



Moore County Board of Commissioners

October 30, 2025 | 1:00 PM
Rik Rhyne Public Safety Center
302 S McNeill St.
Carthage, NC 28327

SPECIAL MEETING MINUTES

BOARD MEMBERS PRESENT

Vice Chairman Nick Picerno, Jim Von Canon, Tom Adams

BOARD MEMBERS ABSENT

Chairman Kurt Cook, John Ritter

CALL TO ORDER

Vice Chairman Picerno called the meeting to order.

INVOCATION

County Manager Wayne Vest offered the invocation.

PLEDGE OF ALLEGIANCE

Commissioner Adams led the Pledge of Allegiance.

FOLLOW-UP DISCUSSION FROM THE BOARD OF COMMISSIONERS AND THE MOORE COUNTY SCHOOL BOARD OF EDUCATION JOINT MEETING

Carthage Elementary School

County Manager Wayne Vest provided a status update on Carthage Elementary School:

- The site has been purchased (30± acres on Joel Road)
- The closing took place the previous week
- The schools have contracted with an architect
- The floor plan is in the final stages
- Estimated cost is in the \$40,000,000 range
- Core capacity of 600 students

Town of Carthage Commissioner Dan Bonillo shared the town's perspective, expressing concern about the lack of communication between the school board and the town. He noted that the Town of Carthage values having an elementary school in its community to maintain the "small town feel." Commissioner Bonillo explained that when they discovered Carthage Elementary might not remain in Carthage (learning about it from the newspaper), town officials were dismayed. He also raised concerns about

infrastructure issues, particularly sewer service to the new location, stating that extending sewer infrastructure outside town limits would cost approximately \$3 million and place the maintenance burden on Carthage citizens.

Commissioner Bonillo indicated that he has been searching for alternative sites within Carthage with utilities and access to infrastructure, and has found several potential properties. He emphasized that the town is willing to collaborate but needs better communication with the school board.

Vice Chairman Picerno acknowledged the communication issues and suggested that the next step should be for the Town of Carthage Board and the School Board to meet, coordinate, and determine the best location. He emphasized that if the new school is to be included in a 2026 bond referendum, decisions need to be made quickly.

Commissioner Von Canon expressed concerns about traffic issues with the current selected site. He emphasized the importance of involving all stakeholders and conducting a traffic study.

Commissioner Adams noted that building a school is "a hundred-year decision" that requires input from all parties to ensure a true community school.

The Board agreed that improved communication between the School Board and Town of Carthage was essential to move forward effectively.

Funding

County Manager Vest reported that the estimated cost of building a new school would be \$40 million. He offered comments on Capital Reserve for Governmental Projects, and noted that maintaining a healthy capital reserve helps with bond ratings.

2026 BOND REFERENDUM

Ted Cole from Davenport and Company provided a detailed timeline for the 2026 bond referendum process:

- The process would need to begin with the School Board providing project priorities, costs, and construction timelines by January 2026
- Legal requirements for the referendum process would start in late April/early May 2026
- All preparations would need to be completed by early August 2026 to meet the November 2026 ballot deadline
- If approved, the county would have 7 years to issue the bonds (with a possible 3-year extension)

Cole emphasized that thorough planning is necessary to determine the financial impact and affordability of any bond issuance. He noted that the Local Government Commission (LGC) would need to approve the referendum after voter approval.

Tom Lee from Womble Bond Dickinson (bond counsel) explained that under North Carolina law, separate bond questions must be asked for each purpose (schools,

county projects, community college, etc.), and each question is voted on independently. He also clarified that while public funds cannot be used to advocate for a bond referendum, they can be used to provide factual and educational information about the projects.

A brief discussion was had regarding the inclusion of high schools on a bond referendum.

Vice Chairman Picerno stressed the importance of following proper process and of having all parties (School Board, County Commissioners, and the Town of Carthage) aligned to present a unified message to voters.

Moore County Schools Security

Commissioner Jim Von Canon introduced the topic of school security, expressing concern about the safety of children and teachers.

Sheriff Ronnie Fields explained that he has had conversations with the school board regarding the challenges in hiring School Resource Officers (SROs). He clarified that the Sheriff's Department cannot simply take over school security because it would require the schools to dissolve their police agency, and by statute deputies can only work in schools for 20 hours in a 6-week period per year.

Sheriff Fields indicated that his department is exploring options to help, including developing an SRO security class for certification, potentially working out an MOU (Memorandum of Understanding) with the school board, and having deputies visit schools, complete reports there, and be visible on campuses.

The Sheriff noted that his department is willing to assist but must also maintain coverage for the entire county. If the school board decides to dissolve its police force, the process would require resolutions from both the school board and the county commission to be sent to the General Assembly.

Commissioner Von Canon commended the Sheriff for his willingness to help and expressed confidence in the Sheriff's Department.

LAND USE PLAN/UNIFIED DEVELOPMENT ORDINANCE NEXT STEPS

Planning Director Ruth Pedersen presented the next steps following the adoption of the Land Use Plan on October 1st. This presentation is hereby incorporated and made a part of these minutes by attachment as Appendix A. She outlined several implementation actions:

- Updates to the Unified Development Ordinance (UDO):
- Adding the Small Town Development Model with appropriate guidelines, setbacks, and design standards
- Adding definitions that were removed from the land use plan draft
- Updating the Rural Agricultural classification definition to be consistent with the new land use plan
- Making clerical updates (changing dates, references, etc.)

- Development of additional plans:
- Parks, Recreation, and Open Space Master Plan (working with Parks & Rec Department)
- Master Utilities Plan (working with Public Works)
- Inventory of historical sites (working with GIS Department)

Pedersen discussed potential future UDO updates including:

- Adding a high-density watershed development option
- Improving stormwater management requirements
- Reviewing the Highway Corridor Overlay District (already on the Planning Board's November 6th agenda)
- Potentially changing minor subdivision requirements (currently limited to 4 lots)
- Considering allowing major subdivisions as a by-right use rather than requiring quasi-judicial approval
- Reviewing uses allowed in the Rural Agricultural district

Commissioner Von Canon emphasized the need for stronger stormwater management regulations, noting that he had recently received calls about properties damaged by water issues. Vice Chairman Picerno suggested contracting with an engineering firm to review stormwater plans submitted by developers.

The Planning Board was directed to review these items and provide recommendations, particularly regarding stormwater regulations, the Highway Corridor Overlay District, minor subdivision requirements, and the quasi-judicial process for major subdivisions, to the Board of Commissioners.

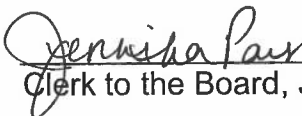
CLOSED SESSION

Upon motion made by Vice Chairman Picerno, seconded by Commissioner Adams, the Board voted unanimously to enter into closed session in pursuant to N.C.G.S. 143-318(a)(3) to consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body, which privilege is hereby acknowledged. General policy matters may not be discussed in a closed session and nothing herein shall be construed to permit a public body to close a meeting that otherwise would be open merely because an attorney employed or retained by the public body is a participant. The public body may consider and give instructions to an attorney concerning the handling or settlement of a claim, judicial action, mediation, arbitration, or administrative procedure. If the public body has approved or considered a settlement, other than a malpractice settlement by or on behalf of a hospital, in closed session, the terms of that settlement shall be reported to the public body and entered into its minutes as soon as possible within a reasonable time after the settlement is concluded; and (a)(5) to establish, or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating (i) the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease; or (ii) the

ADJOURNMENT

There being no further business, Commissioner Adams moved, seconded by Commissioner Von Canon, the Board voted 3-0 to adjourn the October 30, 2025, Special Meeting of the Moore County Board of Commissioners at 3:21pm.


Chairman


Clerk to the Board, Jennifer Parks





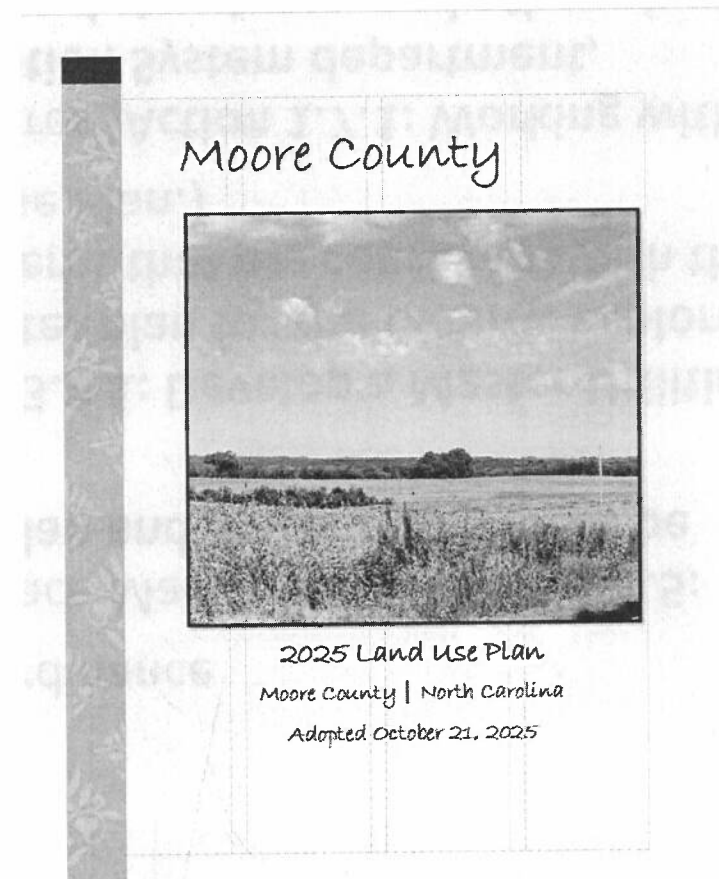
County of Moore
—North Carolina—

Board of Commissioners Work Session

October 30, 2025

Land Use Plan Update

- 2025 Land Use Plan was Adopted on October 21, 2025



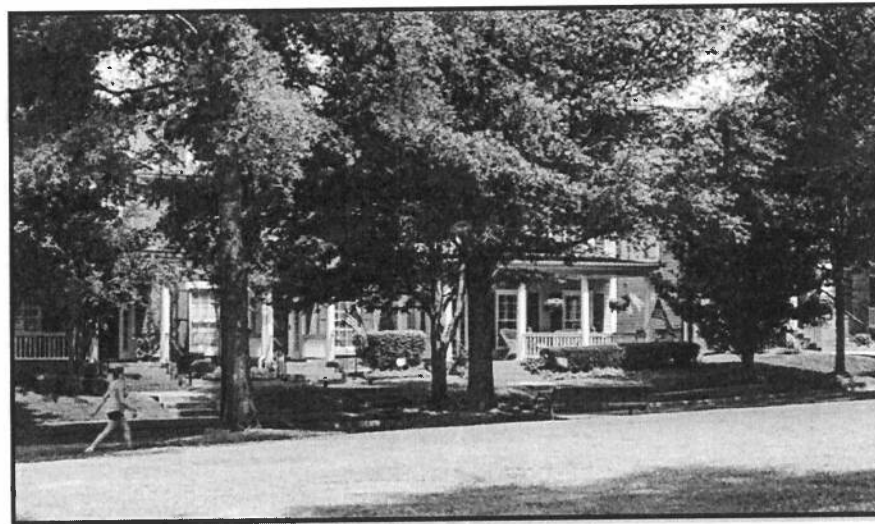
Implementation

- Updates to the Unified Development Ordinance
- Develop a Parks, Recreation & Open Space Master Plan (**Action 1.3.5: Develop an open space conservation plan and policy that should be approved by the appropriate boards.**)
- Develop a Master Utilities Plan (**Action 3.2.1: Develop a Master Utilities Plan or long-range water and wastewater plan for the County, exploring both conventional and alternative systems that are consistent with the Moore County Comprehensive Land Use Plan.**)
- Inventory of Historical Sites and Structures (**Action 1.7.1: Working with the Moore County Geographic Information System department, maintain an inventory of historic sites and structures, and other physical landmarks that define or convey Moore County heritage, and share the inventory on the Moore County website.**)



Updates to the Unified Development Ordinance

- Incorporate the Small-Town Model Overlay District into the UDO.
(Recommendation 1.2: Emulate and Support the Small-Town Development Model)
 - Need to develop standards for the Small Town Overlay District
 - Illustrations
 - Setbacks
 - Streetscape design
 - Vegetation
 - Open Space



Updates to the Unified Development Ordinance

- Add any new definitions to the UDO that were included in the draft Land Use Plan, but ultimately removed.
- Update the Rural Agricultural definition in Chapter 3. **(Land Use Plan, Chapter 9. Land Use Categories)**
- Update all references to the Land Use Plan from 2013 to 2025



Future Updates That Need Further Research

- High-Density Watershed development option
 - Allows higher density development than currently allowed
 - Will be needed for the small-town model due to the high density areas involved

Water Supply Classification	Location in the Watershed	Maximum Allowable Project Density or Minimum Lot Size		
		Low Density Development		High Density Development
		Single-family detached residential	Non-residential and all other residential	All types
WS-I	Not Applicable: Watershed shall remain undeveloped except for the following uses when they cannot be avoided: power transmission lines, restricted access roads, and structures associated with water withdrawal, treatment, and distribution of the WS-I water. Built-upon area shall be designed and located to minimize stormwater runoff impact to receiving waters.			
WS-II	Critical Area	1 dwelling unit (du) per 2 acres or 1 du per 80,000 square foot lot excluding roadway right-of-way or 6% built-upon area	6% built-upon area	6 to 24% built-upon area
	Balance of Watershed	1 du per 1 acre or 1 du per 40,000 square foot lot excluding roadway right-of-way or 12% built-upon area	12% built-upon area	12 to 30% built-upon area
WS-III	Critical Area	1 du per 1 acre or 1 du per 40,000 square foot lot excluding roadway right-of-way or 12% built-upon area	12% built-upon area	12 to 30% built-upon area
	Balance of Watershed	1 du per one-half acre or 1 du per 20,000 square foot lot excluding roadway right-of-way or 24% built-upon area	24% built-upon area	24 to 50% built-upon area
WS-IV	Critical Area	1 du per one-half acre or 1 du per 20,000 square foot lot excluding	24% built-upon area	24 to 50% built-upon area



Future Updates That Need Further Research

- Comprehensive Stormwater Section
- **Action 3.2.9: Ensure Stormwater Control Measures (SCM) are followed to reduce the runoff and establish a third-party stormwater and erosion control engineering firm to ensure compliance with State and local requirements. (Utilize Public Utilities Engineers to review development proposals for compliance and monitor after project completion in perpetuity.)**
- Work with Moore County Public Works Department to develop regulations
- Need to develop clear specifications for developers to follow and staff to use to review new development proposals



Future Updates That Need Further Research

- Highway Corridor Overlay District Review
 - **Action 1.9.1: Review and ensure the Highway Corridor Overlay Districts include support for all aspects of the Land Use Plan.**
 - The Planning Board will hold a work session at their regular meeting on November 6 to review
 - Any potential changes will be brought in the form of text amendments.



Future Updates That Need Further Research

- Updates to Minor Subdivision Options
 - Increase the number of lots from 4
 - Allow 5-acre estate lot option
 - Change the waiting period from 3 years

SECTION 19.6. MINOR SUBDIVISIONS

A. IDENTIFIED

A Minor Subdivision is a subdivision that:

1. Creates a maximum of four lots, including the residual or parent lot, and/or any property within 500 feet from the original property boundaries, for a period of three years;
2. Does not require any new public or private street right-of-way to be constructed, expanded, or dedicated;
3. Fronts an existing, approved public or private street right-of-way or on an existing, expanded, or new access easement with a minimum width of at least 20 feet, including the shoulders; and
4. Does not require a variance or waiver from any of the requirements of this UDO.



Future Updates That Need Further Research

- Quasi-Judicial vs. By-Right approval process for major subdivisions

PRINCIPAL USE TABLE																
P = Permitted by-Right S = Requires Special Use Permit Z = Permitted in Conditional Zoning District A = Allowed in PD District O = Not Permitted																
Principal Use Type	Zoning Districts [1]															Specific Use Standards
	RA	RA-20	RA-40	RA-2	RA-5	RA-USB	RE	GC-SL	GC-WL	PC	B-1	B-2	VB		MF-CZ	PD-CZ
MAJOR SUBDIVISIONS																
Residential Major Subdivision	•	S	S	•	•	S	•	•	•	•	•	•	•	•	•	Ch. 19
Non-residential Major Subdivision	•	•	•	•	•	•	•	•	•	•	•	S	•	S	•	Ch. 19
NOTES: [1] Land located within the Highway Corridor Overlay District shall be subject to the sub-district-based use related provisions in Section 7.8 of this Ordinance.																



Future Updates That Need Further Research

- RA Zoning District
- **Recommendation 1.1: Through the updated Unified Development Ordinance, clarify the uses allowed in Rural Agricultural – RA zoning districts of the county.**
- Need to review uses allowed in RA zoning district for compliance with LUP goals.



Discussion

