

MINUTES
MOORE COUNTY PLANNING BOARD
THURSDAY, October 5, 2017 6:00 PM
MOORE COUNTY HISTORIC COURTHOUSE – 2nd FLOOR

Board Members Present: Eddie Nobles (Chairman), David Lambert, Harry Huberth, John Matthews, John Cook, Jeffery Gilbert

Board Members Absent: Matthew Bradley, Joe Garrison, Bobby Hyman

Staff Present: Debra Ensminger, Planning Director
Brenda White, Deputy County Attorney
Theresa Thompson, Senior Planner
Darya Cowick, Planner
Stephanie Cormack, Administrative Assistant

CALL TO ORDER

Chairman Eddie Nobles called the meeting to order at 6:00 pm.

INVOCATION

Board Member John Cook offered the invocation.

PLEDGE OF ALLEGIANCE

Board Member Harry Huberth led in citing of the Pledge of Allegiance.

MISSION STATEMENT

Board Member Jeffery Gilbert 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 September 7th, 2017
- C. Consideration of Abstentions

Board Member Harry Huberth made a motion to approve the consent agenda. The motion was seconded by Board David Lambert and the motion passed unanimously (6-0).

PUBLIC HEARING

Chairman Nobles opened the Public Hearing

Moore County staff is requesting to amend the Moore County Unified Development Ordinance to include clarifying bona fide farms, swine farms, and agritourism, amending subdivision regulations including estate exclusions, performance guarantees, and plats certificates, and amending the definition of “built upon area” to meet new statutory requirements.

Senior Planner Theresa Thompson presented to the Board a request to update the Unified Development Ordinance which is required by state law to meet new statutory requirements enacted by the NC General Assembly during the 2017/18 regular session.

Ms. Thompson highlighted some of the updates and changes to the Unified Development Ordinance as outlined below:

- Swine farms have been removed from the table of uses which deregulates the County,
- Clarification was added to the Unified Development Ordinance explaining what considers a bona fide farm statutes,
- Swine farms are now considered bona fide farms and are excluded from any zoning regulations. Swine farms have been removed from the current Unified Development Ordinance and placed under bona fide farms,
- Equines or therapeutic equines are now considered bona fide farms and are exempt from zoning regulations,
- Farm Identification Number can no longer be used when considering bona fide farm status,
- Current agritourism language within the Unified Development Ordinance was updated to reflect the statute language,
- Building or structures for public or private events which have bona fide farm status are now excluded from any zoning regulations,
- Current language within the Unified Development Ordinance regarding accessory uses which have bona fide farm status was cleaned up to reflect the statute language,
- Current language within the Unified Development Ordinance regarding the rezoning process is now in line with the Conditional rezoning process,
- Current language within the Unified Development Ordinance regarding development agreement was updated to reflect the statute language,
- Current language within the Unified Development Ordinance updated regarding performance guarantees for major subdivisions,
- Create a new type of subdivision for a minor subdivision which requires the plat to be reviewed within five (5) days. Language was added to reflect the statute language,
- Updated current language within the Unified Development Ordinance to reflect required statements to plats,
- Clarification of the language was added to the Unified Development Ordinance explaining what is considered as built upon area and not built upon surfaces.

With no further discussion Theresa Thompson requested the board to make two separate motions, 1) To adopt the Moore County Planning Board Land Use Plan Consistency Statement 2) To recommend the board to approve or deny the text amendment request approval to the Moore County Board of Commissioners of the proposed text amendment.

Planning Board member David Lambert made a motion to adopt the Moore County Planning Board Land Use Plan Consistency Statement and authorize the chairman to execute the document as per NC GS 153A-341. The motion was seconded by Board Member Harry Huberth, the motion passed unanimously 6-0.

Planning Board member David Lambert made a motion to recommend approval to the Moore County Board of Commissioners to the proposed text amendments. The motion was seconded by Board member Jeffrey Gilbert, the motion passed unanimously 6-0.

OTHER BOARD MATTERS

No other board matters were discussed.

PLANNING DEPARTMENT REPORTS

Ms. Ensminger provided the board with upcoming BOC meeting dates and stated the text amendment request will go before the BOC for a Call To Public Hearing on October 17th and the Public Hearing will be on November 7th. Ms. Ensminger provided the board an update to the Dixon rezoning request which was approved by the BOC on October 3rd.

BOARD COMMENT PERIOD

Planning Board member Harry Huberth asked when an updated copy of the Unified Development Ordinance would be available to the board members. Ms. Ensminger indicated once approved by the BOC on November 7th the ordinance would be available on the county website.

ADJOURNMENT

Board Member Harry Huberth made a motion to adjourn the October 5, 2017 regular meeting. The motion was seconded by Board Member Jeffrey Gilbert and the motion passed unanimously 6-0.

Respectfully submitted by,

Stephanie Cormack