



Moore County Board of Commissioners

February 17, 2026 | 5:30 PM

Historic Courthouse
1 Courthouse Square
Carthage, NC 28327

MINUTES

BOARD MEMBERS PRESENT

Chairman Nick Picerno, Vice Chairman Jim Von Canon, Kurt Cook, John Ritter, Tom Adams

CALL TO ORDER

Chairman Picerno called the meeting to order.

INVOCATION

Father John Kane with St. Anthony of Padua Catholic Church offered the invocation.

PLEDGE OF ALLEGIANCE

Commissioner Kurt Cook led the Pledge of Allegiance.

1. ADDITIONAL AGENDA

Upon motion made by Chairman Picerno, seconded by Commissioner Adams, the Board voted unanimously to add a Board of Health appointment to the agenda.

Upon motion made by Chairman Picerno, seconded by Vice Chairman Von Canon, the Board voted unanimously to move all appointments to Item 1A.

Chairman Picerno asked whether any Commissioner had a conflict of interest regarding the agenda items the Board would address, and none was reported.

A. APPOINTMENTS

Board of Commissioners - Library Board of Trustees Appointment

Upon motion made by Commissioner Ritter, seconded by Chairman Picerno, the Board voted unanimously to reappoint Mabel Walden to the Moore County Library Board of Trustees for a three-year term expiring February 2029.

Board of Commissioners - Juvenile Crime Prevention Council Appointments

Upon motion made by Commissioner Ritter, seconded by Commissioner Cook, the Board voted unanimously to reappoint Shirlyn Morrison-Sims to

the Juvenile Crime Prevention Council for a two-year term expiring February 2028.

Upon motion made by Commissioner Ritter, seconded by Vice Chairman Von Canon, the Board voted unanimously to reappoint Buddy Howell to the Juvenile Crime Prevention Council for a two-year term expiring February 2028.

Board of Commissioners - Moore County Transportation Advisory Board Appointments

Upon motion made by Vice Chairman Von Canon, seconded by Commissioner Cook, the Board voted unanimously to appoint Judith Heffner to the Moore County Transportation Advisory Board as a Human Services representative for a three-year term expiring February 2029.

Upon motion made by Vice Chairman Von Canon, seconded by Commissioner Cook, the Board voted unanimously to appoint Jason Nelson to the Moore County Transportation Advisory Board as the Moore County Schools representative for a three-year term expiring February 2029.

Upon motion made by Vice Chairman Von Canon, seconded by Commissioner Adams, the Board voted unanimously to appoint David Richmond to the Moore County Transportation Advisory Board as the Department of Social Services representative to fill the unexpired term of Kimmie Dowdy, with a term expiring June 2028.

Board of Commissioners – Board of Health Appointment

Upon motion made by Chairman Picerno, seconded by Vice Chairman Von Canon, the Board voted unanimously to appoint Peter Benson, MD, to the Moore County Board of Health for a three-year term beginning March 1, 2026, and expiring February 28, 2029.

Commissioner Adams noted that Dr. Benson is an emergency physician at Womack Army Hospital and a prior colonel on the command staff at Fort Bragg, characterizing him as an excellent addition to the Board. Vice Chairman Von Canon concurred, as well as Commissioner Cook, who stated he was a patient of his.

2. CONSENT AGENDA

Upon motion made by Commissioner Adams, seconded by Commissioner Ritter, the Board voted unanimously to approve the consent agenda as presented below. *The budget amendments and tax release/refunds are hereby incorporated and made a part of these minutes by attachment as Appendices A and B.*

- A. Board of Commissioners - Special Meeting Minutes, January 14, 2026
- B. Board of Commissioners - Special Meeting Minutes, February 5, 2026
- C. Board of Commissioners - Closed Session Minutes, Property Acquisition and Legal Advice, February 5, 2025

- D. Board of Commissioners - Closed Session Minutes, Legal Advice and Personnel, February 5, 2026
- E. Finance - Budget Amendments
- F. Tax - Tax Releases/Refunds for the Month of January 2026
- G. Transportation - FY2027 Metropolitan Planning Program Funds (Section 5303)

3. **RECOGNITIONS**

There were no recognitions.

4. **PRESENTATIONS**

There were no presentations.

5. **PUBLIC HEARINGS**

A. GIS/IT - Public Hearing - Amendment to the Road Name and Addressing Ordinance to Add Six Roads and Rename One Road

IT Infrastructure Manager Travis Mabe presented a request to amend the Moore County Road Naming and Addressing Ordinance to add six road names and rename one existing road. He explained that Section 3 of the Ordinance requires Board of Commissioners approval for all road naming outside municipal limits, whether on the state secondary road system or on private roads. The six roads proposed for initial naming—all privately maintained—were: Belle Terre Lane, Cook Farms Lane, Landers Pond Lane, Propeller Lane, Velazquez Lane, and Veronica Way. Additionally, the property owner of Candace Lane had petitioned, pursuant to Section 3, to rename that road to Minutemen Farms Road.

The Chairman opened the public hearing. No members of the public signed up to speak, and the public hearing was closed.

Upon motion made by Vice Chairman Von Canon, seconded by Commissioner Ritter, the Board voted unanimously to add six (6) roads and rename one (1) road to the ordinance. Adding BELLE TERRE LN, COOK FARMS LN, LANDERS POND LN, PROPELLER LN, VELAZQUEZ LN, and VERONICA WAY road names and changing from CANDACE LN to MINUTEMEN FARMS RD. The amendment is hereby incorporated and made a part of these minutes by attachment as Appendix C.

6. **QUASI-JUDICIAL HEARINGS**

A. Planning - Quasi-Judicial Hearing for a Special Use Permit: Conventional Major Subdivision – Holly Grove Pines Subdivision – part of ParID 00013191

Chairman Picerno announced that the next item on the agenda was a request by Rhetson Companies, for a Special Use Permit and approval of a preliminary plat: "Major Subdivision Holly Grove Pines Subdivision," a proposed 25-lot conventional major subdivision on 51.19 acres located on Holly Grove School Road, West End, NC (part of PID 00013191), owned by Rhetson Development

LLC (Deed Book 6431, pages 58–65). Chairman Picerno explained that the hearing was judicial in nature and called forth those who wished to testify to be sworn in by the Clerk. Greg Stewart, Riana Smith, Donald Sever, Elizabeth Giri, Margaret Boor, and Rachel Pratte were sworn in by the Clerk. Chairman Picerno provided an opportunity for Board members to describe prior exposure to evidence and/or reveal any possible conflicts, and there were none. Chairman Picerno explained the proceedings and opened the quasi-judicial hearing. Planning Director Ruth Pedersen presented the staff's representation of the request. This proposed project will be located west of Seven Lakes North subdivision, East of McLendon Hills subdivision, and north of NC 211 Hwy along Holly Grove School Road. The existing parcel contains 111.34 acres, but the final subdivision, if approved, after selling the two outparcel lots, will be 51.19 acres. The conventional subdivision option shall only be permitted in the Residential and Agricultural – 20 (RA-20), Residential and Agricultural – 40 (RA-40), and Rural Agricultural Urban Service Boundary (RA-USB) residential zoning districts in accordance with the principal use table in the Unified Development Ordinance (UDO) Chapter 6 and shall comply with the requirements and standards specified in UDO Chapter 19 and in all respects with other applicable codes and Ordinances. A maximum disturbance area of no more than 75 percent of a lot within a conventional option subdivision may be cleared of natural vegetation or otherwise disturbed. This would allow for 25 percent of each lot to be preserved. Clearing and grading limit lines shall be delineated on each lot. The conceptual limit of disturbance is shown on the submitted preliminary plat, with a minimum of 25% of each lot remaining undisturbed. Holly Grove Pines is a major conventional subdivision, developed in one phase, containing 25 lots plus 2 outparcel lots, each meeting or exceeding the minimum lot size of 1.0 acre. The 2 outparcel lots will be sold and will not be included in the final subdivision. The existing site encompasses 111.34 acres (4,849,970 SF) within the Rural Agricultural – Urban Service Boundary (RA-USB) zoning district. The final acreage for the major subdivision after the 2 outparcels are sold will be 51.19 acres. The parcel is currently vacant and wooded and has access to the necessary infrastructure. The site provides one access point as required and is designed to have 3.09 acres of open space, contributing to the overall community character while meeting the minimum open space requirements as defined in Section 19.10 of the Moore County Unified Development Ordinance. Proposed improvements shall comply with all local and state codes and ordinance requirements such as the Moore County Unified Development Ordinance Subdivision Requirements, Moore County Watershed Overlay District Requirements, North Carolina Department of Transportation, Moore County Department of Public Works, Moore County Department of Public Safety, Moore County Department of Environmental Health, Moore County Building Inspections, and Moore County Department of 911 Addressing.

INFRASTRUCTURE - Water and sewer:

Water – The proposed 25 lots will be served by Moore County Public Utilities.

Water Capacity – There is an adequate water supply and storage to serve the proposed 25 lots, as determined by the Moore County Department of Public Works.

Fire Flow – The fire flow test was conducted on May 30, 2025, at 145 Far View Ct, projected results at 20 PSI with residual pressure of 1522 GPM., conducted

on May 30, 2025, at 145 Far View Ct. The test shows 20 PSI with a residual pressure of 1,522. This meets Fire Code requirements.

Septic – The development will utilize individual private septic systems. The applicant submitted the Preliminary Soil Evaluation Report dated May 6, 2025, which found that suitable soil can be permitted for a septic system on each lot. The installation of conventional or drip septic systems seems very probable on this property in the areas designated on the maps in Attachment 2. However, the majority of the usable soil for septic systems is suitable for conventional trench septic systems. Typically, the area required for a septic system is 2,000 – 5,000 ft. (initial and repair) per bedroom.

Easements- Easements for underground or above ground utilities shall be provided where needed. Where possible, these easements shall be located in the street right-of-way. Where easements are necessary across land, they shall be located to the extent possible along property lines.

OVERLAY DISTRICTS:

Watershed – The property is not located within a watershed area.

High Quality Water – The property is not located within a high-quality water area.

Voluntary Agricultural District – There is a Voluntary Agricultural District within one mile of the subject property located north and west of McLendon Hills. The northern portion of the existing parcel will be subdivided off if the conventional major subdivision is approved.

STORMWATER:

A post-construction stormwater management permit will not be required from NCDEQ since the project is not within a high-quality watershed per Section 19.7 G. Drainage of the Moore County Unified Development Ordinance. Stormwater requirements will come from NCDOT standards, sedimentation and erosion control requirements, and wetland protection as required by the US Army Corps of Engineers. The applicant submitted a general narrative, overview maps, and correspondence between NCDEQ and consulting engineers along with a summary. The subdivision will utilize drainage swales along the roadway, with proper erosion-control protection in place. Crossing pipes will be installed at roadway low points, designed for a 25- year storm. The roadway grading will be ribbon grading, and sediment basins will be designed and installed at appropriate locations to comply with the NCDOT's stormwater standards. All these measures will disperse flow of stormwater runoff through vegetated areas to minimize the channelization of flow.

SEDIMENTATION AND EROSION CONTROL:

The subject property shown is subject to the Sedimentation and Pollution Control Act of 1973 and NPDES Construction SW General Permit (NCG010000). Please note that applicant is required to obtain approval of a Sedimentation and Erosion Control Plan for the 25-lot subdivision, due to disturbing more than 1 acre, to grade the site and construct the roads in this proposed phase prior to approval of the final plat.

TRANSPORTATION:

The proposed subdivision will connect at Holly Grove School Road, which is a public road. The subdivision connection to Holly Grove School Road will receive an NCDOT driveway approval as required by NCDOT's "Policy on Street and Driveway Access to North Carolina Highways" prior to construction and/or final plat approval. All public or private streets and related components, including but not limited to storm water controls, drainage, curb and gutter, wheel chair ramps,

pavement designs, traffic controls, guardrail, road intersections, islands or short medians at entrances, name markers, and minimum design criteria, shall be designed, constructed, and paved in accordance with the most current edition of NCDOT's "Subdivision Roads Minimum Construction Standards." The applicant shall be required to provide and erect, at the developer's expense, street name signs per the Moore County Road Names & Addressing Ordinance and traffic control signs per the NCDOT Manual on Uniform Traffic Control Devices at all intersections within the subdivision prior to final plat approval. All street names are required to comply with the applicable provisions for the "Moore County Road Name and Addressing Ordinance." NCDOT or the Board of Commissioners may require a traffic impact study when a road capacity or safety issue exists. The required homeowners association (HOA) documents and by-laws, to be recorded at the same time as the final plat, shall include the following: The HOA shall be responsible for the maintenance of all streets by means of a private road maintenance agreement until the streets are part of the State highway system. The developer is responsible for the maintenance of the streets until an HOA is formed.

UTILITIES:

All utilities shall be underground unless otherwise noted on the preliminary plat. This subdivision will connect to public water and provide private septic. Water supply and sewage disposal facilities to serve major subdivision developments may be provided through the use of:

- i. Individual wells or septic tanks provided either on each lot or in off-lot locations will be protected through recorded easements; or
- ii. A community water and/or sewage disposal system designed, constructed, and maintained in conformity with all applicable County, State, and Federal standards, regulations, and policies; or
- iii. Connection to a public water and/or sewage disposal system shall be provided. System extensions are permitted only in accordance with applicable local and State water, sewer and land use policies. The proposed public water and/or sewer supply shall show that the existing facilities have the capacity to handle the additional usage generated by the development and what effect it will have on future capacity in the area; or
- iv. A combination of the above alternatives.

STREET TREES:

The subdivider shall plant or leave at least one street tree for each 20 feet of street frontage along all streets, outside of sight triangles, as illustrated on the preliminary plat. The trees planted shall be a minimum height of six feet at the time of installation with the intent to grow to 10 feet within two years. Street trees shall be configured in accordance with Section 7.11.H of the Moore County Unified Development Ordinance "List of Recommended Native Species." Street trees may be installed either before final plat approval or before Certificate of Occupancy is issued for each dwelling unit.

CLUSTER MAILBOXES:

The preliminary plat shows one proposed mail kiosk, located outside of the right-of-way and within homeowner's association-maintained areas. This area is not included in open space totals. United States Postal Service approval for location has been established, and final approval will be required in the construction process to obtain appropriate commercial building permits.

ENTRANCE SIGNS:

There is a proposed entrance sign to the subdivision on Holly Grove School Rd. It will be located outside of NCDOT right-of-way and within an easement approved by NCDOT and will require a sign permit before installation.

OPEN SPACE:

The total open space for the whole subdivision will be 3.09 acres or 6.03% of the subdivision. The minimum open space requirement for a conventional subdivision is 5% or 2.55 acres. The open space proposed exceeds the 5% requirement.

SUBDIVISION REVIEW BOARD:

The Moore County Subdivision Review Board (SRB) met on February 3, 2026, and received the following comments from the Moore County Public Utilities department to be addressed during department review, prior to signature of the Final Plat:

1. The proposed 20ft utility easement for the water line through lot 8 should be shifted over to run along the property line and access easement.
2. The proposed water main should be located on the eastern side of the road where the maximum number of lots can be served on the same side.
3. The proposed fire hydrants are difficult to see on the utility sheet.

The SRB found the "Major Conventional Subdivision Holly Grove Pines Subdivision Preliminary Plat" satisfied the UDO requirements in a 7-0 vote and forwarded the Special Use Permit application to the Moore County Board of Commissioners for consideration.

Ms. Pedersen outlined the six review criteria for the Board's consideration: (1) the use will not materially endanger public health or safety; (2) the use meets all required conditions and specifications; (3) the use will not substantially injure the value of adjoining property; (4) the use will be in harmony with the surrounding area; (5) the use will be in general conformity with the Moore County Land Use Plan; and (6) the use is subject to an accurate site plan depicting the proposed configuration.

Commissioner Adams asked about the compatibility of the proposed lots with the adjacent communities. Ms. Pedersen explained that the lots range from over 1 acre to 2 or 3 acres, placing them between the character of McLendon Hills and Seven Lakes North, and deferred specifics about home construction to the applicant. Commissioner Adams also asked about the buffer between proposed structures and the equestrian bridle trail running along the rear of lots adjacent to McLendon Hills. Ms. Pedersen confirmed a minimum 30-foot rear setback from the property line, with the 25 percent undisturbed area located along the rear of those lots, providing additional separation. Commissioner Adams asked what percentage of the open space would consist of wetlands. Ms. Pedersen stated there are no wetlands in the current version of the plat.

Commissioner Cook offered that he had questions about the fire department, but they were answered in Ms. Pedersen's presentation.

The Chairman expressed concern about Holly Grove School Road's condition—noting it is narrow, curvy, and poorly aligned—and stated that, given increased traffic from the Highway 211 expansion, he would recommend that NCDOT conduct a formal review of the road. Ms. Pedersen acknowledged she could not confirm whether NCDOT had physically driven the road in its review.

Applicant's Presentation:

Riana Smith, with Smith Bowers LLC, the applicant's attorney, indicated she would call three witnesses: Greg Stewart of Rhetson Companies, engineer

Donald Sever of Bowman Consulting Group, and appraiser Elizabeth Giri of Village Appraisers LLC. Ms. Smith stated that the intention is to build a 25-unit single-resident subdivision located between McLendon Hills and Seven Lakes North. She said this has been a very involved process, and Mr. Stewart can answer questions the Board may have. They have tried very hard to be good stewards, and they have gone through the Subdivision Review Board twice. This property is zoned RA USB, an approved use within the UDO. It is just subject to a special use permit in order to make sure that it conforms to and meets the criteria, since it is a major subdivision.

Greg Stewart, with Rhetson Companies, provided background on the project's development over a 14-month process, and he submitted a packet of evidence for the hearing to each Board member, as well as presenting it in PowerPoint form. He explained that the original 68-lot submission proposed connections into the Seven Lakes community, which drew concerns from residents of both McLendon Hills and Seven Lakes North. He met with representatives of McLendon Hills' POA, including their Vice President, and identified two primary concerns: stormwater management and the equestrian horse trail along the rear of the property. In response to those concerns and through multiple collaborative meetings—including a December 9th meeting at which McLendon Hills representatives presented alternative site plan concepts—the applicant substantially redesigned the project, ultimately reducing the lot count from 68 to 25. Mr. Stewart noted that the current site plan closely mirrors what McLendon Hills themselves proposed at that December meeting. He acknowledged that the Board had twice granted a tabling of the item to allow additional time for community collaboration. He emphasized that the three-acre lots now bordering McLendon Hills were a direct response to that community's request for lot sizes compatible with their larger equestrian properties.

The applicant's senior project manager, Donald Sever, P.E., with Bowman Consulting, offered his qualifications, including a B.S. and M.S. in civil engineering from the University of Pittsburgh and over 40 years of professional engineering experience, with 25 years in North Carolina land development. He testified that the subdivision is designed to meet all Moore County UDO and NCDOT requirements and that the proposed residential subdivision and configuration are also compatible with the surrounding area, and the single-family detached housing community will not materially endanger public safety. He confirmed that the roadway will be built to NCDOT subdivision standards, that erosion and sedimentation controls will be in place during construction, that fire hydrants will be spaced at 400-foot intervals per county requirements, and that the grading plan limits disturbance to roadway and ditch construction. He said septic systems on the individual lots will be maintained by the homeowners, and he stated that the subdivision meets all requirements for special use permit approval. He indicated that grading for the site will be limited to the construction of the roadway and ditches, and that grading for the homes on the lots will be minimal as needed. Mr. Sever stated that the plan calls for a minimum of 25% of the lot to remain undisturbed, and he noted that the site's natural topography directs flow to the north and northeast. As the project is a low-impact development, the existing topography will be maintained as much as possible. Mr. Sever stated that, in his professional opinion, the subdivision meets all requirements of the Moore County UDO and the NCDOT for a special use permit. Mr. Sever stated there was a question about NCDOT and Holly Grove

School Road. He said the sight distance was considered for the entrance and feels it is adequate. He also stated that NCDOT will review the property for the driveway permit and will investigate it further to determine whether any other improvements are needed for the project.

Charmain Picerno inquired about the three items the Subdivision Review Board specified, regarding the 20-foot utility easement water line through lot eight, which should be shifted, the proposed water main on the eastern side of the road, where the maximum number of lots can be served on the same side, and the proposed fire hydrants are difficult to see. He asked Mr. Sever if those items could be corrected, and Mr. Sever stated yes.

Chairman Picerno questioned the storm runoff and how it would be controlled, and what would happen if the control failed. Mr. Sever indicated the team was considering converting a naturally low area in the middle of the site into a dry detention basin to throttle discharge back to pre-development conditions.

Chairman Picerno asked County Attorney Misty Leland if there are any Board restrictions on the conditions for posting a very small bond for any harm done to any of the neighbors if runoff should occur, and they do not address the problem. Ms. Leland asked for a moment to look at this question.

Commissioner Adams offered that the concern is that when you look at the new LUP, you do not have a group of houses on a road that look the same. He was concerned with flipping the garage to each side of the houses in the subdivision, and instead of using rock for part of the front facade on one, you're using brick on another. In response to Commissioner Adams' question about the style of homes, Mr. Stewart acknowledged the builder had not yet been finalized but indicated the current frontrunner was planning homes in the range of 2,200–3,000 square feet with two- to three-car garages and architectural variety including stone or brick facade elements, and that no two adjacent homes would share the same model or color scheme. He was candid that he could not specify exact materials 17–18 months out. Commissioner Adams expressed the Board's desire that homes not all appear identical—consistent with the direction of the new Moore County Land Use Plan—and the Chairman similarly noted the Board's concern about cookie-cutter development. Mr. Stewart agreed and proposed submitting a list of architectural criteria to Planning Director Pedersen as a condition of approval, which the Board found acceptable, with the Chairman noting that the planning staff already understood the Board's expectations and that he did not want to impose requirements that would add unnecessary cost to homes.

Chairman Picerno asked whether the development would be visible from the road, as the land appears to slope downward at the proposed entrance. In response to the Chairman's question about site visibility from Holly Grove School Road, Mr. Stewart deferred to the engineer regarding topography.

Vice Chairman Von Canon asked whether the 25-foot undisturbed buffer between McLendon Hills and Seven Lakes would be located at the back of the lots. Mr. Stewart confirmed that it would be. He explained that the limits of disturbance are conceptual and would only be modified if a septic field failed to perk and had to be relocated within that area. Otherwise, if the septic system can function elsewhere, the limits of disturbance would remain in place. Vice Chairman Von Canon commented favorably on the lot sizes, noting that children would have sufficient yard space without being confined to the cul-de-sac, and echoed Commissioner Adams' concern about architectural monotony.

Commissioner Adams asked whether fencing would be required between the horse trail located behind the property and the proposed lots. Mr. Stewart responded that fencing is not required under the UDO. He explained that in prior discussions with McLendon Hills, their primary concern was the proximity of the horse trail, and the proposed three-acre lots helped alleviate that concern. He further noted that, in addition to the absence of a fencing requirement, the combination of the 25 percent undisturbed buffer and the 30-foot rear setback would provide an estimated separation of approximately 75 feet between any structure and the horse trail. He clarified that this distance was an estimate, and that the only dimension he could confirm under oath was the 30-foot rear setback.

Mr. Sever reported that the elevation at the entrance on Holly Grove School Road is approximately 500 feet, rising to a high point of 535 feet about a quarter of the way into the site, dropping back to 500 feet at the mid-site natural low area, and rising again to approximately 595 feet at the cul-de-sac—a total change of roughly 100 feet from entry to the rear of the site. Regarding NCDOT's review of Holly Grove School Road, Mr. Sever indicated that the team reviewed sight distance at the proposed entrance and found it adequate, and that NCDOT would conduct a more detailed review of any needed road improvements as part of the driveway permitting process.

Elizabeth Giri, of Village Appraisers in Pinehurst, identified herself as a state-certified real estate appraiser. She testified on review criteria 3 and 4—whether the use would substantially injure the value of adjoining properties, and whether it would be in harmony with the surrounding area. She presented four paired sales comparisons from nearby residential subdivisions, which consisted of sales before and after the construction of the subdivisions:

1 - A home in Traywick in Southern Pines, 2016 and 2022 sales were identified that indicated 9.66% annual increase;

2 - The same subdivision, 2018 and 2022 sales were identified that indicated 9.77% annual increase;

3 - A home in Bethesda Pines, started in 2022, 2018, and 2024 sales showed 7.43% annual appreciation (this subdivision is currently under construction);

4 - A home in Southbury in Carthage, 2019 and 2023 sales showed 14.37% annual appreciation.

Based on these examples, she believed the proposed 25 lots would not substantially diminish the value of adjoining properties and would be in harmony with the neighborhood. Commissioner Adams pressed her on the definition of "substantially injure," and Ms. Giri clarified that, based on her analysis, there was no negative impact at all on neighboring property values from the introduction of nearby residential subdivisions.

Commissioner Cook asked whether the developer could provide examples of homes once a builder was identified. Mr. Stewart agreed to do so, characterizing it as something he could provide elevations as a condition of site plan approval to the planning staff.

Ms. Smith moved to admit into evidence the testimony of all three witnesses as experts on their respective topics, as well as the applicant's PowerPoint presentation and supplemental materials provided to the Board. The County Attorney raised no objection, and the materials were admitted.

Testimony from Opponents/Adjacent Property Owners:

Margaret Boor, President of McLendon Hills Homeowners Association, testified that the McLendon Hills POA had not categorically opposed development but had serious concerns from the outset, particularly regarding stormwater impacts of land clearing, and equestrian safety. She described the community's ongoing experience with drainage issues from prior land clearing, its responsibility for maintaining its own infrastructure, including roads, drainage systems, and its lake dam, and its concern that Holly Grove Pines would introduce unmanaged runoff toward McLendon Hills. She explained that through an ad hoc committee and numerous collaborative meetings with the Rhetson team, the POA had been actively engaged. As a result of that process, McLendon Hills' POA would purchase approximately 53 acres (the largest outparcel shown on the plat), which she said would mitigate the majority of the POA's stormwater concerns by preventing runoff from flowing through wetlands directly into their lake. She also noted that the redesigned plan, with three-acre lots bordering McLendon Hills, was far more compatible with their community's large equestrian lots than the original one-acre lot design, and that a quitclaim deed had resolved a boundary gap issue identified during the process. Ms. Boor concluded that the POA had no objection to the proposed development as currently designed, and commended both the developer for its willingness to listen and make changes, and Planning Director Ms. Pedersen for her patience and guidance throughout the process.

Rachel Pratte, who is an adjacent property owner, testified that she owned property in the lower southern portion of the site's vicinity, with an equestrian property that shares access to the same riding areas used by McLendon Hills residents. She stated that she appreciated Mr. Stewart's willingness to meet with her directly regarding the property. She noted that she sits at the lowest elevation in the area and therefore has the greatest stormwater concern. She shared concerns about the price point of the new homes and whether they would be compatible with the adjacent equestrian properties in McLendon Hills, where entry-level lots can cost upward of \$1 million. She raised concerns about soil disturbance on the property, the US Army Corps of Engineers having identified an area of potential wetland warranting further investigation, and the possibility that some septic systems might need to be relocated, potentially disturbing the limits-of-disturbance areas. She questioned what the homes adjacent to Seven Lakes North would look like, given that those homes sit at the rear of their lots and raised the issue of the mail kiosk's proximity to existing homes, noting that the lights and activity of a 24/7 kiosk could impact neighbors. She also raised the concern that residents of the new subdivision might access Seven Lakes North's privately funded amenities informally. Ms. Pratte acknowledged the goodwill shown by Rhetson throughout the process as professionally handled.

Commissioner Ritter asked Ms. Pratte if she had horses and how she accesses the trail from her property. Ms. Pratte explained by pointing to her path on the provided map.

Sarah Casey was sworn in by the Clerk to testify.

Sarah Casey, Seven Lakes North resident and licensed realtor, identified herself as a licensed North Carolina realtor practicing primarily in Moore County, holding a luxury properties certification, and approximately 16 years of investment property experience and three years of land development experience. The County Attorney confirmed her qualifications were sufficient for her to offer testimony on real estate values. Ms. Casey stated her concerns were not about

stopping growth but about ensuring it remained consistent with the Moore County Land Use Plan's emphasis on protecting community character and environmental stewardship. She described the character of the two adjoining communities—McLendon Hills, with large multi-acre equestrian properties, and Seven Lakes North, with smaller lots and shared private amenities including lakes, playgrounds, and parks—and argued that both were developed with the expectation of wooded buffers and rural separation. She expressed concern that, without firm conditions, the proposed development has the “potential to be fundamentally different” from what currently exists, partly because Rhetson is a land developer and not a home builder and therefore cannot guarantee what will ultimately be constructed on each lot. She noted that at an earlier meeting with Rhetson, she understood the intent was to develop the land's infrastructure and then sell it, but what has been shown over the past several months is that Rhetson has been willing to sell broken-up parcels from this property to individuals in McLendon Hills and Seven Lakes North. She also understood the buffer along the Seven Lakes North boundary to be 75 feet, but heard 30 feet cited at the hearing, and asked for clarification. She raised concern about property values in McLendon Hills and Seven Lakes North, raised concern about the safety of equine, and she raised the concern that under RAUSB zoning, mobile homes are a permitted use, and that if lots were sold off individually over time—including to investors—there was no assurance that mobile homes or other incompatible uses would not be placed on them. She asked that a condition be imposed prohibiting mobile homes within the subdivision. She also pointed to what she described as environmental concerns, including the property's location in the Cape Fear River Basin/Little River Sub-Basin, the presence of a depression on the site that, on DEM maps, appears to drain toward Lake Troy, and the possibility of protected species—including bald eagles, of which she stated she has personally observed two nesting pairs near the area—or red-cockaded woodpeckers on the site. She respectfully requested that a condition be imposed requiring a qualified environmental assessment prior to any land disturbance. Regarding Seven Lakes North's private amenities, Ms. Casey estimated the cost of fencing the community's boundary from the proposed development at approximately \$75,000 and characterized that as a form of substantial injury to her community. She also noted that state dam regulations were already creating financial strain on Seven Lakes North. Ms. Casey concluded by respectfully requesting, if the SUP were approved, that conditions be imposed to ensure meaningful buffers, equestrian safety protections, an environmental assessment prior to land disturbance, and measures to prevent neighboring communities from bearing costs created by the development.

Vice Chairman Von Canon asked Ms. Casey to clarify where she lived (Seven Lakes North) and observed that the proposed homes—with a minimum size of approximately 2,000 square feet at an estimated cost of \$200 per square foot, yielding a minimum value of approximately \$400,000—would be higher in value than several of the immediately adjacent Seven Lakes North properties, and suggested that the concern about amenity trespass was no greater than any other access from Holly Grove Road. He also asked whether Ms. Casey, as a realtor, had ever explored purchasing the land for equestrian use prior to the application, to which she replied she had not.

Mr. Stewart returned to address several points raised by opponents. He asked that the testimony of Ms. Casey, outside her area of expertise in real estate, be stricken from the record. He clarified that the gray-shaded areas on the site plan Ms. Casey identified as wetlands were, in fact, soil-suitability indicators, not wetlands, and that the one area of potential wetland identified by NCDEQ was a small, specific area—not the broadly shaded zones she had referenced. On the 30-foot versus 75-foot buffer issue, he explained that 30 feet is the required rear setback, while the 25 percent undisturbed area results in an estimated total separation of approximately 75 feet from the structure to the lot line—consistent with what he had communicated to Ms. Casey. He confirmed that the developer's preference is to sell all lots to a single builder rather than individually, and that all lots—whether sold individually or as a block—would be subject to the same HOA/POA covenants and restrictions with no carve-outs. He agreed without hesitation to accept a condition of no mobile homes, noting it was not the developer's intention in any case and that one-acre-plus lots are not conducive to mobile home placement.

Commissioner Ritter asked whether the undisturbed buffer was consistent along the perimeter bordering Seven Lakes North, and Mr. Stewart confirmed that the limits of the disturbance line represent 25 percent of each lot, running consistently along that boundary, with the 30-foot rear setback as the only confirmed specific dimension.

Commissioner Adams asked the county attorney if there could be a no-mobile-home condition placed on this property. Ms. Leland answered yes. He stated that it would resolve a significant portion of his concerns.

The Chairman raised the issue of distinguishing between manufactured homes and mobile homes in any condition, noting that a well-presented manufactured home exists in the vicinity of the McLendon Hills entrance. The Board discussed this distinction. The Chairman also asked Planning Director Pedersen about an appropriate buffer treatment around the mail kiosk to address light and noise concerns raised by Ms. Pratte. Ms. Pedersen explained that the UDO provides for a Type 2 buffer—a row of opaque evergreen shrubs—or a Type 1 buffer consisting of a fence, and suggested the Type 2 vegetative buffer might be preferable. The Board agreed that some form of light buffer around the kiosk should be a condition of approval.

There were no further questions.

Upon motion made by Chairman Picerno, seconded by Vice Chairman Von Canon, the Board voted unanimously to approve the Special Use Permit and preliminary plat: "Major Subdivision Holly Grove Pines Subdivision" for a new conventional major subdivision, Holly Grove Pines, containing 25 lots, on one parcel containing 51.19 acres, located on Holly Grove School Road, West End, NC (part of PID 00013191), owned by Rhetson Development LLC., per Deed Book 6431, Pages 58-65, with the following conditions: (1) no mobile homes shall be permitted within the subdivision, and (2) a light buffer (vegetative or otherwise) shall be installed around the mail kiosk.

Chairman Picerno closed the quasi-judicial hearing. *The hearing records are hereby incorporated as a part of these minutes by attachment as Appendix D.*

7. OLD BUSINESS

There were no items of old business.

8. NEW BUSINESS

There were no items of new business.

9. APPOINTMENTS

Appointments were taken up as Item 1A at the beginning of the meeting. See above.

10. ADDITIONAL AGENDA

There were no additional agenda items.

11. PUBLIC COMMENT PERIOD

John Misiaszek offered public comments.

12. MANAGER'S REPORT

County Manager Vest had no additional items for the Manager's Report.

13. COMMISSIONERS' COMMENTS

Commissioner Cook offered follow-up comments on the public comment period about statistics, noting that anyone can do whatever they wish with them and that life is not fair.

Commissioner Adams thanked Chairman Picerno and Vice Chairman Von Canon for their engagement with the school board regarding the location of the new county elementary school. He noted receiving numerous calls from constituents in the Carthage and Joel Road/West Carthage Road areas following the school board's decision to keep the school on its current site. He characterized the reversal as a team effort among taxpayers, Carthage residents, the Carthage Town Board, and the Board of Commissioners. He expressed his view that the outcome was consistent with the new Moore County Land Use Plan's goals of protecting rural areas and noted that a school at the originally proposed location would have created additional development pressure. He urged the Board to work collaboratively to fund the school and move Carthage-area children into a modern facility without a bond issue. Commissioner Adams also commented on high school capacity, stating the Board lacked sufficient information on location and demographics to decide on a new high school, and suggested the school board dust off and revise earlier plans to consider enlarging the two existing high schools—Pinecrest and Union Pines—as an alternative or complement to new construction.

Vice Chairman Von Canon encouraged all citizens to vote, research their candidates thoroughly, and not rely on unreliable internet sources, characterizing civic participation as a right many people worldwide do not have.

Commissioner Ritter thanked all members of the public who attended the meeting, particularly those who participated in the quasi-judicial hearing, and commended the meaningful dialogue between the neighboring communities and the developer as an example of how community involvement leads to better outcomes.

The Chairman echoed those sentiments, noting that the development process is often perceived as having winners and losers but that the collaborative approach seen in this case—particularly the purchase of 53 acres by McLendon Hills and the inclusion of

equestrian-compatible large lots on the perimeter—addressed his greatest concerns. He also reflected on the importance of face-to-face dialogue over social media exchanges and briefly addressed Mr. Misiaszek's comment on the timing of public comments, explaining that the Board had moved public comment to the end of the agenda following prior meetings in which long comment periods had disrupted the meeting. He expressed appreciation for school board staff members Robin Calicutt, Shannon Davis, Jenny Purvis, and Tim Locklear for their work on the elementary school matter and commended the school board for revisiting and reversing its prior decision despite the difficulty of doing so. On the financing question, he stated simply that the county cannot compound interest on money it does not have if it must spend it, and that the Board's preference has always been to pay as it goes rather than borrow.

14. CLOSED SESSION

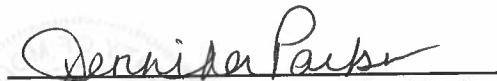
Upon motion made by Chairman Picerno, seconded by Commissioner Adams, the Board voted unanimously to enter into closed session pursuant to N.C.G.S. 143-318.11(a)(3) to consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body, which privilege is hereby acknowledged; and N.C.G.S. 143-318.11(a)(5) to establish or instruct staff regarding the price and other material terms for the acquisition of real property.

Upon motion made by Chairman Picerno, seconded by Commissioner Adams, the Board voted 5-0 to come out of closed session and seal the minutes.

ADJOURNMENT

Upon motion made by Commissioner Adams, seconded by Commissioner Ritter, the Board voted 5-0 to adjourn the February 17, 2026, Regular Meeting of the Moore County Board of Commissioners at 7:48pm.


Chairman Nick Picerno


Clerk to the Board Jennifer Parks



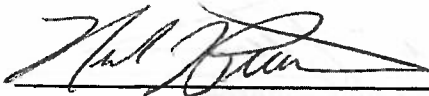
Fiscal Year 2025/2026

Budget Line Item Number	Budgeted Amount	Increase/ (Decrease)	Revised Budget
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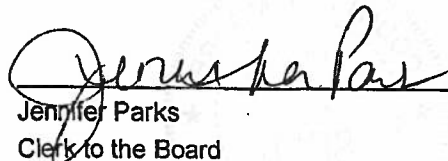
Veteran Services - NCDMVA Grant Program

Revenue	10033023 36717	NCDMVA Grant	-	20,000	20,000
Expense	10029000 55104	NCDMVA Grant	13,289	20,000	33,289

Approved this 17 day of February, 2026



Nick Picerno, Chairman
Moore County Board of Commissioners



Jennifer Parks
Clerk to the Board



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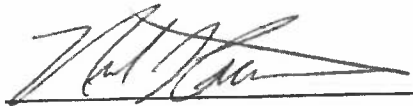
Fiscal Year 2025/2026

Budget Line Item Number	Budgeted Amount	Increase/ (Decrease)	Revised Budget
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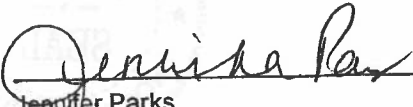
Aging - Medicare Improvement Patient Provider Act (MIPPA) Grant

Revenue	24032024 36198	MIPPA Grant DOI	68,810	5,345	74,155
Expense	24030073 51200	Salaries	43,935	4,965	48,900
Expense	24030073 51810	FICA/Medicare	3,879	380	4,259

Approved this 17 day of February, 2026



Nick Picerno, Chairman
Moore County Board of Commissioners



Jennifer Parks
Clerk to the Board

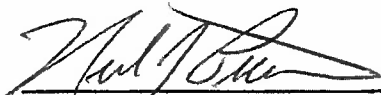
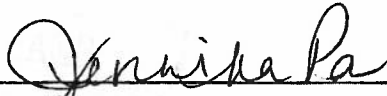


Fiscal Year 2025/2026

Budget Line Item Number	Budgeted Amount	Increase/ (Decrease)	Revised Budget
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Aging - Medicare Improvement Patient Provider Act (MIPPA) Grant

Revenue	24032024 36198	MIPPA Grant DOI	68,810	5,600	74,410
Expense	24030073 52601	Operating Supplies	9,861	5,600	15,461

Approved this 17 day of February, 2026Nick Picerno, Chairman
Moore County Board of CommissionersJennifer Parks
Clerk to the Board

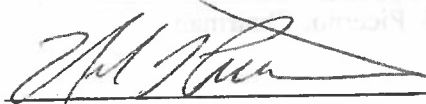
Fiscal Year 2025/2026

Budget Line Item Number	Budgeted Amount	Increase/ (Decrease)	Revised Budget
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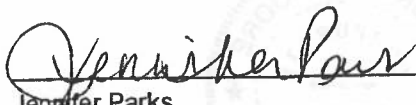
Library - Donations/Memorials

Revenue	10018007 31603 Donations/Memorials	507	276	783
Expense	10031000 52616 Program Costs	5,007	276	5,283

Approved this 17 day of February, 2026



Nick Picerno, Chairman
Moore County Board of Commissioners



Jennifer Parks
Clerk to the Board



**RESOLUTION AUTHORIZING AND APPROVING
(CURRENT) RELEASES AND REFUNDS BY THE
TAX ADMINISTRATOR**

WHEREAS, Gary E. Briggs, Moore County Tax Administrator, has certified a list comprised of various county taxes illegally levied and assessed, the amount certified as being in excess of the amount legally due by the taxpayer and therefore should be released or refunded in accordance with General Statute 105-381.

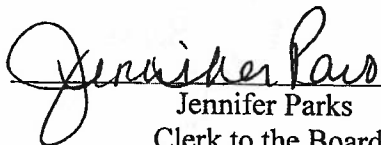
BE IT RESOLVED by the Board of Commissioners of Moore County that the taxpayers shown on said list of releases and refunds submitted by Gary E. Briggs, Tax Administrator, are hereby granted such tax release or refund of the county taxes shown and the County Finance Director is directed to make said refunds.

Adopted this the 17 day of February, 2026.



Nick Picerno, Chairman

ATTEST:



Jennifer Parks
Clerk to the Board



**RESOLUTION AUTHORIZING AND APPROVING
(DELINQUENT) RELEASES AND REFUNDS BY THE
TAX ADMINISTRATOR**

WHEREAS, Gary E. Briggs, Moore County Tax Administrator, has certified a list comprised of delinquent taxes illegally due by the taxpayer and therefore should be released or refunded in accordance with General Statute 105-381.

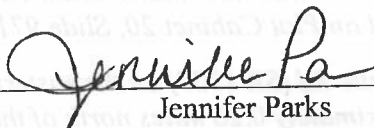
BE IT RESOLVED by the Board of Commissioners of Moore County that the taxpayers shown on said list of releases and refunds submitted by Gary E. Briggs, Tax Administrator, are hereby granted such tax release or refund of the county taxes shown and the County Finance Director is directed to make said refunds.

Adopted this the 17 day of February, 2026.



Nick Picerno, Chairman

ATTEST:



Jennifer Parks
Clerk to the Board



AMENDMENT TO

THE MOORE COUNTY ROAD NAME AND ADDRESSING ORDINANCE

ADOPTED JULY 10, 1989
AND AS SUBSEQUENTLY AMENDED

RESOLVED by the Board of Commissioners of the County of Moore that Section III ROAD NAMING OF THE ABOVE REFERENCED ORDINANCE BE AMENDED TO ADD, RENAME, OR REMOVE THE FOLLOWING ROAD(S) AS INDICATED:

ADD:

- BELLE TERRE LN (P4295)**.....*Located off US 1 Hwy on the western side of the road, approximately 0.30 miles north of the intersection of US 1 Hwy and Doby Rd (SR 1824). Shown as an easement, it is found on Plat Cabinet 20, Slide 613.*
- COOK FARMS LN (P4296)**.....*Located off Harnett Rd (SR 2008) on the western side of the road, approximately 0.17 miles north of the intersection of Harnett Rd (SR 2008) and NC 24-27 Hwy. Shown as an easement, it is found on Plat Cabinet 21, Slide 63.*
- LANDERS POND LN (P4297)**.....*Located off NC 73 Hwy on the southern side of the road, approximately 0.20 miles west of the intersection of NC 73 Hwy and McKenzies Mill Rd (SR 1230). Shown as an easement, it is found on Plat Cabinet 19, Slide 236.*
- PROPELLER LN (P4298)**.....*Located off McCaskill Rd (SR 1838) on the northern side of the road, approximately 0.17 miles east of the intersection of McCaskill Rd (SR 1838) and Napier Rd (SR 1839). Shown as an easement, it is found on Plat Cabinet 21, Slide 26.*
- VELAZQUEZ LN (P4299)**.....*Located off Vass-Carthage Rd (SR 1803) on the northern side of the road, approximately 0.51 miles north of the intersection of Vass-Carthage Rd (SR 1803) and Heritage Farm Rd (SR 1830). Shown as an easement, it is found on Plat Cabinet 20, Slide 971.*
- VERONICA WAY (P4300)**.....*Located off Murdocksville Rd (SR 1209) on the eastern side of the road, approximately 0.28 miles north of the intersection of Murdocksville Rd (SR 1209) and NC 73 Hwy. Shown as an easement, it is found on Plat Cabinet 20, Slide 415.*

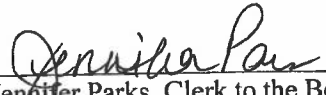
CHANGE:

CANDACE LN (P4277)to MINUTEMEN FARMS RD (P4277)

*Located off Carthage Rd (SR 1229) on the western side,
approximately 0.8 miles south of the intersection of
Carthage Rd and Love Grove Church Rd (SR 1238).
Shown as easement on Plat Cabinet 19, Slide 939.*

AND, FURTHER that the effective date of this amendment to the above-described Ordinance shall be upon adoption.

Adopted this 17th day of February 2026.


Jennifer Parks, Clerk to the Board
Moore County Board of Commissioners


Nick Picerno, Chairman
Moore County Board of Commissioners





County of Moore
—North Carolina—

Board of Commissioners

February 17, 2026



County of Moore
—North Carolina—

Holly Grove Pines Subdivision

Special Use Permit Request - Preliminary Plat



Moore County GIS Disclaimer

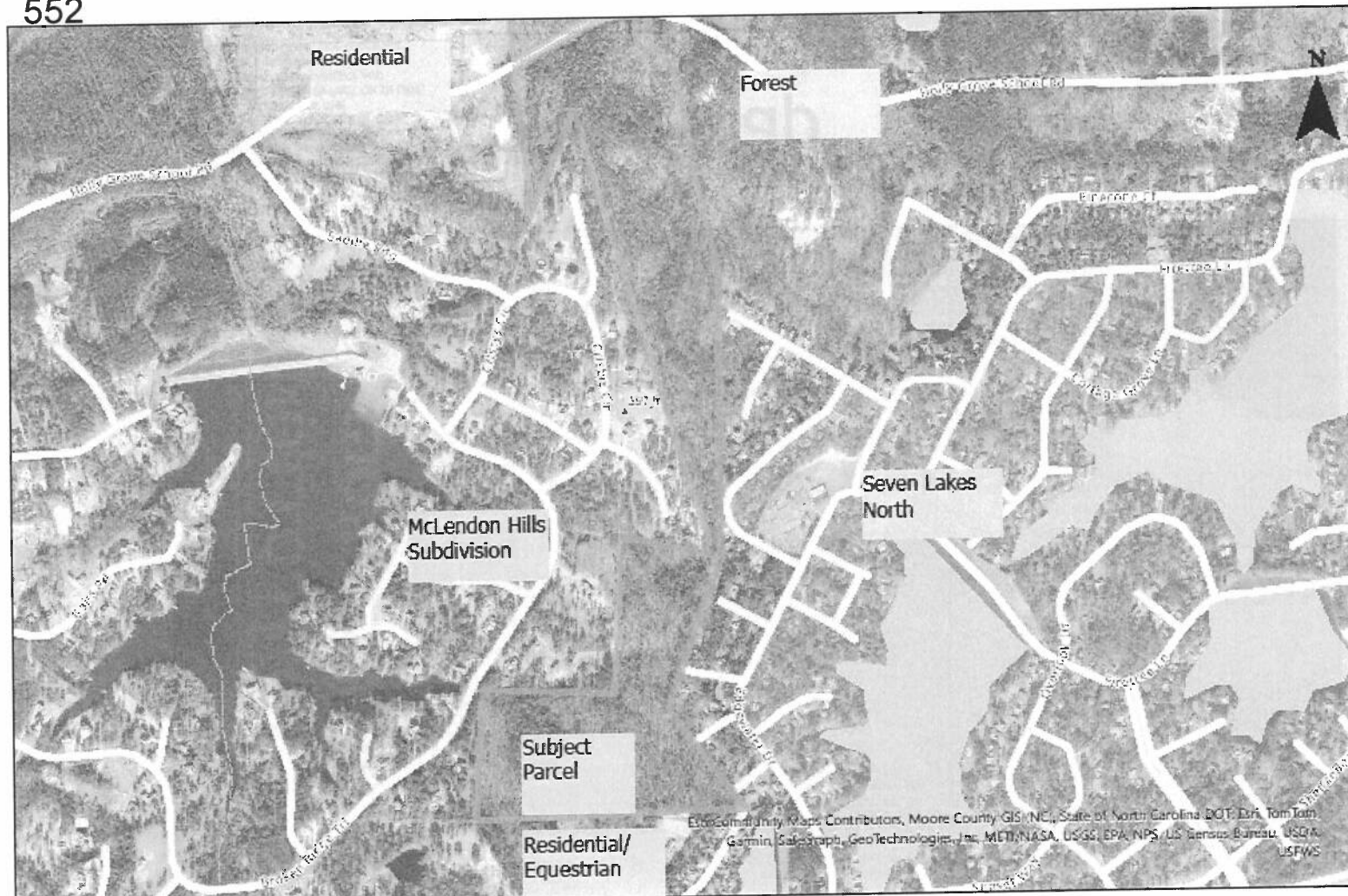
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Vicinity Map

0 0.5 1 2 Miles



County of Moore
— North Carolina —

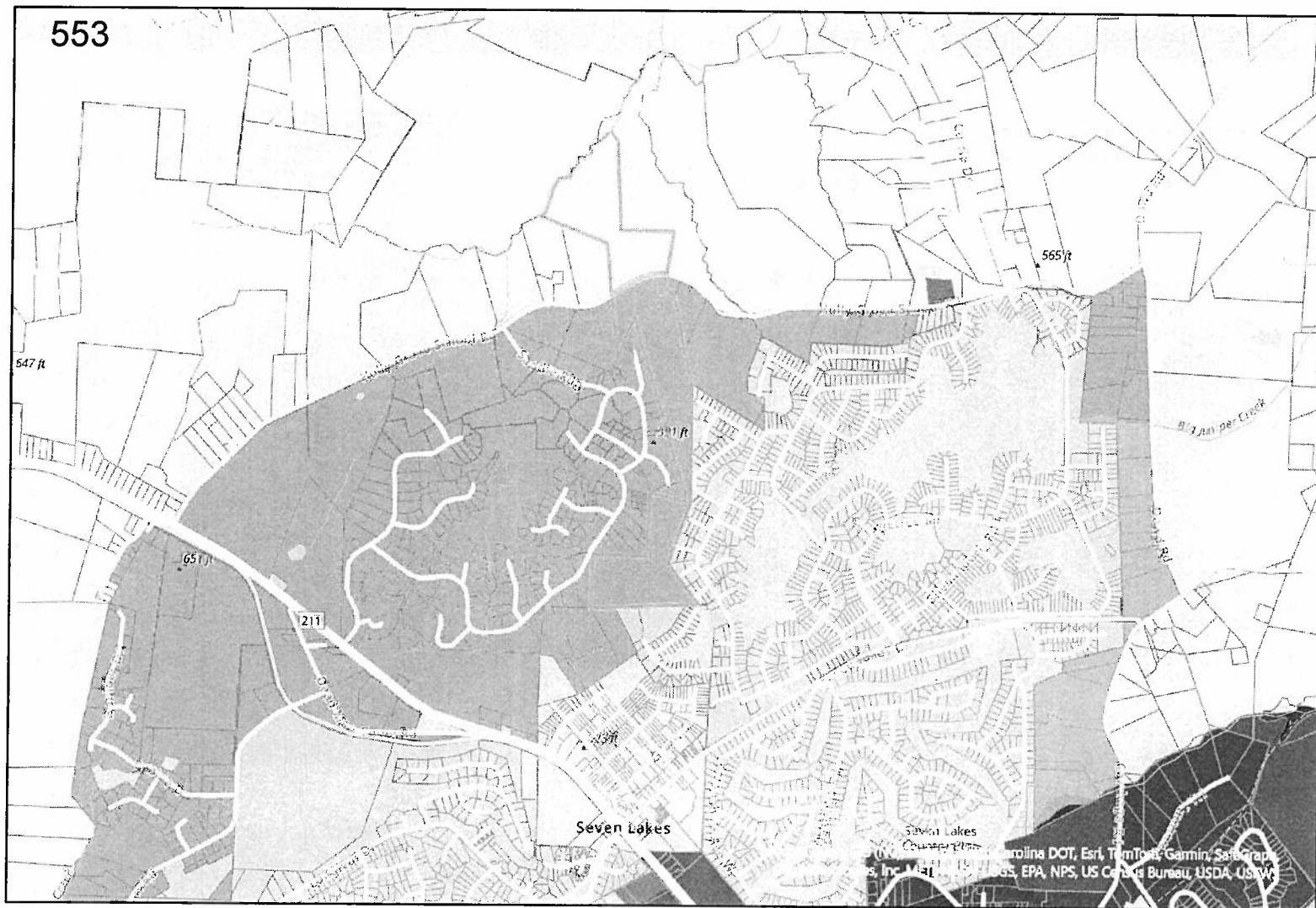


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County of Moore
— North Carolina —



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Zoning Map

0 0.25 0.5 1 Miles

Moore County GIS (NC), State of North Carolina DOT, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

B-1	RA	RA-5
B-2	RA-2	RA-USB
GC-SL	RA-20	VB
I	RA-40	VB-CZ



County of Moore
— North Carolina —

2025 Moore County Future Land Use Plan

- **Rural Agricultural – Urban Service Boundary (RA-USB)** is one of three districts where major subdivisions are allowed.
- Established to identify areas where urban services (sewer and water) could be provided over the next 10-15 years. Although the creation of this district implies no guarantee of services, it acknowledges areas undergoing growth pressures and affords slightly more protection from intrusive uses.
- **Action 1.6.1:** Allow new developments that utilize existing or planned infrastructure that preserves open space and important historical, natural, and cultural features.



Subdivision Type & Background: Option 2- Conventional Subdivision

- The overall site encompasses 111.34 acres (4,849,970 SF).
 - Two outparcels to be created and sold, not part of the subdivision
- Major subdivision will encompass 51.19 acres
- Developed in one phase containing 25 lots.
- Zoning Dimensional Standards RA-USB:
 - Minimum lot size of 1 acre
 - Lot width 100 feet
 - Lot frontage 100 feet
- Maximum disturbance of no more than 75% of each lot.
- At least 5% of overall site is required to be open space, 6.03% provided, 3.09 acres.



556

Overlay Districts

- Watershed: The property is **not** located within a watershed area.
- High Quality Water: The property is **not** located within a high-quality water area.
- Voluntary Agricultural District: There is a Voluntary Agricultural District adjacent to the subject property.

Green = Voluntary Agricultural District



County of Moore
— North Carolina —

Stormwater

- The applicant submitted general narrative, overview maps, correspondence between NCDEQ and consulting engineers along with a summary.
- Stormwater Control Measures will disperse flow of stormwater runoff through vegetated areas to minimize the channelization of flow.
- Per NCDEQ: The subject property shown is subject to the Sedimentation and Pollution Control Act of 1973



Infrastructure

- Water: The proposed 25 lots will be served by Moore County Public Utilities
- Water Capacity: There is adequate water supply and storage to serve the proposed 25 lots as determined by the Moore County Department of Public Works.
- Fire Flow: The fire flow test dated May 30, 2025, conducted at 145 Far View Ct, projected results at 20 PSI with residual pressure of 1522 GPM. This meets Fire Code requirements.
- Septic: The development will utilize individual private septic systems. The area has provisionally suitable soils for septic systems



Soils

Preliminary Soil Report- AWT Engineers and Soil Scientists -

- **Jeff Vaughan, Ph.D., L.S.S.- Senior Agronomist/Soil Scientist**
- **Clara Frickmann- GIS Technician**

Conclusions

- Based on the results of this evaluation, the installation of conventional or drip septic systems seems very probable on this property in the areas designated on the maps in the packet.
- The majority of the usable soil for septic is suitable for conventional trench septic systems. Typically, the area required for a septic system is 2,000 – 5,000 ft² (initial and repair) per bedroom.



Transportation

- The existing Holly Grove School Road is a public road.
- All public or private streets and related components shall be designed, constructed, and paved in accordance with the most current edition of NCDOT's "Subdivision Roads Minimum Construction Standards."
- Street Signs
- Street Names
- NCDOT or the Board of Commissioners may require a traffic impact study when a road capacity or safety issue exists.
- Homeowners Association Required
 - The HOA shall be responsible for the maintenance of all streets by means of a private road maintenance agreement.
 - The developer is responsible for maintenance of the streets until a HOA is formed.



- The subdivider shall plant or leave at least one street tree for each 20 feet of street frontage along all streets, outside of sight triangles, as illustrated on the preliminary plat.
- The trees planted shall be a minimum height of six feet at the time of installation with the intent to grow to 10 feet within two years.
- Street trees shall be configured in accordance with Section 7.11.H of the Moore County Unified Development Ordinance "List of Recommended Native Species."
- Street trees may be installed either before final plat approval or before Certificate of Occupancy is issued for each dwelling unit.



Mailboxes

- Appropriate mail receptacles must be provided for the receipt of mail as approved by the Postal Service and other applicable departments.
- Approval of cluster mailbox installations by the United States Postal Service and Building Inspector is required prior to final plat approval.



Entrance Signs

- There is a proposed entrance sign to the subdivision on Holly Grove School Rd.
- It will be located outside of NCDOT right-of-way and within an easement approved by NCDOT.
- It will require a sign permit before installation.



Open Space and Clearing & Grading Limits

- No more than 75% of each lot may be cleared of natural vegetation or otherwise disturbed. 25% of each lot to remain undisturbed. Limits of disturbance is shown on preliminary plat,
- The total open space for the whole subdivision is 3.09 acres, or 6.03% of the subdivision.
- The minimum open space requirement for a conservation subdivision is 5%.



Subdivision Review Board

- The Subdivision Review Board met on February 3, 2026, and found the plat satisfied the Unified Development Ordinance Requirements in a 7-0 vote and forwarded the Special Use Permit application to the Moore County Board of Commissioners for consideration.
- Public Utilities had the following comments on the preliminary plat to be addressed during department review and prior to signature of the final plat:
 1. The proposed 20-foot utility easement for the water line through lot 8 should be shifted over to run along the property line and access easement.
 2. The proposed water main should be located on the eastern side of the road where the maximum number of lots can be served on the same side.
 3. The proposed fire hydrants are difficult to see on the utility sheet.



Review Criteria – UDO Section 13.4.C

The Board of Commissioners shall not approve a special use permit application unless it first makes each of the following findings, based on competent, substantial, and material evidence presented at the hearing.

1. The use will not materially endanger the public health or safety; and
2. The use meets all required conditions and specifications; and
3. The use will not substantially injure the value of adjoining property unless the use is a public necessity; and
4. The use will be in harmony with the surrounding area and compatible with the surrounding neighborhood; and
5. The use will be in general conformity with the approved Moore County Land Use Plan; and
6. The use is subject to a site plan that accurately depicts the proposed use's configuration.



Conditions

- The Board of Commissioners may apply conditions of approval that are reasonable and appropriate to:
 - Assure the use will be harmonious with the area where proposed;
 - Ensure the use is consistent with the purpose and intent of the Unified Development Ordinance;
 - Ensure the use is consistent with the applicable Adopted Comprehensive Land Use Plan;
 - Limit the special use permit to a specified duration;
 - Place limits on the availability of proposed residential dwelling units to coincide with the provision or maintenance of adequate public facilities; or
 - Address other considerations necessary, in the sole discretion of the Board of Commissioners
- All conditions shall be identified in the approval, the notice of decision, and on the associated concept plan.
- All conditions of approval shall be consented to, in writing, by all owners of land subject to the conditions.



Recommendation

Staff recommends the Moore County Board of Commissioners make the following motion:

- Make a motion to **approve/deny** the Special Use Permit and preliminary plat: “Major Subdivision Holly Grove Pines Subdivision” for a new conventional major subdivision, Holly Grove Pines, containing 25 lots, on one parcel containing 51.19 acres, located on Holly Grove School Road, West End, NC (part of PID 00013191), owned by Rhetson Development LLC., per Deed Book 6431, Pages 58-65.



Holly Grove Pines Subdivision

Application for Special Use Permit to
Construct a 25-lot Residential Subdivision

Why a Special Use Permit is Required

- In Moore County, a SUP is required for certain developments, even if the current zoning, as is the case here, would allow for a residential subdivision as of right to ensure negative impacts on surrounding areas, if any, are minimized or addressed.
- The SUP process ensures projects are designed to minimize impacts regarding traffic, infrastructure, and neighboring properties.

Experts to Testify

- Riana Smith: Attorney at Law, Smith and Bowers, PLLC
- Greg Stewart: Development Project Manager, Rhetson Companies, Inc.
- Donald Sever: Professional Civil Engineer, Bowman Engineering
- Liz Giri: Appraiser, Village Appraisers, LLC.

Special Use Permit - Review Criteria

Section 13.4(C)

1. The use must not materially endanger the public and safety.
2. The project must meet all required conditions and specifications for its zoning district.
3. The proposal must conform to the approved Moore County Land Use Plan.
4. An accurate and detailed site plan is provided showing proposed use's configuration.
5. The use must not substantially injure the value of adjoining property (unless it is a public necessity).
6. The use must be compatible with the surrounding area.

Background – How We Got Here

February 28, 2025: Pre-Application Conference Form Submitted

March 6, 2025: Pre-application Meeting held between Rhetson and Planning Staff including Debra Ensimer.

August 14, 2025: PRT Meeting with Planning and other Municipality Services

August 21, 2025: Rhetson met with Rheo Brouillard, Vice President of McLendon Hills POA.

October 28, 2025: Subdivision Review Board: Original site plan called for 68 lots

- Application Deemed Complete by Unanimous Vote of Subdivision Review Board ("SRB")

November 18, 2025: Bd. of Commissioners set to hear SUP Application at December 1st meeting.

December 1, 2025: Rhetson requested matter tabled due to experts not being able to be present to testify and to allow Rhetson to try and work with neighboring subdivisions to reach a consensus on the plan.

575

Original Site Plan

68 Lots

Key Stake Holder Collaboration Timeline

December 9, 2025: Rhetson meet with Rheo Brouillard, Mike LaRuffa, and Ed Weinbrecht (representing McLendon Hills) to discuss alternative site plan layouts that would address/minimize concerns. McLendon Hills presented three potential alternative site layouts for Rhetson to consider.

December 22, 2025: Rhetson meets with Seven Lake Property Owners and real estate agent to discuss the project and potential concerns.

January 6, 2026: Rhetson requests to table meeting at the request of key stakeholders from McLendon Hills for their ability to determine if feasible to purchase the back portion of Rhetson's parcel adjacent to their subdivision.

January 23, 2026: Official decision to withdraw original plan for 68 lots and resubmit alternative plat communicated to Moore County Planning Director and Staff.

February 3, 2026: SRB reviews updated site design proposing twenty-five (25) lots and two (2) outparcels

February 5, 2026: Moore County Commissioners Call to Action on the updated, revised twenty-five (25) lots and two (2) outparcels

Current Concept:

25 Lots and
2 Outparcels

Review of
Infrastructure

Meets Site Specs.
and Conditions

Conforms to
Land Use Plan

578

Site Layout
Created By
McLendon Hills'
representatives
and Proposed to
Rhetson on
December 9th,
2025.

579

Village Appraisers, LLC Findings:

- Applicant's proposed use will not substantially injure the value of adjoining property.
- Applicant's use will be in harmony with the surrounding area and compatible with the surrounding neighborhoods.

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V. Conclusion

The annual appreciation rates are directly correlated with value. When there are declining rates, the values correspondingly decrease as well. Given that the values appreciated annually in the three examples, there was no injury to value of the adjoining properties as a result of the new subdivisions and the new subdivisions are in harmony with the surrounding area and compatible with the surrounding neighborhood.

Based on this data and our professional experience as both commercial and residential real estate appraisers, we are of the opinion that the proposed subdivision shall not injure the property values within the neighborhood; and will be in harmony with the surrounding area and compatible with the surrounding neighborhood.

Should you have any questions, please do not hesitate to contact us.

Respectfully submitted,



Elizabeth Ann Giri
North Carolina State-Certified
General Real Estate Appraiser
Certificate No. A7964



A. Franklin Dean, MAI
North Carolina State-Certified
General Real Estate Appraiser
Certificate No. A5221

582

November 27, 2025

Greg Stewart
Project Manager
Rhetson Companies, Inc.
2075 Juniper Lake Road
West End, North Carolina 27376

RE: Holly Grove School Road Survey
Gap Area

Mr. Stewart;

4D Site Solutions was contracted to survey the Weyerhaeuser Forest Holdings, Inc parcel (Parcel ID 00013191) in Moore County. The latest deed of record is Deed Book 6240, Page 90. This deed consisted of several parcels. The parcel surveyed was listed as "Mineral Springs Township Tax District 38, Tract 4" U-5 Tract 1 Parcel 1 & Parcel 2 in the above-mentioned deed. The area of focus was south of Holly Grove School Road. When compiling the necessary research for this survey it was discovered there was a potential gap along the eastern side of the parcel. Once the field effort was completed and the monumentation was collected it was apparent there was a gap between the subject parcel and along the western side of Echo West Seven Lakes (Plat Book 11, Page 14), and Seven Lakes Addition to Echo West Section (Plat Cabinet 2, Side 105).

Parcel 1 and Parcel 2 mentioned above, in Deed Book 6240, Page 90, both met at common corner. This can also be found in Plat Book 7, Page 28 as lots 1 and 2. The two tracts of land both came together at a point.

Later, Plat Cabinet 14, Slide 97 was recorded and shows an Agreed Boundary Line "A". This shows Parcel 1 and Parcel 2 having 61.49 feet of a common line.

I have found that it is common with older deeds and surveys to have gaps or overlaps. In this case, we found monumentation for both lines. One being for the subject parcel and the other for the adjoiner. We surveyed the adjoining lots to our subject parcel to assist with this determination. If you have any questions about the information provided, please contact me at your earliest convenience.

Sincerely,
4D Site Solutions Inc.



Sean R. Seever, PLS
Professional Land Surveyor
sseever@4dsitesolutions.com



Survey: Apparent Gap

Gap existed before project began, but since corrected.

According to Mr. Sean Seever, PLS, it "is common with older deeds and surveys to have gaps or overlaps." In this case, monumentation for both lines was found.

A quit claim deed was recorded to remove gap and make property line for both parcels align.