

ORDINANCE PLA 1 – 2025
STATE OF NORTH CAROLINA
COUNTY OF MOORE
TAYLORTOWN

AN ORDINANCE OF THE TOWN OF TAYLORTOWN
PROVIDING FOR A SIX-MONTH (6) MORATORIUM ON COMMERCIAL DEVELOPMENT

WHEREAS, the Town of Taylortown (hereafter “the Town”) is a municipal corporation organized under the laws of North Carolina, invested with the powers enumerated in Chapter 160A and 160D of the North Carolina General Statutes; and

WHEREAS, pursuant to North Carolina General Statutes Chapter 160D, the Town is given the authority to plan and regulate development within its corporate limits, and pursuant to North Carolina General Statutes Chapter 160D-107, the Town is specifically given the right, under appropriate circumstances to impose a development moratorium; and

WHEREAS, the Town adopted a Land Use Plan in July 28, 2022 that needs to be updated to a Comprehensive Plan that addresses growth and development in Moore County, and its current commercial district that directly impacts growth and development in both the residential and commercial areas of the Town; and

WHEREAS, a more detailed Comprehensive Plan will allow the Planning Commission to formulate policy based on a public process that can be adopted by the Town Council; and

WHEREAS, the updated Comprehensive Plan will include a systematic assessment of land uses, guide community development goals, address ways to optimize and grow the Town’s tax base and land values, and guide planning and zoning decisions, and factors including transportation, utilities, land use, recreation, housing, economic development; and

WHEREAS, the updated Comprehensive Plan will protect land uses, the community’s culture, history, and character, property values, property rights, and natural resources; and

WHEREAS, the updated Comprehensive Plan will improve Town planning, town services, infill opportunities, and utility planning; and

WHEREAS, the updated Comprehensive Plan will support desired development and evaluate natural systems including geology, soils, watersheds/wetlands, vegetation, wildlife, and open space; and

WHEREAS, the updated Comprehensive Plan will evaluate and plan improvements for man-made systems including roads and streets, utilities, zoning, land uses, the Academy Heights School, Johnny Boler Municipal Park and other recreation, and development patterns; and

WHEREAS, the updated Comprehensive Plan will address concerns for public health and safety; and

WHEREAS, development projects brought to the town's attention have been moving forward without approval from the Town Council or the Town's newly formed Planning Commission, and are now under a STOP WORK order until the moratorium allows the Town Council, Planning Commission, and town staff to address the following in an updated Comprehensive Plan that includes an updated Land Use Plan;

WHEREAS, there are ongoing discussions and meetings with developers, but no currently pending applications for development within the Town, making this an appropriate time to establish the moratorium while risking the least amount of impacts on legally planned developments; and

WHEREAS, the development approvals subject to this proposed moratorium include building permits, compliance letters, certificates of occupancy, zoning, special use and conditional use permit applications; variances, administrative approvals, site plan approvals, subdivision plan approvals, rezoning approvals, or other development approvals necessary for the establishment of light or heavy commercial and/or industrial uses within the Town; and

WHEREAS, a six-month (6) month moratorium will expire after six months (date) or upon adoption of an Ordinance amending or adopting the Town's Comprehensive Plan addressing the aforementioned issues, whichever occurs first; and

WHEREAS, the plan of action to address the aforementioned is as follows:

- (1) February 23 Notice in The Pilot re: Public Hearing and Moratorium Ordinance
March 2 Notice in The Pilot re: Public Hearing and Moratorium Ordinance
- (2) February 19 Preparation for Public Hearing; Planning Commission Meeting
Cancelled Due to Inclement Weather
- (3) March 5 Hold public hearing

- (4) March 10 Review Planner/Consultant options to give staff direction as to updates and revisions to Comprehensive Plan
- (5) March 11 Consider Adopting Moratorium Ordinance
- (6) March 19 Planning Commission Meeting (Proposed Commercial Development Projects)
- (7) March 25 Public Input Session I at 6:30 pm, after Town Council Business
- (8) March 31 Consultant and Town Staff Work Sessions Begin
- (9) April 2 Public Input Session II (Morning Session)
- (10) April 5 Public Input Session III (Saturday Session)
- (11) May 21 Comprehensive Plan Draft I presentation to Planning Commission
- (12) June 18 Comprehensive Plan Draft II presentation to Planning Commission
- (13) July 9 Public Hearing Comprehensive Plan
- (14) July 16 Comprehensive Plan Final Draft to Planning Commission
- (15) July 22 Planning Commission, Planner/Consultant, and Town staff present Comprehensive Plan Ordinance to Town Council for 1st Reading
- (16) August 12 Comprehensive Plan Ordinance Town Council 2nd Reading and Adoption of Ordinance
- (17) September 11 End of Moratorium

NOW, THEREFORE, THE TOWN COUNCIL FOR THE TOWN OF TAYLORTOWN DOES HEREBY ORDAIN THE FOLLOWING:

1. Except as otherwise provided by N.C.G.S. § 160A – 381(e), a six-month moratorium is adopted immediately for any building permit, zoning, special use and conditional use permit applications; variances, administrative approvals, site plan approvals, subdivision plan approvals, rezoning approvals, or other development approvals necessary for the establishment of light or heavy commercial or industrial uses within the Town; and,
2. That this six-month (6) moratorium shall apply to the entire Town; and

3. That this six-month(6) moratorium shall expire upon the adoption of a Comprehensive Plan, amended Land Use Plan, and Zoning Ordinance addressing the issues identified herein, or at midnight, September 11, 2025, whichever occurs first;

4. That this Ordinance shall become effective immediately upon its adoption.

Motion made by Town Council member Nadine Moody.

Motion seconded by Town Council member Andria Parker.

Adopted by Town Council assembled this 11th day of March 2025.

Mayor Sidney Gaddy

S.Gaddy

Mayor Pro Tem Nadine Moody

Nadine Moody

Councilmember Bridget Cotton

Bridget Cotton

Councilmember Andria Parker

Andria W. Parker

Councilmember Marvin Taylor

ATTEST:

Town Clerk, Mikayla Sinclair

Mikayla D. Sinclair

Town Administrator, Carolyn Cole

Carolyn Cole

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