



Moore County Board of Commissioners

September 28, 2023 | 9:00 AM
Special Meeting: Growth Vision Work Session
Moore County Senior Enrichment Center
8040 US Hwy 15/501
West End, NC 27376

MINUTES

The Moore County Board of Commissioners convened for a Special Meeting on September 28, 2023, at 9:00am at the Moore Count Senior Enrichment Center.

COMMISSIONERS PRESENT:

Chairman Nick Picerno, Vice Chairman Frank Quis, Kurt Cook, John Ritter, Jim Von Canon

CALL TO ORDER

Chairman Picerno called the meeting to order.

INVOCATION

County Manager Wayne Vest offered the invocation.

PLEDGE OF ALLEGIANCE

Vice Chairman Quis led the Pledge of Allegiance.

1. WELCOME AND OPENING COMMENTS

Chairman Picerno welcomed everyone and offered comments regarding the history of the County's Land Use Plan and the push and pull associated with development, noting that although there was disagreement regarding development, everyone in Moore County got along well. He asked those present to introduce themselves and invited everyone present to participate in the meeting.

County Manager Wayne Vest offered comments regarding recent hearings before the Board and determinations of consistency with the Land Use Plan, Highway Corridor Overlay District, etc. He noted that the committee structure for a proposed Land Use Plan Steering Committee was in place, but there had been no appointments yet. Mr. Vest introduced Mr. Ben Hitchings, Principal with Green Heron Planning, a planning consultant firm based in Durham, who was present to facilitate discussion.

2. GROUP EXERCISE TO IDENTIFY KEY GROWTH ISSUES

Mr. Hitchings introduced himself and then led the Board through an exercise to identify what made Moore County special, what its growth challenges were, and what its growth opportunities were. Discussion and comments followed each section of the exercise.

3. BREAK The Board took a 15-minute recess.

4. PRESENTATION ON GROWTH RESPONSE CAPABILITIES

Upon reconvening after the break, Mr. Hitchings provided a presentation, hereby incorporated as a part of these minutes by attachment as Appendix A.

5. DISCUSSION

Chairman Picerno discussed the approval of major subdivisions via the current quasi-judicial hearing process versus an administrative process previously followed. Mr. Hitchings explained the importance of adequate guiding standards that could allow it to be an administrative process and stated that standards with discretion would need the quasi-judicial process but said it could be configured either way. Commissioner Quis discussed the change to the quasi-judicial process as the Board had received complaints regarding neighboring property owners not being informed of major subdivisions being located beside them. Mr. Hitchings discussed the pros and cons and the importance of educating citizens and the different considerations.

Chairman Picerno asked about how to merge everything and figure out which process to follow. Mr. Hitchings said it would be a journey and would start with the Land Use Plan. He reviewed the process for approval of the Plan and said once it was approved, it would be a touchstone for these decisions. Chairman Picerno commented regarding the importance of public input but also having guidelines. Mr. Hitchings said that public involvement would be essential to the plan update for both philosophical and practical reasons.

Chairman Picerno commented on the importance of knowing where growth would be, particularly with regarding to State funding opportunities. Brief comments were offered by Sen. Tom McInnis and Rep. Neal Jackson, present at the meeting.

Mr. Hitchings said the Board would be creating a framework upon which it could hang more detail.

Representatives of the Mid-Carolina Council of Governments, present at the meeting, shared that they had been taking notes and would help the Board. Attorney Bob Joyce with the UNC School of Government, present, answered questions about procedures and finding the line between the administrative versus quasi-judicial processes. Chairman Picerno asked about the ability to get to "by right" but still have public input. Mr. Joyce discussed the planning process and determining what the Board wanted to hear from the public on versus what could go forward if it met certain standards. Commissioner Quis said it came down to zoning and Mr. Joyce said yes, and the subdivision ordinance.

6. NEXT STEPS FOR FACILITATOR

Mr. Hitchings discussed the next steps, summarizing this day's session and noting the need for a follow-up session, and said updating the Land Use Plan was the key next step. Mr. Vest inquired about a realistic timeframe for that process and Mr. Hitchings said generally nine to twelve months.

Commissioner Von Canon commented regarding the need to address poor development in the County and shared photos from the Winder Station development in Vass.

Commissioner Quis inquired with Matt Kitchen with NCDOT, present, regarding the length of time for projects such as improvements to Highway 690. Mr. Kitchen offered comments regarding improvements for 690 scheduled for 2027 and said they were trying to find ways to expedite improvements and fund some sooner. He noted that lanes could be added, but that would increase the speed and people were already throwing caution to the wind. Sen. McInnis shared that he had asked the Highway Patrol to provide some help following an accident on 690 and the troopers had written about 73 tickets in a week and a half. Mr. Kitchen concurred that they had stepped up enforcement and Sen. McInnis noted they were currently about 300 troopers short.

Mr. Vest offered additional comments and reviewed points regarding the land use and zoning maps and recent legislative hearings.

7. **LUNCH**

The Board recessed for lunch from 12:20pm until 1:10pm.

8. **CONTINUED DISCUSSION**

Mr. Vest commented regarding extraterritorial zoning jurisdictions (ETJs) and impacts if they were eliminated. Chairman Picerno commented regarding growth outside municipalities. Commissioner Quis noted that while those in the ETJ did not have a say in their zoning, they were included on planning and zoning boards, and generally the ETJs grew the property values, so it was of benefit to those citizens. Commissioner Von Canon discussed the ETJ, and issues citizens may have. Chairman Picerno asked everyone to research ETJs and talk to people and get a feel for it between this meeting and the next. Mr. Vest commented regarding the General Assembly and Special Use Permits and the potential for some changes to those.

Chairman Picerno opened the floor for anyone in the audience at the meeting who had comments. Mr. John Misiaszek asked whether people in the ETJs could become part of the municipality and if so if that extended the municipal boundary. Mr. Vest, Mr. Joyce, and County Attorney Misty Leland discussed and explained voluntary annexation. Mr. Nick LaSala discussed that he would like to see small family farms instead of subdivisions in the unincorporated area, for a town and country feel. Mr. Vest encouraged those with farms to talk to Moore County Tax Administration regarding the deferment program. Mr. Marsh Smith discussed opportunities with the Sediment and Pollution Control Act, impervious surface, and tax deductions for conservation easements.

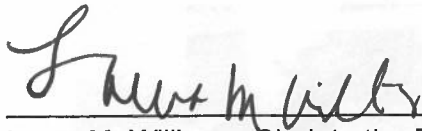
Commissioner Von Canon left at 1:40pm to attend a previously scheduled appointment.
Public Works Director Randy Gould updated the Board regarding the water supply study and said he expected to bring the report to the Board in October.

9. **CLOSING COMMENTS**

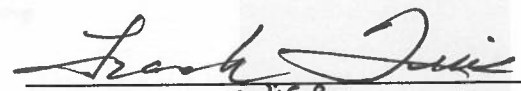
Chairman Picerno discussed that this meeting had been a good opening and commented regarding an update rather than a total rewrite of the 2013 Land Use Plan. Commissioner Ritter concurred it had been a good meeting and a good start.

ADJOURNMENT

There being no further business, upon motion made by Chairman Picerno, seconded by Commissioner Ritter, the Board voted 5-0 to adjourn the September 28, 2023, Special Meeting of the Moore County Board of Commissioners at 1:50pm.



Laura M. Williams, Clerk to the Board



Nick Picerno, Chairman
Frank Quis



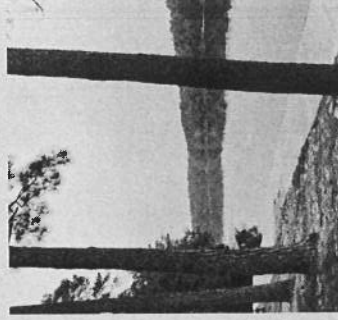
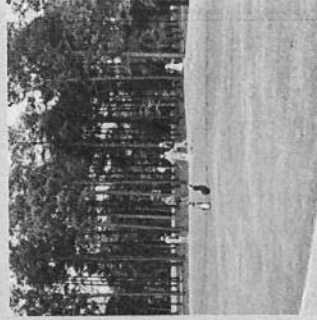
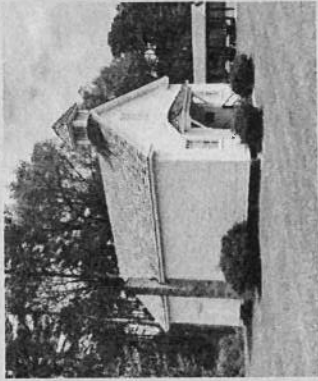
Board Exercise



1. What makes Moore County special?
2. What are biggest challenges of growth?
3. What are biggest opportunities of growth?



Responding to Growth In Moore County



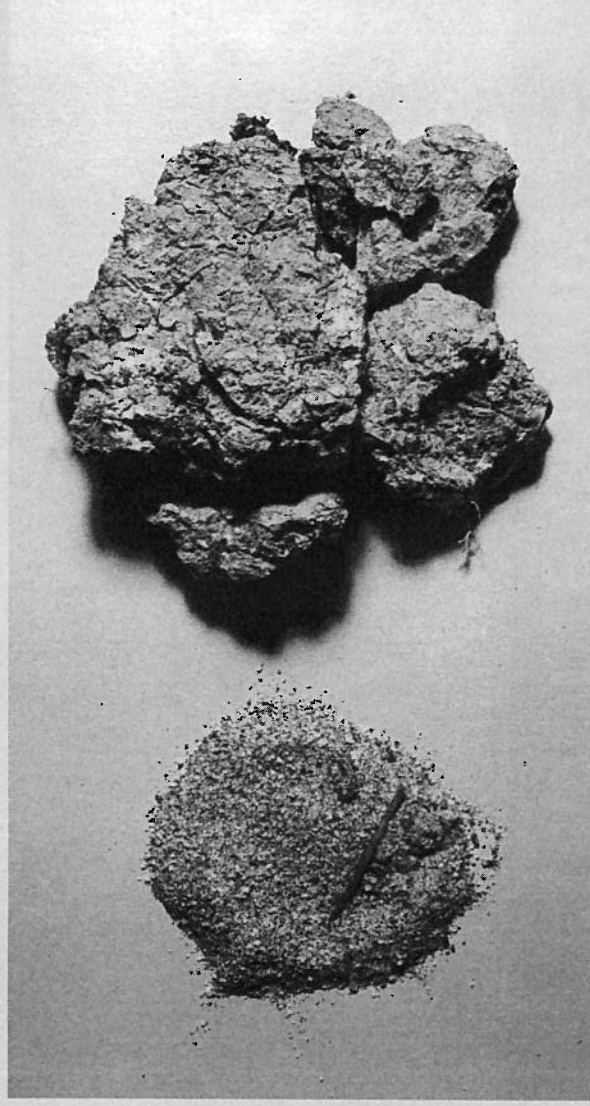
Presentation to the
Moore County Board of Commissioners
September 28, 2023

by Ben Hitchings, FAICP, CZO
Principal, Green Heron Planning



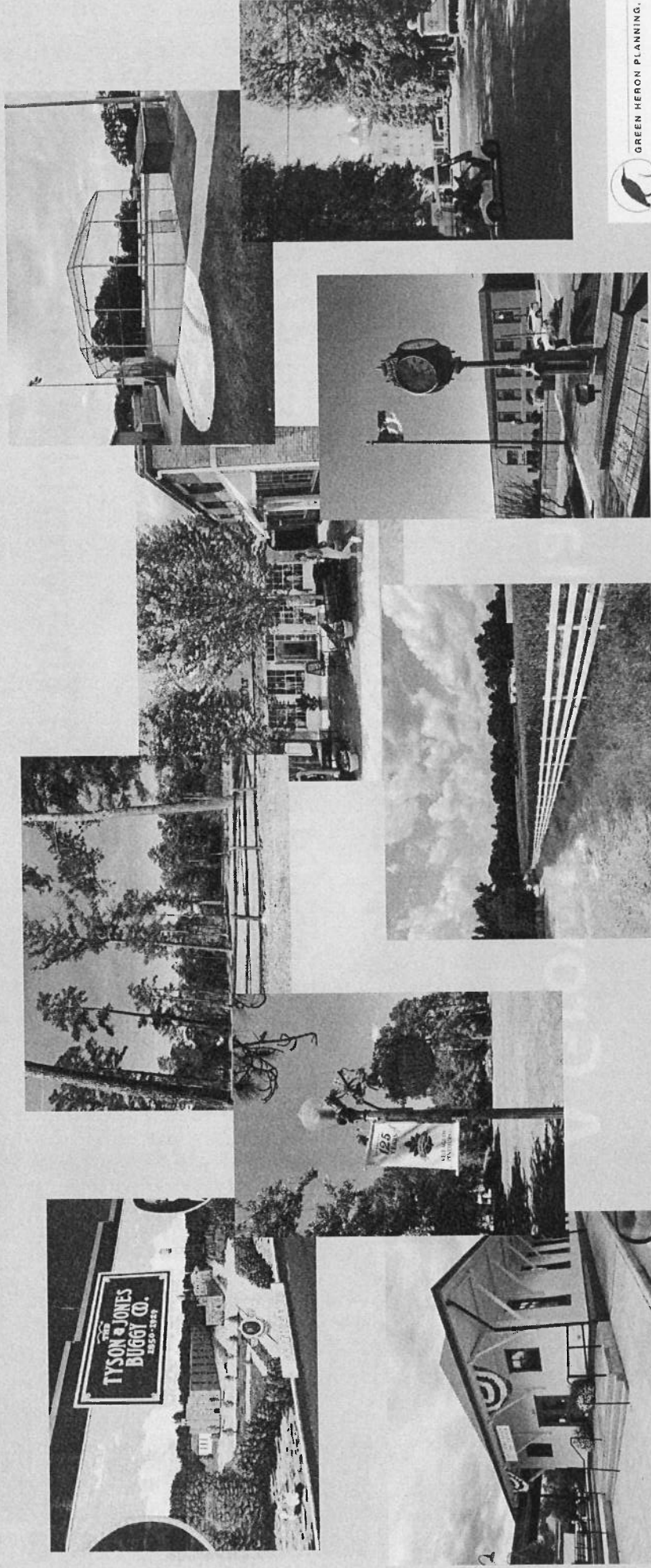
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Moore County Is a Special Place



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Moore County Is a Special Place



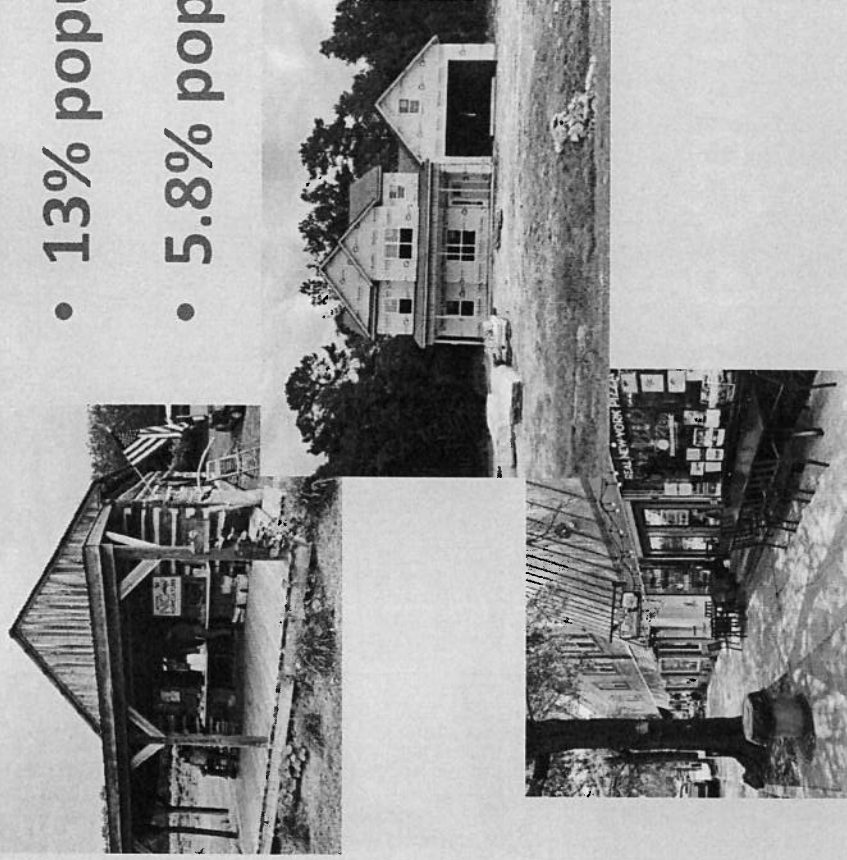
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A Growing Population

- 13% population increase from 2010 to 2020
- 5.8% population increase from 4/20 – 7/22

(Source: U.S. Census)

The world is changing,
and so is your community.



Widespread Dynamic for NC

County Population Growth, 2010 to 2020

(Source: NC Office of State Mgt. and Budget)

COUNTY	% CHANGE
Johnston	28.5
Brunswick	28.3
Cabarrus	27.2
Wake	25.7
Mecklenburg	21.5
Chatham	20.6
Durham	20.6
Currituck	20.2
Union	18.7
Iredell	17.5

COUNTY	% CHANGE
Harnett	16.6
Pender	15.8
Onslow	15.2
Franklin	13.8
Alamance	13.6
Moore	13.3
Buncombe	13.2
Lincoln	11.7
New Hanover	11.5
Orange	11.4



➤ NC grew by 9.5%



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Response to Change

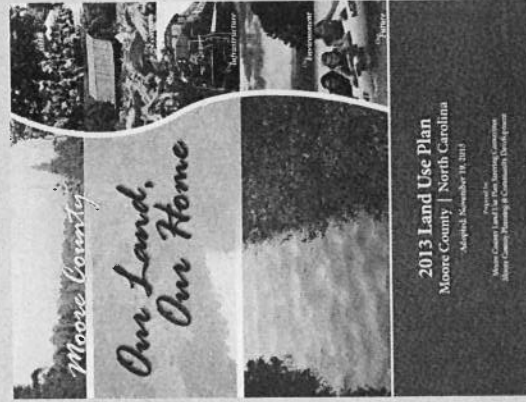
One potential approach

Protect what you love.

Add what you need.



Shaping Growth



Step 1: Develop Shared Vision for Future

Step 2: Prepare Implementation Strategy

Step 3: Provide Necessary Resources

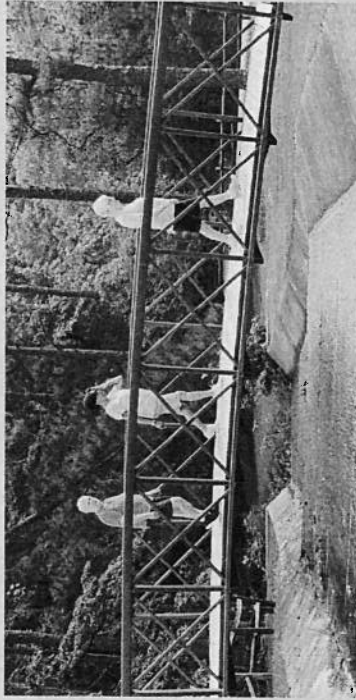
Step 4: Implement Vision

Step 5: Track Progress



Step 1: Develop Shared Vision for Future

- Update County Land Use Plan
- Big project; value of getting consultant assistance



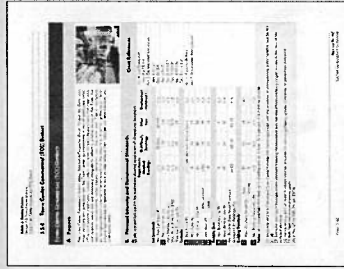
Step 2. Prepare Implementation Strategy

➤ Develop portfolio of implementation measures

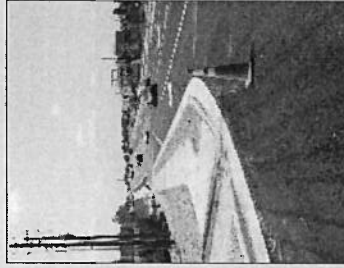
NO.	NAME	DESCRIPTION	LEAD STAFF	EST. COST	FUNDING SOURCES	NEXT STEPS
2. Protect Rural Character and Rural Lifestyle						
2.1	Update Zoning Map to Implement Plan Monroe Future Land Use Map	Update Chatham County Zoning Map using land use pattern described in Plan Monroe Future Land Use Map. In some parts of the study area, this process will take place over time as private developers propose projects for consideration by Chatham County.	Planning Dept	Staff time; UDO project	UDO project	Continue to track latest projects and information from NCCOT, and confirm appropriate NCCOT contacts
2.2	Update Unified Development Ordinance to Implement Plan Monroe Zoning Strategy to Protect Rural Character and Lifestyle	Update development standards in Chatham County Unified Development Ordinance (UDO) to implement Plan Monroe Zoning Strategy. Consider measures to encourage context-sensitive design such as promoting vernacular architecture and tree preservation, directing new commercial development to nodes, adopting zoning district appropriate for permanently protected lands, and encouraging agriculture- and forestry-friendly developments.	Planning Dept	UDO project; staff time	UDO project	- Complete CAMPO participation process - Identify key transportation opportunities to discuss with CAMPO
2.3	Protect Key Viewsheds and Road Corridors	Prepare Road Corridor Protection Overlay Zone as part of UDO and show on Future Land Use Map and Zoning Map.	Planning Dept.; Environmental Quality Dept.	Staff time	UDO project	- Draft and issue RQ/RFP - Select consultant - Confirm scope and contract - Conduct study
2.4	Update Chatham County Farmland Preservation Plan	Update 2009 Agricultural Land Use Plan and Agricultural Economic Development Plan. Develop impactful and manageable action plan to guide this work.	Cooperative Extension Soil & Water Conservation District Planning Dept.	Staff time; consultant funds?	General fund; grants from USDA, NCDA?	- Coordinate with CCCC on use of Vofast incentive skills training funds - Consider creative opportunities such as creating Good News Garage to help - Identify and develop electric vehicle repair skills

Step 2. Prepare Implementation Strategy

Local Government Toolbox



1. Ordinances



2. Public Investments



3. Programs & Policies



4. Follow-up Studies & Plans



5. Partnerships



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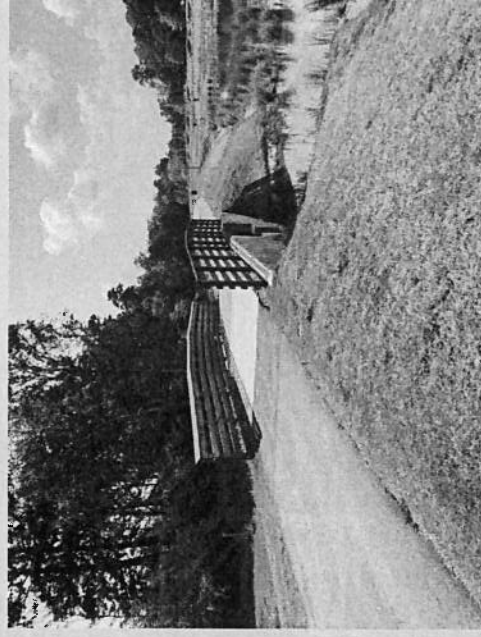
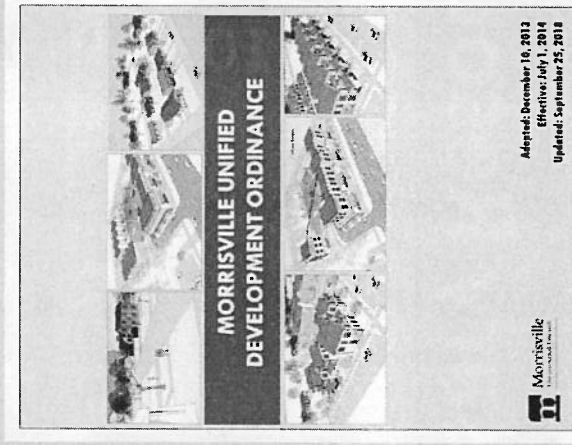
Step 3: Provide Necessary Resources

- Allocate resources for implementation measures



Step 4: Implement Vision

➤ Make projects happen



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Step 4: Implement Vision

For Each Project . . .



Secure the necessary resources



Assemble the team

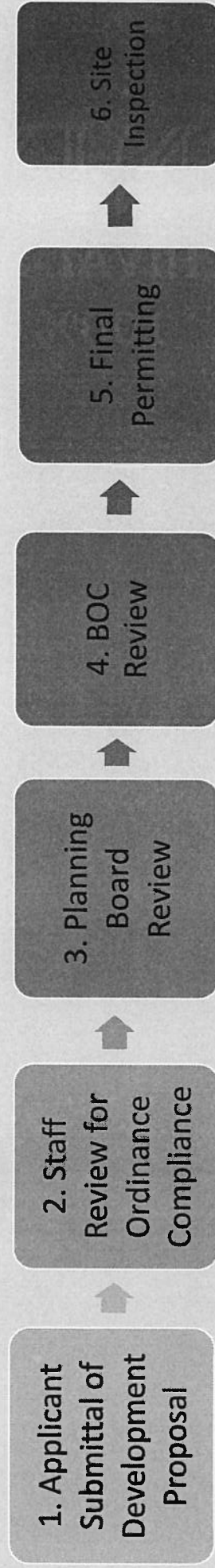


Organize the project



Step 4: Implement Vision

Development Review Process



Step 5: Track Progress

➤ Provide Annual Update on Progress



Discussion



Next Steps

- Summarize comments from today
- Discuss and confirm in follow-up session
- Discuss guidance for Plan Update Committee

