

**MOORE COUNTY PLANNING BOARD
REGULAR MEETING
THURSDAY, MARCH 2 2017, 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 December 1, 2016
- C. Consideration of Abstentions

III. PUBLIC HEARING

1. **Conditional Rezoning Request: Stars Charter** - Neighborhood Youth Leadership is requesting conditional rezoning for a “Elementary, Middle, and High School”.

IV. OTHER BOARD MATTERS

V. PLANNING DEPARTMENT REPORTS

VI. BOARD COMMENT PERIOD

VII. UPCOMING EVENTS

- Tuesday, March 7, 2017 5:30 PM Board of Commissioners Meeting to be held at the Historic Courthouse in Carthage.
- Tuesday, March 21, 2017 5:30 PM Board of Commissioners Meeting to be held at the Historic Courthouse in Carthage
- Wednesday, March 22, 2017 2:00 PM Moore County Transportation Committee to be held at the Rick Rhyne Public Safety Center Community Room.
- **Thursday, April 6, 2017 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 comment during Public Hearing

**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.

**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, DECEMBER 1, 2016 6:00 PM
MOORE COUNTY HISTORIC COURTHOUSE – 2nd FLOOR

Board Members Present: Joseph Garrison (Chair) Eddie Nobles (Vice Chairman),
Gene Horne, Bobby Hyman, John Cook

Board Members Absent: David Lambert, Aaron McNeill, Scott McLeod, Rich Smith

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

CALL TO ORDER

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

INVOCATION

Vice Chairman Eddie Nobles offered the invocation.

PLEDGE OF ALLEGIANCE

Board Member John Cook led in citing of the Pledge of Allegiance.

MISSION STATEMENT

Board Member Gene Horne read the Moore County Mission Statement.

PUBLIC COMMENT PERIOD

There was no public comment.

APPROVAL OF THE CONSENT AGENDA

- A. Approval of Meeting Agenda
- B. Approval of Minutes of October 6, 2016
- C. Consideration of Abstentions

Board Member Horne made a motion to approve the consent agenda. The motion was seconded by Vice Chairman Nobles and the motion passed unanimously 5-0.

PUBLIC HEARING(S)

Chairman Garrison opened the following public hearing

Pristine Sun Fund 12, LLC is requesting a Conditional Use Permit to construct a commercial Solar Collector Facility on approximately 12.28 acres of an overall approximately 28.15 acre parcel located at 2495 Jason Road (ParID 00009291), owned by Cynthia Dabestani as identified in Moore County tax records.

Senior Planner Theresa Thompson explained that the following request came before the Board on October 6, 2016 and was tabled to allow the applicant to submit a property value study, to update the site plan to exclude the existing cemetery from the solar collector facility parameters, and also address questions regarding the safety of solar panels. Ms. Thompson further explained that this request originally received conditional use permit approval for a solar collector facility on May 19, 2015 and their original permit has since expired. The project size has increased from approximately 11 acres to 12.28 acres. The project area will comprise of approximately 12.28 acres of the 28 acre lot which is an existing pasture land for cows. Ms. Thompson stated that the site plan meets the Unified Development Ordinance's screening requirements by utilizing the Type 2 Screening, which is a 3 foot wide foot high dense evergreen planting that shall be of a species normally expected to reach a height of 7 feet in 3 years, to the side and rear of the property adjacent to residentially zoned property. In addition to the minimum screening requirements, the applicant is installing Type 2 screening along all property lines including the front property line, which is not a Unified Development Ordinance requirement, as illustrated on the site plan. Ms. Thompson stated that staff will ensure that all specific use standards will be met as specified in the Unified Development Ordinance and will be inspected by county staff before a Certificate of Occupancy is issued.

There were no further questions from the Board.

Katherine Ross the attorney representing the applicant thanked the Board for the opportunity to appear before them and also thanked the staff for working with her through the process. Ms. Ross explained that Mr. TJ Murphy and Mr. Tommy Cleveland will present information to the Board to answer questions from the last tabled meeting in October. Ms. Ross handed out a packet that included the minutes from October 6, 2016, a property value study from Rich Kirkland, and an updated site plan.

Mr. TJ Murphy provided background information on Rena Sola and explained that they are primarily a manufacturing company that felt the solar farm industry fell in line with their purview. Mr. Murphy reviewed the site plan and explained that the landscape buffer will consist of staggered Eastern Red Cedars planted at five feet and will grow at about a foot a year. Mr. Murphy stated that the applicant is willing to listen to concerns regarding the landscape buffering and make adjustments as needed.

Mr. Tommy Cleveland explained that the panels are made of crystalline silicone which comes from sand, and boron and phosphorous are mixed with the sand which make up the photovoltaic panel. Mr. Cleveland explained that all of these materials are non hazardous, have passed a Toxic Characteristic Leaching Test, and meet the ROHS standards. Mr. Cleveland concluded with an explanation of the electricity that is emitted from the inverter which is no different than other AC electricity.

Chairman Garrison asked if a panel is broken, if there are any risks, and Mr. Cleveland stated no there would not be any issues. Mr. Cleveland further explained that it would be very hard for the chemicals to be released due to the glass covering.

Chairman Garrison asked if there is a mitigation plan in the event of a weather event. Mr. Cleveland stated that the panels are built to meet building code and can withstand 150 mph winds.

Mr. Murphy reviewed the report provided by the appraiser Richard Kirkland who was not present for the meeting.

Chairman Garrison asked if there is any noise once the construction is complete. Mr. Murphy explained that the sound from the inverter is comparable to a microwave that is running when you are standing right next to it and the cooling fan sound is comparable to a computer fan.

Mr. Murphy further explained that the type of panels have been changed from the original proposed fixed tilt to a single axis tracker. Chairman Garrison asked why this was changed, and Mr. Murphy explained that within the last year single axis tracker technology has increased and when appropriate is more efficient.

Katherine Ross concluded the applicant presentation noting two points. Ms. Ross stated that this project meets all Moore County Unified Development Ordinance Standards and was approved previously in May 2015.

Chairman Garrison stated that there was no one remaining on the sign sheet but asked if anyone else in the audience would like to speak in regards to this request.

Mr. Matthew Garner of 2480 Jason Road stated that he is concerned about the placement of these panels at about 75 feet from his front porch as well as the devaluing of the land.

Chairman Garrison asked the Board if they would like to entertain a motion and reminded the Board that if there is a recommendation of denial then the Board must state why.

The Planning Board paused and reviewed the documents.

After the pause Chairman Garrison stated that this request was approved before, and as he viewed it there wasn't any evidence that would justify a denial.

Chairman Garrison asked if this project is reverted back to its original state does it hurt the integrity of the property. Mr. Murphy stated no, it would just go back to farmland.

Vice Chairman Nobles asked Mr. Murphy to address the long term care of grass. Mr. Murphy stated that their common practice is to mow.

Board Member Hyman asked if the barrier trees and fencing will remain because he stated that he is worried these two factors will not allow the property to be useful for cattle grazing in the future. Mr. Murphy explained the fencing would be removed and the barrier landscaping can be removed if needed but these will be such a small portion of the land and if the trees remain the land could still be used for cattle grazing.

Chairman Garrison asked if community meetings were held or if anyone reached out to the adjacent property owners. Mr. Murphy explained that he has not personally spoken with anyone but he does know others have talked to some adjacent property owners.

Mr. Matthew Garner discussed the relationship with the family members that own the property and no one has reached out to speak with him.

Mr. Tom Baumberger stated that he lives across the road and was concerned that the properties to the west were not mentioned and that there really are not any industrial businesses in the area.

Ms. Ross stated for the record that the property to the east was confused with the west earlier in the presentation and they are willing to speak with all those that are present after the meeting.

Vice Chairman Nobles stated that as far he could see the applicant has met the minimum requirements and with that he made a motion to endorse the Moore County Board of Commissioners to approve the Conditional Use Permit for the use of a Solar Collector Facility located at 2495 Jason Road (ParID 00009291), owned by Cynthia Dabestani as identified in Moore County tax records, including the Application Review Comments and Recommendations as listed in the staff report. The motion was seconded by Board Member Gene Horne and the motion passed 4 -1. (Consenting Vote - Board Member Hyman)

OTHER BOARD MATTERS

No other Board Matters were discussed.

PLANNING DEPARTMENT REPORTS

Planning Director, Debra Ensminger stated that there are no items for January so training will be held.

BOARD COMMENT PERIOD

The board discussed what to do when a decision is hard to make.

ADJOURNMENT

Vice Chairman Nobles made a motion to adjourn the December 1, 2016 regular meeting. The motion was seconded by Board Member Hyman and the motion passed unanimously 5-0.

Respectfully submitted by,

Lydia Cleveland

Meeting Date: March 2, 2017

MEMORANDUM TO THE PLANNING BOARD

FROM: Debra Ensminger
Planning & Transportation Director

DATE: January 31, 2017

SUBJECT: Conditional Rezoning Request: Stars Charter

PRESENTER: Theresa Thompson

REQUEST

Neighborhood Youth Leadership is requesting conditional rezoning for a “Elementary, Middle, and High School” to expand the existing elementary and middle schools to provide additional classroom space, incorporating high school grade levels to the Sandhills Theatre Arts Renaissance School (also known as STARS Charter) located at 140 Southern Dunes Drive, Vass, NC 28394. The request would rezone a total of +/-9.17 acres from Highway Commercial (B-2) / Residential & Agricultural – 40 (RA-40) to Highway Commercial Conditional Zoning (B-2-CZ).

BACKGROUND

STARS Charter is located on +/-5.64 acres and is recombining +/-3.53 acres from neighboring property owner, Eugene Barton, to create a total of +/-9.17 acres. STARS Charter originally received conditional use permit approval in 2002. An amendment to the conditional use permit was approved in 2013 for the addition of 3 modular classrooms. The current land use is an elementary and middle school. Adjacent land uses includes single family homes, town homes, undeveloped parcels, a dentist office, and an auto sales business.

Public notification consisted of publishing a legal notice in the local newspaper for two consecutive weeks, notification by mail to adjacent property owners, and placing public hearing signs on the property.

COMMUNITY MEETING

The community meeting was conducted at STARS Charter on February 16, 2017 at 5:30pm. Properties located within 250 feet of the petitioned property were notified by certified return receipt mail, sent on February 2, 2017. Please refer to the attached report for more details.

CONDITIONAL ZONING DISTRICT (CZ)

Conditional rezoning affords a degree of certainty in land use decisions not possible when rezoning to a general category allowing many different uses. A Conditional Zoning District is a floating zoning district created only at the request of a property owner, through the legislative rezoning process. Uses which may be considered for a conditional zoning district are restricted to those uses listed in the corresponding general zoning district. Either the property owner or the Board of Commissioners may propose specific conditions (Planning Board may recommend conditions) but only those conditions mutually agreed upon to the owner and Board of Commissioners can be imposed.

“STARS Charter”- Conditional Rezoning – Case File

CONSISTENCY WITH THE 2013 MOORE COUNTY LAND USE PLAN

Future Land Use Map: The property is located within the High Density Residential with Mixed Use Land Use Classification as illustrated in the map below. The requested zoning to Highway Commercial Conditional Zoning (B-2-CZ) for the specific use of a school is compatible with this Land Use Classification. The Land Use Plan states the High Density Residential with Mixed Use Land Use Classification includes “Density four (4) to eight (8) dwellings per acre, single family detached or attached. Housing may include a mixture of dwelling types, including single-family detached, duplex, patio home, semi-detached/attached dwelling, multi-family, or townhouse. This category shall also include certain non-residential neighborhood supportive uses such as retail, commercial, office, schools, daycares, churches and others similar uses compatible with residential. Public infrastructure and facilities such as roads, water, sewer, schools, fire/rescue, open space; and must be adequate to accommodate the development. The public service providers in the proximity of these areas shown on the Future Land Use Map shall consider extending, upgrading and/or preserving infrastructure in these locations.”



Land Use Plan Goals: The rezoning request is consistent with several goals as listed in the attached Land Use Plan Consistency Statement, including:

- Action 1.8.8: Support and promote infill development that will optimize the use of existing infrastructure.
- 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.
- Action 3.1.2: Encourage non-residential development to locate near major transportation routes and areas served by adequate water, sewer, natural gas, broadband, and electric power.
- Action 3.4.1: Direct intensive land uses to areas that have existing or planned infrastructure.

“STARS Charter”- Conditional Rezoning – Case File

ZONING DISTRICT COMPATIBILITY

The requested zoning to B-2-CZ (Highway Commercial Conditional Zoning), a request for the specific land use of a school, will place compatible uses within the adjacent area and neighboring zoning districts. The property is currently zoned B-2 (Highway Commercial) and RA-40 (Residential & Agricultural – 40). The request is to rezone the property to B-2-CZ (Highway Commercial Conditional Zoning) where the only permitted use for the property will be a school per the approval of the site specific development plan. Adjacent zoning districts includes B-2 (Highway Commercial) and RA-40 (Residential & Agricultural – 40).

APPLICATION REVIEW COMMENTS

The proposed site plan meets all Unified Development Ordinance requirements.

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 Land Use Plan Consistency Statement (Approval or Denial) 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 conditional rezoning a total of +/-9.17 acres located at 140 Southern Dunes Drive, Vass, NC 28394 from Highway Commercial (B-2) / Residential & Agricultural – 40 (RA-40) to Highway Commercial Conditional Zoning (B-2-CZ) where the only permitted use for the property will be a “Elementary, Middle, and High School” as proposed per the approved site specific development plan.

ATTACHMENTS

- Picture of Property and Adjacent Properties
- Vicinity Map, Land Use Map, Rezoning Map
- Submitted Conditional Rezoning Application
- Submitted Site Specific Development Plan
- RLUAC (Regional Land Use Advisory) Review Letter
- Community Meeting Report (including Circulation Plan, Site Plan, and Phasing Plan)
- STARS Charter Property – Neighborhood Youth Leadership - Deed Book 1971 Page 209
- Eugene Barton Property – Deed Book 409 Page 201
- Eugene Barton Property – Plat 9 Slide 225
- Planning Board Consistency Statement – Approval
- Planning Board Consistency Statement – Denial

Northbound view of intersection of Southern Dunes Drive and US Hwy 1.



View of the STARS Charter from Southern Dunes Drive.



Adjacent property (Hometown Family Dental Center) located at 115 Southern Dunes Drive.



Northbound view of Southern Dunes Drive (STARS Charter is located on the right).



“STARS Charter”- Conditional Rezoning – Case File

Adjacent townhomes located on Southern Dunes Drive.



View of properties located across US Hwy 1.



Views of STAR Charter from US Hwy 1.



View of Baron's Auto Sales located at 5610 US Hwy 1, Vass.



View of 30' wide entrance next to Baron's Auto Sales.



Vicinity Map

WHISPERING PINES

WHISPERING PINES

VASS

VASS

US 1 HWY

US 1 HWY US 1 HWY

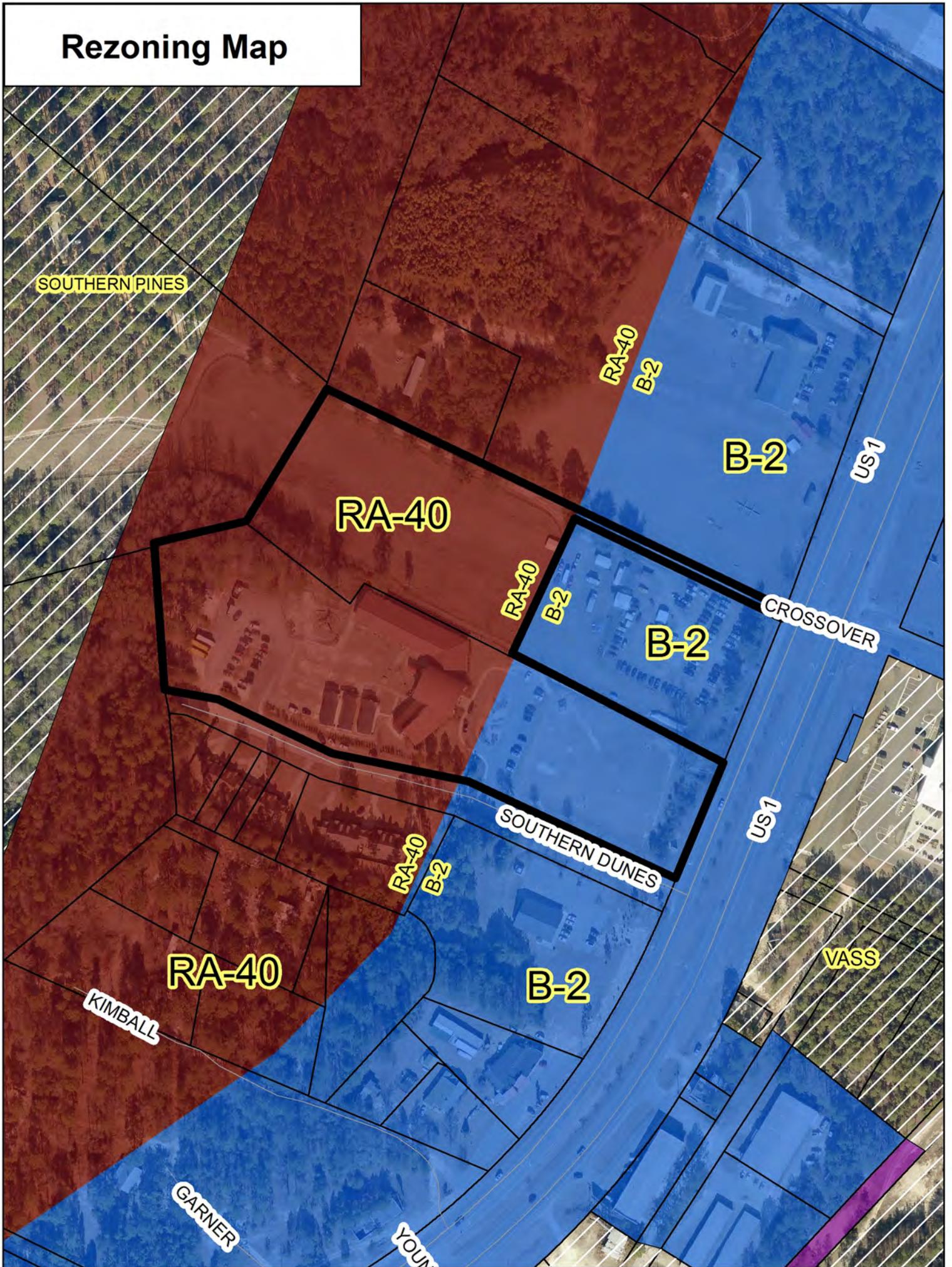
SOUTHERN PINES



Land Use Map



Rezoning Map





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

Conditional Rezoning Application

Application Date: 1/31/2017			
Location/Address of Property: 140 Southern Dunes Drive Vass, NC 28394			
Applicant: Neighborhood Youth Leadership			Phone: 910.695.1004
Applicant Address: P.O. Box 775	City: Southern Pines	St: NC	Zip: 28388
Owner: Neighborhood Youth Leadership			Phone:
Owner Address: P.O. Box 775	City: Southern Pines	St: NC	Zip: 28388
Current Zoning District: B-2 / RA-40		Proposed Zoning District: B-2 - CZ	
Current Use: Elementary / Middle Schools		Proposed Use: Elementary / Middle / High Schools	
Proposed use(s) requested: Elementary, Middle and High Schools			
Proposed rules, regulations, and condition(s) for the property and use:			
Statement of reasonableness of the proposed conditional zoning. The statement shall include, but not be limited to the following: <ol style="list-style-type: none"> 1. The conditional rezoning compatibility with the County Land Use Plan and other adopted plans of the County. 2. The conditional rezoning compatibility with the existing land uses on abutting and neighboring tracts. 3. The benefits and detriments of the conditional rezoning for the subject property, neighboring properties and the surrounding community. 			
<p>The expansion of STARS Charter will provide for additional students and faculty situated on its current property, minimizing additional infrastructure to support the increase in enrollment. The increased parking area will allow for additional traffic stacking within its property boundary during drop-off and pick-up hours, reducing the amount of cars along Southern Dunes Drive. The conditional zoning for this use and its vicinity is supported by the County Land Use Plan, including optimizing the use of the existing infrastructure, specifically along US Highway 1, which is a major transportation route and is served by adequate utilities for this specific use. Schools are permitted by-right within the B-2 zoning district per the Table of Uses of the Moore County Unified Development Ordinance. The B-2 zoning district is located along US Highway 1 in this area and allows for this type of growth. This expansion will allow for alternative opportunities to the growing population of students (K-12) throughout Moore County and the surrounding area.</p> <p>GOAL 1: Preserve and Protect the Ambiance and Heritage of the County of Moore (inclusive of areas around municipalities) <u>Action 1.8.5:</u> Support and promote infill development that will optimize the use of existing infrastructure</p> <p>GOAL 3: Optimize the Uses of Land Within the County of Moore <u>Action 3.1.2:</u> Encourage non-residential development to locate near major transportation routes and areas served by adequate water, sewer, natural gas, broadband, and electric power. <u>Action 3.4.1:</u> Direct intensive land uses to areas that have existing or planned infrastructure.</p>			

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 or information as designated by the County of Moore Zoning Administrator.

WAS Hu

1-31-17

Applicant/Owner Signature

Date

Applicant/Owner Signature

Date

Office Use Only:

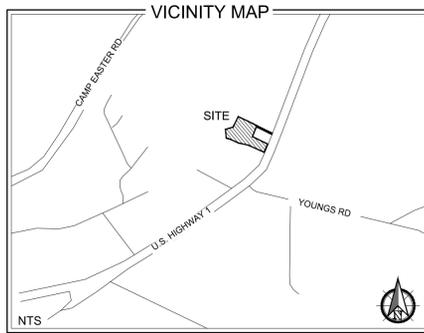
PAR ID: 20020073

Shawn Johnson

1/31/17

Received By

Date



LEGEND

- - - - - = PROPERTY BOUNDARY
- - - - - = EXISTING MINOR CONTOUR
- - - - - = EXISTING MAJOR CONTOUR
- - - - - = EXISTING PARCEL BOUNDARY
- [Hatched] = EXISTING WETLAND
- [Dotted] = PROPOSED BUILDING
- [Dashed] = PROPOSED STORMWATER MANAGEMENT
- [Solid] = PROPOSED EDGE OF PAVEMENT
- [Dashed] = PROPOSED SIDEWALK

FLOODPLAIN DATA

THIS PROPERTY IS LOCATED IN FLOOD ZONE 'X' (AREAS OF MINIMAL FLOODING)

THE LOCATION OF THE 100-YEAR FLOODPLAIN PER NFIP FIRM COMMUNITY PANEL(S) NO: 9502 MAP(S): 371095020J DATE: OCTOBER 17, 2006

CAUTION

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT DEPICTED ON THESE PLANS. THE LANDSCAPE ARCHITECT AND ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE PROJECT LIMITS. ALL DAMAGE MADE TO THE EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY BY THE CONTRACTOR.

PROPERTY INFORMATION

PROPERTY OWNER(S):
NEIGHBORHOOD YOUTH LEADERSHIP
PO BOX 775
SOUTHERN PINES, NC 28388

APPLICANT:
EUGENE JAMES BARTON
5986 US HWY #1
VASS, NC 28394

APPLICANT:
NEIGHBORHOOD YOUTH LEADERSHIP
PO BOX 775
SOUTHERN PINES, NC 28388

TOTAL ACREAGE: ±9.17 AC

EXISTING IMPERVIOUS SURFACE: 16.36% (±1.5 AC)

PROPOSED IMPERVIOUS SURFACE: MAX 70% (±6.42 AC)

PARKING (REQUIRED):

1 SPACE/CLASSROOM (35 CLASSROOMS)	= 35 SPACES
1 SPACE/ADMIN OFFICE (20 ADMIN OFFICES)	= 20 SPACES
1 SPACE/EMPLOYEE (60 FACULTY)	= 60 SPACES
1 SPACE/20 H.S. STUDENTS (240 H.S. STUDENTS)	= 12 SPACES
TOTAL REQUIRED PARKING	= 127 SPACES

PARKING (PROVIDED):
PROVIDED: = 229 SPACES

ZONING INFORMATION

ZONING CLASSIFICATION:
RA-40/B2 (EXISTING ZONING)

PROPOSED ZONING:
B2-CZ

REQUIRED SETBACKS (B2):
FRONT: 50'
INTERIOR SIDE: 0'
EXTERIOR SIDE: 0'
REAR: 25'

MAX. BUILDING HEIGHT (B2):
35'

HCOD CLASSIFICATION:
URBAN TRANSITION

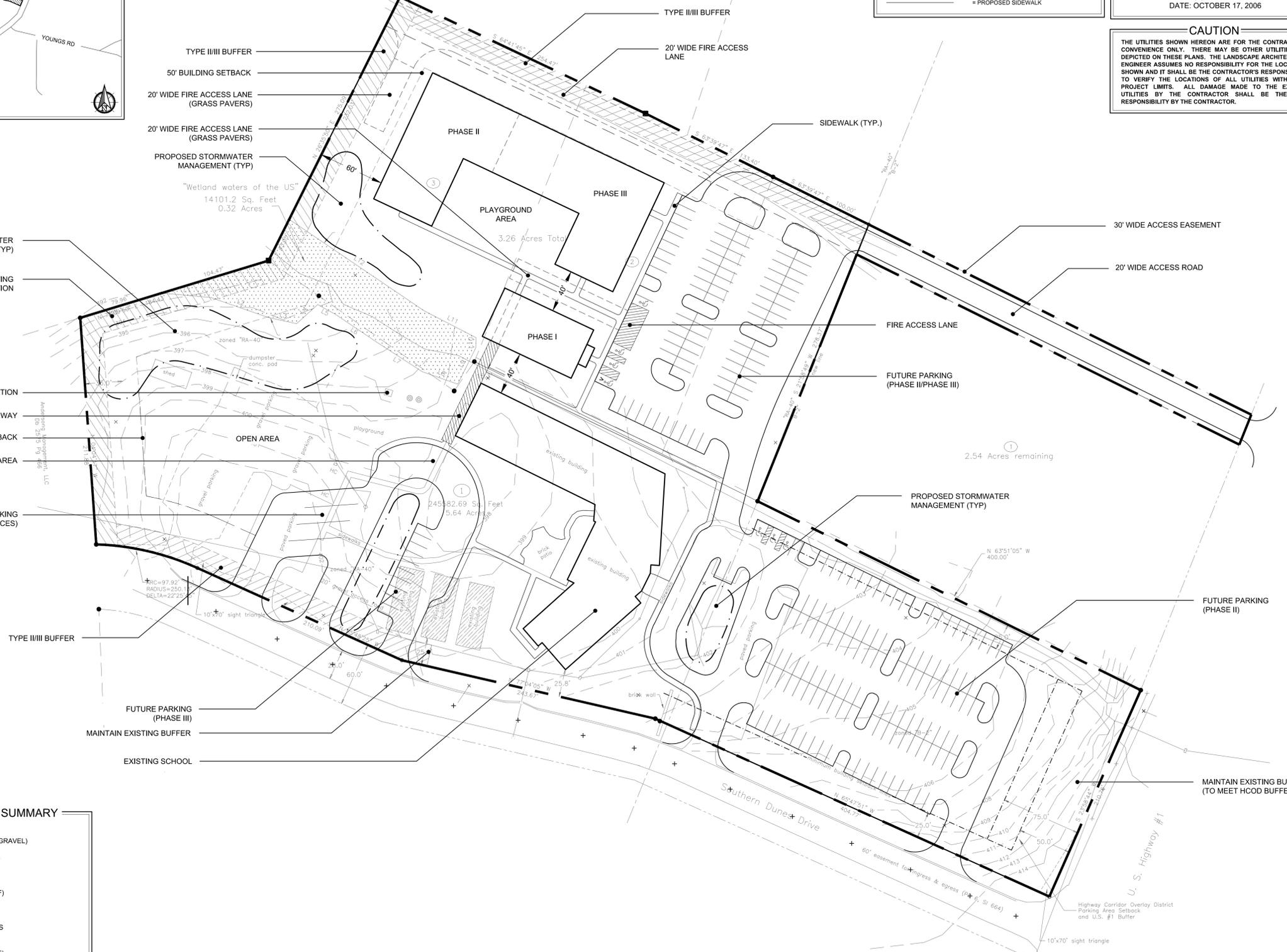
REQUIRED SETBACKS (URBAN TRANSITION):
DISTRICT BOUNDARIES FROM ROW: 400'
FRONT BUILDING: 75'
FRONT PARKING: 50'
FROM RESIDENTIAL: 50'
FROM NON-RESIDENTIAL: 25'

MAX. BUILT UPON SURFACE:
70%

MAX. BUILDING HEIGHT (URBAN TRANSITION):
35'

NOTE:

- SPECIAL NON-INTENSITY ALLOCATION (SNIA) WILL BE REQUIRED AT THE BEGINNING OF PHASE II
- SCREENING ALONG THE SIDE AND REAR LOT LINES ABUTTING RESIDENTIALLY ZONED PROPERTY SHALL MEET THE NON-RESIDENTIAL ZONED PROPERTY STANDARDS PER SECTION 7.11 OF THE MOORE COUNTY UNIFIED DEVELOPMENT ORDINANCE



DEVELOPMENT SUMMARY

PHASE I:

- CONSTRUCTION ENTRANCE (GRAVEL)
- GRAVEL DRIVE
- SCHOOL BUILDING (±5,500 SF)
- BREEZEWAY CONNECTION

PHASE II:

- SCHOOL BUILDING (±13,500 SF)
- ADD PARKING
- BREEZEWAY CONNECTION
- STORMWATER MANAGEMENT
- ADD SIDEWALK CONNECTIONS

PHASE III:

- SCHOOL BUILDING (±15,000 SF)
- ADD PARKING
- ADD DROP-OFF LOOP
- ADD BUS PARKING
- BREEZEWAY CONNECTION
- STORMWATER MANAGEMENT
- REMOVE EXISTING GRAVEL PARKING

PRELIMINARY PLANS - NOT RELEASED FOR CONSTRUCTION (FOR REVIEW ONLY)

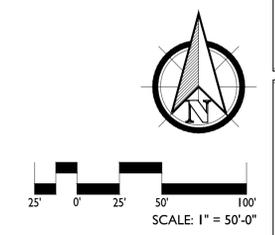
KOONTZJONESDesign
LAND PLANNING | LANDSCAPE ARCHITECTURE

150 S PAGE STREET
SOUTHERN PINES, NC 28387
P: (910) 684-6867
W: www.koontzjonesdesign.com

REVISIONS:

SANDHILLS THEATRE ART AND RENAISSANCE SCHOOL
MOORE COUNTY, NORTH CAROLINA
OVERALL SITE PLAN

DATE: 01-31-2017
DESIGNED BY: REK
DRAWN BY: PJS
CHECKED BY: REK
SCALE: 1" = 50'-0"
PROJECT #: KDI1509
SHEET NUMBER: L-1.0





MOORE COUNTY CONDITIONAL REZONING REQUEST
STARS Charter School – 140 Southern Dunes Drive, Vass
PIN: 950313029667
February 7, 2017

Following a review of the conditional rezoning request by the RLUAC staff and Board of Directors for the property listed above, and recognizing that our findings are non-binding on Moore County, the RLUAC Board of Directors finds that:

- The case involves a parcel identified as suitable for **URBAN** development on the 2008 and 2009 JLUS maps, and
- The parcel does not contain any military impacts.

RLUAC therefore has no issues or concerns with this request.

Thank you for allowing RLUAC to review this case.

Robert McLaughlin, Chairman

James Dougherty, Executive Director

COMMUNITY MEETING REPORT
THURSDAY, FEBRUARY 16, 2017 5:30 PM
STARS CHARTER – 160 SOUTHERN DUNES DRIVE, VASS

Community Members Present: Reid Greene, Rebecca Markham, Louise Valure, Bernard Valure Jr.

Applicant’s Representatives Present: Margaret Lorenz, Frank Bankovic, Lisa Martin, Wes Garner, Nancy Melone, Jeremy Sparrow, Travis Greene

Staff Present: Theresa Thompson, Senior Planner

Travis Greene (Contractor) and Jeremy Sparrow (Planner with Koontz Jones Design) opened the meeting and presented the proposed site plans (attached) and future phases of the project.

A summary of questions/issues and responses discussed include the following:

Issue – Vehicle traffic doubles up on Southern Dunes Drive.

Response – The NCDOT (Department of Transportation) is requiring a TIA (Traffic Impact Analysis) which will address concerns from a “worst case scenario” approach. Stacking for drop off and pick up will be stored on site which will resolve stacking issues on Southern Dunes Drive. Based on preliminary recommendations by the applicant’s traffic consultant, a maximum of +/- 3,200 linear feet of stacking area for drop off and pick up vehicles will be necessary and will be located on site. The school could provide an estimated +/- 5,000 linear feet on site with double stacking in various areas.

Issue – Students are pulling out in front of on-coming traffic on US Hwy 1 in front of the Tractor Supply Store and that parents / student drivers are taking up both U-Turns near the school.

Response – The TIA will address this issue. NCDOT may look at alternative ways to address traffic issues on US 1 including possible superstreet design patterns. An additional U-Turn and/or the removal of an existing U-Turn may be resolve issue, as determined by the TIA. In addition to NCDOT requirements, the TIA engineers will look at other possible traffic alternatives. TIA Engineers will observe the current and proposed drop off and pick up scenarios. All traffic concerns will be forward onto the traffic consultant.

Issue – Currently faculty parking is insufficient.

Response – Currently there are 45 parking spaces. 230 parking spaces are proposed and will be adequate for all faculty and students.

Issue – Can the speed limit on US Hwy 1 be decreased?

Response – NCDOT determines the speed limit on US Hwy 1.

Issue – Will children walk to other properties?

Response – Children do not walk off campus now and the school does not foresee children walking off site in the future.

Issue – Will traffic concerns be exasperated by the school expansion?

Response – The turning on US Hwy 1 will be doubled though the TIA will address safety concerns. The stacking and backing up on Southern Dunes Drive will be resolved.

Issue – How will emergency vehicles turn-around on Southern Dunes Drive?

Response – There will be adequate turn around on Southern Dunes Drive.

Issue – Will the project meet all County standards?

Response – Yes. The applicant has conducted a Project Review Team Meeting with all applicable County Departments.

Issue – How does traffic affect the Tractor Supply Store located across US Hwy 1?

Response – Based on studies traffic does not negatively affect Tractor Supply. The peak hours for Tractor Supply is not the same as the school peak hours.

List of those notified of the Community Meeting (certified mailing to properties located within 250 feet of the petitioned property):

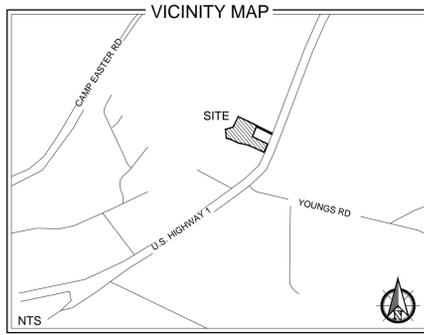
1. Frederick & Valerie Jones	2. Neighborhood Youth Leadership
3. John McSwain	4. Edward Nicely
5. Edward Scammon	6. Joyce Reynolds
7. Eugene Barton	8. Pine Lake, INC c/o Rebecca Markham
9. Mary Broadway	10. Bruce Kimball
11. Anderson Management, LLC	12. Steve Ammons
13. Valure Properties LLP	14. Moore County NC

Items presented at the Community Meeting are attached:

- Circulation Plan
- Site Plan
- Phasing Plan

Respectfully submitted by,

Theresa Thomson
Senior Planner – Moore County Planning & Transportation



LEGEND

- = PHASE I CIRCULATION
- = PHASE III CIRCULATION (FULL BUILD-OUT)

DEVELOPMENT SUMMARY

PHASE I:

- CONSTRUCTION ENTRANCE (GRAVEL)
- GRAVEL DRIVE
- SCHOOL BUILDING (+5,500 SF)
- BREEZEWAY CONNECTION

PHASE II:

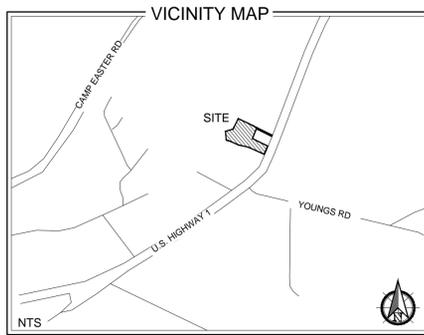
- SCHOOL BUILDING (+13,500 SF)
- ADD PARKING
- BREEZEWAY CONNECTION
- STORMWATER MANAGEMENT
- ADD SIDEWALK CONNECTIONS

PHASE III:

- SCHOOL BUILDING (+15,000 SF)
- ADD PARKING
- ADD DROP-OFF LOOP
- ADD BUS PARKING
- BREEZEWAY CONNECTION
- STORMWATER MANAGEMENT
- REMOVE EXISTING GRAVEL PARKING

REVISIONS:

SANDHILLS THEATRE ART AND RENAISSANCE SCHOOL
 MOORE COUNTY, NORTH CAROLINA
 OVERALL CIRCULATION PLAN

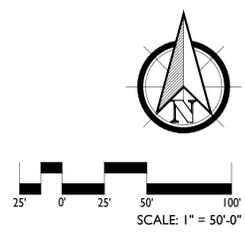


DEVELOPMENT SUMMARY

PHASE I:
- CONSTRUCTION ENTRANCE (GRAVEL)
- GRAVEL DRIVE
- SCHOOL BUILDING (+5,500 SF)
- BREEZEWAY CONNECTION
PHASE II:
- SCHOOL BUILDING (+13,500 SF)
- ADD PARKING
- BREEZEWAY CONNECTION
- STORMWATER MANAGEMENT
- ADD SIDEWALK CONNECTIONS
PHASE III:
- SCHOOL BUILDING (+15,000 SF)
- ADD PARKING
- ADD DROP-OFF LOOP
- ADD BUS PARKING
- BREEZEWAY CONNECTION
- STORMWATER MANAGEMENT
- REMOVE EXISTING GRAVEL PARKING

REVISIONS:

SANDHILLS THEATRE ART AND RENAISSANCE SCHOOL
 MOORE COUNTY, NORTH CAROLINA
 OVERALL SITE PLAN



FOR REGISTRATION REGISTER OF DEEDS
JUDY D. MARTIN
MOORE COUNTY, NC
2002 APR 18 04:58:34 PM
BK: 1971 PG: 209-212 FEE: \$480.00
NC REVENUE STAMP: \$460.00
INSTRUMENT # 2002007412

Excise Tax \$ 460 00

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No.
Verified by County on the day of
by

Mail after recording to William B Crews, Jr, Attorney at Law

This instrument was prepared by Randolph E Shelton, Jr, 135 Applecross Road, Pinehurst, NC 28374

Brief description for the Index LT 5.64 Acres, McNeill Township,

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 17th day of April, 2002, by and between

GRANTOR

Steve C Ammons and wife,
Teresa Taylor Ammons

GRANTEE

Neighborhood Youth Leadership
PO Box 775
Southern Pines, NC 28388

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of McNeill Township, McNeill Township, Moore County, North Carolina and more particularly described as follows:

BEING ALL OF THAT 5 64 ACRE, MORE OR LESS, PARCEL OF LAND WHICH IS MORE PARTICULARLY DESCRIBED IN THAT CERTAIN "EXHIBIT A" WHICH IS ATTACHED HERETO AND BY REFERENCE INCORPORATED HEREIN AS IF FULLY SET FORTH

Crews

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1679, Page 474, Book 1233, Page 167

A map showing the above described property is recorded in Plat Book _____ page _____

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

- 1 Utility easements and restrictive covenants that are enforceable against the property
- 2 Lien of the 2002 Moore County property taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

 (Corporate Name)
 By: -----

 President
 ATTEST:

 Secretary (Corporate Seal)

USE BLACK INK ONLY

Steve C. Ammons ----- (SEAL)
 Steve C. Ammons
Teresa Taylor Ammons ----- (SEAL)
 Teresa Taylor Ammons
 ----- (SEAL)
 ----- (SEAL)



NORTH CAROLINA, _____ Moore _____ County.
 I, a Notary Public of the County and State aforesaid, certify that Steve C. Ammons and wife, Teresa Taylor Ammons Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 17th day of April 2002.
 My commission expires: 3/4/04 _____ Notary Public

SEAL-STAMP

NORTH CAROLINA, _____ County.
 I, a Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged that _____ he is _____ Secretary of _____ a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its _____ President, sealed with its corporate seal and attested by _____ as its _____ Secretary. Witness my hand and official stamp or seal, this _____ day of _____
 My commission expires: _____ Notary Public

The foregoing Certificate(s) of _____

 is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

REGISTER OF DEEDS FOR _____ COUNTY
 By _____ Deputy/Assistant - Register of Deeds

"EXHIBIT A"

Beginning at an existing concrete monument, located in the western right of way of US Highway #1, being the northeastern most corner of that certain 39.9188 acre, more or less, parcel of land more particularly described in deed book 1233 at page 167 of the Moore County Public Registry, and also being a common corner with the Barton Tract as recorded in deed book 409 at page 201; running thence with a common line of the Barton Tract N. 63°49'42" W. 696.4 feet to an existing concrete monument, running thence with the Barton Tract S. 34°33'2" W. 33.45 feet to an existing concrete monument; running thence with the common line of the Barton Tract N. 55°1'34" W 212.29 feet to an existing concrete monument, running thence with the common line of the Barton Tract S. 73°9'27" W 184.33 feet to an iron rod; running thence S. 4°2'52" E. 211.88 feet to an iron rod in the northern right of way line of a 60 foot easement; running thence with the said northern right of way line of the a 60 foot easement, curving in a southeasterly direction with a length of 98.03 feet, a radius of 250.13 feet, a chord distance of S. 76°57'37" E. 97.4 feet, with a delta angle of 22°27'16" to an iron rod; continuing along the northern right of way of said easement S. 65°48'48" E. 210.09 feet to an iron rod; continuing along the said northern right of way line of said easement S. 77°0'59" E. 243.5 feet to an iron rod; continuing along the northern right of way of said easement S. 65°46'45" E. 404.92 feet to an existing pipe located in the western right of way of US Highway #1; running thence with the western right of way of US Highway #1, N 24°10'2" E. 210.84 feet to a concrete monument, the point and place of beginning, containing 5.64 acres, more or less, and hereafter being designated as "Lot 1".



JUDY D. MARTIN
REGISTER OF DEEDS, MOORE
JUDICIAL BUILDING
100 DOWD STREET
CARTHAGE, NC 28327

Filed For Registration: 04/18/2002 04:58:34 PM
Book: RE 1971 Page: 209-212
Document No.: 2002007412
DEED 4 PGS \$480.00
NC REAL ESTATE EXCISE TAX: \$460.00
Recorder: REGINA GARNER

State of North Carolina, County of Moore

The foregoing certificate of KIM M TALBERT Notary is certified to be correct. This 18TH of April 2002

JUDY D. MARTIN , REGISTER OF DEEDS

By: Regina Garner
Deputy/Assistant Register of Deeds

2002007412
2002007412

See Easement Book 2370 P 343

CROWB AND GIBSON
LAWYERS
130 EAST PENNSYLVANIA AVENUE
SOUTHERN PINES, NORTH CAROLINA 28587

NORTH CAROLINA
MOORE COUNTY

BOOK 409 PAGE 201

THIS WARRANTY DEED, made this 23rd day of June, 1976,
by and between JASPER RONALD HARDEE and wife, MARTHA H.
HARDEE of Moore County, North Carolina, parties of the first
part, to EUGENE JAMES BARTON and wife, PEGGY P. BARTON of
Moore County, North Carolina, parties of the second part;

WITNESSETH:

That said parties of the first part, in considera-
tion of Ten (\$10.00) Dollars and other good and valuable
consideration to them paid by the parties of the second
part, the receipt of which is hereby acknowledged have
bargained and sold, and by these presents do grant, bargain,
sell and convey to said parties of the second part, and
their heirs and assigns, a certain tract or parcel of land
in McNeill Township, Moore County, North Carolina, and being
more particularly described as follows:

FIRST TRACT: That certain tract or parcel of land
situate in McNeill Township, Moore County, North
Carolina, between Southern Pines and Lakeview and
fronting on the northwest side of U. S. Highway
No. 1, and beginning at a concrete monument in the
northwest side of U. S. Highway No. 1, E. L. Finch's
southerly corner, and the easterly corner of the
former Barney O. Green 13.5 acres tract, and
running thence from said beginning corner and with
the northwest side of U. S. Highway No. 1, S. 22°
39' W. 277.8 feet to a concrete monument; thence
N. 63° 00' W. 696.3 feet to a concrete monument in
the northwest side of an old road, formerly the
Niagara-Lakeview Road; thence with said road N.
35° 29' E. 280.2 feet to a concrete monument in
Finch's line; thence with Finch's line S. 63° 00'
E. 633 feet to the point of beginning, containing
4.24 acres, and being the northeast portion of the
13.5 acres tract as conveyed by Willard V. Nix et
al, to Barney O. Green, by deed dated November 1,
1954, and recorded in the Office of the Register
of Deeds for Moore County, North Carolina, in Book
of Deeds No. 196, page 352, and being the identical
4.24 acres tract as conveyed by deed dated March
19, 1957, from Barney O. Green and wife, Opal J.
Green, to Karl E. Schweinfurth, said deed duly
recorded in the Office of the Register of Deeds
for Moore County, North Carolina, in Book of Deeds
No. 220, page 353.

LISTED
TRANSFER RECORD
JUL 1 1976
MOORE COUNTY, N. C.
TAX SUPERVISOR
BY M.P.

TAX ADDRESS 96 First Security Savings & Loan
RECORDING 4.50
STAMP 79.50
TOTAL 84.00 pd

David C

SECOND TRACT: That certain tract or parcel of land lying and being in McNeills Township, Moore County, North Carolina, and beginning at a stake called Scott's Corner, about 5 chains west from the clay road leading from Niagara to Lakeview the same being the corner of the P. M. Blue 100 acres and a corner of the John Blue 50 acres; running thence with the Scott line N. 48° 00' W. 13.70 chains; thence with Scott's other line N. 64° 45' W. 12.25 chains to a stake near Torrence branch; thence S. 66° 30' W. 15 chains to a new stake said to be James Swett's former corner; thence with his line S. 42° 30' E. 35 chains to the Niagara-Lakeview sand clay road; thence with the curve of the Niagara-Lakeview sand clay road the following courses and distance: N. 62° 30' E. 5 chains, N. 50° 00' E. 7.90 chains and N. 35° 15' E. 9.10 chains to a stake in the line of the Niagara-Lakeview sand clay road, Finch's corner; thence N. 63° 00' W. about 5 chains to the point of beginning, and being the identical 61 acres tract as described in deed dated July 28, 1919, from Southland Peach Orchards, Inc. to C. T. Patch and S. B. Richardson, recorded in Moore County Registry in Deed Book 74, Page 188. Reference is also made to deed dated April 23, 1949, from Charles S. Patch, et al, to Edwin L. Finch and wife, Nannie Delma Finch, recorded in Moore County, North Carolina, Registry in Deed Book 162, Page 345.

The following tract or parcel is excepted from the above:

That certain tract or parcel of land in Moore County, McNeills Township, North Carolina, adjoining the lands of Karl E. Schweinfurth, Williford, Futrell and others, and beginning at a stake in the north side of the old Capitol Highway at the head of a branch, said beginning corner being S. 35° 29' W. 313.5 feet from E. L. Finch's concrete corner which is also on the north side of said highway; running thence N. 52° 00' W. 212.5 feet to a blackgum tree in said branch; thence N. 76° 00' W. 647 feet to a stake in the center of said branch in the old fire lane; thence N. 46° 30' W. 1600 feet to a stake in the outside line of a 60 acre tract; thence S. 66° 30' W. 440 feet to a concrete monument, Williford's corner; thence with his former line S. 42° 30' E. 2228 feet to a concrete monument on the north side of old Capitol Highway; thence with the north edge of said Highway No. 61° 18' E. 235 feet; thence N. 55° 22' E. 255 feet; thence N. 45° 05' E. 362 feet; thence N. 35° 29' E. 28 1/2 feet to the beginning, containing 29.5 acres, more or less.

This being the same property conveyed by deed dated February 2, 1972 from Albert A. Steiner and wife, to Grantors herein, which deed has been duly recorded in the Office of the Register of Deeds for Moore County in Book 347 at page 632.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, and all privileges and appurtenances thereto

belonging to the said parties of the second part, and their heirs and assigns, to their only use and behoof forever.

And the said parties of the first part, for themselves and their heirs and assigns, covenant with said parties of the second part, and their heirs and assigns, that they are seised of said premises in fee and have good right to convey in fee simple; that the same are free and clear from all encumbrances, and that they do hereby forever warrant and will forever defend the said title to the same against the claims of all persons whomsoever.

BOOK 409 PAGE 203

IN TESTIMONY WHEREOF, the said parties of the first part have hereunto set their hands and seals, the day and year first above written.

Jasper Ronald Hardee (SEAL)
JASPER RONALD HARDEE

Martha H. Hardee (SEAL)
MARTHA H. HARDEE

NORTH CAROLINA
MOORE COUNTY

I, Joanne Leach Notary Public in and for said county and state, do hereby certify that JASPER RONALD HARDEE and wife, MARTHA H. HARDEE, personally appeared before me this day and acknowledged the due execution of the foregoing Warranty Deed for the purposes therein expressed.

Witness my hand and notarial seal this 30th day of June, 1976.

Joanne Leach
Notary Public

My commission expires: 9-17-80

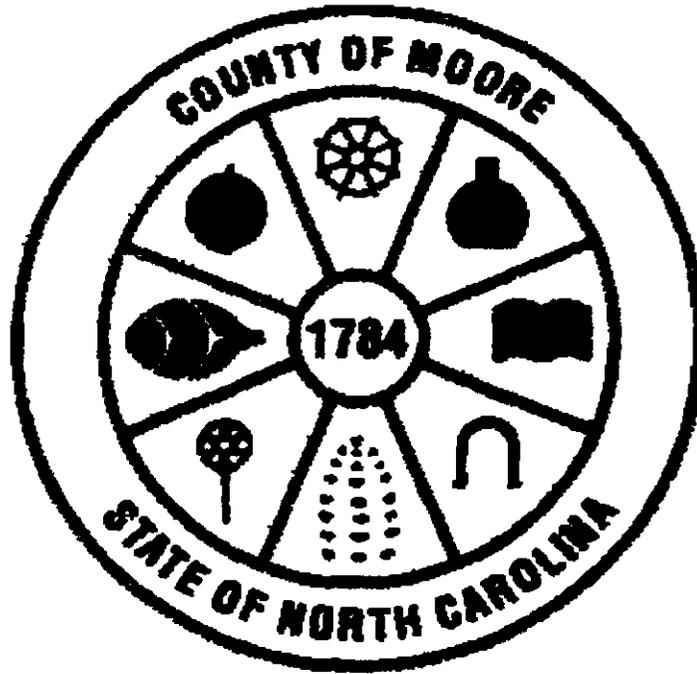
NORTH CAROLINA - MOORE COUNTY
The foregoing (or annexed) certificate of
Joanne Leach, Notary Public
Moore COUNTY,
STATE OF N. C., is certified to be
correct. This July 1, 19 76

Grier Gilmore
Register of Deeds
Mary K. Phillips Assistant

FILED
BOOK 409 PAGE 201

JUL 1 10 43 AM '76

GRIER GILMORE
REGISTER OF DEEDS
MOORE COUNTY, N.C.



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

PLAT

FOR REGISTRATION REGISTER OF DEEDS
JUDY D. MARTIN
MOORE COUNTY, NC
2002 JAN 17 04:39:41 PM
BK:9 PG:225-226 FEE:\$21 00
INSTRUMENT # 2002001020



JUDY D. MARTIN
REGISTER OF DEEDS, MOORE
JUDICIAL BUILDING
100 DOWD STREET
CARTHAGE, NC 28327

Filed For Registration: 01/17/2002 04:39:41 PM
Book: PLAT 9 Page: 225-226
Document No.: 2002001020
MAP 2 PGS \$21.00
Recorder: JEANETTE CHISHOLM

State of North Carolina, County of Moore

JUDY D. MARTIN , REGISTER OF DEEDS

By: *Julia L. Brock*
Deputy/Assistant Register of Deeds

2002001020

2002001020

Moore County Planning Board
Land Use Plan Consistency Statement
Conditional Rezoning from
Highway Commercial (B-2) / Residential & Agricultural – 40 (RA-40) to
Highway Commercial Conditional Zoning (B-2-CZ)
140 Southern Dunes Drive, Vass

The Moore County Planning Board finds that:

1. The rezoning request is consistent with the following goals in the 2013 Moore County Land Use Plan:

Action 1.8.8: Support and promote infill development that will optimize the use of existing infrastructure.

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.

Action 3.1.2: Encourage non-residential development to locate near major transportation routes and areas served by adequate water, sewer, natural gas, broadband, and electric power.

Action 3.4.1: Direct intensive land uses to areas that have existing or planned infrastructure.

2. The rezoning request is reasonable and in the public interest because the proposed conditional rezoning, which is for the specific land use of a school, will place compatible uses within the adjacent area and neighboring zoning districts, the request is located in an area of the county that has access to water and sewer which supports higher density uses, and the request is in close proximity to the Town of Southern Pines and the Town of Vass providing practicality, easy access, and reduced travel time to the towns.

Therefore, the Moore County Planning Board recommends **APPROVAL** of the request by Neighborhood Youth Leadership for a Conditional Rezoning of a total of +/-9.17 acres located at 140 Southern Dunes Drive, Vass, NC 28394 Highway Commercial (B-2) / Residential & Agricultural – 40 (RA-40) to Highway Commercial Conditional Zoning (B-2-CZ) where the only permitted use for the property will be a “Elementary, Middle, and High School” as proposed per the approved site specific development plan.

Joseph Garrison, Chair
Moore County Planning Board

Date

Moore County Planning Board
Land Use Plan Consistency Statement
Conditional Rezoning from
Highway Commercial (B-2) / Residential & Agricultural – 40 (RA-40) to
Highway Commercial Conditional Zoning (B-2-CZ)
140 Southern Dunes Drive, Vass

The Moore County Planning Board finds that:

1. The rezoning request is consistent with the following goals in the 2013 Moore County Land Use Plan:

Action 1.8.8: Support and promote infill development that will optimize the use of existing infrastructure.

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.

Action 3.1.2: Encourage non-residential development to locate near major transportation routes and areas served by adequate water, sewer, natural gas, broadband, and electric power.

Action 3.4.1: Direct intensive land uses to areas that have existing or planned infrastructure.

2. The rezoning request is not reasonable and not in the public interest because the proposed conditional rezoning will allow for an increased student population and more traffic congestion that would negatively affect the quality of life of adjacent property owners.

Therefore, the Moore County Planning Board recommends **DENIAL** of the request by Neighborhood Youth Leadership for a Conditional Rezoning of a total of +/-9.17 acres located at 140 Southern Dunes Drive, Vass, NC 28394 Highway Commercial (B-2) / Residential & Agricultural – 40 (RA-40) to Highway Commercial Conditional Zoning (B-2-CZ) where the only permitted use for the property will be a “Elementary, Middle, and High School” as proposed per the approved site specific development plan.

Joseph Garrison, Chair
Moore County Planning Board

Date