

**MINUTES**  
**MOORE COUNTY PLANNING BOARD**  
**THURSDAY, AUGUST 4, 2022, 6:00 PM**  
**MOORE COUNTY HISTORIC COURTHOUSE – 2<sup>nd</sup> FLOOR**

**Board Members Present:**

Jeffrey Gilbert, Amy Lynn, Farrah Newman, John McLaughlin, Mick McCue, David McLean

**Board Members Absent:**

Joe Garrison (Chairman), Bobby Hyman (Vice chair), Tucker McKenzie

**Staff Present:**

Stephanie Cormack, Admin Officer; Jaimie Walters, Senior Planner; Ruth Pedersen, Senior Planner; Tron Ross, Associate County Attorney

**CALL TO ORDER**

Chairman Joe Garrison and Vice chair Bobby Hyman was absent and as per Roberts Rules of Order the meeting was opened by the Secretary Stephanie Cormack at 6:00 pm. Secretary Cormack explained to the board in order to conduct the meeting the board would need to elect a “Chair Pro Tem” to preside during this meeting only and the with the specification that the “Chair Pro Tem” is terminated at the end of this meeting.

A motion was made by Board Member David McLean to nominate Board Member Jeffrey Gilbert to act as Chair Pro Tem to preside during this meeting only to terminate at close of the meeting. The motion was seconded by Board Member John McLaughlin and the motion passed unanimously 6-0.

**INVOCATION**

Board Member John McLaughlin offered the invocation.

**PLEDGE OF ALLEGIANCE**

Board Member David McLean led in citing of the Pledge of Allegiance.

**MISSION STATEMENT**

Board Member Farrah Newman 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 July 7, 2022
- C. Consideration of Abstentions

Board Member Mick McCue made a motion for approval of the consent agenda and approval of the minutes of July 7, 2022, meeting. Board Member Amy Lynn seconded the motion and the motion passed unanimously 6-0.

Chair Pro Tem Gilbert closed the meeting as the Planning Board and opened the meeting acting as the Watershed Review Board.

## **WATERSHED REVIEW BOARD**

The Town of Aberdeen is Requesting 30 Acres of Watershed Allocation/Watershed Transfer - Jaimie Walters

Senior Planner Jaimie Walters presented the request from the Town of Aberdeen the transfer of watershed allocation from Moore County's Drowning Creek Watershed Allocation.

Mrs. Walters went over the items within the packet regarding the request asking for the board to endorse as resolution made by the Town of Aberdeen.

Board Member John McLaughlin asked for further clarification on the percentage of reserve the county has.

Mrs. Walters went over the watershed allocation table within the packet as presented to assist with Board Member McLaughlin inquiry.

Board Member McCue mentioned the numbers Mrs. Walters presented did not match what was mentioned in the staff report.

Mrs. Walters explained the watershed numbers were not correct in the staff report and the numbers being presenting are the updated numbers received from the Town of Aberdeen which were provided to the board prior to the meeting.

Board Member Newman informed the board she works for Habitat for Humanity, and they will be using some of the allocations once transferred for a future project. Per the guidance of Moore County legal Ms. Newman asked to be recused from voting on this item.

A quorum was confirmed with the recusal of Board Member Newnam.

With no further discussion or public comment Chair Pro Tem Gilbert closed the Watershed Review Board discussion.

With no further comments Board Member Amy Lynn made a motion to provide an endorsement of the resolution to the Board of County Commissioners that would transfer watershed allocation from the Drowning Creek to the Town of Aberdeen as requested. The motion was seconded by Board Member David McLean; the motion passed unanimously 5-0, Board Member Farrah Newman abstaining from voting.

Chair Pro Tem Gilbert closed the Watershed Review Board meeting and resumed as the Planning Board meeting.

## **PUBLIC HEARING**

**Public Hearing #1** – Initial Zoning Request to Residential & Agricultural – 40 (RA-40) – Jaimie Walters

Senior Planner Jaimie Walters presented a request to initially zone to Residential & Agricultural – 40 (RA-40) one parcel of approximately eight (8) acres located on Eastman Rd., owned by Madison Sloan, per Deed Book 5697 Page 277 and further described as ParID 00037933 in Moore County Tax Records.

Mrs. Walters went over the items within the packet regarding the request mentioning when the legislature approved the removal of Southern Pines zoning this piece of property had no zoning designation. The owner of the property has requested a Residential & Agricultural (RA-40) to build one single family dwelling and noted a building permit has already been issued by the county.

Board Member Newman was concerned this property could have a pig farm on the property due to the Residential & Agricultural zoning designation.

Mrs. Walter explained swine farms were heavily regulated by the state however they could have horses on the property.

Board Member McCue inquired why the legislature de-annexed this property as it is completely surrounded by the Town of Southern Pines zoning.

Mrs. Walters informed the board the county had no say and was informed after the de-annexed the property.

Chair Pro Tem Gilbert inquired if a public hearing prior to the de-annexation was needed.

Mrs. Walters mentioned to the board all adjoining property owners were notified and an ad ran in the local paper two (2) consecutive weeks and the county received no comments.

Board Member Lynn asked if the county could request the property be rezoned as a conditional rezoning.

Mrs. Walters explained in order for a conditional rezoning the applicant would need to request that process.

Board Member John McLaughlin asked Mrs. Walters for clarification on the issuance of a building permit and was concerned about a potential for a second home permit to be issued on the property in the future.

Mrs. Walters explained a building permit could not be withheld because of a new zoning designation in this type of situation and the RA-40 designation was the best option vs. RA-20 designation which would allow for smaller lot sizes and the potential for multiple homes on the property.

Board Member McCue does not feel this is the best option but understands the county had no choice in this process and recommended the county look at adding additional zoning designations for future.

Chair Pro Tem Gilbert commented he feels the board needs to decide if this is best action vs. taking no action and leave the property un-zoned which could potentially be a future issue.

With no further questions from the board, Chair Pro Tem Gilbert opened the Public Hearing.

With no further discussion or public comment Chair Pro Tem Gilbert closed the Public Hearing.

With no further comments Board Member Mick McCue made a motion to adopt and 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 unanimously 6-0.

Board Member Mick McCue made a motion to recommend approval to the Moore County Board of Commissioners to zone the property identified as Par ID 00037933 Residential and Agricultural – 40 (RA-40) of approximately eight (8) acres owned by Madison Sloan, per Deed Book 5697, Page 277 in the Moore County Tax Records; The motion was seconded by Board Member David McLean; the motion passed unanimously 6-0.

## **PLANNING DEPARTMENT REPORTS**

Mrs. Cormack informed the board the items heard before them would go before the Board of County Commissioners as a Public Hearing on September 20, 2022, and let the board know the 160D changes were close to being completed and hopes to provide the board with a review prior to the next meeting.

## **BOARD COMMENT PERIOD**

Board Member Lynn thanked the staff for all their work and Board Member McCue thanked Jeffrey Gilbert for acting as Chair Pro Tem.

## **ADJOURNMENT**

With no further comments Board Member John McLaughlin made a motion to adjourn the August 4, 2022, regular meeting. The motion was seconded by Board Member Mick McCue; meeting adjourned at 6:37 p.m., the motion passed unanimously 6-0.

Respectfully submitted by,

Stephanie Cormack