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 January 2, 2020
    C. Consideration of Abstentions

III. PUBLIC HEARINGS

    1. General Use Rezoning Request: Neighborhood Business (B-1) to Rural Agricultural (RA) - Dervin Spell

IV. PLANNING DEPARTMENT REPORTS - Debra Ensminger

V. BOARD COMMENT PERIOD - Chairman

VIII. UPCOMING EVENTS

    • Tuesday, March 3, 2020 10:30AM Board of Commissioners Meeting to be held at the Historic Courthouse in Carthage
    • Thursday, March 5, 2020 6:00PM Planning Board Meeting to be held at the Historic Courthouse in Carthage
    • Tuesday, March 17, 2020 5:30 PM Board of Commissioners Meeting to be held at the Historic Courthouse in Carthage

III. 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.*
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.

2. 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.

3. 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.

4. 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.

5. 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.

6. 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.

7. 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.

8. Any applause will be held until the end of the Public Comment Period.

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

10. Information sheets outlining the process for the public’s participation in Board meetings will also be available in the rear of the Meeting Room.

11. 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 ___ to ___ 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 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
CALL TO ORDER

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

INVOCATION

Board Member Eddie Nobles offered the invocation.

PLEDGE OF ALLEGIANCE

Board Member Bobby Hyman led in citing of the Pledge of Allegiance.

MISSION STATEMENT

Board Member Harry Huberth 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 December 5, 2019
C. Consideration of Abstentions

Board Member Harry Huberth made a motion for approval of the consent agenda. Board Member Bobby Hyman seconded the motion and the motion passed unanimously 5-0.

PUBLIC HEARING

Public Hearing #1 – General Use Rezoning from Highway Commercial (B-2) to Residential and Agricultural-20 (RA-20)-Theresa Thompson
Planning Supervisor Theresa Thompson presented a request by Pete Mace requesting a General Use Rezoning from Highway Commercial (B-2) to Residential and Agricultural-20 (RA-20) of approximately 15.86 (entire portion currently zoned B-2) of an approximate 363.39 acre parcel located on the corner of Carthage Rd. and Gretchen Rd., West End, owned by TKCSJM Harris LLC, per Deed Book 5090 Page 463.

Mrs. Thompson went over the items within the packet regarding the request.

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

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

With no further comments Board Member Harry Huberth made a motion to adopt the attached Moore County Planning Board Land Use Plan Consistency Statement and authorize its Chairman to execute the document as required by North Carolina General Statute 153A-341. The motion was seconded by Board Member Bobby Hyman; motion passed unanimously 5-0 for approval.

Board Member Bobby Hyman made a motion to recommend approval to the Moore County Board of Commissioners of the General Use Rezoning from Highway Commercial (B-2) to Residential and Agricultural-20 of approximately 15.86 (entire portion currently zoned B-2) of an approximate 363.39 acre parcel located on the corner of Carthage Rd. and Gretchen Rd., West End. The motion was seconded by Board Member Harry Huberth; motion passed unanimously 5-0 for approval.

**PLANNING DEPARTMENT REPORTS**

Ms. Ensminger reminded the Board of the next Planning Board Meeting on February 6th which will have one item on the agenda.

**BOARD COMMENT PERIOD**

Board Chair Garrison thanked staff for their hard work.

**ADJOURNMENT**

With no further comments Board Member Harry Huberth made a motion to adjourn the January 2, 2020 regular meeting. The motion was seconded by Board Member Bobby Hyman and the motion passed unanimously 5-0. The meeting adjourned at 6:10 p.m.

Respectfully submitted by,

Stephanie Cormack
REQUEST
Angie English & Jeremy Phillips are requesting a General Use Rezoning from Neighborhood Business (B-1) to Rural Agricultural (RA) of an approximate 2.4 acre parcel, located at 17204 NC Hwy 24-27, Biscoe, owned by Angie English & Jeremy Phillips, per Deed Book 5239 Page 100.

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.

BACKGROUND
There is an accessory building located on the property. The single family dwelling unit was recently removed. The existing accessory building was originally a retail store selling pottery from the 1970’s until 1999. The owners plan to build a single family dwelling unit on the property which requires the property to be rezoned to a residential zoning district. The current owners will convert the accessory building to a car garage for their personal vehicles.

ZONING DISTRICT COMPATIBILITY
The requested rezoning to Rural Agricultural (RA) is consistent with the existing uses located near the property, including single family residential. The surrounding area is Rural Agricultural (RA).

CONSISTENCY WITH THE 2013 MOORE COUNTY LAND USE PLAN
The future land use map identifies the property as Rural Agricultural Land Use Classification. The requested zoning to Rural Agricultural (RA) is compatible with the Rural Agricultural Residential Land Use Classification.

The Land Use Plan states the primary use of land in the Rural Agricultural Land Use Classification is to support rural residential life associated with agricultural uses (e.g. row crops, forestry, horticulture, grazing, poultry, dairy, swine operations, and intensive agricultural uses in certain areas) and other rural activities. Major subdivisions of land are strongly discouraged; however, family subdivisions and subdivisions of four or less lots would be considered.
The rezoning request is also consistent with several goals as included in the attached Land Use Plan Consistency Statement, including Recommendation 1.5: Encourage and support development and land use principles by ensuring Moore County’s cultural, economical, and natural resources are considered appropriately.

MOORE COUNTY FUTURE LAND USE MAP

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

Motion #1: Make a motion to **adopt or deny** the attached Land Use Plan Consistency Statement to authorize the Chairman to execute the document as required by North Carolina General Statute 153A-341.

Motion #2: Make a motion to recommend **approval or denial** to the Moore County Board of Commissioners of the General Use Rezoning from Neighborhood Business (B-1) to Rural Agricultural (RA) of an approximate 2.4 acre parcel, located at 17204 NC Hwy 24-27, Biscoe.

ATTACHMENTS
- Pictures of Property and Adjacent Properties
- Vicinity Map, Land Use Map, Rezoning Map
- Application
- Planning Board Consistency Statement – Approval & Denial
- Deed Book 918 Page 304
View of subject property from NC Hwy 24-27
View of NC Hwy 22 going Eastbound
Land Use Map

- Single Family Dwellings
- Vacant

NC 24-27
Shaded areas requested to be rezoned to RA
# GENERAL USE REZONING APPLICATION

<table>
<thead>
<tr>
<th>Application Date:</th>
<th>12-11-19</th>
</tr>
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<tbody>
<tr>
<td>Location/Address of Property:</td>
<td>17204 NC Hwy 24/27 Bisco NC 27209</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Angie English &amp; Jeremy Phillips</td>
</tr>
<tr>
<td>Applicant Address:</td>
<td>PO Box 1443</td>
</tr>
<tr>
<td>City:</td>
<td>Robbins</td>
</tr>
<tr>
<td>St:</td>
<td>NC</td>
</tr>
<tr>
<td>Zip:</td>
<td>27325</td>
</tr>
<tr>
<td>Phone:</td>
<td>910-695-5013</td>
</tr>
<tr>
<td>Owner:</td>
<td>Angie English &amp; Jeremy Phillips</td>
</tr>
<tr>
<td>Owner Address:</td>
<td>PO Box 1443</td>
</tr>
<tr>
<td>City:</td>
<td>Robbins</td>
</tr>
<tr>
<td>St:</td>
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<td>Phone:</td>
<td>910-695-5013</td>
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<tr>
<td>Current Zoning District:</td>
<td>B-1</td>
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<tr>
<td>Proposed Zoning District:</td>
<td>R-A</td>
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<tr>
<td>Comments:</td>
<td>Change zoning on property from B-1 to RA to Replace Existing Residence</td>
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</tbody>
</table>

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**

**Applicant/Owner Signature**

**Date**

**Office Use Only:**

<table>
<thead>
<tr>
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</tr>
</thead>
<tbody>
<tr>
<td>Received By</td>
<td>12/19/2019</td>
</tr>
</tbody>
</table>
The Moore County Planning Board finds that:

1. The rezoning request is consistent with the following goals as listed 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)
   - Recommendation 1.5: Encourage and support development and land use principles by ensuring Moore County’s cultural, economical, and natural resources are considered appropriately.

2. The rezoning request is reasonable and in the public interest considering the property is located in a rural residential area where single family dwelling units are a permitted use in the Rural Agricultural Zoning District.

Therefore, the Moore County Planning Board recommends **APPROVAL** of the General Use Rezoning from Neighborhood Business (B-1) to Rural Agricultural (RA) of an approximate 2.4 acre parcel, located at 17204 NC Hwy 24-27, Biscoe, owned by Angie English & Jeremy Phillips.

__________________________________________          _________________________
Joe Garrison, Chair          Date
Moore County Planning Board
The Moore County Planning Board finds that:

1. The rezoning request is consistent with the following goals as listed 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)
   - Recommendation 1.5: Encourage and support development and land use principles by ensuring Moore County’s cultural, economical, and natural resources are considered appropriately.

2. The proposed rezoning is not reasonable and not in the public interest because the proposed rezoning will have an unreasonable impact on the surrounding community.

Therefore, the Moore County Planning Board recommends DENIAL of the General Use Rezoning from Neighborhood Business (B-1) to Rural Agricultural (RA) of an approximate 2.4 acre parcel, located at 17204 NC Hwy 24-27, Biscoe, owned by Angie English & Jeremy Phillips.

__________________________________________  _________________________
Joe Garrison, Chair  Date
Moore County Planning Board
NORTH CAROLINA GENERAL WARRANTY DEED

---

For Registration Register of Deeds
Judy D. Martin
Moore County, NC
Electronically Recorded
December 11, 2019 9:46:36 AM
Book: 5239  Page: 100 - 101  #Pages: 2
Fee: $26.00  NC Rev Stamp: $0.00
Instrument # 2019018558

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NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: 0
Recording Time, Book and Page

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

Mail after recording to Thigpen & Jenkins, L.L.P., Post Office Box 792, Robbins, North Carolina 27325

This instrument was prepared by Frank C. Thigpen, Thigpen & Jenkins, L.L.P.

Brief description for the Index

LT 108-131 IVEY B. LUCK SUB DIV

THIS DEED made this 3rd day of December, 2019 by and between

<table>
<thead>
<tr>
<th>GRANTOR</th>
<th>GRANTEE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Angie Williams English, Single</td>
<td>Angie Williams English, Jeremy Shawn Phillips, Single, Post Office Box 1443, Robbins, NC 27325</td>
</tr>
</tbody>
</table>

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___ Bensalem____ Township, Moore County, North Carolina and more particularly described as follows:


Being the same property as described in Deed Book 4316, Page 255, Moore County Registry.

For further reference, see deed from Ivey B. Luck and wife, Ruby O. Luck, to Ado Brown and wife, Effie Brown, dated April 24, 1959, recorded in the Moore County Registry.

Submitted electronically by "Thigpen and Jenkins, LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Moore County Register of Deeds.
The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 4316, Page 255, Moore County Registry.

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:

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.

USE BLACK INK ONLY

__________________________________________
By: ____________________________
    (Corporate Name)

__________________________________________
President

__________________________________________
ATTEST: ____________________________
    (Corporate Seal)

__________________________________________
Secretary (Corporate Seal)

SEAL-STAMP

NORTH CAROLINA, Moore County.

I, a Notary Public of the County and State aforesaid, certify that ANGIE WILLIAMS ENGLISH

__________________________________________
Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this __________ day of DECEMBER, 2021.

MICKEY R. BROWN

Notary Public

SEAL-STAMP

NORTH CAROLINA, Moore County.

I, a Notary Public of the County and State aforesaid, certify 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

__________________________________________

President, sealed with its corporate seal and attested by

__________________________________________

Secretary.

Witness my hand and official stamp or seal, this __________ day of __________, 2021.

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 first page hereof.

__________________________________________
REGISTER OF DEEDS FOR

__________________________________________
Deputy/Assistant – Register of Deeds