy 1 and adjacent to Armstead Rd. Vass. The motion was seconded by Vice Chair Harry Huberth; the motion was held via role call; passed unanimously 7-0.

Public Hearing #4 - General Use Rezoning Request: Residential and Agricultural-20 (RA-20) to Highway Commercial (B-2) – Juniper Lake Road - Debra Ensminger

Audio & Electronic Concepts, Inc. c/o Van Keller is requesting a General Use Rezoning from Residential and Agricultural-20 (RA-20) to Highway Commercial (B-2) of an approximate 5.54 acre parcel, located on the corner of Juniper Lake Road and Murdocksville Road, owned by Audio & Electronic Concepts, Inc., per Deed Book 1659 Page 23.

A Public Hearing was held and closed on June 4, 2020 at 7:00pm; written comments from the public were accepted until 7:00pm on June 5, 2020. No additional comments were received during this time frame.

Minor discussion was held between board members and provided the following comments:

- Vice Chair Huberth inquired if NCDOT driveway approval would need to be obtained.
 - Ms. Ensminger confirmed approval would need to be obtained through NCDOT.
- Chairman Garrison mentioned this may not be the best fit for the area due to increasing residential traffic causing congestion issues in the future.
- Board Member Gilbert expressed concerns of this area potentially sparking additional commercial projects.
- Board Member Bradley commented this area seems to have more residential vs. commercial.
- Board Member Matthews inquired about the applicant future use.
 - Ms. Ensminger explained any use allowed under the B-2 zoning would be allowed.
- Vice Chair Huberth expressed the area has future for a potential commercial site and NCDOT would address the traffic situation at some point once it becomes an issue.

With no further public comments Chairman Garrison asked staff to read the motions.

Planning Director Debra Ensminger read the motions as presented within the staff report.

With no further comments Board Member John Matthews 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 Vice Chair Harry Huberth; the motion was held via role call; passed unanimously 4-3 vote; Joe Garrison, Jeffrey Gilbert and Matthew Bradley voting against motion for approval.

Board Member John Matthews 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) to Highway Commercial (B-2) of an approximate 5.54 acre parcel, located on the corner of Juniper Lake Rd. and Murdocksville Rd. The motion was seconded by Vice Chair Harry Huberth; the motion was held via role call; motion was denied 3-4 vote; Matthew Bradley, Joe Garrison, Eddie Nobles and Jeffrey Gilbert voting against motion for approval.

PLANNING DEPARTMENT REPORTS

Ms. Ensminger informed the board the items heard tonight will go before the Board of County Commissioners on August 18, 2020.

BOARD COMMENT PERIOD

Chairman Garrison thanked the board for their commitment to attend the meeting.

ADJOURNMENT

With no further comments Chairman Garrison made a motion to adjourn the June 11, 2020 continuation of the regular schedule Planning Board Meeting of June 4, 2020. The motion was seconded by Board Jeffery Gilbert; meeting adjourned at 6:40 p.m., the motion was held via role call; passed unanimously 7-0.

Respectfully submitted by,

Stephanie Cormack