

**MOORE COUNTY PLANNING BOARD
REGULAR MEETING
THURSDAY, DECEMBER 3 2015, 6:00 PM
MOORE COUNTY HISTORIC COURTHOUSE – 2nd Floor**

CALL TO ORDER – 6 PM

INVOCATION – (Member Volunteer)

PLEDGE OF ALLEGIENCE – (Member Volunteer)

MISSION STATEMENT – (Member Volunteer)

I. PUBLIC COMMENT PERIOD (*Procedures are attached*)
Please sign up on the Public Comment Sign In sheet near the door

II. APPROVAL OF CONSENT AGENDA

All items listed below are considered routine and will be enacted by one motion. No separate discussion will be held except by a member of the Planning Board:

- A. Approval of Meeting Agenda
- B. Approval of Minutes of November 5, 2015
- C. Consideration of Abstentions

III. PUBLIC HEARING

1. Pine Valley Solar Farm, LLC is requesting a General Use Rezoning of a portion of ParID 00022606, owned by McDonald Family Farms as identified in Moore County tax records; the overall parcel is approximately 89.44 acres. The request is to rezone approximately 65 acres located south of the Norfolk Southern - Aberdeen Carolina and Western Railroad Right-of-Way and outside of the existing RA-CUD area from Residential and Agricultural-40 (RA-40) to Rural Agricultural (RA). The parcel is located south of NC Highway 211.
2. Doubs Chapel Solar, LLC is requesting a General Use Rezoning of a portion of ParID 00019441, owned by “Darlene Peterson & Others” as identified in Moore County tax records; the overall parcel is approximately 102.68 acres. The request is to rezone approximately 23 acres located in the northeast corner of the parcel from Residential & Agricultural-40 (RA-40) to Rural Agricultural (RA). The parcel is located south of Doubs Chapel Road.
3. Bob Koontz is requesting a General Use Rezoning of a portion of ParID 00031790, owned by Valerie Brown Trustee as identified in Moore County tax records; the overall parcel is approximately 108 acres. A recombination plat was approved in November 12, 2014 to combine an approximate 10 acres located to the south of the parcel. The request is to rezone the entire parcel from Residential and Agricultural-40 (RA-40) to Residential and Agricultural-20 (RA-20). The parcel is located south of Airport Road.

IV. OTHER BOARD MATTERS

V. PLANNING DEPARTMENT REPORTS

VI. BOARD COMMENT PERIOD

VII. UPCOMING EVENTS

- Tuesday, December 8, 2015 5:30 PM Board of Commissioners Meeting to be held at the Historic Courthouse in Carthage.
- Thursday, January 7, 2015 6:00 PM Planning Board Meeting to be held at the Historic Courthouse in Carthage

VIII ADJOURNMENT

Special accommodations for individuals with disabilities or impairments will be made upon request to the extent that reasonable notice is give to the County.

Please see attached procedures for the Public Comment Period and public commend during Public Hearings

**PUBLIC COMMENT PROCEDURES
MOORE COUNTY PLANNING BOARD**

The Moore County Planning Board is committed to allowing members of the public an opportunity to offer comments and suggestions for the efficient and effective administration of government. In addition to public hearings, a special time is set aside for the purpose of receiving such comments and suggestions. All comments and suggestions addressed to the Board during the Public Comment Period shall be subject to the following procedures:

- 1. The Public Comment period will be held at the beginning of the Board meeting. The comment period will be limited to a maximum of thirty minutes*

- 1. Persons who wish to address the Board during the Public Comment Period will register on a sign-up sheet available on the table outside the entrance door to the Meeting Room indicating contact information and topic. Sign-up sheets will be available beginning 30 minutes before the start of the meeting. No one will be allowed to have his/her name placed on the list by telephone request to County Staff.*

- 2. Each person signed up to speak will have three (3) minutes to make his/her remarks. Each person signed up to speak will only be entitled to the time allotted to each speaker and one additional time period which may be yielded to him/her by another individual who has also signed up to speak on a particular topic.*

- 1. Speakers will be acknowledged by the Board Chairperson in the order in which their names appear on the sign up sheet. Speakers will address the Board from the lectern at the front of the room and begin their remarks by stating their name and address.*

- 2. Public comment is not intended to require the Board to answer any impromptu questions. Speakers will address all comments to the Board as a whole and not one individual member. Discussions between speakers and members of the audience will not be allowed.*

- 3. Speakers will be courteous in their language and presentation. Matters or comments which are harmful, discriminatory or embarrassing to any citizens, official or employee of Moore County shall not be allowed. Speaker must be respectful and courteous in their remarks and must refrain from personal attacks and the use of profanity.*

- 4. Only one speaker will be acknowledged at a time. If the time period runs out before all persons who have signed up get to speak, those names will be carried over to the next Public Comment Period.*

- 5. Any applause will be held until the end of the Public Comment Period.*

- 6. Speakers who have prepared written remarks or supporting documents are encouraged to leave a copy of such remarks and documents with the Chairperson.*

- 7. Information sheets outlining the process for the public's participation in Board meetings will also be available in the rear of the Meeting Room.*

- 8. Action on items brought up during the Public Comment Period will be at the discretion of the Board.*

Adopted on the 4th day of February, 2010 by a 8 to 1 vote of the Moore County Planning Board

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**MOORE COUNTY PLANNING BOARD
PUBLIC HEARINGS PROCEDURES**

The Moore County Planning Board serves the public as well as the Board of Commissioners. During each public hearing a special time has been set aside for the purpose of receiving comments and suggestions. To insure that comments and suggestions are productive and not unnecessarily long, procedural rules for conducting public hearings are necessary. The following procedural rules will be utilized during public hearings of the Moore County Planning Board:

- 1. Anyone who would like to address the Board during a public hearing should register on the appropriate sign-up sheet indicating their name and address. Sign-up sheets will be available on the table outside the entrance door to the Meeting Room 30 minutes before the start of the meeting. Information sheets outlining the process for the public's participation in Board meetings and public hearings will also be available. No one will be allowed to have his/her name placed on the list by telephone request to County Staff.*
- 2. Each speaker will be called by the Chairman to the lectern, will state their name and address clearly into the record before providing their comments.*
- 3. Speakers will address all comments to the Board as a whole and not to any one individual member. Speakers will be respectful, courteous, refrain from personal attacks and the use of profanity.*
- 4. Any applause will be held until the end of the public hearing.*
- 5. Speakers who have prepared written remarks or supporting documents are encouraged to leave a copy of such remarks and documents with the Secretary.*
- 6. Action on items brought up during the public hearing will be at the discretion of the Board.*

Adopted on the 5th day of May, 2011 by a 9 to 0 vote of the Moore County Planning Board

MINUTES
MOORE COUNTY PLANNING BOARD
THURSDAY NOVEMBER 5 2015, 6:00 PM
MOORE COUNTY HISTORIC COURTHOUSE – 2nd FLOOR

Board Members Present: Aaron McNeill (Vice Chairman), Eli Schilling, Buck Mims, Gene Horne, Eddie Nobles, David Lambert

Board Members Absent: Rich Smith (Chair), Scott McLeod, Joseph Garrison

Staff Present: Debra Ensminger, Planning Director
Brenda White, Deputy County Attorney
Theresa Thompson, Senior Planner
Tim Emmert, Planning Supervisor
Lydia Cleveland, Administrative and Transportation Program Manager

CALL TO ORDER

Planning Board Vice Chairman Aaron McNeill called the meeting to order.

INVOCATION

Board Member Eddie Nobles offered the invocation.

MISSION STATEMENT

Board Member David Lambert 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 1, 2015
- C. Consideration of Abstentions

Board Member Eli Schilling motioned to approve the Consent Agenda and the motion was seconded by Board Member Gene Horne. The motion passed unanimously (6-0).

PUBLIC HEARING

Vice Chairman McNeill described the Public Hearing as follows;

Moore County Planning Staff is proposing adding the following language to the Moore County Unified Development Ordinance: Section 7.1.105 Any use not specifically listed in the Table of Uses is prohibited.

Senior Planner Theresa Thompson stated the following as part of her presentation. “Staff is proposing this language because without it someone could interpret if a use is not listed in the Table of Uses that we might not regulate that use; therefore they would not need a permit. This seeks to clarify to anybody that if you are proposing a use and it is not listed in the Table of Uses in the UDO then it is prohibited. The next step would be to apply for a text amendment”

Board Member Schilling explained that he had a concern with the possibility of the UDO not being all encompassing and that this might prohibit new business or new technology. In response to Board Member Schilling’s concern Ms. Thompson explained that certain uses can fall under other categories like a professional business or retail. Any others that do not fall under these categories may bring with them regulations that Staff are not familiar. Ms. Thompson further explained that with this statement included if someone wanted to propose a new use, the individual would apply for a text amendment and then Staff would go through the process by doing research and developing specific use standards.

Board Member Buck Mims stated that in the past we have created new ordinances for things but this is a little more protected.

Board Member Schilling stated he understood that it could always be changed but from a laymen perspective, he posed, that the process may not be understood.

Board Member Mims asked Ms. Thompson to summarize the text amendment process. Ms. Thompson explained that there is a chapter in the UDO called Amendments. An applicant explains what they want and then staff would work with this applicant on what ideas are available to help them obtain their needs. Ms. Thompson further explained this provides staff with time to do research, review state statutes, review the states stance, and review other jurisdictions and their language in regards to the requested item.

Planning Director Debra Ensminger asked Deputy County Attorney Brenda White if she could provide the Air Modelers as an example. Ms. White confirmed and Ms. Ensminger explained that in the past a group of people or a club that flew model airplanes utilized land for their activity and the Department classified this group as a club. The Department was challenged in Superior Court by an adjacent property owner and lost because the specific use was not identified. Ms. Ensminger concluded that this is protecting us in the event something is not listed.

Board Member Mims stated that this was just completed in Aberdeen.

Ms. Ensminger stated that this is to protect the unfriendliness that may come in and that we currently cannot do anything about.

Vice Chairman McNeill opened the floor for a motion.

Board Member Horne made a motion to adopt the Moore County Planning Board Consistency Statement and authorize its Vice Chairman to execute the document as required by North Carolina General Statute 153A-341. The motion was seconded by Board Member Nobles and the motion passed unanimously 6-0.

Board Member Mims made a motion recommend the Moore County Board of Commissioners amend the Moore County Unified Development Ordinance to Article 7 as proposed and that the proposed amendment is consistent with the adopted 2013 Land Use Plan. The motion was seconded by Board member Horne and the motion passed unanimously 6-0.

WORKS SESSION

Theresa Thompson reviewed Subdivisions during the Work Session.

Ms. Thompson explained that there will be one chapter for all subdivisions in order to clarify, make the process more streamlined, and reader friendly.

Ms. Thompson brought attention to the following points of the chapter.

- Level 2 Minor Subdivisions were removed and there is just Major and Minor categories.
- The chapter is laid out in the following order; Exemptions, Family Subdivisions, Minor Subdivisions, and then Major Subdivisions.
- The first two sections are required of any subdivision as specified in statutes.
- Under the Exemptions category the first 4 types are drawn from the statutes and the remaining 4 were added. These include Estate Exclusions, Court Order Surveys, Easement Plates, and Non Occupied Facilities.
- Section 24.4 subsection C1 states that a Septic Suitability Certificate can be made optional. Moore County Environmental Health requests that it remain a required document because they receive comments that neighbors have buildable land but they do not understand why theirs is not.
 - Ms. Thompson stated that this document can also be considered for all types of subdivisions.
 - Vice Chairman Aaron McNeill asked that this be an option but also be made aware to individuals.
 - Board Member Mims asked why this document is not required of all subdivisions.

- Ms. Thompson explained that this because right now we do not allow any subdivisions be created without an easement except for Family Subdivisions in order to deter landlocked property.
- Ms. Thompson stated that she checked with seven other jurisdictions and no one made this a requirement.
- Under Minor Subdivisions, staff has worked with Public Safety and NCDOT to determine if properties of a certain amount of lots could subdivide on an easement. It was determined that 4 or less lots were preferred so the issue of maintenance and emergency access was minimized.
 - The minimum required distance between Flag Lots was increased to 300 feet to decrease the amount of potential driveways. The final approval of Flag Lots was also changed to administrative approval rather than the Subdivision Review Board.
 - Minor Subdivisions on Easements would require a Road Maintenance Agreement.
- The Major Subdivision category remained the same it was just made simpler.
 - The Improvement Guarantee section will need to be updated.
- Page 20 of the Chapter lists all the Subdivisions and what is required of each.
- Page 24 of the Chapter lists all required Certificates

Board Member Mims asked how many pages were removed and Ms. Thompson stated about 20.

Board Member Lambert stated that on page 24 the font styles are different and Ms. Thompson made a note to make this correction.

Vice Chairman McNeill asked if the process regarding the recording of affidavits have been identified. Ms. Thompson stated that staff is still working on the details of this process.

Vice Chairman McNeill thanked staff and Ms. Thompson for working with him and making something that is useable.

Ms. Thompson stated that she sought out the advice of several local surveyors to create the current product.

OTHER BOARD MATTERS

There was no discussion.

PLANNING DEPARTMENT REPORTS

Ms. Ensminger continued the compliments to Ms. Thompson because she is the only Planner currently on staff and writing of the UDO is not the only thing she does on a daily basis.

Ms. Ensminger stated for the Board that for the one Board of Commissioners meeting in November they will review the Vets Office Conditional Use Permit request. The December Planning Board meeting will include three Rezonings and the continuation of the Work Session.

BOARD COMMENT PERIOD

There was no discussion.

ADJOURNMENT

Respectfully submitted by,

Lydia Cleveland

MEMORANDUM TO THE PLANNING BOARD

FROM: Debra Ensminger
Planning & Transportation Director

DATE: November 6, 2015

SUBJECT: General Use Rezoning Request: Residential and Agricultural-40 (RA-40) to Rural Agricultural (RA)

PRESENTER: Theresa Thompson

REQUEST

Pine Valley Solar Farm, LLC is requesting a General Use Rezoning of a portion of ParID 00022606, owned by McDonald Family Farms as identified in Moore County tax records; the overall parcel is approximately 89.44 acres. The request is to rezone approximately 65 acres located south of the Norfolk Southern - Aberdeen Carolina and Western Railroad Right-of-Way and outside of the existing RA-CUD area from Residential and Agricultural-40 (RA-40) to Rural Agricultural (RA). The parcel is located south of NC Highway 211.

EXISTING ZONING AND SURROUNDING LAND USE

- The proposed rezoning area is currently undeveloped and has access from NC Hwy 211 at the northwest corner of the parcel. A 60' access easement is located along the northern border of this portion of the property to provide access to the sand mine and other areas of the parcel.
- The central portion of this property (approximately 14.39 acres) was rezoned to RA-CUD (Rural Agricultural – Conditional Use District) on February 18, 2014 for the specific use of sand mining.
- The northern portion of this property (approximately 6.82 acres) was rezoned on June 4, 2014 to B-2 (Highway Commercial District).
- There are thirty-one (31) adjacent properties. Adjacent properties comprise of a mixture of zoning districts including RA-40, RA-20, B-2, PUD-H, and Foxfire's RA (Residential Agriculture) zoning district. Adjacent uses include a proposed solar collector facility (inside of Foxfire's zoning jurisdiction, single family homes, and a sand mine (located within property).

WATER AND SEWER

- The property is currently served by County Water (with permission by Norfolk Southern - Aberdeen Carolina and Western Railroad).
- The property is not currently served by County sewer.

OVERLAY DISTRICTS

- Watershed – The property is located in WS-II-BW Drowning Creek Watershed.
- Wetlands – Wetlands appear to be located on the property
- Red Cockaded Woodpecker – The property is located in a RCW District.
- A small portion of the property is located within the Rural Highway and the Urban-Village Highway Corridor Overlay Districts.
- Voluntary Agricultural District – The property is within one-half mile of a VAD.

CONSISTENCY WITH THE ADOPTED 2013 LAND USE PLAN

A Planning Board Consistency Statement is included for the Board's review and consideration.

RECOMMENDATION

Staff recommends the Moore County Planning Board make two separate motions:

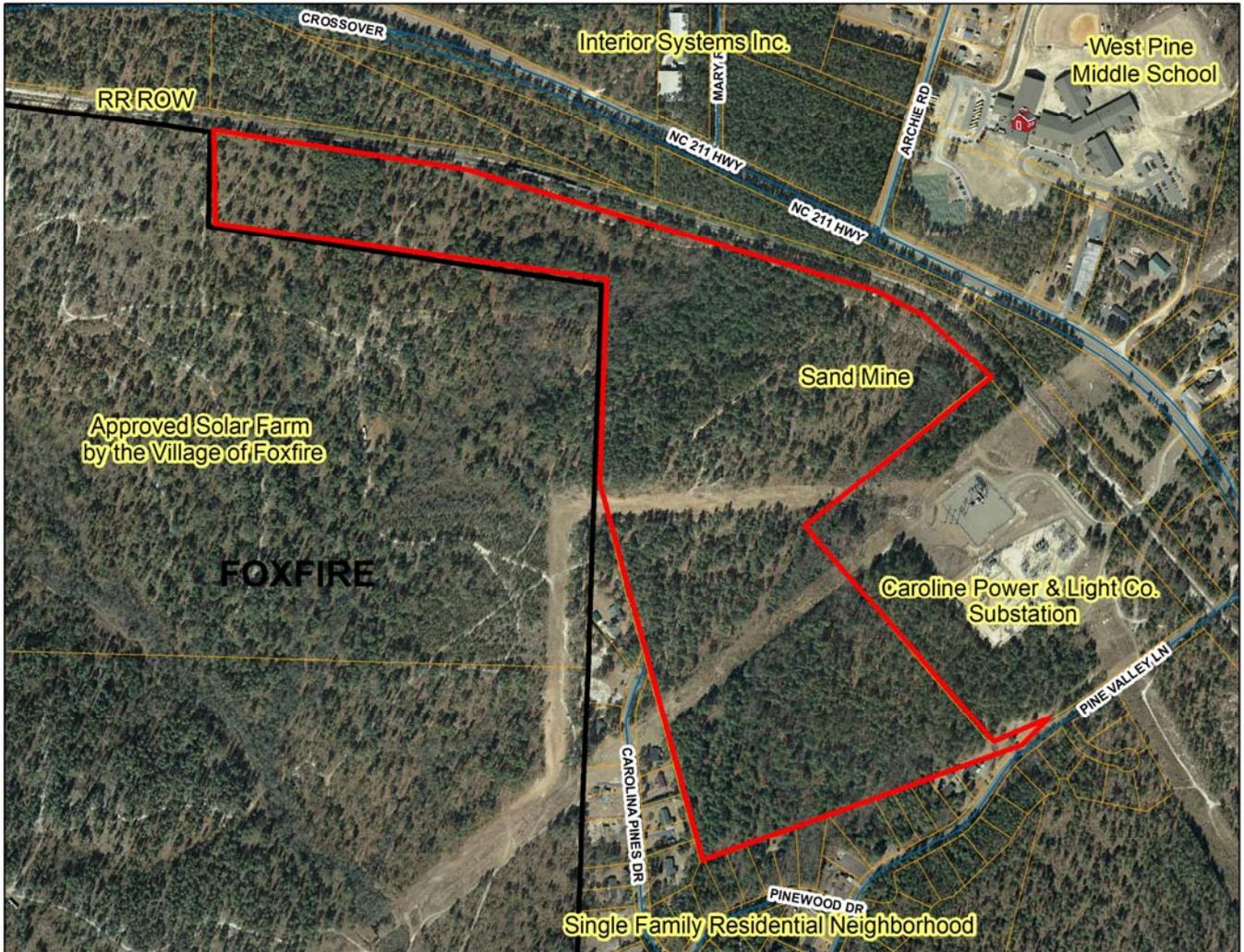
Motion #1: Make a motion to adopt the attached Moore County Planning Board Consistency Statement and authorize its Chairman to execute the document as required by North Carolina General Statute 153A-341.

Motion #2: Make a motion to endorse the Moore County Board of Commissioners to approve/deny the general use rezoning of the parcel known as ParID 00022606 as identified in Moore County tax records from Residential and Agricultural-40 (RA-40) to the Rural Agricultural District (RA) as proposed.

ATTACHMENTS

- Land Use Map and Adjacent Properties
- Rezoning Application
- Submitted Boundary Map
- Rezoning Map
- UDO Article 7. Table of Uses
- Planning Board Consistency Statement

LAND USE MAP



View of property from NC Hwy 211 (site not visible from road)



View of driveway from NC Hwy 211 (site not visible from road)



View of internal rail road (site not visible from rail road)



View of Interior Systems Inc. business (located across NC Hwy 211)



View of Carolina Power & Light Co. substation from NC Hwy 211



View from the end of Carolina Pines Drive (site located beyond the trees).



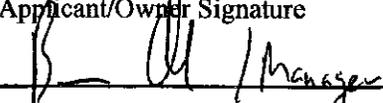
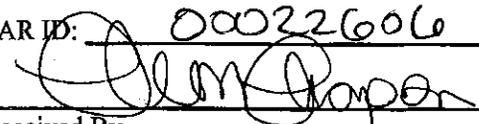


PLANNING & COMMUNITY DEVELOPMENT



P.O. Box 905
 1048 Carriage Oaks Drive
 Carthage, NC 28327
 Planning: 910.947.5010
 Central Permitting: 910.947.2221
 Fax: 910.947.1303
 www.moorecountync.gov

General Use Rezoning Application

Application Date: 10/08/2015			
Location/Address of Property: 100 Pine Valley Lane, West End, NC 27376			
Applicant: Pine Valley Solar Farm, LLC			Phone:
Applicant Address: 12921 Buckeye Drive	City: Gaithersburg	St: MD	Zip: 20878
Owner: McDonald Family Farms, LLC			Phone:
Owner Address: 3286 NC 73 Highway PO Box 349	City: West End	St: NC	Zip: 27376
Current Zoning District: RA-40	Proposed Zoning District: RA		
Comments: <u>Pine Valley Solar Farm, LLC is requesting to rezone the current zoning district of RA-40 to RA which will allow use for a solar farm. The use and or development will be in harmony with the area in which it is located and will be in general conformity with the plan of development in the County.</u>			
Application Submittal			
The applicant must submit a complete application packet on or before the submittal deadline. This includes:			
<input checked="" type="checkbox"/> Completed Moore County General Use Rezoning Application. <input checked="" type="checkbox"/> Application Fee (\$300). <input checked="" type="checkbox"/> Postage sufficient to notify all adjacent landowners FOR TWO MAILINGS . (One for Planning Board meeting, and one for Board of Commissioners meeting.) The rate for postage FOR EACH CERTIFIED MAIL LETTER is \$6.49. This includes \$3.30 (certified mail) plus \$2.70 (return receipt) plus \$0.49 (first class stamp).			
I (We), the undersigned, certify that all statements furnished in this application are true to the best of my (our) knowledge, and do hereby agree to follow all reasonable requests for information as designated by the County of Moore Zoning Administrator.			
McDONALD FAMILY FARM, LLC Chris McDonald, Gen. Mgr.		10/7/15	
Applicant/Owner Signature		Date	
		10/20/15	
Applicant/Owner Signature		Date	
Office Use Only:			
PAR ID: 00022606			
		10/29/15	
Received By		Date	

G301 - Zoning Plan:

Description:

All area south of the Aberdeen, Carolina and Western Railroad (excluding mining area zoned RA-CUD) is to be rezoned to RA.

Zoning Acreage Calculations:

RA Rezoning (Solid Lines):

Area: 75.81 Acres

RA-CUD Mining Area (Cross Hatch):

Area: 12.01 Acres



NOTE
PRELIMINARY PROJECT PLANNING DRAWINGS SHEET SIZE AT FULL SCALE: 24' x 36'

REV.	DATE	REVISION DESCRIPTION	DRW.	CHK.	APP.	REV.	DATE	REVISION DESCRIPTION	DRW.	CHK.	APP.	REV.	DATE	REVISION DESCRIPTION	DRW.	CHK.	APP.
00	2015/01/02	SITE DEVELOPMENT	DC	DC	DC	01	2015/10/26	UPDATED LANDSCAPE	SM	DC	DC						
01	2015/06/11	DUKE INTERCONNECTION REQUEST	DC	DC	DC												
02	2015/06/20	INTEGRATE PRELIMINARY WETLAND DELINEATION	DC	DC	DC												
03	2015/06/26	INTEGRATE SURVEY	DC	DC	DC												
04	2015/09/09	UPDATED SURVEY, 20 DEG TILT OPTION	SM	DC	DC												
05	2015/09/28	UPDATED SURVEY	SM	DC	DC												
06	2015/10/09	UPDATED SURVEY, LANDSCAPE, AND PRESENTATION	SM	DC	DC												

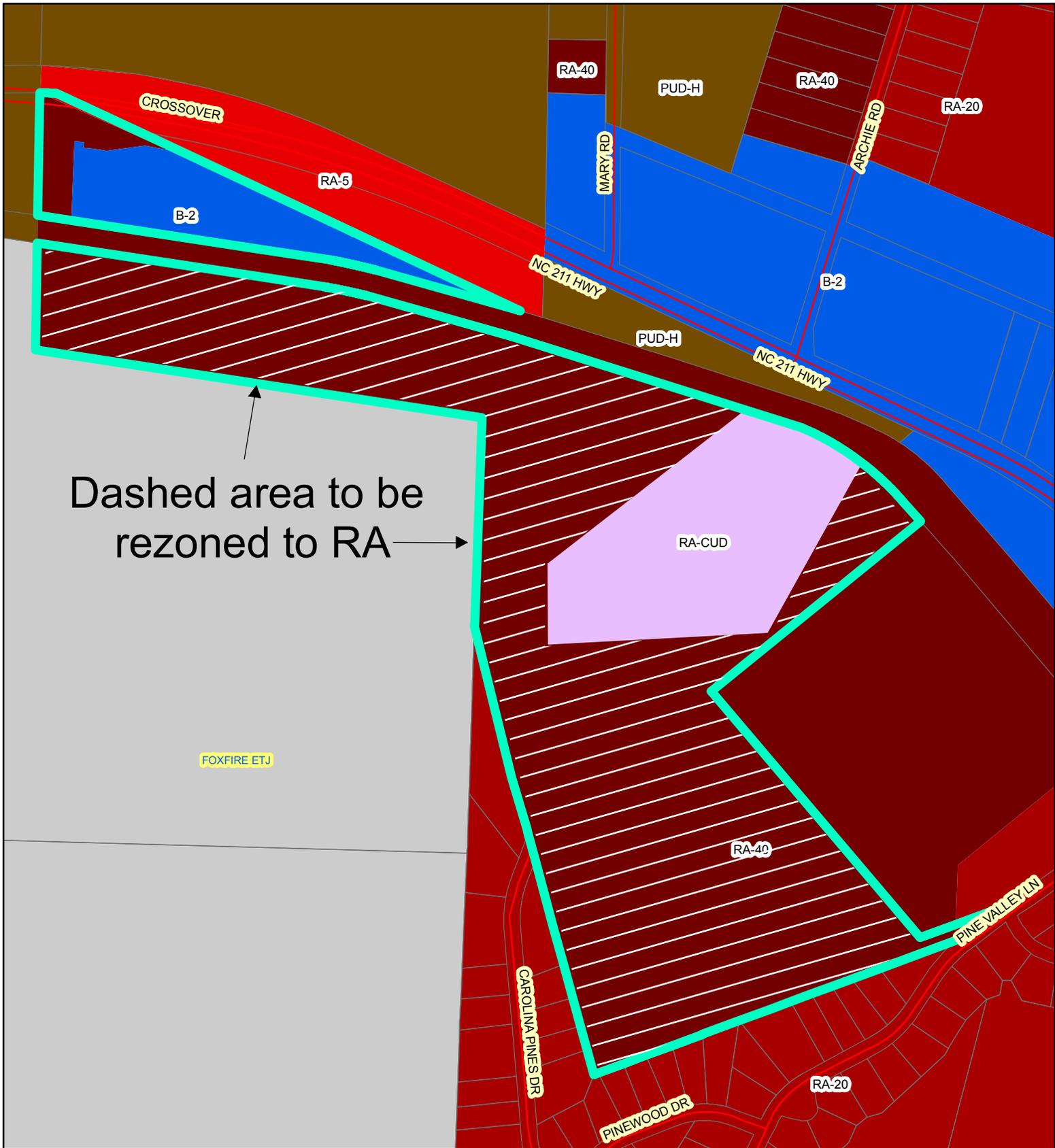
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CALVERT ENERGY LLC
 12921 Buckeye Drive
 Gaithersburg, MD 20878
 Phone: (301) 208-0153

REVISION	DRAWN	CHECKED	APPROVED
01	SM	DC	DC

ENGINEER: DAVID CLICK

PROJECT NAME: PINE VALLEY SOLAR FARM, LLC	SCALE: N/A
ADDRESS: 100 Pine Valley Lane, West End, NC 21316	FORMAT: 24' x 36'
SHEET TITLE: ZONING PLAN	DRAWING N°: G301
	DATE: 2015/10/26



1 inch = 480 feet



Vicinity Map
 Owner: McDonald Family Farms, LLC
 General Use Rezoning
 (App. 65 Acres Portion of Overall Parcel)

ParID 00022606

Legend

	B-1		PUD/CUD		RA-40
	B-1-CUD		PUD-H		R-MH
	B-2		RA		RA-CUD
	GC-SL		RA-2		RA-USB
	GC-WL		RA-2-CUD		RE
	I		RA-5		VB
	P-C		RA-20		VB-CUD

Moore County GIS Disclaimer:
 All the information contained on this media is prepared for the inventory of real property found within Moore County. All data is compiled from recorded deeds, plats, and other public records and data. Users of this data are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. All information contained herein was created for the County's internal use. MOORE COUNTY, ITS OFFICIALS, AGENTS AND EMPLOYEES MAKE NO WARRANTY AS TO THE CORRECTNESS OR ACCURACY OF THE INFORMATION SET FORTH ON THIS MEDIA WHETHER EXPRESS OR IMPLIED, IN FACT OR IN LAW, INCLUDING WITHOUT LIMITATION THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR USE. Any reuse of this data is strictly prohibited in accordance with North Carolina General Statutes 132-10.
 Grid is based on North Carolina State Plane Coordinate System NAD83 (ft).

ARTICLE 7

TABLE OF USES

SECTION 7.1 PERMITTED LAND USES

7.1.1 Use Table

The use table is subject to the explanation as set forth below.

- 7.1.101 A “P” indicates that a use is permitted in the respective district subject to the specific use standards in **Article 9** (Specific Use Standards) of this Ordinance. Such uses are also subject to all other applicable requirements of this UDO.
- 7.1.102 A “C” indicates a use that may be permitted in the respective general use district only where approved by the Planning Board in accordance with **§3.9.6** (Conditional Use Permits). Conditional uses are subject to all other applicable requirements of this UDO, including the specific use standards contained in **Article 9** (Specific Use Standards).
- 7.1.103 The “Use Standard” column on the table is a cross-reference to any specific use standard listed in **Article 9** (Specific Use Requirements) of this Ordinance. Where no cross-reference is shown, no additional use standard shall apply.
- 7.1.104 A blank cell in the use table indicates that a use is not permitted in the respective district.

7.1.2 Table of Uses

- 7.1.201 The following table lists the principal uses permitted by this UDO for general use districts.
- 7.1.202 For parallel conditional use districts, see **§6.1.2** (Parallel Conditional Use Districts); for conditional zoning districts, see **§6.1.3** (Conditional Zoning Districts).

Accessory Uses	Residential Districts							Rural/Ag Districts			Commercial & Industrial Districts				Use Standards	
	RA-20	RA-40	RA-2	RA-5	GCSL	GCWL	R-MH	RE	RA-USB	RA	P-C	VB	B-1	B-2		I
Accessory Uses	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Home Occupation, Standard	P	P	P	P	P	P	P	P	P	P						§9.2.1
Intensive Home Business			C	C				C		C						§9.2.2
Residential Solar Collectors	P	P	P	P	P	P	P	P	P	P						§9.2.3
Swimming Pools	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	§9.2.4
Residential Uses	RA-20	RA-40	RA-2	RA-5	GCSL	GCWL	R-MH	RE	RA-USB	RA	P-C	VB	B-1	B-2	I	Use Standards
Accessory Dwelling Unit	P	P	P	P			P	P	P	P						§9.1.1
Accessory Dwelling Unit (Manufactured Homes)	P	P	P	P			P	P	P	P						§9.1.2
Additional Dwelling (one for each 10 acres of land)								P	P	P						§9.1.3
Apartments & other Multi-Family Structures with three or more units	C	C				P										§9.1.4
Barn Apartments			P	P				P		P						
Dwellings, Duplexes	P	P				P		P								
Dwellings, Single Family	P	P	P	P	P	P	P	P	P	P						
Manufactured Homes	P	P	P	P			P	P	P	P						§9.1.5
Manufactured Home Parks							C		C	C						Article 15
Personal Workshop/Storage Building	P	P	P	P			P	P	P	P						§9.1.6
Commercial Uses	RA-20	RA-40	RA-2	RA-5	GCSL	GCWL	R-MH	RE	RA-USB	RA	P-C	VB	B-1	B-2	I	Use Standards
Adult Entertainment															C	§9.3.1
Airfields, General Aviation													C		C	§9.3.2
Alcoholic Beverage Package Store												C	C	P		§9.3.3
Ambulance Services						C						P	P	P	P	§9.3.4
Animal Training Facility										C		C	C			§9.3.5
Animal Shelters and Kennels						C				C		C				§9.3.6
Antique Shops												P	P	P		
Appliance Sales and Service												P	P	P		
Arenas, Assembly and Exhibition Halls				C		P						C	P	P	P	§9.3.7
Auction House				C								C	P	P	P	§9.3.8
Automatic Teller Machine												P	P	P	P	
Automobile Parts Sales												P	P	P	P	
Automobile Rental or Leasing												P	P	P	P	

Article 7 Table of Uses

Commercial Uses	Residential Districts							Rural/Ag Districts			Commercial & Industrial Districts				Use Standards	
	RA-20	RA-40	RA-2	RA-5	GCSL	GCWL	R-MH	RE	RA-USB	RA	P-C	VB	B-1	B-2		I
Automobile Sales and Service												C	P	P	P	§9.3.9
Automobile Service												P	P	P	P	
Bakeries, commercial													P	P	P	
Bakeries, retail												P	P	P		
Banks, including drive-thru						P						P	P	P	P	
Beauty and Barber Shops						P						P	P	P		
Bed and Breakfast Operations	C	C	C	C									P			§9.3.10
Billboards															C	§9.3.11
Boat Sales and Service <i>(outdoor storage in rear/side yard only)</i>					P							P				
Building Material and Lawn and Garden Equipment Supplies												P	P	P		
Camp or Care Centers										P						
Campground, Public and Private				C									C		P	§9.3.12
Car or Truck Wash												P	P	P	P	
Cartage and Express Facilities															P	
Child Care Facility	C	C	C	P		C		C	C	P		C	P	P		§9.3.13
Child Care, Family	C	P	P	P				C	P	P						§9.3.13
Clothing and Apparel Stores												P	P	P		
Clubs and Places of Entertainment, and Billiard or Pool Hall									C	C		C	C	P		§9.3.14
Contractor/Construction Business												P	P	P	P	
Convenience Stores <i>(including self-service gas pumps)</i>						P		C				P	P	P		§9.3.15
Department Stores												P	P	P		
Drug Stores and Gift Shops												P	P	P		
Dry Cleaning and Laundries						P						P	P	P	P	
Electronic Stores												P	P	P	P	
Farm Equipment Sales and Services													P	P	P	
Feed and Seed Sales								C					P	P	P	§9.3.16
Flea Market										C			C	P	P	§9.3.17
Florist										P		P	P	P	P	
Funeral Homes												P	P	P	P	
Furniture and Home Furnishing Store												C	C	P		§9.3.18
Grocery Store												P	P	P		

Commercial Uses	Residential Districts							Rural/Ag Districts			Commercial & Industrial Districts				Use Standards	
	RA-20	RA-40	RA-2	RA-5	GCSL	GCWL	R-MH	RE	RA-USB	RA	P-C	VB	B-1	B-2		I
Gun and Ammunition Sales and Service												P	P	P		
Hobby, Toy and Game Stores												P	P	P		
Hotels and Motels						P						C		C		§9.3.19
Ice Machine, Self Service												P	P	P	P	
Internet Sweepstakes Café												P	P	P		
Jewelry Stores												P	P	P		
Locksmith												P	P	P		
Manufactured or Modular Home Sales															P	
Mini-Warehouse / Storage Facilities						P						C	C	C	P	§9.3.20
Mixed Commercial and Residential												P	P	P		
Movie Theaters <i>(including outdoor drive-in)</i>												P		P	P	
Moving Companies															P	
Nursing & Convalescent Homes	C	C	C	C					C	C		C	P	P		§9.3.21
Offices - Business						C						P	P	P	P	§9.3.22
Offices - Professional and Medical						P						P	P	P	P	
Other Vehicle Equipment Sales and Services					P							C	P	P	P	§9.3.23
Pawn Shop												C	C	P	P	§9.3.24
Pet and Pet Supplies												P	P	P		
Printing, Publishing and Binding												P		P	P	
Private Utilities					P	P						P				
Radio and Television Studios														P	P	
Restaurants						P						P	P	P	P	
Restaurants <i>(including drive-ins and fast food)</i>												P	P	P	P	
Restaurants, Fast Food												P	P	P	P	
Retail, General Retail Store <i>(includes retail trade not specifically listed in other uses)</i>												P	P	P		
Road Side Stand										P		P	P	P		
Sawmill										C			C		P	§9.3.25
Sculpting													P		P	
Sculpting <i>(no outdoor storage)</i>												P				
Service Industries related to the Horse Industry								P				P	P	P	P	
Services not elsewhere listed												C	P	P		§9.3.26
Solar Collector Facility										C			C	C	C	§9.3.27

Commercial Uses	Residential Districts							Rural/Ag Districts			Commercial & Industrial Districts				Use Standards	
	RA-20	RA-40	RA-2	RA-5	GCSL	GCWL	R-MH	RE	RA-USB	RA	P-C	VB	B-1	B-2		I
Sporting Goods Store												P	P	P		
Taxi and Limousine Service													P	P	P	
Tobacco Store												P	P	P		
Vehicle Service Stations (including Car Washes)												C	P	P	P	§9.3.28
Veterinary Clinics						C		P		C		C	P	C		§9.3.29
Wholesale and Retail Trade												P	P	P		
Woodworking and Wood Products												C	C	C	C	§9.3.30
Wireless Communications Towers	See Article 14 for allowed districts and regulations															
Industrial Uses	RA-20	RA-40	RA-2	RA-5	GCSL	GCWL	R-MH	RE	RA-USB	RA	P-C	VB	B-1	B-2	I	Use Standards
Bottling Plants															P	
Brewery												P	P	P	P	
Distilleries															P	
Feed Processing													P		P	
Food Processing and Packaging															P	
Fuels Bulk Storage															C	§9.4.1
Landfill, Land clearing and inert debris															C	§9.4.2
Landfill, Sanitary															C	§9.4.3
Manufacturing, Asphalt Products															P	
Manufacturing, Concrete Products															P	
Manufacturing, Chemical															P	
Manufacturing, Computer and Electronic															P	
Manufacturing, Fertilizer (includes storage)															C	§9.4.4
Manufacturing, Furniture and Related Products													P	P	P	
Manufacturing, Heavy Equipment															P	
Manufacturing, Ice															P	
Manufacturing, Machinery															P	
Manufacturing, Metal															P	
Manufacturing, Miscellaneous (not listed elsewhere)															P	
Manufacturing, Nonmetallic Mineral															P	
Manufacturing, Pharmaceuticals															P	

Industrial Uses	Residential Districts							Rural/Ag Districts				Commercial & Industrial Districts				Use Standards
	RA-20	RA-40	RA-2	RA-5	GCSL	GCWL	R-MH	RE	RA-USB	RA	P-C	VB	B-1	B-2	I	
Manufacturing, Plastics and Rubber Products															P	
Manufacturing, Pottery and Ceramics										P		P	P	P	P	
Manufacturing, Transportation Equipment (vehicle & vehicle parts)															P	
Marina (fuel supplies)					P	P										
Mining (or Quarrying)									C	C			C		C §9.4.5	
Mulching Business															P	
Research and Development Facility												C	C	P	P §9.4.6	
Salvage Yards										C			C	C	C §9.4.7	
Textile Products Manufacturing												C			P §9.4.8	
Toxic Chemicals Processing or Disposal															C §9.4.9	
Warehousing, Storage, and Distribution															P	
Welding												P	P		P	
Wineries												P	P	P	P	
Institutional Uses	RA-20	RA-40	RA-2	RA-5	GCSL	GCWL	R-MH	RE	RA-USB	RA	P-C	VB	B-1	B-2	I	Use Standards
Cemeteries			C	C				C		C		P	P	P	P	§9.5.1
Clubs, Lodges and Community Centers (Private Non-Profit)			P	P	C	P			C	C		P	P	P		§9.5.2
Emergency Service Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Fairgrounds				C									C		P	§9.5.3
Family Care Home	P	P	P	P	P	P	P	P	P	P						
Group Care Facility	C	C	C	C			C	C	C	C	C		C	P		§9.5.4
Human Services Facility													P	P		§9.5.5
Libraries												P	P	P	P	
Museums and Art Galleries												P	C	P		§9.5.6
Post Offices, including Mail houses					P							P	P	P		
Public Facilities and Buildings						P			C	C			P	P	P	§9.5.7
Public Utility Substations	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	§9.5.8
Religious Institutions	C	P	P	P	C		P	P	P	P	C	P	P	P		§9.5.9
Schools, Academic	C	C	C	C		C				C				C		§9.5.10
Schools, Business or Trade	C	C	C	C						C		C		C		§9.5.11
Transportation and Freight Terminals													P	P	P	

	Residential Districts							Rural/Ag Districts			Commercial & Industrial Districts				Use Standards	
	RA-20	RA-40	RA-2	RA-5	GCSL	GCWL	R-MH	RE	RA-USB	RA	P-C	VB	B-1	B-2		I
Agricultural Uses																
Agricultural Uses	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Greenhouses			C	C				P	P	P		P	P	P	P	§9.6.1
Horse Farms		P	P	P	P			P	P	P						
Intensive Swine Farms										C						Article 16
Produce Stands								P		P			P	P	P	
Recreational Uses																
Airstrips, Private								P		C					C	§9.3.2
Amusement Park														C	C	§9.7.1
Bowling Alley												P	P	P	P	
Driving Range					C	C						C		C	C	§9.7.2
Go Cart and Motor Cross Tracks										C					C	§9.7.3
Golf Courses, Par 3				C	C	C						P		P		§9.7.4
Golf Courses				C	C	C						P				§9.7.4
Golf Courses, miniature golf												P		P		
Health Clubs and Gyms												P	P	P		
Parks and Playgrounds	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Recreation, Indoor												C	P	P		§9.7.5
Recreation, Outdoor					P	P			P	P		C	C	C		§9.7.6
Skating Rinks and Facilities													P	P	P	
Zoos				C						C				P	P	§9.7.7
Temporary Uses																
Construction Office, Temporary	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	§9.8.1
Itinerant Merchant												P	P	P	P	§9.8.2
Manufactured Office as a Temporary Use												P	P	P	P	
Manufactured Home or Recreational Vehicle, Temporary Use	P	P	P	P			P	P	P	P						§9.8.3
Parking Lot, Temporary		P	P	P				P		P	P	P	P	P	P	
Secondary Temporary Dwelling (for hardship circumstances, usually family)									P	P						
Special Event	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	§9.8.4
Temporary Construction Building (must be removed within 30 days or receiving Certificate of Occupancy)	P	P	P	P								P	P	P	P	

**Moore County Planning Board
Land Use Plan Consistency Statement
General Use Rezoning from
Rural and Agricultural-40 (RA-40) to Rural Agricultural (RA)
ParID: 00022606**

The Moore County Planning Board recommends approval of the request by Pine Valley Solar Farm, LLC for a General Use Rezoning of +/-65 acres of the parcel known as ParID 00022606 as identified in Moore County tax records from Rural and Agricultural (RA-40) to Rural Agricultural (RA) and advises that it is consistent with the following goals in the 2013 Moore County Land Use Plan.

Goal 1: Preserve and Protect the Ambiance and Heritage of the County of Moore (inclusive of areas around the municipalities)

- Action 1.5.2: Support new developments that utilize existing or implement planned infrastructure that most economically preserves open space and important historical, natural and cultural features.
- Action 1.8.8: Support and promote infill development that will optimize the use of existing infrastructure.

Rich Smith, Chair

Moore County Planning Board

Date

MEMORANDUM TO THE PLANNING BOARD

FROM: Debra Ensminger
Planning & Transportation Director

DATE: November 6, 2015

SUBJECT: General Use Rezoning Request: Residential and Agricultural-40
(RA-40) to Rural Agricultural (RA)

PRESENTER: Theresa Thompson

REQUEST

Doubs Chapel Solar, LLC is requesting a General Use Rezoning of a portion of ParID 00019441, owned by “Darlene Peterson & Others” as identified in Moore County tax records; the overall parcel is approximately 102.68 acres. The request is to rezone approximately 23 acres located in the northeast corner of the parcel from Residential & Agricultural-40 (RA-40) to Rural Agricultural (RA). The parcel is located south of Doubs Chapel Road.

EXISTING ZONING AND SURROUNDING LAND USE

- The proposed rezoning area is currently undeveloped. The applicant is in the process of obtaining an access easement from Doubs Chapel Road at the northwest corner of the parcel.
- There are twenty (20) adjacent properties. Surrounding properties comprise of Residential & Agricultural-40 (RA-40) located to the south of Doubs Chapel Road and Rural Agricultural (RA) located to the north of Doubs Chapel Road. Adjacent uses include vacant land and single family homes.

WATER AND SEWER

- The property is currently served by County Water.
- The property is not served by County sewer.

OVERLAY DISTRICTS

- Watershed – The property is located in WS-III-BW Little River (Vass) Watershed.
- Red Cockaded Woodpecker – The property is located in a RCW District.
- Voluntary Agricultural District – The property is within one-half mile of a VAD.

CONSISTENCY WITH THE ADOPTED 2013 LAND USE PLAN

A Planning Board Consistency Statement is included for the Board’s review and consideration.

RECOMMENDATION

Staff recommends the Moore County Planning Board make two separate motions:

Motion #1: Make a motion to adopt the attached Moore County Planning Board Consistency Statement and authorize its Chairman to execute the document as required by North Carolina General Statute 153A-341.

Motion #2: Make a motion to endorse the Moore County Board of Commissioners to approve/deny the general use rezoning of the parcel known as ParID# 00019441 as identified in Moore County tax records from Residential and Agricultural-40 (RA-40) to the Rural Agricultural District (RA) as proposed.

ATTACHMENTS

- Land Use Map and Adjacent Properties
- Rezoning Application
- Submitted Boundary Map
- Rezoning Map
- UDO Article 7. Table of Uses
- Planning Board Consistency Statement

LAND USE MAP



View from the road of the power line easement



Westbound view from the road



Substation located across Doubs Chapel Road from the site



Eastbound view from the road



Statement of Justification in Support of General Use Rezoning Application

Doubs Chapel Solar, LLC
890 Doubs Chapel Road
West End, NC 27376
Tax Pin # 856500257684

This General Use Rezoning Application is in support of a proposed solar collector facility, Doubs Chapel, LLC, to be located at 890 Doubs Chapel Road in West End, North Carolina.

The parcel is currently zoned Residential and Agricultural (“RA-40”). Solar collector facilities are not permitted in the RA-40 district. Doubs Chapel, LLC, is proposing a rezone to the Rural Agricultural (“RA”) District. Per Section 6.2.2 of the Moore County Unified Development Ordinance, the RA district is designed to reflect the pattern of development in rural Moore County by preserving and protecting current uses and way of life while also protecting property rights.

Solar panels are lower in height than a typical home. After construction, they generate fewer trips than one single-family home. Solar farms are quiet and they do not create noise, dust or odor as traditional farms can. Adequate buffers and screens will be provided. The proposed use is in harmony with the surrounding properties, which are largely being utilized as forested lands or residential use. Allowing the proposed rezoning, which will allow the property to develop as a solar collector facility, will maintain the rural character of the area while providing a sustainable benefit to the community.

Pending rezoning from RA-40 to RA, Doubs Chapel, LLC will apply for a Conditional Use Permit. Solar collector facilities are permitted as a Conditional Use in the RA zoning district per Article 7, Table of Uses, of the Moore County Unified Development Ordinance. Doubs Chapel Solar, LLC will comply with all components of Section 9.3.27 of the Moore County Unified Development Ordinance.

The site will have access from Doubs Chapel Road. The solar collector facility will contain rows of Photovoltaic (PV) cell panels mounted on posts set in the ground individually. These rows of panels are referred to as “solar arrays.” The solar arrays will be fixed in place facing south in order to receive the maximum amount of solar energy. This configuration contains no moving parts. Solar components will comply with the current edition of the National Electric Code, be UL listed (or equivalent), and designed with an anti-reflective coating.

The power generated from the solar farm will be sold to Randolph EMC for use by consumers to replace energy produced from a non-renewable source.

SURVEYOR'S CERTIFICATE:

I, KIM R. LILLY, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, DEED DESCRIPTION RECORDED IN DEED BOOK 4134 AND PAGE 315. AS NOTED, THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION AS NOTED; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:40,000; THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600).

THIS 30TH DAY OF OCTOBER A.D. 2015.



Kim R. Lilly
SURVEYOR
L-3612
LICENSE NUMBER



11-2-2015
(revised)

REFERENCE DEEDS/PLATS

- DB 2003 PG 5
- DB 289 PG 202
- DB 1309 PG 498
- DB 316 PG 395
- DB 2599 PG 461
- DB 2819 PG 454
- DB 183 PG 94
- DB 548 PG 424
- DB 2972 PG 346
- DB 2452 PG 372
- DB 550 PG 207
- DB 1540 PG 394
- DB 1288 PG 478
- DB 3299 PG 571
- DB 1487 PG 338
- DB 1559 PG 290
- DB 2734 PG 568
- DB 1599 PG 478
- DB 3928 PG 362
- DB 318 PG 395
- DB 784 PG 90
- PC 2 SLIDE 360
- PC 5 SLIDE 491
- PC 6 SLIDE 491
- PC 6 SLIDE 712
- PC 6 SLIDE 687
- PC 7 SLIDE 261
- PC 7 SLIDE 502
- PC 7 SLIDE 565
- PC 7 SLIDE 750
- PC 8 SLIDE 104
- PC 15 SLIDE 418

LEGEND

- ⊙ 3/4" IPS - 3/4" IRON PIPE SET
- ⊙ IPF - IRON PIPE FOUND (SIZE AS NOTED)
- ⊙ IRF - IRON ROD FOUND (SIZE AS NOTED)
- ⊙ RBF - REBAR FOUND (SIZE AS NOTED)
- CMNF - FOUND CONCRETE MONUMENT
- ✕ PKF - PK NAIL FOUND
- △ NF - NAIL FOUND
- ⊙ RRSRK - RAILROAD SPIKE FOUND
- ⊙ IPF - IRON PIPE FOUND WITH PINCHED TOP
- CALCULATED POINT
- UTILITY POLE

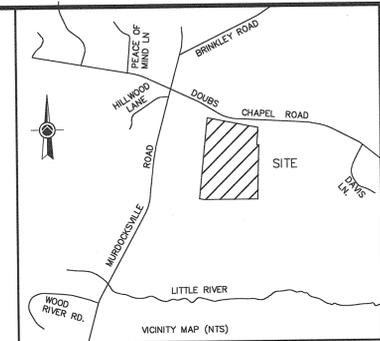
- DB DEED BOOK
- PC PLAT CABINET
- PG PAGE
- R/W RIGHT-OF-WAY
- E/P EDGE OF PAVEMENT
- CPP CORRUGATED PLASTIC PIPE

LINE LEGEND

- BOUNDARY LINE
- ADJOINING PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENT
- TIE LINE
- EDGE OF PAVEMENT
- OVERHEAD UTILITY

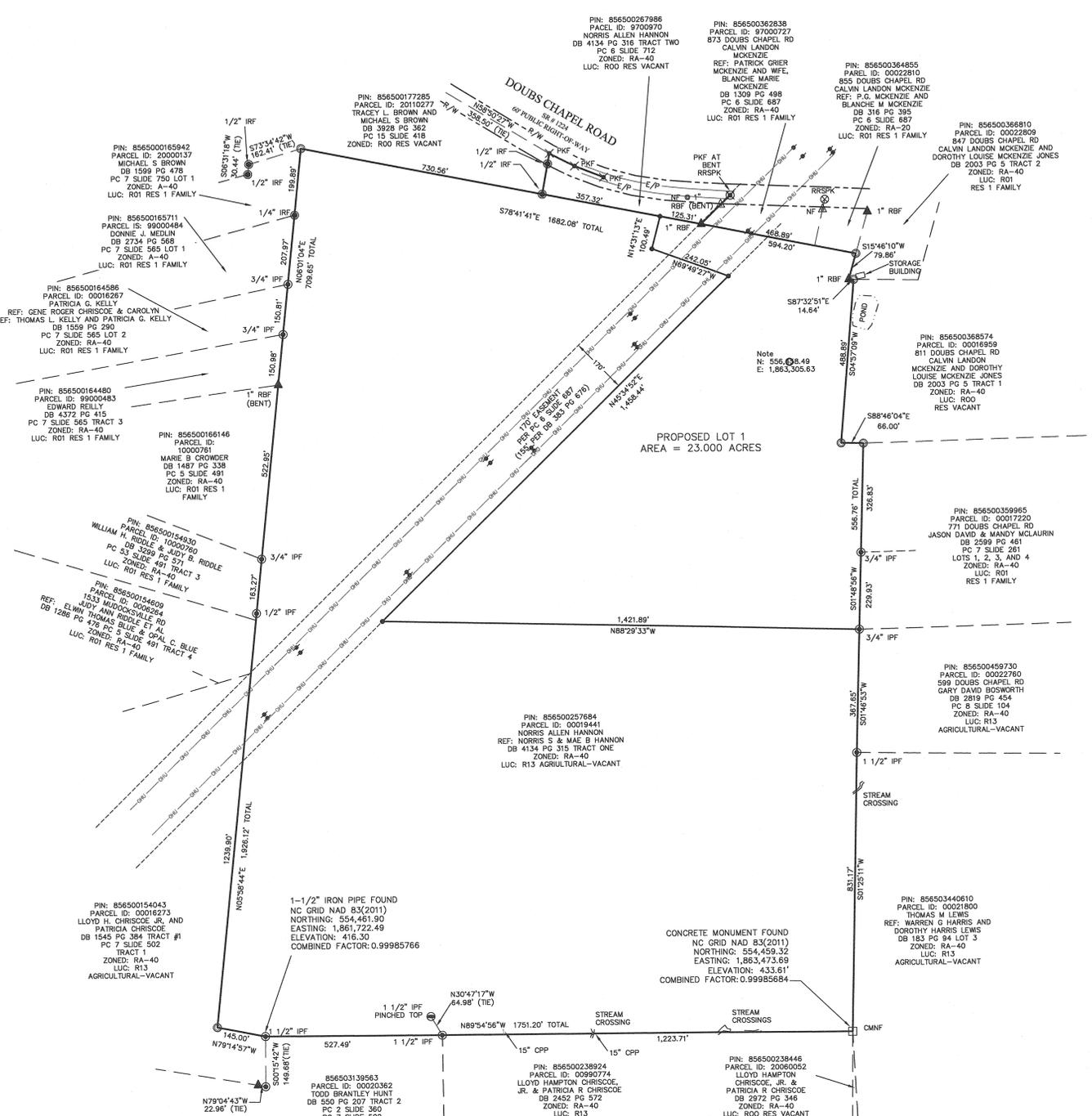
NOTES:

1. SITE REFERENCE: PIN 856500257884, PARCEL ID 00019441, OWNER-NORRIS ALLAN HANNON AND DARLENE HANNON PETERSON & OTHERS, DB 4134 PG 315 (REFERENCE 2014E PG 153) AS RECORDED IN MOORE COUNTY REGISTER OF DEEDS.
2. TOTAL AREA = 101.90 ACRES
AREA IN NEW LOT: 23.00 ACRES
AREA REMAINING = 78.90 ACRES
3. ALL DISTANCES ARE HORIZONTAL GROUND UNLESS OTHERWISE NOTED.
4. ZONING: THE PROPERTY IS ZONED RA-40 (RESIDENTIAL AND AGRICULTURAL 40 DISTRICT).
5. THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN ZONE(S) X OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL NO. 8565, MAP NO. 3710856500J BEARING AN EFFECTIVE DATE OF 10/17/2008.
6. NORTH CAROLINA GRID COORDINATES AS SHOWN HEREON WERE DERIVED FROM DIRECT GPS OBSERVATIONS UTILIZING THE NORTH CAROLINA GEODETIC SURVEY'S NETWORK RTK SYSTEM AND ARE REFERENCED TO THE NC GRID NAD 83 (2011) DATUM. GPS OBSERVATION PERFORMED ON OCTOBER 22, 2015.
7. THIS PROPERTY IS LOCATED IN WATERSHED WS-III-BW.
8. NO BUILDINGS EXISTING ON THE SURVEYED PROPERTY.



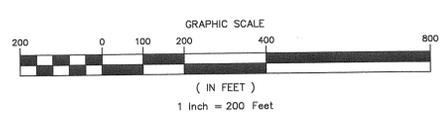
ZONING RA-40 DEVELOPMENT STANDARDS

- MINIMUM LOT SIZE: 40,000 SQ.FT.
- MINIMUM LOT WIDTH: 100 FEET
- MINIMUM LOT DEPTH: 200 FEET
- MAX BUILDING HEIGHT: 40 FEET
- YARD SETBACKS:
FRONT 40 FEET
SIDE 15 FEET
REAR 30 FEET

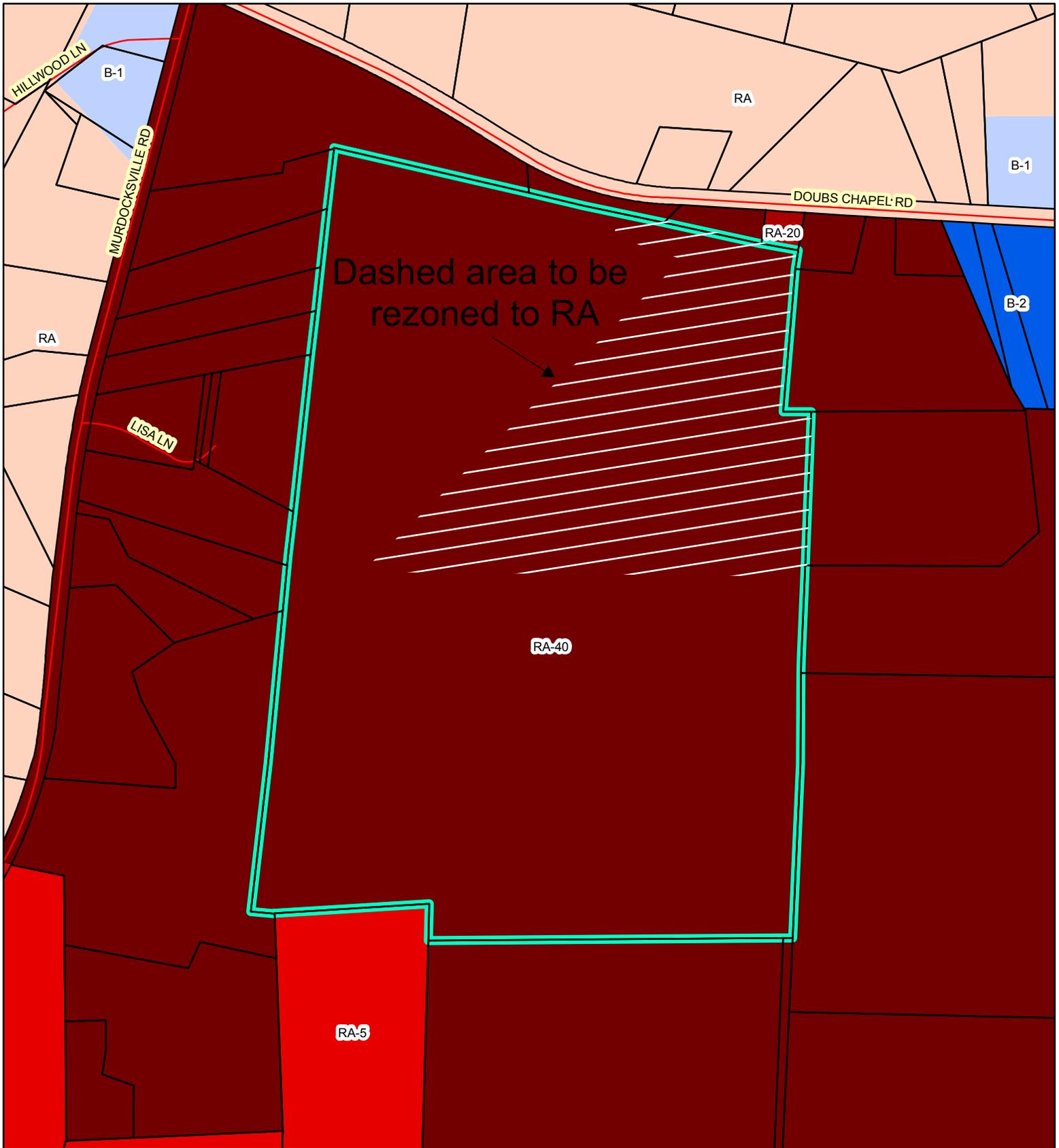


BOUNDARY AND REZONING MAP
PREPARED FOR
CYPRESS CREEK RENEWABLES
890 DOUBS CHAPEL ROAD
MINERAL SPRINGS TOWNSHIP
MOORE COUNTY
WEST END, NORTH CAROLINA

DEVELOPER: CYPRESS CREEK RENEWABLES
CONTACT: SARAH ROYSTER
ADDRESS: 601A WEST MAIN STREET
CARRBORO, NC 27510
PHONE: 919-230-2963



N.C. License No. C-1362
Regional Land Surveyors, Inc.
8642 WEST MARKET STREET, SUITE 100
GREENSBORO, NORTH CAROLINA 27409
TELEPHONE (336) 665-8155
CARRBORO, NC 27510
DRAWN BY: JHB | DATE: 10/30/2015 | CREW CHIEF: MDC
REVISED: 11/02/2015-ADD MONUMENTS WEST AND SOUTH ALONG PROPERTY LINE, CORRECT AREA TOTAL



1 inch = 450 feet



Moore County GIS Disclaimer:
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 Grid is based on North Carolina State Plane Coordinate System NAD83 (ft).

Zoning Map

Owner: Darlene Peterson & Others

General Use Rezoning

(App. 23 Acres Portion of Overall Parcel)

ParID 00019441

Legend

	B-1		PUD/CUD		RA-40
	B-1-CUD		PUD-H		R-MH
	B-2		RA		RA-CUD
	GC-SL		RA-2		RA-USB
	GC-WL		RA-2-CUD		RE
	I		RA-5		VB
	P-C		RA-20		VB-CUD

ARTICLE 7

TABLE OF USES

SECTION 7.1 PERMITTED LAND USES

7.1.1 Use Table

The use table is subject to the explanation as set forth below.

- 7.1.101 A “P” indicates that a use is permitted in the respective district subject to the specific use standards in **Article 9** (Specific Use Standards) of this Ordinance. Such uses are also subject to all other applicable requirements of this UDO.
- 7.1.102 A “C” indicates a use that may be permitted in the respective general use district only where approved by the Planning Board in accordance with **§3.9.6** (Conditional Use Permits). Conditional uses are subject to all other applicable requirements of this UDO, including the specific use standards contained in **Article 9** (Specific Use Standards).
- 7.1.103 The “Use Standard” column on the table is a cross-reference to any specific use standard listed in **Article 9** (Specific Use Requirements) of this Ordinance. Where no cross-reference is shown, no additional use standard shall apply.
- 7.1.104 A blank cell in the use table indicates that a use is not permitted in the respective district.

7.1.2 Table of Uses

- 7.1.201 The following table lists the principal uses permitted by this UDO for general use districts.
- 7.1.202 For parallel conditional use districts, see **§6.1.2** (Parallel Conditional Use Districts); for conditional zoning districts, see **§6.1.3** (Conditional Zoning Districts).

Accessory Uses	Residential Districts							Rural/Ag Districts			Commercial & Industrial Districts				Use Standards	
	RA-20	RA-40	RA-2	RA-5	GCSL	GCWL	R-MH	RE	RA-USB	RA	P-C	VB	B-1	B-2		I
Accessory Uses	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Home Occupation, Standard	P	P	P	P	P	P	P	P	P	P						§9.2.1
Intensive Home Business			C	C				C		C						§9.2.2
Residential Solar Collectors	P	P	P	P	P	P	P	P	P	P						§9.2.3
Swimming Pools	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	§9.2.4
Residential Uses	RA-20	RA-40	RA-2	RA-5	GCSL	GCWL	R-MH	RE	RA-USB	RA	P-C	VB	B-1	B-2	I	Use Standards
Accessory Dwelling Unit	P	P	P	P			P	P	P	P						§9.1.1
Accessory Dwelling Unit (Manufactured Homes)	P	P	P	P			P	P	P	P						§9.1.2
Additional Dwelling (one for each 10 acres of land)								P	P	P						§9.1.3
Apartments & other Multi-Family Structures with three or more units	C	C				P										§9.1.4
Barn Apartments			P	P				P		P						
Dwellings, Duplexes	P	P				P		P								
Dwellings, Single Family	P	P	P	P	P	P	P	P	P	P						
Manufactured Homes	P	P	P	P			P	P	P	P						§9.1.5
Manufactured Home Parks							C		C	C						Article 15
Personal Workshop/Storage Building	P	P	P	P			P	P	P	P						§9.1.6
Commercial Uses	RA-20	RA-40	RA-2	RA-5	GCSL	GCWL	R-MH	RE	RA-USB	RA	P-C	VB	B-1	B-2	I	Use Standards
Adult Entertainment															C	§9.3.1
Airfields, General Aviation													C		C	§9.3.2
Alcoholic Beverage Package Store												C	C	P		§9.3.3
Ambulance Services						C						P	P	P	P	§9.3.4
Animal Training Facility										C		C	C			§9.3.5
Animal Shelters and Kennels						C				C		C				§9.3.6
Antique Shops												P	P	P		
Appliance Sales and Service												P	P	P		
Arenas, Assembly and Exhibition Halls				C		P						C	P	P	P	§9.3.7
Auction House				C								C	P	P	P	§9.3.8
Automatic Teller Machine												P	P	P	P	
Automobile Parts Sales												P	P	P	P	
Automobile Rental or Leasing												P	P	P	P	

Article 7 Table of Uses

Commercial Uses	Residential Districts							Rural/Ag Districts			Commercial & Industrial Districts				Use Standards	
	RA-20	RA-40	RA-2	RA-5	GCSL	GCWL	R-MH	RE	RA-USB	RA	P-C	VB	B-1	B-2		I
Automobile Sales and Service												C	P	P	P	§9.3.9
Automobile Service												P	P	P	P	
Bakeries, commercial													P	P	P	
Bakeries, retail												P	P	P		
Banks, including drive-thru						P						P	P	P	P	
Beauty and Barber Shops						P						P	P	P		
Bed and Breakfast Operations	C	C	C	C									P			§9.3.10
Billboards															C	§9.3.11
Boat Sales and Service <i>(outdoor storage in rear/side yard only)</i>					P							P				
Building Material and Lawn and Garden Equipment Supplies												P	P	P		
Camp or Care Centers										P						
Campground, Public and Private				C									C		P	§9.3.12
Car or Truck Wash												P	P	P	P	
Cartage and Express Facilities															P	
Child Care Facility	C	C	C	P		C		C	C	P		C	P	P		§9.3.13
Child Care, Family	C	P	P	P				C	P	P						§9.3.13
Clothing and Apparel Stores												P	P	P		
Clubs and Places of Entertainment, and Billiard or Pool Hall									C	C		C	C	P		§9.3.14
Contractor/Construction Business												P	P	P	P	
Convenience Stores <i>(including self-service gas pumps)</i>						P		C				P	P	P		§9.3.15
Department Stores												P	P	P		
Drug Stores and Gift Shops												P	P	P		
Dry Cleaning and Laundries						P						P	P	P	P	
Electronic Stores												P	P	P	P	
Farm Equipment Sales and Services													P	P	P	
Feed and Seed Sales								C					P	P	P	§9.3.16
Flea Market										C			C	P	P	§9.3.17
Florist										P		P	P	P	P	
Funeral Homes												P	P	P	P	
Furniture and Home Furnishing Store												C	C	P		§9.3.18
Grocery Store												P	P	P		

Commercial Uses	Residential Districts							Rural/Ag Districts			Commercial & Industrial Districts				Use Standards	
	RA-20	RA-40	RA-2	RA-5	GCSL	GCWL	R-MH	RE	RA-USB	RA	P-C	VB	B-1	B-2		I
Gun and Ammunition Sales and Service												P	P	P		
Hobby, Toy and Game Stores												P	P	P		
Hotels and Motels						P						C		C		§9.3.19
Ice Machine, Self Service												P	P	P	P	
Internet Sweepstakes Café												P	P	P		
Jewelry Stores												P	P	P		
Locksmith												P	P	P		
Manufactured or Modular Home Sales															P	
Mini-Warehouse / Storage Facilities						P						C	C	C	P	§9.3.20
Mixed Commercial and Residential												P	P	P		
Movie Theaters <i>(including outdoor drive-in)</i>												P		P	P	
Moving Companies															P	
Nursing & Convalescent Homes	C	C	C	C					C	C		C	P	P		§9.3.21
Offices - Business						C						P	P	P	P	§9.3.22
Offices - Professional and Medical						P						P	P	P	P	
Other Vehicle Equipment Sales and Services					P							C	P	P	P	§9.3.23
Pawn Shop												C	C	P	P	§9.3.24
Pet and Pet Supplies												P	P	P		
Printing, Publishing and Binding												P		P	P	
Private Utilities					P	P						P				
Radio and Television Studios														P	P	
Restaurants						P						P	P	P	P	
Restaurants <i>(including drive-ins and fast food)</i>												P	P	P	P	
Restaurants, Fast Food												P	P	P	P	
Retail, General Retail Store <i>(includes retail trade not specifically listed in other uses)</i>												P	P	P		
Road Side Stand										P		P	P	P		
Sawmill										C			C		P	§9.3.25
Sculpting													P		P	
Sculpting <i>(no outdoor storage)</i>												P				
Service Industries related to the Horse Industry								P				P	P	P	P	
Services not elsewhere listed												C	P	P		§9.3.26
Solar Collector Facility										C			C	C	C	§9.3.27

Commercial Uses	Residential Districts							Rural/Ag Districts			Commercial & Industrial Districts				Use Standards	
	RA-20	RA-40	RA-2	RA-5	GCSL	GCWL	R-MH	RE	RA-USB	RA	P-C	VB	B-1	B-2		I
Sporting Goods Store												P	P	P		
Taxi and Limousine Service													P	P	P	
Tobacco Store												P	P	P		
Vehicle Service Stations (including Car Washes)												C	P	P	P	§9.3.28
Veterinary Clinics						C		P		C		C	P	C		§9.3.29
Wholesale and Retail Trade												P	P	P		
Woodworking and Wood Products												C	C	C	C	§9.3.30
Wireless Communications Towers	See Article 14 for allowed districts and regulations															
Industrial Uses	RA-20	RA-40	RA-2	RA-5	GCSL	GCWL	R-MH	RE	RA-USB	RA	P-C	VB	B-1	B-2	I	Use Standards
Bottling Plants															P	
Brewery												P	P	P	P	
Distilleries															P	
Feed Processing													P		P	
Food Processing and Packaging															P	
Fuels Bulk Storage															C	§9.4.1
Landfill, Land clearing and inert debris															C	§9.4.2
Landfill, Sanitary															C	§9.4.3
Manufacturing, Asphalt Products															P	
Manufacturing, Concrete Products															P	
Manufacturing, Chemical															P	
Manufacturing, Computer and Electronic															P	
Manufacturing, Fertilizer (includes storage)															C	§9.4.4
Manufacturing, Furniture and Related Products													P	P	P	
Manufacturing, Heavy Equipment															P	
Manufacturing, Ice															P	
Manufacturing, Machinery															P	
Manufacturing, Metal															P	
Manufacturing, Miscellaneous (not listed elsewhere)															P	
Manufacturing, Nonmetallic Mineral															P	
Manufacturing, Pharmaceuticals															P	

Industrial Uses	Residential Districts							Rural/Ag Districts				Commercial & Industrial Districts				Use Standards
	RA-20	RA-40	RA-2	RA-5	GCSL	GCWL	R-MH	RE	RA-USB	RA	P-C	VB	B-1	B-2	I	
Manufacturing, Plastics and Rubber Products															P	
Manufacturing, Pottery and Ceramics										P		P	P	P	P	
Manufacturing, Transportation Equipment (vehicle & vehicle parts)															P	
Marina (fuel supplies)					P	P										
Mining (or Quarrying)									C	C			C		C §9.4.5	
Mulching Business															P	
Research and Development Facility												C	C	P	P §9.4.6	
Salvage Yards										C			C	C	C §9.4.7	
Textile Products Manufacturing												C			P §9.4.8	
Toxic Chemicals Processing or Disposal															C §9.4.9	
Warehousing, Storage, and Distribution															P	
Welding												P	P		P	
Wineries												P	P	P	P	
Institutional Uses	RA-20	RA-40	RA-2	RA-5	GCSL	GCWL	R-MH	RE	RA-USB	RA	P-C	VB	B-1	B-2	I	Use Standards
Cemeteries			C	C				C		C		P	P	P	P	§9.5.1
Clubs, Lodges and Community Centers (Private Non-Profit)			P	P	C	P			C	C		P	P	P		§9.5.2
Emergency Service Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Fairgrounds				C									C		P	§9.5.3
Family Care Home	P	P	P	P	P	P	P	P	P	P						
Group Care Facility	C	C	C	C			C	C	C	C	C		C	P		§9.5.4
Human Services Facility													P	P		§9.5.5
Libraries												P	P	P	P	
Museums and Art Galleries												P	C	P		§9.5.6
Post Offices, including Mail houses					P							P	P	P		
Public Facilities and Buildings						P			C	C			P	P	P	§9.5.7
Public Utility Substations	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	§9.5.8
Religious Institutions	C	P	P	P	C		P	P	P	P	C	P	P	P		§9.5.9
Schools, Academic	C	C	C	C		C				C				C		§9.5.10
Schools, Business or Trade	C	C	C	C						C		C		C		§9.5.11
Transportation and Freight Terminals													P	P	P	

	Residential Districts							Rural/Ag Districts			Commercial & Industrial Districts				Use Standards	
	RA-20	RA-40	RA-2	RA-5	GCSL	GCWL	R-MH	RE	RA-USB	RA	P-C	VB	B-1	B-2		I
Agricultural Uses																
Agricultural Uses	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Greenhouses			C	C				P	P	P		P	P	P	P	§9.6.1
Horse Farms		P	P	P	P			P	P	P						
Intensive Swine Farms										C						Article 16
Produce Stands								P		P			P	P	P	
Recreational Uses																
Airstrips, Private								P		C					C	§9.3.2
Amusement Park														C	C	§9.7.1
Bowling Alley												P	P	P	P	
Driving Range					C	C						C		C	C	§9.7.2
Go Cart and Motor Cross Tracks										C					C	§9.7.3
Golf Courses, Par 3				C	C	C					P			P		§9.7.4
Golf Courses				C	C	C					P					§9.7.4
Golf Courses, miniature golf												P		P		
Health Clubs and Gyms												P	P	P		
Parks and Playgrounds	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Recreation, Indoor												C	P	P		§9.7.5
Recreation, Outdoor					P	P			P	P		C	C	C		§9.7.6
Skating Rinks and Facilities													P	P	P	
Zoos				C						C				P	P	§9.7.7
Temporary Uses																
Construction Office, Temporary	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	§9.8.1
Itinerant Merchant												P	P	P	P	§9.8.2
Manufactured Office as a Temporary Use												P	P	P	P	
Manufactured Home or Recreational Vehicle, Temporary Use	P	P	P	P			P	P	P	P						§9.8.3
Parking Lot, Temporary		P	P	P				P		P	P	P	P	P	P	
Secondary Temporary Dwelling (for hardship circumstances, usually family)									P	P						
Special Event	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	§9.8.4
Temporary Construction Building (must be removed within 30 days or receiving Certificate of Occupancy)	P	P	P	P							P	P	P	P		

**Moore County Planning Board
Land Use Plan Consistency Statement
General Use Rezoning from
Rural and Agricultural (RA-40) to Rural Agricultural (RA)
ParID: 00019441**

The Moore County Planning Board recommends approval of the request by Doubs Chapel Solar, LLC for a General Use Rezoning of +/-23 acres of the parcel known as ParID 00019441 as identified in Moore County tax records from Rural and Agricultural (RA-40) to Rural Agricultural (RA) and advises that it is consistent with the following goals in the 2013 Moore County Land Use Plan.

Goal 1: Preserve and Protect the Ambiance and Heritage of the County of Moore (inclusive of areas around the municipalities)

- Action 1.5.2: Support new developments that utilize existing or implement planned infrastructure that most economically preserves open space and important historical, natural and cultural features.
- Action 1.8.8: Support and promote infill development that will optimize the use of existing infrastructure.

Rich Smith, Chair
Moore County Planning Board

Date

MEMORANDUM TO THE PLANNING BOARD

FROM: Debra Ensminger
Planning & Transportation Director

DATE: November 6, 2015

SUBJECT: General Use Rezoning Request: Residential and Agricultural-40 (RA-40) to Residential and Agricultural-20 (RA-20)

PRESENTER: Theresa Thompson

REQUEST

Bob Koontz is requesting a General Use Rezoning of a portion of ParID 00031790, owned by Valerie Brown Trustee as identified in Moore County tax records; the overall parcel is approximately 108 acres. A recombination plat was approved in November 12, 2014 to combine an approximate 10 acres located to the south of the parcel. The request is to rezone the entire parcel from Residential and Agricultural-40 (RA-40) to Residential and Agricultural-20 (RA-20). The parcel is located south of Airport Road.

EXISTING ZONING AND SURROUNDING LAND USE

- The proposed rezoning area is currently undeveloped and has direct access from Airport Road.
- There are fifteen (15) adjacent properties. Adjacent properties are zoned RA-40 and Southern Pines Rural Residential (RR) zoning district. Adjacent land uses include single family homes, agricultural, and undeveloped land.

WATER AND SEWER

- The property is currently served by County Water.
- The property can be served by County Sewer.

OVERLAY DISTRICTS

- Watershed – The property is located in WS-III-BW Little River (2) Watershed.
- Fort Bragg Zoning Overlay – The property is located in the FBZO District
- Voluntary Agricultural District – The property is within one-half mile of a VAD.

CONSISTENCY WITH THE ADOPTED 2013 LAND USE PLAN

A Planning Board Consistency Statement is included for the Board's review and consideration.

RECOMMENDATION

Staff recommends the Moore County Planning Board make two separate motions:

Motion #1: Make a motion to adopt the attached Moore County Planning Board Consistency Statement and authorize its Chairman to execute the document as required by North Carolina General Statute 153A-341.

Motion #2: Make a motion to endorse the Moore County Board of Commissioners to approve/deny the general use rezoning of the parcel known as ParID 00031790 as identified in Moore County tax records from Residential and Agricultural-40 (RA-40) to the Rural Residential and Agricultural-20 (RA-20) as proposed.

ATTACHMENTS

- Land Use Map and Adjacent Properties
- Recombination Plat (Cabinet 16, Slide 427)
- Rezoning Application
- Rezoning Map
- UDO Article 7. Table of Uses
- Planning Board Consistency Statement

LAND USE MAP

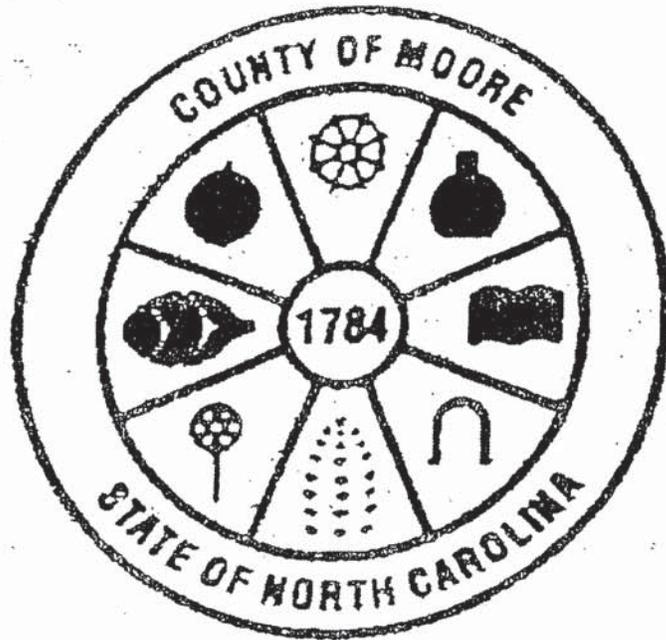


View of Property from Airport Road



View of Property from Airport Road (Site on the right side of road)





Judy D. Martin
Register of Deeds
Moore County, North Carolina

PLAT

FOR REGISTRATION REGISTER OF DEEDS
Judy D. Martin
Moore County, NC
November 13, 2014 10:36:35 AM
Book 16 Page 427-427
FEE: \$21.00
INSTRUMENT # 2014013585



INSTRUMENT # 2014013585

12518



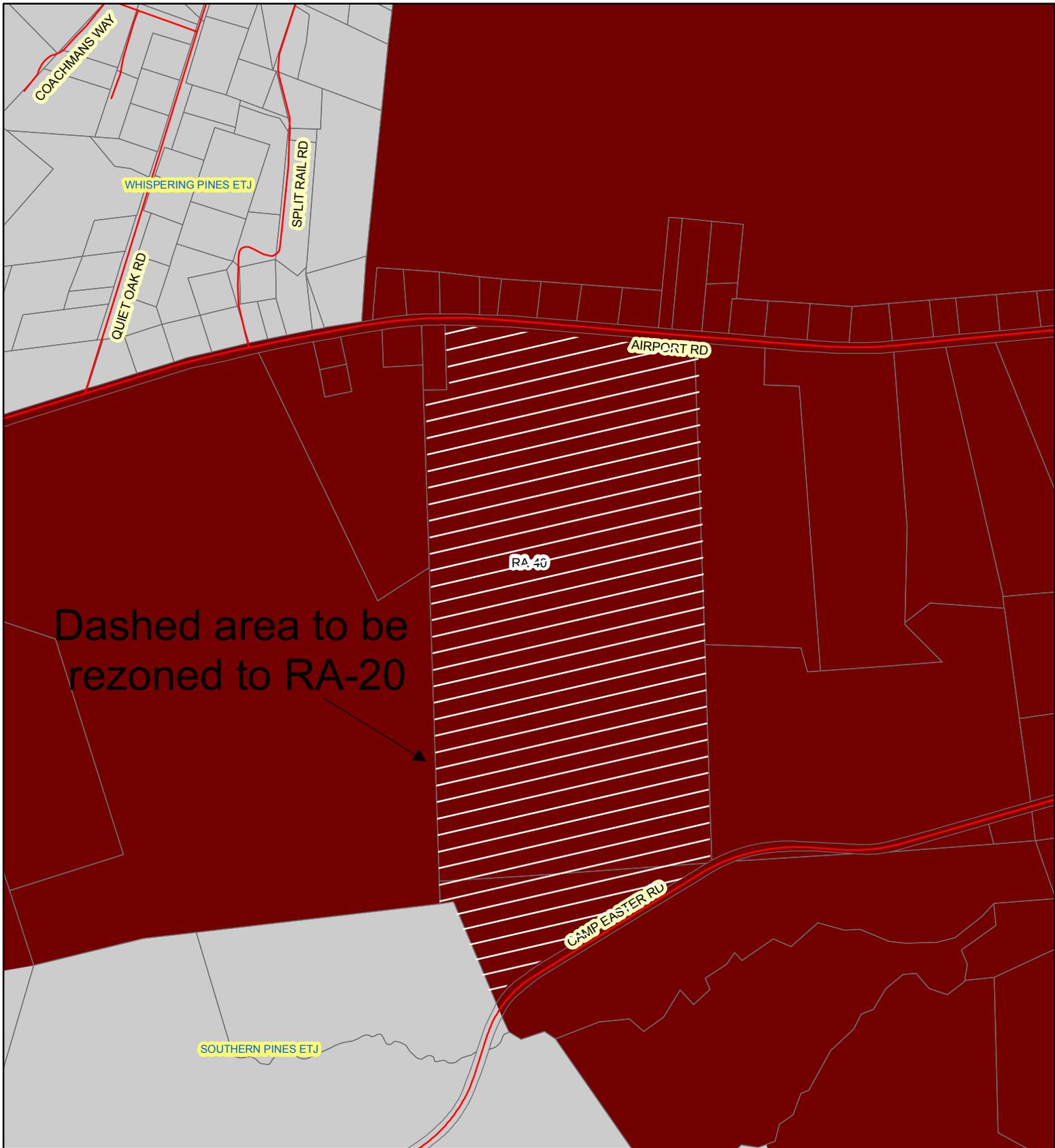
PLANNING & COMMUNITY DEVELOPMENT



P.O. Box 905
1048 Carriage Oaks Drive
Carthage, NC 28327
Planning: 910.947.5010
Central Permitting: 910.947.2221
Fax: 910.947.1303
www.moorecountync.gov

General Use Rezoning Application

Application Date: 11/2/15			
Location/Address of Property: 797 AIRPORT RD			
Applicant: BOB KOONTZ (BEHALF OF OWNER)		Phone: 910.639.4058	
Applicant Address: 275 SE BROAD ST	City: SOUTHERN PINES	St: NC	Zip: 28387
Owner: CAMP EASTER MANAGEMENT, LLC		Phone:	
Owner Address: 25 LYPPRESS POINT DR	City: PINEHURST	St: NC	Zip: 28374
Current Zoning District: RA-40	Proposed Zoning District: RA-20		
Comments: THE INTENT OF THIS REZONING IS TO ALLOW FOR THE DEVELOPMENT OF A NEW ELEMENTARY SCHOOL AND SINGLE-FAMILY DEVELOPMENT ON THE PROPERTY.			
Application Submittal			
The applicant must submit a complete application packet on or before the submittal deadline. This includes:			
<input checked="" type="checkbox"/> Completed Moore County General Use Rezoning Application. <input type="checkbox"/> Application Fee (\$300). <input type="checkbox"/> Postage sufficient to notify all adjacent landowners FOR TWO MAILINGS. (One for Planning Board meeting, and one for Board of Commissioners meeting.) The rate for postage FOR EACH CERTIFIED MAIL LETTER is \$6.49. This includes \$3.30 (certified mail) plus \$2.70 (return receipt) plus \$0.49 (first class stamp).			
I (We), the undersigned, certify that all statements furnished in this application are true to the best of my (our) knowledge, and do hereby agree to follow all reasonable requests for information as designated by the County of Moore Zoning Administrator.			
Applicant/Owner Signature		Date	
		11/3/2015	
Applicant/Owner Signature		Date	
Office Use Only:			
PAR ID: 00031790			
Received By		Date	
		11/3/15	



1 inch = 700 feet



Moore County GIS Disclaimer:
 All the information contained on this media is prepared for the inventory of real property found within Moore County. All data is compiled from recorded deeds, plats, and other public records and data. Users of this data are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. All information contained herein was created for the County's internal use. MOORE COUNTY, ITS OFFICIALS, AGENTS AND EMPLOYEES MAKE NO WARRANTY AS TO THE CORRECTNESS OR ACCURACY OF THE INFORMATION SET FORTH ON THIS MEDIA WHETHER EXPRESS OR IMPLIED, IN FACT OR IN LAW, INCLUDING WITHOUT LIMITATION THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR USE. Any reuse of this data is strictly prohibited in accordance with North Carolina General Statutes 132-10.
 Grid is based on North Carolina State Plane Coordinate System NAD83 (24ft).

Rezoning Map

Owner: Valerie Brown Trustee
 General Use Rezoning
 (App. 108 Acres)

ParID 00031790

Legend

	B-1		PUD/CUD		RA-40
	B-1-CUD		PUD-H		R-MH
	B-2		RA		RA-CUD
	GC-SL		RA-2		RA-USB
	GC-WL		RA-2-CUD		RE
	I		RA-5		VB
	P-C		RA-20		VB-CUD

ARTICLE 7

TABLE OF USES

SECTION 7.1 PERMITTED LAND USES

7.1.1 Use Table

The use table is subject to the explanation as set forth below.

- 7.1.101 A “P” indicates that a use is permitted in the respective district subject to the specific use standards in **Article 9** (Specific Use Standards) of this Ordinance. Such uses are also subject to all other applicable requirements of this UDO.
- 7.1.102 A “C” indicates a use that may be permitted in the respective general use district only where approved by the Planning Board in accordance with **§3.9.6** (Conditional Use Permits). Conditional uses are subject to all other applicable requirements of this UDO, including the specific use standards contained in **Article 9** (Specific Use Standards).
- 7.1.103 The “Use Standard” column on the table is a cross-reference to any specific use standard listed in **Article 9** (Specific Use Requirements) of this Ordinance. Where no cross-reference is shown, no additional use standard shall apply.
- 7.1.104 A blank cell in the use table indicates that a use is not permitted in the respective district.

7.1.2 Table of Uses

- 7.1.201 The following table lists the principal uses permitted by this UDO for general use districts.
- 7.1.202 For parallel conditional use districts, see **§6.1.2** (Parallel Conditional Use Districts); for conditional zoning districts, see **§6.1.3** (Conditional Zoning Districts).

Accessory Uses	Residential Districts							Rural/Ag Districts				Commercial & Industrial Districts				Use Standards
	RA-20	RA-40	RA-2	RA-5	GCSL	GCWL	R-MH	RE	RA-USB	RA	P-C	VB	B-1	B-2	I	
Accessory Uses	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Home Occupation, Standard	P	P	P	P	P	P	P	P		P						§9.2.1
Intensive Home Business			C	C				C		C						§9.2.2
Residential Solar Collectors	P	P	P	P	P	P	P	P	P	P						§9.2.3
Swimming Pools	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	§9.2.4
Residential Uses	RA-20	RA-40	RA-2	RA-5	GCSL	GCWL	R-MH	RE	RA-USB	RA	P-C	VB	B-1	B-2	I	Use Standards
Accessory Dwelling Unit	P	P	P	P			P	P	P	P						§9.1.1
Accessory Dwelling Unit (Manufactured Homes)	P	P	P	P			P	P	P	P						§9.1.2
Additional Dwelling (one for each 10 acres of land)								P	P	P						§9.1.3
Apartments & other Multi-Family Structures with three or more units	C	C				P										§9.1.4
Barn Apartments			P	P				P		P						
Dwellings, Duplexes	P	P				P		P								
Dwellings, Single Family	P	P	P	P	P	P	P	P	P	P						
Manufactured Homes	P	P	P	P			P	P	P	P						§9.1.5
Manufactured Home Parks							C		C	C						Article 15
Personal Workshop/Storage Building	P	P	P	P			P	P	P	P						§9.1.6
Commercial Uses	RA-20	RA-40	RA-2	RA-5	GCSL	GCWL	R-MH	RE	RA-USB	RA	P-C	VB	B-1	B-2	I	Use Standards
Adult Entertainment															C	§9.3.1
Airfields, General Aviation													C		C	§9.3.2
Alcoholic Beverage Package Store												C	C	P		§9.3.3
Ambulance Services						C						P	P	P	P	§9.3.4
Animal Training Facility										C		C	C			§9.3.5
Animal Shelters and Kennels						C				C		C				§9.3.6
Antique Shops												P	P	P		
Appliance Sales and Service												P	P	P		
Arenas, Assembly and Exhibition Halls				C		P						C	P	P	P	§9.3.7
Auction House				C								C	P	P	P	§9.3.8
Automatic Teller Machine												P	P	P	P	
Automobile Parts Sales												P	P	P	P	
Automobile Rental or Leasing												P	P	P	P	

Commercial Uses	Residential Districts							Rural/Ag Districts				Commercial & Industrial Districts				Use Standards
	RA-20	RA-40	RA-2	RA-5	GCSL	GCWL	R-MH	RE	RA-USB	RA	P-C	VB	B-1	B-2	I	
Automobile Sales and Service												C	P	P	P	§9.3.9
Automobile Service												P	P	P	P	
Bakeries, commercial													P	P	P	
Bakeries, retail												P	P	P		
Banks, including drive-thru						P						P	P	P	P	
Beauty and Barber Shops						P						P	P	P		
Bed and Breakfast Operations	C	C	C	C									P			§9.3.10
Billboards															C	§9.3.11
Boat Sales and Service <i>(outdoor storage in rear/side yard only)</i>					P							P				
Building Material and Lawn and Garden Equipment Supplies												P	P	P		
Camp or Care Centers										P						
Campground, Public and Private				C									C		P	§9.3.12
Car or Truck Wash												P	P	P	P	
Cartage and Express Facilities															P	
Child Care Facility	C	C	C	P		C		C	C	P		C	P	P		§9.3.13
Child Care, Family	C	P	P	P				C	P	P						§9.3.13
Clothing and Apparel Stores												P	P	P		
Clubs and Places of Entertainment, and Billiard or Pool Hall									C	C		C	C	P		§9.3.14
Contractor/Construction Business												P	P	P	P	
Convenience Stores <i>(including self-service gas pumps)</i>						P		C				P	P	P		§9.3.15
Department Stores												P	P	P		
Drug Stores and Gift Shops												P	P	P		
Dry Cleaning and Laundries						P						P	P	P	P	
Electronic Stores												P	P	P	P	
Farm Equipment Sales and Services													P	P	P	
Feed and Seed Sales								C					P	P	P	§9.3.16
Flea Market										C			C	P	P	§9.3.17
Florist										P		P	P	P	P	
Funeral Homes												P	P	P	P	
Furniture and Home Furnishing Store												C	C	P		§9.3.18
Grocery Store												P	P	P		

Commercial Uses	Residential Districts							Rural/Ag Districts				Commercial & Industrial Districts				Use Standards
	RA-20	RA-40	RA-2	RA-5	GCSL	GCWL	R-MH	RE	RA-USB	RA	P-C	VB	B-1	B-2	I	
Gun and Ammunition Sales and Service												P	P	P		
Hobby, Toy and Game Stores												P	P	P		
Hotels and Motels						P						C		C		§9.3.19
Ice Machine, Self Service												P	P	P	P	
Internet Sweepstakes Café												P	P	P		
Jewelry Stores												P	P	P		
Locksmith												P	P	P		
Manufactured or Modular Home Sales															P	
Mini-Warehouse / Storage Facilities						P						C	C	C	P	§9.3.20
Mixed Commercial and Residential												P	P	P		
Movie Theaters <i>(including outdoor drive-in)</i>												P		P	P	
Moving Companies															P	
Nursing & Convalescent Homes	C	C	C	C					C	C		C	P	P		§9.3.21
Offices - Business						C						P	P	P	P	§9.3.22
Offices - Professional and Medical						P						P	P	P	P	
Other Vehicle Equipment Sales and Services					P							C	P	P	P	§9.3.23
Pawn Shop												C	C	P	P	§9.3.24
Pet and Pet Supplies												P	P	P		
Printing, Publishing and Binding												P		P	P	
Private Utilities					P	P						P				
Radio and Television Studios														P	P	
Restaurants						P						P	P	P	P	
Restaurants <i>(including drive-ins and fast food)</i>												P	P	P	P	
Restaurants, Fast Food												P	P	P	P	
Retail, General Retail Store <i>(includes retail trade not specifically listed in other uses)</i>												P	P	P		
Road Side Stand										P		P	P	P		
Sawmill										C			C		P	§9.3.25
Sculpting													P		P	
Sculpting <i>(no outdoor storage)</i>												P				
Service Industries related to the Horse Industry								P				P	P	P	P	
Services not elsewhere listed												C	P	P		§9.3.26
Solar Collector Facility										C			C	C	C	§9.3.27

	Residential Districts							Rural/Ag Districts				Commercial & Industrial Districts				Use Standards
	RA-20	RA-40	RA-2	RA-5	GCSL	GCWL	R-MH	RE	RA-USB	RA	P-C	VB	B-1	B-2	I	
Commercial Uses																
Sporting Goods Store												P	P	P		
Taxi and Limousine Service													P	P	P	
Tobacco Store												P	P	P		
Vehicle Service Stations (including Car Washes)												C	P	P	P	§9.3.28
Veterinary Clinics						C		P		C		C	P	C		§9.3.29
Wholesale and Retail Trade												P	P	P		
Woodworking and Wood Products												C	C	C	C	§9.3.30
Wireless Communications Towers	See Article 14 for allowed districts and regulations															
Industrial Uses																
Bottling Plants															P	
Brewery												P	P	P	P	
Distilleries															P	
Feed Processing													P		P	
Food Processing and Packaging															P	
Fuels Bulk Storage															C	§9.4.1
Landfill, Land clearing and inert debris															C	§9.4.2
Landfill, Sanitary															C	§9.4.3
Manufacturing, Asphalt Products															P	
Manufacturing, Concrete Products															P	
Manufacturing, Chemical															P	
Manufacturing, Computer and Electronic															P	
Manufacturing, Fertilizer (includes storage)															C	§9.4.4
Manufacturing, Furniture and Related Products													P	P	P	
Manufacturing, Heavy Equipment															P	
Manufacturing, Ice															P	
Manufacturing, Machinery															P	
Manufacturing, Metal															P	
Manufacturing, Miscellaneous (not listed elsewhere)															P	
Manufacturing, Nonmetallic Mineral															P	
Manufacturing, Pharmaceuticals															P	

Industrial Uses	Residential Districts							Rural/Ag Districts				Commercial & Industrial Districts				Use Standards
	RA-20	RA-40	RA-2	RA-5	GCSL	GCWL	R-MH	RE	RA-USB	RA	P-C	VB	B-1	B-2	I	
Manufacturing, Plastics and Rubber Products															P	
Manufacturing, Pottery and Ceramics									P			P	P	P	P	
Manufacturing, Transportation Equipment (vehicle & vehicle parts)															P	
Marina (fuel supplies)					P	P										
Mining (or Quarrying)								C	C				C		C	
Mulching Business															P	
Research and Development Facility												C	C	P	P	
Salvage Yards									C				C	C	C	
Textile Products Manufacturing												C			P	
Toxic Chemicals Processing or Disposal															C	
Warehousing, Storage, and Distribution															P	
Welding												P	P		P	
Wineries												P	P	P	P	
Institutional Uses	RA-20	RA-40	RA-2	RA-5	GCSL	GCWL	R-MH	RE	RA-USB	RA	P-C	VB	B-1	B-2	I	Use Standards
Cemeteries			C	C				C		C		P	P	P	P	
Clubs, Lodges and Community Centers (Private Non-Profit)			P	P	C	P			C	C		P	P	P		
Emergency Service Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Fairgrounds				C									C		P	
Family Care Home	P	P	P	P	P	P	P	P	P	P						
Group Care Facility	C	C	C	C			C	C	C	C	C		C	P		
Human Services Facility													P	P		
Libraries											P	P	P	P		
Museums and Art Galleries												P	C	P		
Post Offices, including Mail houses					P							P	P	P		
Public Facilities and Buildings						P			C	C			P	P	P	
Public Utility Substations	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Religious Institutions	C	P	P	P	C		P	P	P	P	C	P	P	P		
Schools, Academic	C	C	C	C		C				C				C		
Schools, Business or Trade	C	C	C	C						C		C		C	C	
Transportation and Freight Terminals													P	P	P	

	Residential Districts							Rural/Ag Districts				Commercial & Industrial Districts				Use Standards
	RA-20	RA-40	RA-2	RA-5	GCSL	GCWL	R-MH	RE	RA-USB	RA	P-C	VB	B-1	B-2	I	
Agricultural Uses	RA-20	RA-40	RA-2	RA-5	GCSL	GCWL	R-MH	RE	RA-USB	RA	P-C	VB	B-1	B-2	I	Use Standards
Agricultural Uses	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Greenhouses			C	C				P	P	P		P	P	P	P	§9.6.1
Horse Farms		P	P	P	P			P	P	P						
Intensive Swine Farms										C						Article 16
Produce Stands								P		P			P	P	P	
Recreational Uses	RA-20	RA-40	RA-2	RA-5	GCSL	GCWL	R-MH	RE	RA-USB	RA	P-C	VB	B-1	B-2	I	Use Standards
Airstrips, Private									P	C					C	§9.3.2
Amusement Park														C	C	§9.7.1
Bowling Alley												P	P	P	P	
Driving Range					C	C						C		C	C	§9.7.2
Go Cart and Motor Cross Tracks										C					C	§9.7.3
Golf Courses, Par 3				C	C	C					P			P		§9.7.4
Golf Courses				C	C	C					P					§9.7.4
Golf Courses, miniature golf												P		P		
Health Clubs and Gyms												P	P	P		
Parks and Playgrounds	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Recreation, Indoor												C	P	P		§9.7.5
Recreation, Outdoor					P	P			P	P		C	C	C		§9.7.6
Skating Rinks and Facilities													P	P	P	
Zoos				C						C				P	P	§9.7.7
Temporary Uses	RA-20	RA-40	RA-2	RA-5	GCSL	GCWL	R-MH	RE	RA-USB	RA	P-C	VB	B-1	B-2	I	Use Standards
Construction Office, Temporary	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	§9.8.1
Itinerant Merchant												P	P	P	P	§9.8.2
Manufactured Office as a Temporary Use												P	P	P	P	
Manufactured Home or Recreational Vehicle, Temporary Use	P	P	P	P			P	P	P	P						§9.8.3
Parking Lot, Temporary		P	P	P				P		P	P	P	P	P	P	
Secondary Temporary Dwelling (for hardship circumstances, usually family)									P	P						
Special Event	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	§9.8.4
Temporary Construction Building (must be removed within 30 days or receiving Certificate of Occupancy)	P	P	P	P							P	P	P	P		

Moore County Planning Board
Land Use Plan Consistency Statement
General Use Rezoning from
Rural and Agricultural-40 (RA-40) to Rural and Agricultural-20 (RA-20)
ParID: 00031790

The Moore County Planning Board recommends approval of the request by Bob Koontz for a General Use Rezoning of +/-108 acres of the parcel known as ParID 00031790 as identified in Moore County tax records from Rural and Agricultural-40 (RA-40) to Rural and Agricultural-20 (RA-20) and advises that it is consistent with the following goals in the 2013 Moore County Land Use Plan.

Goal 1: Preserve and Protect the Ambiance and Heritage of the County of Moore (inclusive of areas around the municipalities)

- Action 1.5.2: Support new developments that utilize existing or implement planned infrastructure that most economically preserves open space and important historical, natural and cultural features.
- Action 1.8.8: Support and promote infill development that will optimize the use of existing infrastructure.

Goal 3: Optimize the Uses of Land Within the County of Moore

- Recommendation 3.1: Maximize accessibility among living, working, and shopping areas.
- Action 3.1.1: Adopt policies that encourage development of mixed land uses, as appropriate, to provide easy access, reduce travel time, and improve convenience among uses surrounding the County's established towns and villages.

Rich Smith, Chair
Moore County Planning Board

Date