



Moore County Planning Board

December 5, 2024 | 6:00 PM
Historic Courthouse
1 Courthouse Square
Carthage, NC 28327

MINUTES

CALL TO ORDER 6:00 PM

Chairman David McLean called the meeting to order at 6pm.

INVOCATION *Member Volunteer*

Member Joe Garrison led the Invocation.

PLEDGE OF ALLEGIANCE *Member Volunteer*

Chairman McLean led the Pledge of Allegiance.

MISSION STATEMENT *Member Volunteer*

Member Tyler Brady read the Mission Statement.

I. PUBLIC COMMENT PERIOD

Please sign up on the Public Comment Sign-In sheet near the door.

There were no public comments.

II. CONSIDERATION OF ABSTENTIONS

There were no abstentions.

III. APPROVAL OF CONSENT AGENDA

MOTION: Member Ron Jackson moved to approve the Consent Agenda, Member John McLaughlin seconded. Motion passed unanimously.

1. Planning - Approval of the November 7, 2024 Regular Meeting minutes

IV. PUBLIC HEARING

Planning Director, Debra Ensminger, introduced the Public Hearing item.

1. Planning - Conditional Rezoning Request: Rural Agricultural (RA) to Neighborhood Business Conditional Zoning (B-1-CZ) for a Mini-Warehouse (Self-Service) – 1280 Leaman Rd.

Senior Planner, Ruth Pedersen, presented the Conditional Rezoning request. Pedersen explained to the board their requirement to determine consistency, or inconsistency, and a statement of reasonableness to support their decision. Pedersen noted there is currently no driveway, but there is a recorded easement where a driveway will be constructed. Pedersen opened the floor for questions. Member Jackson asked how wide the easement is? The applicant provided the information, the easement is 30 ft. Member McLaughlin asked about the uses of the adjacent properties? Pederson showed on aerial view the 1 adjoining residence. The other properties are vacant.

The applicant presented to the board: Linda Dunlap. Dunlap explained this land does not perc. Despite every attempt to construct a residence the lot and surrounding lots do not perc. Dunlap introduced the manager of Keith's Hardware, who rents storage units and supported additional storage is needed in the surrounding areas.

Chairman McLean opened the public hearing public comments.

1. Jacob Stevens signed up to speak. He is a manager at Keith Hardware. Mr. Stevens explained there is a need for storage units as he sends potential customers to other towns per having none available.

2. Walter Brower, 1333 Leaman Rd. Mr. Brower came to the meeting thinking it might be a discussion about bringing water to this area. Upon hearing the discussion of the Conditional Rezoning, Mr. Brower spoke in favor of the Conditional Rezoning. Mr. Brower fully supports this use and is adjacent to his residence.

MOTION: *Member Garrison made a motion to approve the Moore County Land Use Plan Consistency Statement as Consistent, and states the reasonableness as per the uses of the commercial uses in the surrounding area. Member Garrison continued, authorizing the Chairman to execute the documents as required by GS160D-604. *Pedersen reminded the board to also cite a Goal or Recommendation from the Land Use Plan in their statement of reasonableness. Pedersen provided the board with a suggestion of **Recommendation 1.7 : To support and promote local businesses.**

Member Garrison withdrew his motion.

MOTION #1: Member Garrison made a motion to adopt the Land Use Plan Consistency Statement Land Use Goal 1, Recommendation 1.7 as consistent and authorized the Chairman to execute the document as required by GS160D-604. Member McGraw seconded. Motion passed unanimously.

MOTION #2: Member Garrison made a motion to approve the Conditional Rezoning and to recommend approval to the Board of Commissioners. Member McLaughlin seconded. Motion passed unanimously.

V. PLANNING DEPARTMENT REPORTS

Debra Ensminger

Director Ensminger advised the Planning Board the call-to for the public hearing with the Board of Commissioners will take place January 7, and the Public Hearing will be January 21. Ensminger thanked the board for their service, acknowledged this is the last meeting of 2024. Ensminger continued, the January 2, 2025 Planning Board meeting will have a Watershed Review Board item that this board has not encountered before: Density Averaging of Non-contiguous parcels. The Planning Board was asked to enjoy the provided refreshments. County Attorney, Tron Ross, addressed the board regarding questions asked about who can speak at public hearings. Ross continued, anyone who signs up to speak, regardless of standing, is permitted to speak per the current ordinance.

VI. BOARD COMMENT PERIOD

VII. UPCOMING EVENTS

- Tuesday, December 10, 2024, 6:00PM Land Use Plan Steering Committee Meeting to be held at the Ag Center in Carthage
- Thursday, January 2, 2025 6:00 PM Planning Board Regular Meeting to be held at the Historic Courthouse in Carthage
- Tuesday, January 7, 2025 10:30 AM Board of Commissioners Regular Meeting to be held at the Historic Courthouse in Carthage.

VIII. ADJOURNMENT

MOTION: Member Garrison made a motion to adjourn. Vice-Chair Newman seconded. Motion passed unanimously. Meeting adjourned at 6:26pm.