

MINUTES
MOORE COUNTY PLANNING BOARD
THURSDAY, AUGUST 2, 2018 6:00 PM
MOORE COUNTY HISTORIC COURTHOUSE – 2nd FLOOR

Board Members Present: Joe Garrison (Vice Chair), Harry Huberth, David Lambert, Jeffery Gilbert, Bobby Hyman, John Cook

Board Members Absent: Matthew Bradley, John Matthews, Eddie Nobles (Chair)

Staff Present: Debra Ensminger, Planning Director
Tron Ross, County Attorney
Theresa Thompson, Senior Planner
Darya Cowick, Planner
Stephanie Cormack, Administrative Officer

CALL TO ORDER

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

INVOCATION

Board Member David Lambert 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 July 5, 2018
- C. Consideration of Abstentions

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

PUBLIC HEARING

Public Hearing #1 – Conditional Use Permit Request: School located on the same lot as a church (1305 Hulsey Rd.)

Planner Darya Cowick presented to the Board a request for a Conditional Use Permit for a school located on the same lot as a church located at 1305 Hulsey Rd. Carthage, further described as New Covenant Fellowship Church, owned by new Covenant Fellowship of Carthage, NC per Deed Book 3787, page 591.

In addition to the staff report background Mrs. Cowick provided the board with background history explaining in April this item was brought to the Planning Board as a request for a General Use Rezoning to allow a school to be brought onto the property. In May this item was taken to the Board of Commissioners and was not approved and recommended staff to provide a Text Amendment to allow schools to be on the same lot as a church as a Conditional use Permit. This item was brought to the Planning Board in June and approved by the Board of Commissioners in July.

Mrs. Cowick went over the items within the packet pointing out the land use map and adjacent land uses. Ms. Cowick also pointed out the site plan as presented in the packet pointing out the proposed school buildings and vegetative buffers and set back requirements as indicated in the UDO.

Vice Chair Garrison opened the public hearing calling upon the applicant Lee McKinney asking if he had anything to add to the request. Mr. McKinney had no additional comments.

Board Member Lambert inquired how the traffic would be impacted in the area as there are two existing schools in close proximity, New Century Middle and Union Pines High School.

Mr. McKinney explained that the driveway will be off of Hulsey Rd and not Union Church Rd so traffic would not affect that area.

Board Member asked staff for clarification of the exact location of the project in conjunction with the site plan & pictures provided in the packet.

Mrs. Cowick provided the board with location clarification and explained that all commercial projects require a driveway permit form NCDOT and if NCDOT recommended improvements to the area like relocation of the driveway NCDOT would let the applicants know.

Vice Chair Garrison closed the public hearing.

With no further discussion Board Member David Lambert made a motion to recommend approval to the Moore County Board of Commissioners of the Conditional Use permit for

a school located on the same lot as a church located at 1305 Hulsey Rd., Carthage, owned by New Covenant Fellowship of Carthage, NC per Deed Book 3787, page 591. The motion was seconded by Board Member Bobby Hyman; the motion passed unanimously 6-0.

Public Hearing #2-Moore County staff is requesting amendments to the Moore County Unified Development Ordinance.

- Amend Chapter 4 (Zoning Permit), Section 4.2 (Application), Subsection 4.2(A) (Pre-Application)
- Amend Chapter 4 (Zoning Permit), Section 4.3 (Action by the Administrator)
- Amend Chapter 4 (Zoning Permit), Section 4.4 (Zoning Decision Sign)
- Amend Chapter 7 (General Development Standards), Section 7.6 (Developments with Multiple Principal Uses)
- Amend Chapter 7 (General Development Standards), Section 7.11 (non-Residential Screening), Subsection A (Applicability)
- Amend Chapter 7 (General Development Standards), Section 7.11 (Non-Residential Screening), Subsection D (Screening Types)
- Amend Chapter 8 (Specific-Use Standards), Section 8.6 (Accessory Manufactured Home), Subsection B (Standards)
- Amend Chapter 8 (Specific-Use Standards), Section 8.13 (Manufactured Home), Subsection C (Prohibited)
- Amend Chapter 8 (Specific-Use Standards), Section 8.18 (Multifamily Dwellings), Subsection C (Setbacks)
- Amend Chapter 8 (Specific-Use Standards), Section 8.92 (Amateur Radio and Receive-only Antenna), Subsection C (Supplemental)
- Amend Chapter 8 (Specific-Use Standards), Section 8.100 (Mini-Warehouse), Subsection B (Standards)
- Amend Chapter 10 (Text Amendments & General Use Rezoning), Section 10.2 (Application Process), Subsection A (Submittal)
- Amend Chapter 10 (Text Amendments & General Use Rezoning), Section 10.3 (Notice of Public Hearings), Subsection D (Fort Bragg Notification)
- Amend Chapter 11 (Conditional Rezoning), Section 11.2 (Application Process), Subsection A (Submittal)
- Amend Chapter 11 (Conditional Rezoning), Section 11.3 (Notice of Public Hearings), Subsection D (Fort Bragg Notification)
- Amend Chapter 11 (Conditional Use Permits), Section 12.2 (Application Process), Subsection A (Submittal)
- Amend Chapter 18 (Subdivisions), Section 18.6 (Preliminary Plat Submittal and Review), Subsection B (Subdivision Review Approval Steps)
- Amend Chapter 18 (Subdivisions), Section 18.7 (Minimum Design Standards), Subsection F (NCDOT Approval)
- Amend Chapter 18 (Subdivisions), Section 18.7 (Minimum Design Standards), Subsection H (Traffic Signs and Control)

- Amend Chapter 18 (Subdivisions), Section 18.7 (Minimum Design Standards), Subsection S (Cluster Mailboxes)
- Amend Chapter 18 (Subdivisions), Section 18.7 (Minimum Design Standards), Subsection E (Marginal Access Streets)
- Amend Chapter 18 (Subdivisions), Section 18.8 (Conservation Design Standards), Subsection C (Dimensional Requirements)
- Amend Chapter 18 (Subdivisions), Section 18.8 (Conservation Design Standards), Subsection I (Subdivision Decision Sign)
- Amend Chapter 18 (Subdivisions), Section 18.15 (Subdivision Plat Requirements)
- Amend Chapter 18 (Subdivisions), Section 18.16 (Subdivision Plat Requirements)
- Amend Chapter 19 (Definitions), Section 19.2 (Definitions)
 - Lot Line, Front
 - Setback
- Add Chapter 19 (Definitions), Section 19.2 (Definitions)
 - Street, Arterial
 - Street, Marginal Access

Senior Planner Theresa Thompson presented to the board the requested changes staff has recommended and reasons of changes as outlined within the staff report presented in the agenda packet.

Minor discussion was held by the board for further clarification regarding Chapter 8 (Specific-Use Standards), Section 8.13 (Manufactured Home), Subsection C (Prohibited) Ms. Ensminger explained this information was based on the NC State Building Code requirements regarding personal or commercial use vs. storage use.

Further clarification regarding Chapter 18 (Subdivisions), Section 18.7 (minimum Design Standards), Subsection E (Marginal Access Streets) was request by Board Member Gilbert. Mrs. Thompson explained this was to accommodate mostly homes that are on an arterial street.

With no further comments Vice Chair opened the public hearing. With no further comments or speakers Vice Chair Garrison closed the public hearing for Board discussion. With no further discussion Board Member Hyman made a motion to adopt the Moore County Planning Board Land Use Plan Consistency Statement for approval and authorize its Chairman to execute the document as required by North Carolina General Statute 153A-341. The motion was seconded by Board Member Harry Huberth; the motion passed unanimously 6-0.

Board Member Bobby Human made a motion to recommend approval to the Moore County Board of Commissioners of the proposed text amendment to the Moore County Unified Development Ordinance. The motion was seconded by Board Member John Cook; the motion passed unanimously 6-0.

PLANNING DEPARTMENT REPORTS

Ms. Ensminger informed the Board staff has received the application requesting the ETJ expansion from Pinehurst which will come before the Planning Board on September 6th.

BOARD COMMENT PERIOD

Mr. Gilbert asked if a member was absent during a meeting could that board member be allowed to call in during the meeting.

Ms. Ensminger confirmed staff would be able to call in during the scheduled meeting if they were not able to attend.

ADJOURNMENT

Board Member Bobby Hyman made a motion to adjourn the August 2, 2018 regular meeting. The motion was seconded by Board Member Harry Huberth and the motion passed unanimously 6-0.

Respectfully submitted by,

Stephanie Cormack