



Moore County Planning Board

February 5, 2026 | 6:00 PM
Historic Courthouse
1 Courthouse Square
Carthage, NC 28327

MINUTES

BOARD MEMBERS PRESENT: Guy McGraw; David McLean; John McLaughlin; Robert Bortins; Tucker McKenzie; Tyler Brady; Ron Jackson;

STAFF PRESENT: Laura Williams, Assistant County Manager, Ruth Pedersen, Planning Director; Danielle Orloff, Senior Planner; Michael English, Senior Planner; Kathryn Stapleton, Senior Planner, Ashley Robinson, Administrative Officer I, Misty Randall Leland, County Attorney; and Jamar Garner, IT Security Manager and Bobby Wallace, Deputy Sheriff Sergeant

CALL TO ORDER

Chairman Brady called the meeting to order at 6:00 pm

INVOCATION

Vice Chairman McKenzie led the Pledge of Allegiance

PLEDGE OF ALLEGIANCE

MISSION STATEMENT

Board member Mclean led the Mission Statement

I. PUBLIC COMMENT PERIOD

No public Comments

II. ADDITIONAL AGENDA

1. CHAIRMAN: Does any Planning Board member have a conflict of interest concerning the agenda items the Board will address in this meeting?

No conflicts of interest were reported by Planning Board members.

III. APPROVAL OF CONSENT AGENDA

Motion to **approve** the minutes of the November 6, 2025, Planning Board meeting was made by David Mclean and seconded by John McLaughlin. The motion **passed** unanimously. **(7-0)**

IV. PUBLIC HEARING

1. Planning - Conventional Rezoning Request: 18.61 acres from Neighborhood Business B-1, Rural Agricultural Urban Service Boundary (RA-USB) and Gated Community Seven Lakes (GC-SL) to Rural Agricultural Urban Service Boundary (RA-USB)

Michael English, Senior Planner, presented the conventional rezoning request for approximately 18.61 acres from B-1, RA-USB, and GC-SL to RA-USB. He explained that both parcels are owned by Steven Cagle. The property is within the Lumber River Drowning Creek watershed II, which allows an average of one dwelling unit per acre. The minimum lot size in the RA-USB zoning district is one acre, which is in conformity with watershed requirements.

Mr. English displayed the zoning map showing that the parcels surrounding the subject property are primarily zoned Gated Community Seven Lakes (shown in yellow) and RA-USB (shown in purple). He noted that the subject property is currently zoned B-1, with one parcel being split-zoned between RA-USB and Gated Community Seven Lakes (GC-SL). He presented photos of the property, including views from the main road and the access easement, noting that an existing business located on the B-1 parcel would remain in its current zoning.

Mr. English explained that the requested rezoning to RA-USB is consistent with existing uses located near the property, including residential uses. The zoning districts adjacent to the property include RA-USB, Gated Community Seven Lakes (GC-SL), and Neighborhood Business (B-1). He confirmed that the rezoning is consistent with the 2025 Moore County Land Use Plan.

In response to a question from the Planning Board, Mr. English clarified that this was essentially a down-zoning from a more intense business use to a residential use, making it more congruent with surrounding residential parcels. Robert Bortins noted that Gated Community Seven Lakes had confirmed that even though there was a portion zoned as Gated Community Seven Lakes, it was not included under their Covenants and Restrictions, and Mr. English confirmed that a letter from the Seven Lakes Homeowners Association was included in the agenda packet. There were no public speakers on this item.

Following discussion, the Planning Board recommended approval of the rezoning request. Motion to adopt the attached Moore County Planning Board Land Use Plan consistency statement **approval** and authorize the chairman to execute the document as required by North Carolina General Statute 160D-604 was made by David Mclean and seconded by Robert Bortins. The motion **passed** unanimously. **(7-0)**

Motion to recommend **approval** to the Moore County Board of Commissioners for conventional rezoning to Rural Agricultural Urban Service Boundary (RA-USB) for all of lot 2 containing 13.53 acres and being a portion of parcel ID 00015801, and all of parcel ID 00015799 zoned neighborhood business, and rural agricultural urban service boundary, and all of lot 3 containing 5.08 acres and being a portion of parcel ID 00015800 and a portion of parcel ID 00015801 zoned neighborhood business, rural agricultural service boundary, and gated community 7 lakes, as shown on plat cabinet 20, slide 492, the Moore County Registry. Both properties are owned by Steven Cagle per deed book 5709, page 265 was made by Robert Bortins and seconded by John McLaughlin. The motion **passed** unanimously. **(7-0)**

2. **Planning - Conditional Rezoning Request: Rural Agricultural (RA) to Rural Agricultural-Conditional Zoning (RA-CZ) for a Group Care Facility.**
Location: 135 Jolinda Road, Vass, NC 28394

Kathryn Stapleton, Senior Planner, presented the conditional rezoning request for 135 Jolinda Road from Rural Agricultural (RA) to Rural Agricultural-Conditional Zoning (RA-CZ) for a group care facility. She explained that the property is owned by Grace Community Center Incorporated. Mission Teens is a not-for-profit 501(c)(3) faith ministry, a non-denominational Christian discipleship dedicated to helping people who struggle with life-controlling problems.

Ms. Stapleton provided background information on Mission Teens, noting their discipleship training program is divided into four phases, each lasting 2-4 months, with a rigid daily schedule. Upon completion, participants may be offered an additional 10–12-month staff training program. The subject property is within the Cape Fear Little River watershed, which allows non-residential development up to 24 percent built-upon area.

She defined a group care facility as an inpatient facility that provides supervision, medical care, behavioral and rehabilitation services, and counseling. The zoning map showed the majority of properties around this location are in the RA zoning district, with some neighborhood business nearby, including a small gas station/convenience store at one intersection and a small self-storage business at another.

Ms Stapleton displayed site photos of the property and explained that the conditional rezoning would provide flexibility in development while ensuring compatibility with neighboring uses. She noted specific standards for group care facilities, including that

the existing 4,850 square foot community center would be renovated to accommodate 31 residents and 5 employees. She confirmed that the rezoning is consistent with the 2025 Moore County Land Use Plan.

One key point of discussion was parking requirements. The UDO requires 18 parking spaces (one per every two beds plus one for each employee on the largest shift), but the applicant requested a reduction to 6 spaces because most residents would not have personal vehicles during their stay. The applicant proposed screening with Type 1 fencing on the rear property line and Type 2 landscaping at the front of the building in response to neighbors' concerns to make the facility appear more residential and less commercial.

Taylor Box, Director of the original Mission Teen Center in New Jersey, spoke about their organization's experience. He explained that in his center, they own only 4 vehicles (2 passenger vans and 2 trucks) and that residents in the program do not have personal vehicles. He noted that family visitation occurs on Sundays from 1:30-5:30 PM, and throughout the week, local churches and pastors provide biblical classes, but these visitors come and go at staggered times, not all at once.

Planning Board members expressed concern about having adequate parking for emergency vehicles, such as fire trucks, police, and EMS. John McLaughlin suggested that 6 spaces would be insufficient and recommended having centralized parking for better monitoring. After discussion, the board and applicant agreed on a compromise of 12 parking spaces.

Steve Johnson, a local resident who had visited the Mission Teen Center in New Jersey, spoke in support of the facility. He described being impressed with the fellowship, order, and outreach he witnessed there, and explained how the ministry had successfully helped many people overcome addictions.

Don Stalls also spoke briefly, indicating he was involved with the church and this process, and expressed support for the compromise of 12 parking spaces. Ruth Pedersen, Planning Director, noted that the site plan would go through a commercial permit review process in which the fire marshal's office would review it for compliance with all applicable codes.

Motion to adopt the Moore County Planning Board Land Use Plan Consistency Statement **consistent** and authorize the chairman to execute the document as required by North Carolina general statute 160D-604 was made by Robert Bortins and seconded by Tucker McKenzie. The motion **passed** unanimously. (7-0)

Motion to recommend **approval** to the Moore County Board of Commissioners for a conditional rezoning of 1 parcel located at 135 Jolinda Road, Vass identified as parcel ID 98000451. It is approximately 2.6 acres owned by Grace Community Center Incorporated as recorded per deed book 2242 page 506. The request to conditionally rezone this property from rural agricultural to rural agricultural conditional zoning, RA-CZ, for a group care facility with the additional condition of a minimum of 12 parking spaces was made by Tucker McKenzie and seconded by David Mclean. The motion **passed** unanimously. (7-0)

V. PLANNING DEPARTMENT REPORTS Ruth Pedersen

Planning Director Pedersen reported that following the last meeting in November where they discussed updates to the UDO resulting from the land use plan update, the Commissioners have recommended moving forward with an RFQ to find a qualified consultant to help with the Unified Development Ordinance updates. She noted they are currently in the process of conducting interviews with consultants.

Ms. Pedersen also introduced Kathryn Stapleton as the newest staff member.

VI. BOARD COMMENT PERIOD

Ron Jackson raised a concern about the current 40-foot front setback requirement in the county, noting that when building between older homes that have 30-foot setbacks, the new construction appears inconsistent and too far back, reducing usable backyard space. He explained that he had researched other counties and found that most use 25 or 30-foot setbacks, not 40.

After discussion about the proper procedure to address this issue, Ruth Pedersen clarified that the Planning Board can recommend text amendments to the UDO. The Board members unanimously agreed to pursue reducing the front setback requirement.

Motion that planning staff bring a text amendment to reduce the front setback to 30 feet was made by Tucker McKenzie and seconded by Ron Jackson. The motion **passed** unanimously. **(7-0)**

VII. UPCOMING EVENTS

- Tuesday, February 17, 2026, 5:30 PM Board of Commissioners Meeting to be held at the Historic Courthouse in Carthage
- Tuesday, March 3, 2026, 5:30 PM Board of Commissioners Meeting to be held at the Historic Courthouse in Carthage
- **Thursday, March 5, 2026 @ 6:00pm Planning Board Meeting to be held at the Historic Courthouse in Carthage**
- Tuesday, March 17, 2026, 5:30 PM Board of Commissioners Meeting to be held at the Historic Courthouse in Carthage

ADJOURNMENT

Motion to adjourn was made by David Mclean and seconded by John McLaughlin. The motion **passed** unanimously. **(7-0)**

The meeting was adjourned at 6:53 pm.

Respectfully submitted by,

Ashley Robinson