



Moore County Planning Board

January 2, 2025 | 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 6:00pm.

INVOCATION *Member Volunteer*

Chair McLean led the Invocation.

PLEDGE OF ALLEGIANCE *Member Volunteer*

Chair 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.

Chad Macias of Seven Lakes West addressed the Planning Board. Mr. Macias thanked the board for its service. Macias continued, inquiring how can members of the public play a role in determining the types of businesses and developments coming to their areas? Macias commented that his area of Seven Lakes is in need of family oriented entertainment and community engagement, and would like to see this type of industry in the area. Macias continued, observing potential market oversaturation in terms of retailers, citing a number of hardware businesses already existing now will be competing with additional national chain hardware stores.

II. CONSIDERATION OF ABSTENTIONS

There were no abstentions.

III. 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:

MOTION: Member Joe Garrison made a motion to approve the consent agenda. Tyler Brady seconded. Motion passed unanimously.

1. Planning - Approval of the December 5, 2025, Regular Meeting minutes

IV. PUBLIC HEARING

Senior Planner, Danielle Orloff, presented the item. Parcel currently zoned RA. Parcel has existing mining permit and modified permit. Applicant will continue to apply for new permits 6-months prior to new phases (expansion). Proposed conditions in phases, will go in the direction the mining takes them. Applicant is proposing to mine 341.96 acres leaving 276 unmined acres that will leave vegetated buffers. The phasing plan is for +- 10 years to 30 years. CZ gives certainty of land uses and flexibility. The applicant has submitted a site specific development plan. No digging or excavating will occur within 50 ft. of neighboring properties. Per the mining permit, once mining activities have ceased, area is returned to former RA use and area is restored with native vegetation. Restoration occurs immediately after mining activities cease, before moving on to next phase. The applicant has added all buffering requirements to their site plan. Orloff asked the board to consider whether this use is consistent with the Future Land Use map, and is the request reasonable and in the public interest? If not, or if so, why? This concluded staff's presentation. Chair McLean opened the floor to the board for questions. Hearing none, the applicants were asked if they wished to speak. Ben Williams spoke briefly, citing the purposeful intent of continuing the operation in a responsible way. Member Garrison asked the applicants the reasoning behind needing this CZ application. Art Williams addressed the board. Mr. Williams explained this is a natural evolution of the mining operation. Williams continued, continuing the operation, which is a multi-generational family business, keeps the farming family working on their land, utilizing the RA permissible usage.

Chair McLean opened the Public Hearing. Ben Williams, co-owner of Williams Sand & Clay, spoke as the applicant.

Per Chairman's request, the board recognized speakers on the Public Hearing Sign up sheet. Ben Williams had spoken earlier, noting he is available for additional questions. Tom Terrell, attorney for the applicant, and Michael Blakely, employee of the applicant, noted they are available to answer any questions. Mr. Orlando Comer, Who's parcel borders on the mining operation, addressed the board. Mr. Comer expressed concern for the environmental impacts of the mining operation, specifically the depth of the mining. Comer continued, his concern over the aesthetic effects the mining operation would have to his property.

Chair McLean asked Art Williams to address the concerns raised by Mr. Comer. Williams explained the digging are not reaching the depths of bedrock. The operation may mine 10ft. into the water, then move on. Williams has reforested Longleaf and Loblolly pines that are planted immediately once a phase ceases operation. Williams continued, the mining operation mines sand used in Moore County concrete which will benefit the community. Orloff noted Mr. Comer had also expressed concern about the berms. Williams addressed the berms, stating the berms will be nearly 150 ft. from property lines, well within the 50ft. buffer.

Cheryl Kearns had signed up to speak, but had her questions answered during the discussion.

1. Planning - Conditional Rezoning Request: Rural Agricultural (RA) to Rural Agricultural Conditional Zoning (RA-CZ) for a Mining / Quarry Operation – 985 NC 211 Highway (ParlD 20170089, ParlD 20180537, and ParlD 00013401)

Chair McLean closed the public hearing and opened the floor for a motion.

MOTION 1: Member Garrison made a motion to adopt the Moore County Planning Board Land Use Plan Consistency Statement as Consistent, per Recommendation 1.7 To support and promote local businesses, and authorize the Chairman to execute the document as required by North Carolina General Statute 160D-604. Member John McLaughlin seconded. Motion passed unanimously.

MOTION 2: Member Garrison made a motion to recommend approval to the Moore County Board of Commissioners of the Conditional Rezoning of an approximately 618 acres, on ParlD 20170089, per Deed Book 6234, Page 258, owned by Williams Sand and Clay, LLC, ParlD 20180537, per Deed Book 5070, Page 596, which corrected Deed Book 5064, Page 355, owned by William Arthur Williams, and wife, Jan Harman Williams, ParlD 00013401, per Deed Book 6131, Page 176, owned by William Arthur Williams, and wife, Jan Harman Williams, located at 985 NC 211 Highway, from Rural Agricultural (RA) to Rural Agricultural Conditional Zoning (RA-CZ) for a mining / quarry operation. Member Ray Daly seconded. Motion passed unanimously.

V. PLANNING DEPARTMENT REPORTS

Debra Ensminger

Planning Director Ensminger addressed the board. Ensminger advised the board there 9 density averaging requests on 1 parcel in Chandler Hills, a subdivision in Seven Lakes West, in the February 6 Planning Board agenda. LUPSC next meeting is January 14. Senate Bill 382 passed and this will affect Land Use Plans retroactively 180 days. Ensminger continued, properties cannot be down zoned without consent of every property owner.

VI. BOARD COMMENT PERIOD

VII. UPCOMING EVENTS

- January 7, 2025 Board of Commissioners: 6pm Historic Courthouse
- January 14, 2025 Land Use Plan Steering Committee: 6pm Agricultural Center
- February 6, 2025 Planning Board: 6pm Historic Courthouse

ADJOURNMENT

Member Garrison made the motion to adjourn. Ray Daly seconded. Meeting adjourned at 6:42pm.

