

**MINUTES**  
**MOORE COUNTY PLANNING BOARD**  
**THURSDAY, NOVEMBER 3, 2022, 6:00 PM**  
**MOORE COUNTY HISTORIC COURTHOUSE – 2<sup>nd</sup> FLOOR**

**Board Members Present:**

Joe Garrison (Chairman), Tucker McKenzie, Jeffrey Gilbert, Amy Lynn, John McLaughlin, Mick McCue

**Board Members Absent:**

David McLean, Bobby Hyman (Vice chair), Farrah Newman

**Staff Present:**

Debra Ensminger, Planning Director; Stephanie Cormack, Admin Officer; Jaimie Walters, Senior Planner; Ruth Pedersen, Senior Planner; Michael Mandeville, Assistant Planning Director; Tron Ross, Associate County Attorney

**CALL TO ORDER**

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

**INVOCATION**

Board Member Tucker McKenize offered the invocation.

**PLEDGE OF ALLEGIANCE**

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

**MISSION STATEMENT**

Board Member Mick McCue 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 October 6, 2022
- C. Consideration of Abstentions

Board Member Mick McCue made a motion for approval of the consent agenda and approval of the minutes of October 6, 2022. Board Member Tucker McKenzie seconded the motion and the motion passed unanimously 6-0.

Chairman Garrison closed the meeting as the Planning Board and opened the meeting acting as the Watershed Review Board.

## **WATERSHED REVIEW BOARD**

Special Non-residential Intensity Allocation (SNIA): Streetsmart Storage 5420 US 1 Hwy – Ruth Pedersen

Senior Planner Ruth Pedersen presented the request from Streetsmart Storage Vass, LLC seeking a Special Non-residential Intensity Allocation (SNIA) to increase the maximum built-upon area to 60.9% on two adjacent properties located at 5420 and 5418 US 1 Hwy.

Mrs. Pedersen went over all the items within the packet regarding the request.

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

Board Member McCue asked for more clarification on the allocation.

Mrs. Pedersen explained this project had previously been allocated a percentage of watershed and the request only pertains to the additional acreage as per the application submitted.

Board Member Tucker inquired what the current storm water method is?

Mrs. Pedersen explained the site will be graded very flat to allow shallow ponding of the stormwater as it drains from the building area, additional information regarding this can be found on the letter provided by the consulting engineer within the packet as submitted.

With no further discussion or public comment Chairman Garrison closed the Public Hearing.

With no further comments Board Member McKenzie made a motion to recommend approval of the Special Non-Residential Intensity Allocation (SNIA) to increase the maximum built upon area to 60.9% on two adjacent properties known as ParID 00039767 and 00032658, owned by Streetsmart Storage Vass LLC. The motion was seconded by Board Member Amy Lynn; the motion passed unanimously 6-0.

Chairman Garrison closed the Watershed Review Board meeting and resumed as the Planning Board meeting.

## **PUBLIC HEARING**

**Public Hearing #1** – Conditional Rezoning Request: Rural Agricultural (RA) to Rural Agricultural Conditional Zoning (RA/CZ) – NC 705 Hwy – Jaimie Walters

Senior Planner Jaimie Walters presented a request on behalf of Cellco Partnership d/b/a Verizon Wireless requesting a Conditional Rezoning from Rural Agricultural (RA) to Rural Agricultural Conditional Zoning (RA-CZ) to construct a 255' antenna support structure for a Wireless Communication Facility on an approximately 0.23-acre portion of one parcel of approximately 31.19 acres located on NC 705 Highway, owned by Harold & Catherine Hussey, per Deed Book 4901 Page 210 and further described as ParID 20170458 in Moore County Tax Records.

Mrs. Walters went over the items within the packet regarding the request, mentioning the 2018 traffic study showed a total of 3,700 cars a day in the general area.

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

Board Member Mick McCue feels the consistency statement should be worded differently and feels Goal 1 from the Land Use Plan is a better option vs. Goal 4 as mentioned in the packet.

The following have signed up to speak during the Public Hearing.

- Ralph Wyngarden; Representative for Cello Partnership/Verizon-Grand Rapids Michigan
  - Mr. Wyngarden feels there is a great need in this area and could be a huge benefit for everyone.
  - The site would serve four (4) additional providers along with Verizon.

With no further discussion or public comment Chairman Garrison closed the Public Hearing.

With no further comments Board Member Amy Lynn made a motion to approve 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 160D-604. The motion was seconded by Board Member John McLaughlin; the motion passed 5-1 Board Member Mick McCue voted in opposition.

Board Member Tucker McKenzie made a motion to recommend approval to the Moore County Board of Commissioners for a Conditional Rezoning from Rural Agricultural (RA) to Rural Agricultural Conditional Zoning (RA-CZ) to construct a 255' antenna support structure for a Wireless Communication Facility on an approximately 0.23-acre portion of one parcel of approximately 31.19 acres located on NC 705 Highway, owned by Harold & Catherine Hussey, per Deed Book 4901 Page 210 and further described as ParID 20170458 in Moore County Tax Records. The motion was seconded by Board Member John McLaughlin; the motion passed unanimously 6-0.

**Public Hearing #2** – Conditional Rezoning Request: Residential and Agricultural-40 (RA-40) to Highway Commercial Conditional Zoning (B-2/CZ) – Vass/Carthage Rd. – Jaimie Walters

Senior Planner Jaimie Walters presented a request on behalf of Tough Stump Technologies, LLC and Sandhills Building Systems, Inc requesting a Conditional Rezoning from Residential and Agricultural-40 (RA-40) to Highway Commercial/Conditional Zoning (B-2/CZ) for an

office and training facility on approximately 9.58 acres located on Vass-Carthage Road, owned by Tough Stump Technologies, LLC, per Deed Book 5868 Page 385, Plat Cabinet 19 Slide 439 and further described as ParID 20170361 in Moore County Tax Records.

Mrs. Walters went over the items within the packet regarding the request, mentioning the shaded area on the map located in the packet is the only portion being rezoned and pointed out if approved the existing home located on the property will be removed.

Mrs. Walters mentioned the latest 2015 traffic study showed 1,600 cars a day in the general area.

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

Board Member Mick McCue inquired about the lack of zoning designations for this use.

Mrs. Walters explained Moore County does not have a specific zoning designation specifically for office and institutional outside of the Village Business in Seven Lakes area.

The following have signed up to speak during the Public Hearing.

- Jarrett Heavenston; 455 Heritage Farm Rd. Carthage NC; CEO Tough Stump Technologies
  - Mr. Heavenston has grown this business along with his partner Benjamin Brown since 2015 upon retirement from the military.
  - The intent of this business is to build a world class unmanned systems and technology center.
  - Some of the structures on the property will be refurbished.

Chairman Garrison inquired on what type of training will be conducted on the site.

Mr. Heavenston explained it would be considered a low intensity type, technology training, software development, software training, unmanned systems training using small aircraft and unmanned ground vehicles.

Chairman Garrison confirmed drones would be used on the property.

Mr. Heavenston confirmed drones will be in use and activity will not be used on a 24-hour basis.

Board Member Lynn asked if all of the acreage will be used on the training site or if it will be only on the specific property being rezoned.

Mr. Heavenston confirmed the entire 75 acres will be used for training. However, they are only requesting the 9.58 acres to be rezoned to meet impervious surface requirements to build upon 3 of those acres.

Board Member Lynn requested clarification if training activity would operate within the 9.58 acres.

Mr. Heavenston confirmed training operations would take place inside and outside of the 9.58 acres.

Board Member McLaughlin asked how many employees and students would be on the site.

Mr. Heavenston mentioned there are currently seventeen (17) full-time employees, some being remote. On any given day about two-thirds  $\frac{2}{3}$  of the staff would be on site. The class sizes are approximately eight (8) up to twenty (20), staff hours would be from 9-5.

Board Member McCue asked about long term visions for the company?

Mr. Heavenston mentioned they are a growing company, growing moderately and opportunities could provide additional growth.

Chairman Garrison requested a brief recess for staff to speak with the applicant.

Chairman Garrison reconvened the meeting to allow staff to provide an update.

Senior Planner Jaimie Walters informed the board that the use of the entire property acreage was not included in the request and the applicant has requested to withdraw their request until further discussion can be had.

## **PLANNING DEPARTMENT REPORTS**

Ms. Ensminger introduced Michael Mandeville to the team and mentioned there were no items for the upcoming December meeting, however staff would like to meet for a holiday gathering with the board.

## **BOARD COMMENT PERIOD**

Board Member Lynn thanked the board and she is happy to be apart of the board.

## **ADJOURNMENT**

With no further comments Vice Chair Mick McCue made a motion to adjourn the November 3, 2022, regular meeting. The motion was seconded by Board Member John McLaughlin; meeting adjourned at 6:51 p.m., the motion passed unanimously 6-0.

Respectfully submitted by,

Stephanie Cormack