

**MINUTES  
MOORE COUNTY PLANNING BOARD  
THURSDAY, MARCH 2, 2023, 6:00 PM  
MOORE COUNTY HISTORIC COURTHOUSE – 2<sup>nd</sup> FLOOR**

**Board Members Present:**

Joe Garrison (Chairman), Bobby Hyman (Vice-Chairman), David McLean, Farrah Newman, John McLaughlin, Mick McCue

**Board Members Absent:**

Tucker McKenzie, Jeffrey Gilbert, Amy Lynn

**Staff Present:**

Debra Ensminger, Planning Director; Stephanie Cormack, Admin Officer; Jaimie Walters, Senior Planner; Ruth Pedersen, Senior Planner; Stephan Lapping, Associate County Attorney

**CALL TO ORDER**

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

**INVOCATION**

Board member McLaughlin offered the invocation.

**PLEDGE OF ALLEGIANCE**

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

**MISSION STATEMENT**

Vice-chair Hyman read the Moore County Mission Statement.

Chairman Garrison mentioned, there two (2) items advertised related to cell towers which have been pulled by the applicant and will not be heard during the meeting.

**PUBLIC COMMENT PERIOD**

There was no public comment.

**APPROVAL OF THE CONSENT AGENDA**

- A. Approval of Meeting Agenda
- B. Approval of Minutes of February 2, 2023

### C. Consideration of Abstentions

Board member Mick McCue made a motion for approval of the consent agenda and approval of the minutes of February 2, 2023, meeting. Board member McLaughlin seconded the motion and the motion passed unanimously 6-0.

### **CONTINUED PUBLIC HEARING**

**Public Hearing #1** – To amend Chapter 8 (Specific Use Standards), Section 8111 (Warehouse, Distribution Center, Freight Terminal) of the Moore County Unified Development Ordinance to make Freight terminals an individual specific use with standards separate from Warehouse and Distribution Centers. – Ruth Pedersen

Senior Planner Ruth Pedersen presented the text amendment driven by staff, explaining the proposed is to make Freight Terminal a standalone use separate from Warehouses and Distribution Center use.

Mrs. Pedersen went over the item as presented in the packet noting some modifications have been made since originally presented on February 2<sup>nd</sup>, 2023. Ms. Pedersen mentioned there is only one existing rail spur located in the unincorporated area of Moore County.

Board member Gilbert inquired about the surrounding area zoning designations and if the adjoining property owners have been notified.

Ms. Pedersen explained the surrounding area zoning is residential to the north and business to the south. She also mentioned the applicant would need to go through a rezoning process to move forward this this request in the future, at that time there would be a community meeting and notifications would be sent.

Board member McLaughlin would like to address the need for a trailer storage area and lighting needs.

Ms. Pedersen explained the property owner is available to answer questions.

Chairman Garrison asked for clarification if the property owner approached staff for this request.

Ms. Pedersen explained the property owner contacted staff about the particular use and staff noticed a modification was needed in the Unified Development Ordinance to accommodate the use. She explained the board would need to consider this use and how it would apply to the county as a whole and the board decision is not for this parcel only.

Chairman Garrison asked if the setbacks mentioned in the staff report was catered to this parcel of interest.

Ms. Ensminger explained the rail spur of interest has been existing for years however has not been used in many years. The intent of adding this use is to think ahead for future needs or potential interest. Also mentioning the setbacks mentioned are consistent with surrounding areas for this particular use.

Board member McCue asked for clarification between distribution center vs. freight terminal.

Ms. Pedersen explained a distribution center would be more for long term storage and a freight terminal would be used more as a hub and a short term transfer of goods.

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

The following signed up to speak during the public hearing.

- Angus McDonald: owner of the property in which the rail spur is located, provided some history on past usage.

Board member Newman asked the property owner about the existing trees and if he intends to keep a vegetative buffer.

Mr. McDonald mentioned he wants to be a good neighbor and plans to keep a vegetative buffer to the adjoining properties.

Board member Gilbert inquired if this use could also apply to a highway site from one truck to another like a transfer situation.

Ms. Pedersen explained it would be applicable to both types of uses.

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

Board member McLean recommended the board consider not just the freight terminal use but also a truck transfer type use located along a highway.

Board member McLaughlin recommended the board consider staging areas, storage, and lighting.

With no further discussion from the board, Chairman Joe Garrison made a motion to adopt the attached Approval 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 David McLean the motion passed 7-0.

Chairman Joe Garrison made a motion to recommend Approval to the Moore County Board of Commissioners of the proposed text amendments to the Moore County Unified Development to include the following amendments:

- Add staging area to be added to the standards section.

- Add setbacks to be consistent with the Industrial zoning district.
- Add Type 3 screening for adjacent residentially zoned properties and Type 2 screening for any other adjacent zoning designations and any security fence using a Type 2 screening located within the buffer if the applicant chooses.
- Limit use to major roadways as identified in the Comprehensive Transportation Plan.

The motion was seconded by Vice-chair Bobby Hyman; the motion passed unanimously 7-0.

## **PUBLIC HEARINGS**

**Public Hearing #1** – To amend Chapter 2 (Review Bodies and Administrator), Section 2.3.D (Planning Board) and Section 2.5.B (Subdivision Review Board) of the Moore County Unified Development Ordinance to correct quorum requirements. To amend Chapter 6 (Table of Uses), Section 6.1 (Principal Use Table), Section 6.2.E (Accessory Uses) and Section 6.2.E (Accessory Use Table) of the Moore County Unified Development Ordinance to rectify unintended changes from the update in November 2022. – Jaimie Walters

Senior Planner Jaimie Walters presented the text amendment initiated by staff as presented in the staff report.

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

No public comment.

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

With no further discussion from the board, Board member Mick McCue made a motion to adopt the attached Approval 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 Vice-chair Bobby Hyman the motion passed 7-0.

Vice-chair Bobby Hyman made a motion to recommend Approval to the Moore County Board of Commissioners of the proposed text amendments to the Moore County Unified Development. The motion was seconded by Board member David McLean the motion passed 7-0.

## **PLANNING DEPARTMENT REPORTS**

Ms. Ensminger mentioned there would be no items for the April meeting and provided the board with an update on the Sandhills Mental Health project and the contractor has agreed to install all storm water requirements. Ms. Ensminger congratulated Jaimie Walters on her new position with the City of Fayetteville.

## **BOARD COMMENT PERIOD**

Chairman Garrison thanked Jaimie for her time while working with Moore County.

## **ADJOURNMENT**

With no further comments Vice-Chairman Bobby Hyman made a motion to adjourn the March 2, 2023, regular meeting. The motion was seconded by Board member Mick McCue, the motion passed unanimously 7-0. Meeting adjourned at 7:35 p.m.

Respectfully submitted by,

Stephanie Cormack