



Moore County Planning Board

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

MINUTES

BOARD MEMBERS PRESENT: Chairman Tyler Brady; Vice Chair Tucker McKenzie; Guy McGraw; David McLean; Robert Bortins; Hugh Hinton

STAFF PRESENT: Laura Williams, Assistant County Manager; Ruth Pedersen, Planning Director; Danielle Orloff, Senior Planner; Michael English, Senior Planner; Misty Randall Leland, County Attorney; Zachary Garner Support Specialist II and Kayla Kern, Deputy

CALL TO ORDER

Chairman Brady called the meeting to order at 6:00 PM.

INVOCATION

Board Member McLean provided the invocation.

PLEDGE OF ALLEGIANCE

Vice Chair McKenzie led the pledge of allegiance.

MISSION STATEMENT

Vice Chair McKenzie read the Moore County mission statement.

Upon motion made by Board Member McLean, seconded by Vice Chairman McKenzie, the Board voted unanimously to appoint Ruth Pedersen to be the clerk for the Planning Board for this meeting.

I. PUBLIC COMMENT PERIOD

No public Comments.

II. ADDITIONAL AGENDA

III. APPROVAL OF CONSENT AGENDA

Motion to **approve** the minutes of February 5, 2026, Planning Board meeting was made by Vice Chairman McKenzie and seconded by Board Member Bortins. The motion **passed** unanimously. **(6-0)**

The Planning Board recessed as the Planning Board and convened as the Watershed Review Board. (Separate Minutes)

Watershed Review Board Public Hearing matter was discussed.

The Planning Board adjourned as the Watershed Review Board and reconvened as the Planning Board.

IV. PUBLIC HEARING

Public Hearing to consider Unified Development Ordinance Amendments to Chapter 5 - Dimensional Standards, Section 5.1 (Table of Area and Setbacks) Table of Dimensional Requirements

Danielle Orloff, Senior Planner, presented the text amendment requested by the Planning Board at the previous meeting to reduce front setbacks in residential districts from 40 feet to 30 feet. Staff researched three surrounding counties (Lee, Harnett, and Scotland) and found they had similar 30–35-foot setbacks for regular and medium-sized residential parcels.

Senior Planner Orloff explained the rationale: when new development occurs as infill between existing older development, the current 40-foot setback can result in new houses looking into neighbors' backyards, creating an inconsistent streetscape. The amendment would reduce front setbacks to 30 feet in all residential zoning districts, making newer development more harmonious with existing character.

Staff found the amendment consistent with Land Use Plan recommendation 1.9 to support and promote development in harmony with existing character while optimizing use of existing infrastructure. The amendment would help newer parcels blend better with existing older parcels that were developed under previous 30-foot setback requirements.

Senior Planner Orloff confirmed with NCDOT that they don't regulate setbacks directly, focusing instead on rights-of-way, and they defer to local jurisdictions outside their right-of-way areas. Vice Chair McKenzie clarified that total right-of-way width is generally 60 feet, with typically 20 feet from pavement to the right-of-way line.

Public Hearing Speakers:

William Britton (108 Gelding Gap Lane, Carthage) raised concern about accessory structures in RA districts. He noted that while accessory structures in most residential districts must be placed in back or side yards, RA districts allow them in front yards with only a 10-foot setback. If principal buildings move from 40 to 30 feet but accessory structures remain at the current setback requirements, there could be a 10-foot discrepancy between a house and its detached garage, creating an awkward layout.

The Planning Board discussed whether accessory structure setbacks should be adjusted to match the new 30-foot principal building setback. Members agreed this was a valid concern that needed further study. Vice Chair McKenzie suggested addressing the current front setback amendment first, then having staff research the accessory structure question separately. Board members discussed which residential zones should be included in any accessory structure setback revision, with focus on RA-20, RA-40, RA-2, RA-5, and RE districts, while potentially excluding RA and RA-USB districts which have different characteristics.

Motions on the Amendment:

Motion: Board Member Bortins moved to adopt the attached Planning Board Future Land Use Plan consistency statement as **consistent** and authorize execution of the document as required by North Carolina General Statute 160D-604. Board Member David McLean seconded. **Motion carried 6-0.**

Motion: Board Member Hinton moved to recommend **approval** to the County Board of Commissioners of the proposed amendment to reduce minimum front principal building setback from 40 to 30 feet in all residential zoning districts to the Moore County Unified Development Ordinance Chapter 5-dimensional standard section 5.1 table of area and setbacks table of dimensional requirements. Vice Chair McKenzie seconded. **Motion carried 6-0.**

The board requested staff research whether accessory building front setbacks should match the 30-foot principal building setback for residential districts excluding RA , which would continue to allow accessory structures in front yards with current setbacks, as an item for Public Hearing at the April 2, 2026, Planning Board meeting.

V. PLANNING DEPARTMENT REPORTS

Ruth Pedersen, Planning Director, reported that they had two Text Amendment items that would be coming to next month's meeting, plus the new request from the Planning Board regarding accessory structure front setback reductions. She asked the Planning Board to plan on being there next month.

VI. BOARD COMMENT PERIOD

No board comments were made.

ADJOURNMENT

Board Member McLean made a motion to adjourn. The motion was seconded by Chairman Brady and the meeting was adjourned at 6:47 PM. **(6-0)**

Respectfully submitted by,

Ashley Robinson