



Moore County Planning Board

April 3, 2025 | 6:00 PM
Historic Courthouse
1 Courthouse Square
Carthage, NC 28327

MINUTES

BOARD MEMBERS PRESENT:

Farrah Newman (Vice-Chair), David McLean (Chair), Joe Garrison, Ron Jackson, Tucker McKenzie, John McLaughlin, Tyler Brady

BOARD MEMBERS ABSENT:

Ray Daly, Guy McGraw

STAFF PRESENT:

Debra Ensminger, Planning Director; Ruth Pedersen, Senior Planner; Tron Ross, Associate County Attorney; and Jamar Garner, IT Security Manager

CALL TO ORDER

Chairman David McLean called the meeting to order at 6:00 p.m.

INVOCATION

Board member Tucker McKenzie offered the invocation.

PLEDGE OF ALLEGIANCE

Chairman McLean led the pledge of allegiance.

MISSION STATEMENT

Board member Joe Garrison read the Moore County Mission Statement.

Chairman McLean made a motion to appoint Debra Ensminger to be the Clerk to the Planning Board during this meeting. Board member Garrison seconded the motion. The motion passed unanimously 7-0.

I. PUBLIC COMMENT PERIOD

There was no public comment.

II. APPROVAL OF CONSENT AGENDA

Board member Garrison made a motion to approve the consent agenda. Board member John McLaughlin seconded. The motion passed unanimously 7-0.

III. WORK SESSION

1. Planning - Future Amendments to The Moore County Unified Development Ordinance Chapter 16: Watershed Overlay Districts – **Ruth Pedersen, Senior Planner**

Senior Planner Ruth Pedersen presented the future text amendment request explaining that there are two options given by the North Carolina Department of Environmental Quality: either adopt the model watershed ordinance or adopt specific recommendations provided by NCDEQ. Senior Planner Pedersen explained that staff could answer any questions from the Planning Board.

Director Ensminger explained that staff recommends adopting the NDEQ recommended changes, but not adopting the high-density option.

Board member Ron Jackson asked Director Ensminger to confirm that there is still no public sewer in the County's jurisdiction. Director Ensminger confirmed, and Board member Jackson stated that even if the Board wanted to offer the high-density option, there is nowhere developers could do it currently.

Board member Garrison asked why the County is doing this text amendment. Director Ensminger explained that Chapter 16 of the Moore County Unified Development Ordinance was not in compliance with the state's requirements, and it needed to be brought into compliance. Director Ensminger explained further that the County does not have to adopt the high-density option, it was only included because it was recommended by NCDEQ.

Board member Garrison asked regarding the proposed amendment to section 16.4.B.2, if the "qualified individual" language could be further defined. Board member McKenzie explained that the State requires a certified individual to delineate streams and the State would review to ensure someone with the correct qualifications made the determination.

Board member McKenzie said he would prefer if the beginning of the sentence in Section 16.4.B.2 was struck so that the section would read "An on-site stream determination may be performed by an individual qualified to perform such stream determinations." Senior Planner Pedersen offered that staff would review to ensure no conflicts with statute if this language was struck.

The Board agreed that they would recommend moving forward with the recommended amendments to chapter 16, but not adopt the high-density option.

2. Planning - Future Amendment to The Moore County Unified Development Ordinance to add Rural Event Venue as a Specific Use – **Ruth Pedersen, Senior Planner**

Senior Planner Pedersen presented the future text amendment request and explained that Planning Staff has had requests from people who want to operate rural event venues on their property. This amendment would add a new use to the UDO with specific standards to allow people to operate a rural event venue permitted by right in the RA zoning district.

Chairman McLean asked if there was consideration given to the potential impacts of sound on adjacent properties. Director Ensminger explained that the venues would be required to follow the noise ordinance.

Board Member Tyler Brady asked about fire restrictions. Director Ensminger stated those requirements are handled through the permitting process.

Director Ensminger explained to the Board that this text amendment would be considered down zoning since it would create a nonconforming use. Downzoning is currently not allowed due to recent state legislation. Until downzoning is restored, this text amendment cannot move forward.

Board member Jackson suggested larger setbacks for the buildings to mitigate the impact of noise on adjacent properties.

Board member McKenzie suggested limiting the size of these venues. To minimize the impact on adjacent properties.

Board member Garrison asked if food trucks would be allowed. Staff responded there is nothing in the current text amendment language that would prohibit food trucks.

Board member McKenzie expressed that the parking requirement of one parking space for every four persons at full occupancy is not enough. Board members agreed that this is not enough and recommended an increased parking requirement.

Director Ensminger asked if there is anyone currently wanting to do a rural event venue. Senior Planner Pedersen responded yes, there is someone staff has received a request from and showed the subject property.

IV. PLANNING DEPARTMENT REPORTS

Director Ensminger reminded the Board of their upcoming regular meeting on May 1, 2025, at 6:00 p.m. There will be a joint work session regarding the Land Use Plan, and she will update the Board once a date has been established.

ADJOURNMENT

With no further comments, Board member Garrison made a motion to adjourn. The motion was seconded by Board member Jackson. The motion passed unanimously 7-0. The meeting was adjourned at 6:39 p.m.

Respectfully submitted by,

Debra Ensminger