



Moore County Board of Commissioners

April 20, 2026 | 9:00 AM
Rick Rhyne Public Safety Center
Community Room, 2nd Floor
302 S. McNeill St.
Carthage, NC 28327

SPECIAL MEETING 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 and welcomed everyone.

INVOCATION

County Manager Wayne Vest offered the invocation.

PLEDGE OF ALLEGIANCE

Vice Chairman Von Canon led the Pledge of Allegiance.

1. ITEMS OF BUSINESS:

County Manager Wayne Vest introduced the session as the second in a series of three UDO (Unified Development Ordinance) update discussions, focusing specifically on the Highway Corridor Overlay District (HCOD). He explained that the primary goal is to update both subdivision and highway corridor regulations by June 30th, with a joint work session with the Planning Board scheduled for the week of May 18th, followed by a call-to-order for the commissioners' regular June 2nd meeting, Planning Board consideration on June 4th, and a commissioners' hearing on June 16th.

A. Discussion of Potential Amendments to the UDO re: Highway Corridor Overlay District

Senior Planner Danielle Orloff explained that the highway corridor overlay district consists of two subdistricts: Rural Highway and Urban Transition. The overlay currently extends 400 feet on either side of designated highway rights-of-way, reduced from the original 500 feet for rural highways in 2021. The Urban Transition subdistrict connects municipalities along US Highway 1, Highway 15-501, NC 22 Highway, and NC 211, while the Rural Highway subdistrict covers areas along US 1 Highway and NC 690. *Ms. Orloff gave a presentation, and it is hereby incorporated and made a part of these minutes by attachment as Appendix A.*

Highway Corridor Overlay Districts items to consider are as follows:

- Intent
- Value, Impact, Necessity of the Overlay District
- Locations of the Districts
- Uses within Districts: Prohibited and Conditional
- Exemptions
- Modifications to application of existing development
- Modifications to Standards: General, Building, Site

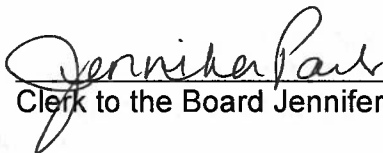
After a lengthy discussion, Chairman Picerno, with all commissioners in agreement, suggested that the May 4, 2026, Special Meeting be an all-day meeting and that the topics discussed thus far, namely subdivisions and highway corridors, be revisited. This will give the board time to digest the information and make the best decisions moving forward. The meeting to discuss the small-town model will be scheduled at a later date.

ADJOURNMENT

Upon motion made by Vice Chairman Von Canon, seconded by Commissioner Ritter, the Board voted unanimously to adjourn the April 20, 2026, Special Meeting of the Moore County Board of Commissioners at 10:50am.



Chairman Nick Picerno



Clerk to the Board Jennifer Parks





County of Moore
— North Carolina —

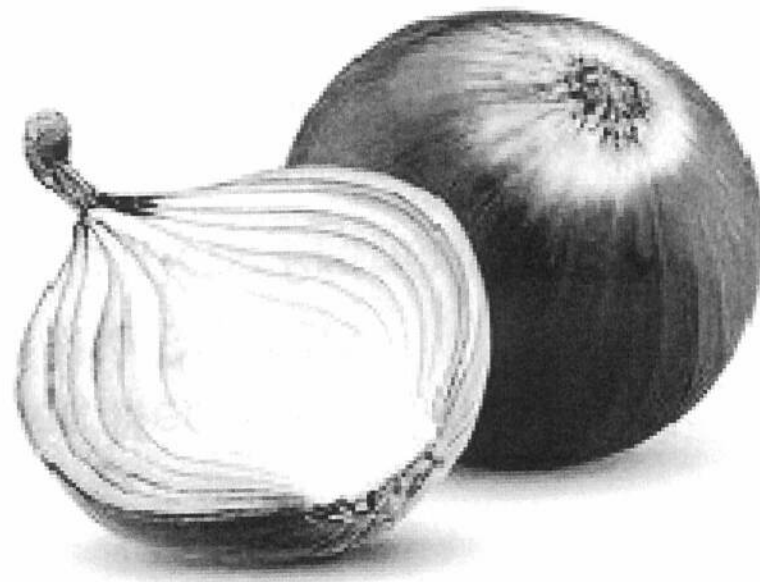
Board of Commissioners Work Session April 20th, 2026

Unified Development Ordinance Updates

- Topics to be covered:
 - Subdivisions – **COMPLETE**
 - Highway Corridor Overlay District – **TODAY**
 - Small Town Model – May 4th
 - Joint Work session with Planning Board – week of May 18th (was the 11th)
- Implementation Goal:
 - Adoption of Subdivision and HCOD Amendments by June 30th
 - Adoption of Small-Town Model Overlay District additions later this year
- Path Forward:
 - BOC joint work session with Planning Board week of May 18th to review recommended subdivision and HCOD amendments
 - BOC call to public hearing for proposed amendments June 2 Regular Meeting
 - Planning Board public hearing to consider proposed amendments June 4 Regular Meeting
 - BOC public hearing to consider proposed amendments June 16 Regular Meeting



Highway Corridor Overlay District Work Session



Highway Corridor Overlay District Work Session

Items to be considering:

- Intent
- Value, Impact, Necessity of the Overlay Districts
- Locations of the Districts
- Uses within Districts: Prohibited and Conditional
- Exemptions
- Modifications to application of existing development
- Modifications to Standards: General, Building, Site



Primary Focus Today

Highway Corridor Overlay District (A.K.A. HCOD)

- What it is, history/intent of overlay
- What it does not apply to (7.8 C)
- Subdistrict types
- Locations and dimensions of each overlay
- *Prohibited and Conditional uses in each overlay*
- *Requirements/Regulations within each overlay*



Highway Corridor Overlay– Historical Distances

2014 UDO HCOD Distances: No Reference

2016, 2018, 2019 UDO HCOD Distances: Table F

F. Minimum Lot, Buildings, and Screening Standards.

	Urban Village	Urban Transition	Rural Highway
District Boundaries from ROW lines	300 feet	400 feet	500 feet
Front Building Setback from highway	50 feet	75 feet	75 feet
Front Parking Setback from highway	30 feet	50 feet	50 feet
Setback from Residential Districts	25 feet	50 feet	50 feet
Setback from Non-Residential Districts	5 feet	25 feet	25 feet
Maximum Built Upon Surface	70%	70%	70%
Maximum Building Height	35 feet	35 feet	35 feet
Required Buffer Plantings	Type 3 Screening (Section 7.11)		

2023, 2024, 2025 UDO HCOD Distances: 400Feet from ROW on either side



Highway Corridor Overlay District

- Highway Corridor Overlay District – Section 3.20

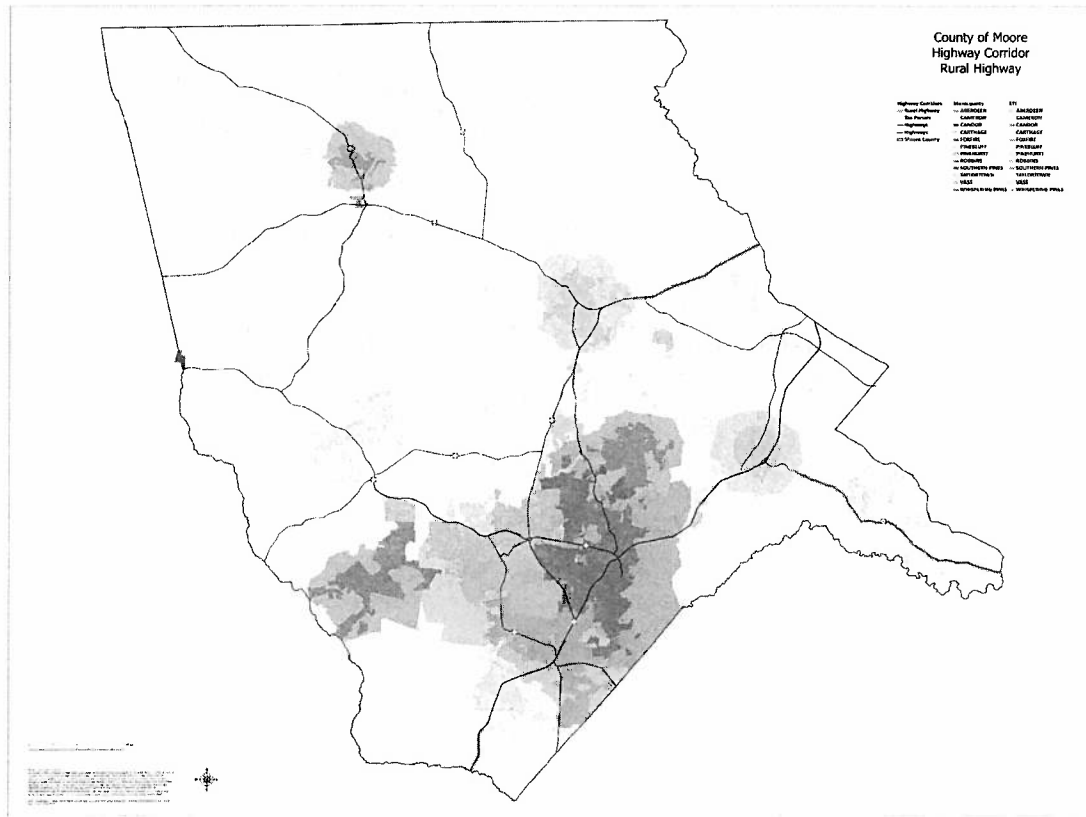
Intent

- In order to promote the general health, safety, and welfare of the community, to protect the rural character and natural environment of the area, and to provide attractive highway corridors and gateways to our communities, the Highway Corridor Overlay District is created. The Highway Corridor Overlay District (HCOD) is intended to maintain or enhance the natural scenic beauty of designated corridors viewed by all.
 - Overlay district (What does “Overlay” mean)
 - Does NOT include municipalities
 - Two Types of Districts (3.20 D) (7.8 F)
 - Rural Highway
 - Urban Transition



764

Rural Highway - This sub-district's goal is to provide compatible transitions between differing land uses, enhance the natural environment, and retain the existing rural character of Moore County.



Highway Corridor Overlay Subdistrict #1— Rural Highway

Location: US 1 Highway and NC 690

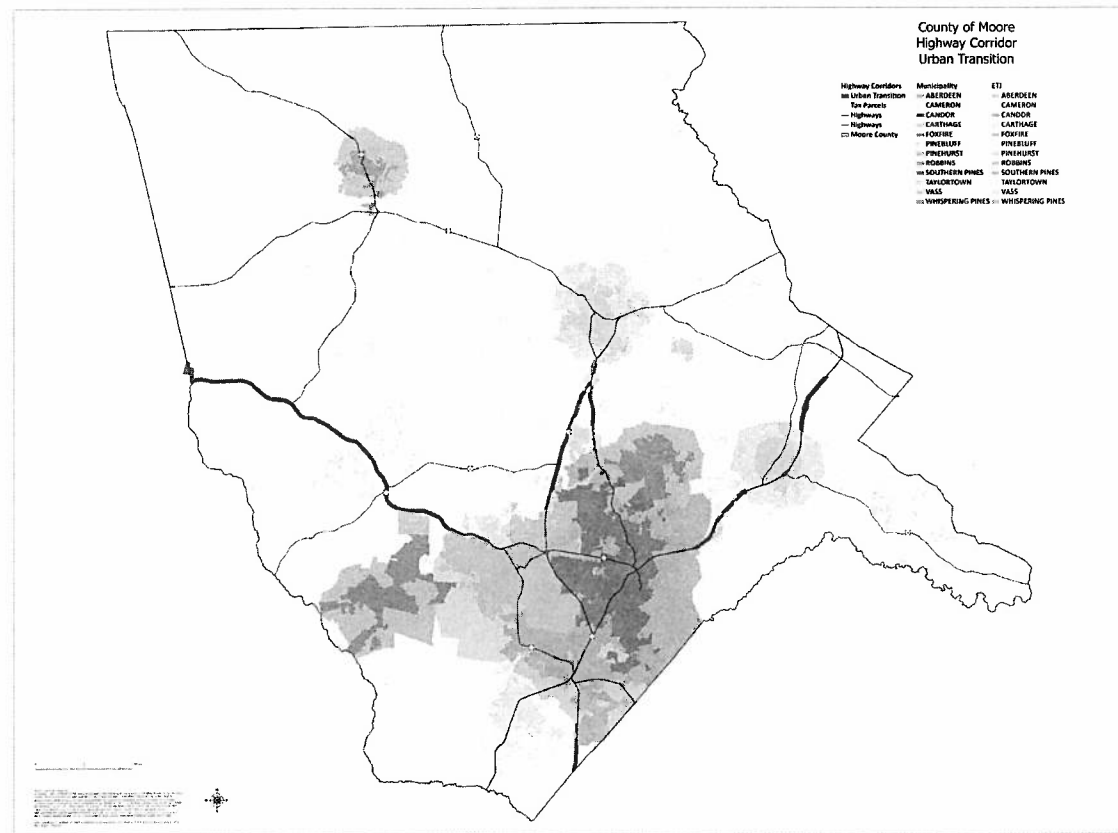
Width: 400 feet along either side of ROW

- Pinebluff's ETJ boundary to Richmond County line;
- US 15-501 right-of-way between Carthage ETJ boundary and Lee County line;
- The NC 690 right-of-way



Highway Corridor Overlay Subdistrict #2– Urban Transition

Urban Transition Goal- To improve property, support the natural conditions, and keep development consistent with the visual character and appearance of the nearby Towns. The Sandhills and Longleaf Pine are unique within North Carolina and these elements are of economic value to the Towns and make it a desirable place for both residents and visitors.



Highway Corridor Overlay Subdistrict #2— Urban Transition

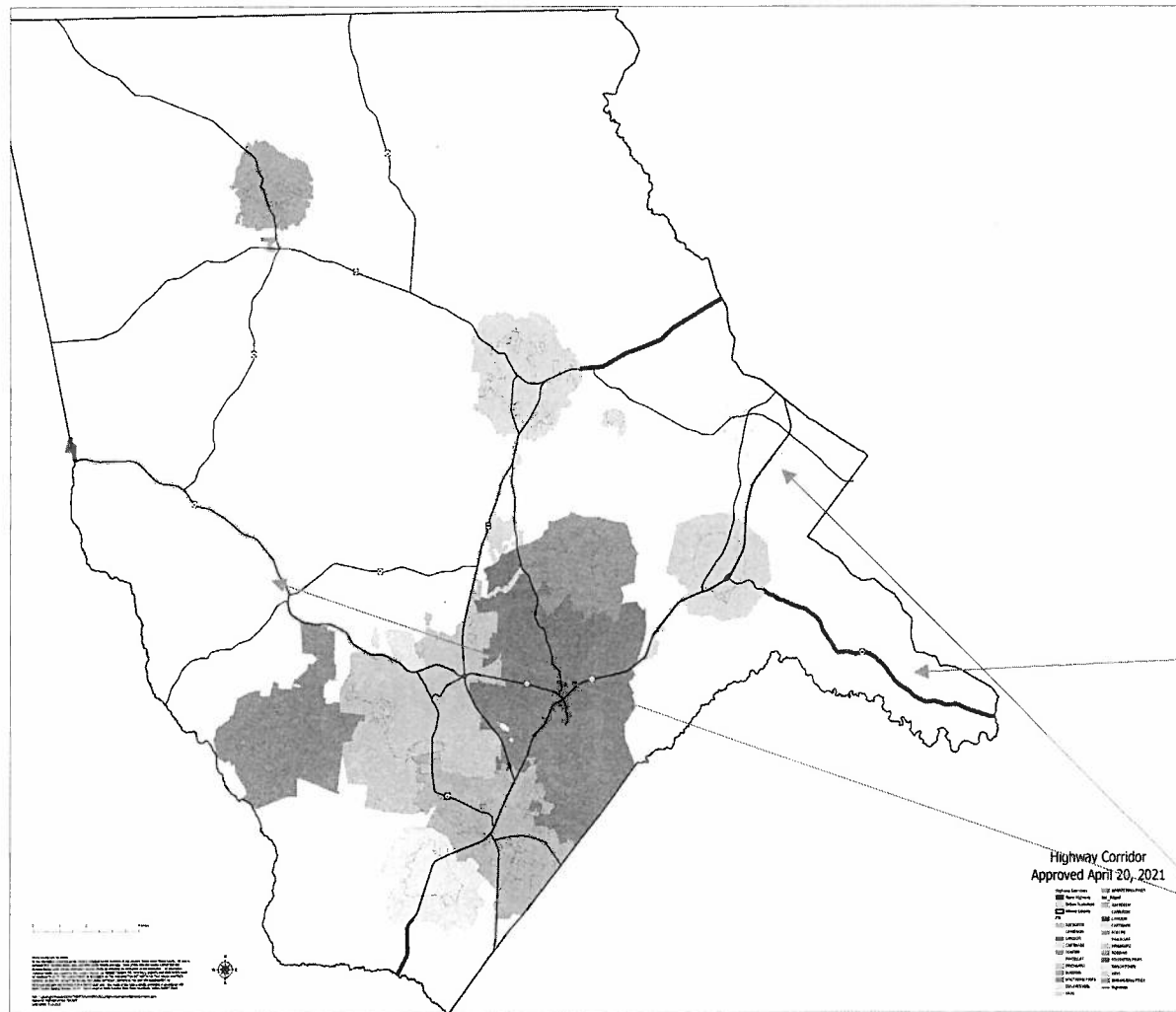
Location: US 1 Highway, US Highway 15/501, NC 22 Highway, and NC 211 Highway

Width: 400 feet along either side of ROW

- US 1 Highway right-of-way from Southern Pines ETJ boundary north to Cameron's ETJ boundary;
- US 15-501 right-of-way between Pinehurst and Carthage and from Aberdeen to the Hoke County Line;
- NC 22 Highway right-of-way from the US 15-501 intersection at Carthage to Southern Pines;
- NC 211 Highway right-of-way from Pinehurst to the Montgomery County line (including the Seven Lakes Village Business District)



Highway Corridor Overlay Map

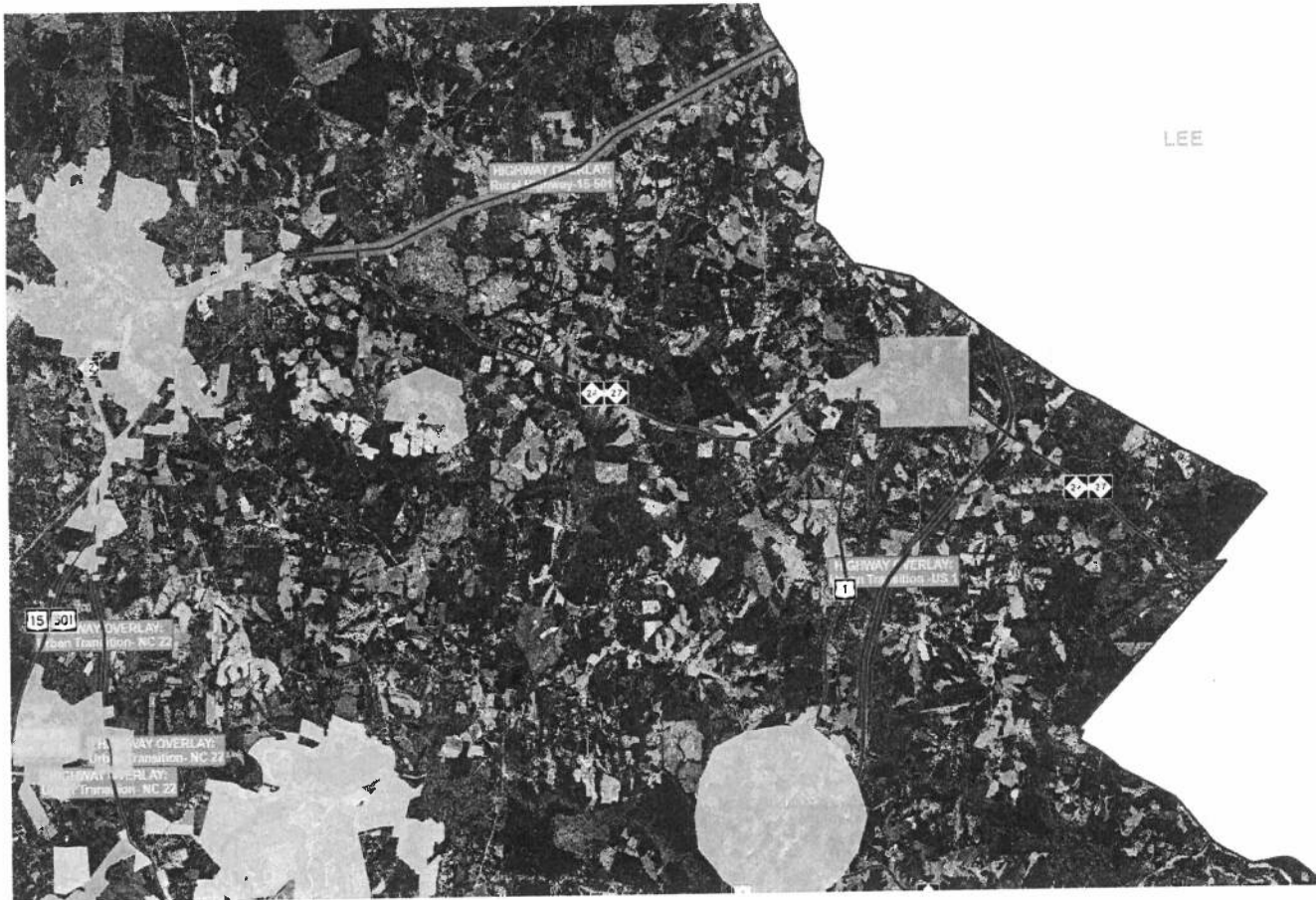


Urban
Transition=
Purple

Rural
Agricultural =
Green



Highway Corridor Overlay Map Urban vs Rural



Urban
Transition=
purple

Rural
Agricultural =
green



HCOD: Doesn't Always Apply

7.8 B. 2. Existing Development:

Unless Compliance is determined to be technically infeasible

7.8 C. Exemptions:

- Single Family, duplexes (not multifamily) and accessory buildings and uses
- Developed lots in Village Business (VB) – building and parking setbacks, and landscape standards



HCOD: Key Points When it Does Apply

- New Development (7.8 A)
- Existing Development (7.8 B)
- Maintenance and Changes (7.8 D)



HCOD: Key Points When it Does Apply

- New Development (7.8 A): SEE UDO Language



HCOD: Key Points When it Does Apply

- Existing Development (7.8 B)
 1. Total renovations, maintenance, and/or repairs to an existing building within a 5-year period enlarge footprint by 50% or more or collectively cost more than 50% of the tax value as recorded in tax record at the date of application – must bring entire lot to compliance.
 2. Possible reprieve from Section 1 – technically infeasible
 - * Administrator
 - * BOCC



HCOD: Key Points When it Does Apply

- Maintenance and Changes (7.8 D)

50% or more of existing exterior building façade or other exterior elements – comply with standards



HCOD: Key Points When it Does Apply

Uses

- Prohibited Uses (7.8 F)
- Conditional Zoning Uses (7.8 G)



HCOOD – Uses: 7.8 F Prohibited Uses

URBAN TRANSITION SUB- DISTRICT PROHIBITED USES

The following use types are prohibited in the Urban Transition sub-district of the HCOOD regardless of whether or not such use is allowable in the underlying zoning district:
Manufactured or Modular Home Sales
Storage Building Sales
Adult Uses (ALL in the commercial uses section of Principal Use Table)
Waste Related Services (ALL in the industrial uses section of Principal Use Table)
Cemetery or Mausoleum/Commercial
Family Cemetery
High Impact Outdoor Recreation
Indoor Shooting Range
Outdoor Shooting Range
Zoo/ Petting Zoo
Major or Minor Telecommunications Tower
Warehousing uses (ALL in the industrial uses section of Principal Use Table)

Principal Use Type	RA	RA-20	RA-40	RA-2	RA-5	RA-USB	RE	GC-SL	GC-WL	PC	P-1	P-2	VB	MF-CZ	PD-CZ	Specific Use Standards	Plg. Code Class.
COMMERCIAL USES																	
Adult Uses																	
Adult Gaming Establishment	*	*	*	*	*	*	*	*	*	*	*	*	*	S	*	8.6	B
Bar / Tavern	*	*	*	*	*	*	*	*	*	*	*	P	S	*	A	8.16	A-2
Brewery / Winery	S	*	*	*	*	*	*	*	*	*	*	P	P	P	A	8.21	A-2, F
Dance Club / Night Club / Billiards	*	*	*	*	*	*	*	*	*	*	*	P	Z	*	*	8.38	A-2 A-3
Distillery	*	*	*	*	*	*	*	*	*	*	*	*	*	P	A	8.40	F-1
Massage & Bodywork Therapy	*	*	*	*	*	*	*	*	*	*	*	P	P	P	A	8.74	B
Pawn Shop	*	*	*	*	*	*	*	*	*	*	*	P	Z	P	*	8.83	B
Sexually Oriented Business	*	*	*	*	*	*	*	*	*	*	*	*	*	S	*	8.98	A-2 M
Tattoo Parlor, Body Piercing	*	*	*	*	*	*	*	*	*	*	*	P	*	*	*	8.105	B
INDUSTRIAL USES																	
Waste-Related Services																	
Debris Management Facility	Z	*	*	*	*	*	*	*	*	*	Z	*	*	P	*	8.39	U
Hazardous Waste / Toxic Chemical Disposal or Processing	*	*	*	*	*	*	*	*	*	*	*	*	*	S	*	8.57	U
Landfill	*	*	*	*	*	*	*	*	*	*	*	*	*	S	*	8.65	U
Mining / Quarry Operation	Z	*	*	*	*	*	*	*	*	*	*	*	*	S	*	8.75	U
Salvage Yard	*	*	*	*	*	*	*	*	*	*	*	*	*	S	*	8.95	U
Warehousing																	
Mini-Warehouse (self service)	*	*	*	*	*	*	*	*	*	P	*	Z	Z	Z	A	8.74	S
Warehousing or Distribution Center	Z	*	*	*	*	*	*	*	*	*	*	*	S	*	P	8.114	S-1, S-2



HCOD – Uses: 7.8 F Prohibited Uses

7.8 F. Prohibited Uses

Principal Use Type	RA	RA-20	RA-40	RA-2	RA-5	RA-USB	RE	GC-SL	GC-WL	PC	B-1	B-2	V/B	MF-CZ	P-D-CZ	Specific Use Standards	Bldg. Code Class.
INDUSTRIAL USES																	
Waste-Related Services																	
Debris Management Facility	Z	•	•	•	•	•	•	•	•	•	Z	•	•	P	•	•	8.39 U
Hazardous Waste / Toxic Chemical Disposal or Processing	•	•	•	•	•	•	•	•	•	•	•	•	•	S	•	•	8.57 U
Landfill	•	•	•	•	•	•	•	•	•	•	•	•	•	S	•	•	8.65 U
Mining / Quarry Operation	Z	•	•	•	•	•	•	•	•	•	•	•	•	S	•	•	8.75 U
Salvage Yard	•	•	•	•	•	•	•	•	•	•	•	•	•	S	•	•	8.95 U

RURAL HIGHWAY SUB- DISTRICT PROHIBITED USES

The following use types are prohibited in the Rural Highway sub-district of the HCOD regardless of whether or not such use is allowable in the underlying zoning district:

Sexually Oriented Business
Outdoor Shooting Range
Waste Related Services (ALL in the industrial uses section of Principal Use Table)



HCOD – Uses: 7.8 G. Conditional Zoning Uses

URBAN TRANSITION
SUB-DISTRICT
CONDITIONAL
ZONING USES

Any commercial bldg >10,000 sf AND any of the following use types
Group Care Facility
Vehicle Services (ALL in commercial uses section of Principal Use Table)
Manufacturing, General

RURAL HIGHWAY
SUB-DISTRICT
CONDITIONAL
ZONING USES

Any commercial bldg > 50,000 sf AND any of the following use types
Group Care Facility
Vehicle Services (ALL in commercial uses section of Principal Use Table)
Adult Uses (ALL in the commercial uses section of Principal Use Table)
Low Impact & High Impact Outdoor Recreation
Mini-Warehouse (Self-Service)
Manufactured Home Sales
Storage Building Sales
Indoor Shooting Range

Principal Use Type	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	Specific Use Standards	Bldg. Code Class.
Vehicle Services																	
Boat & RV Storage	•	•	•	•	•	•	•	P	•	•	•	Z	Z	•	•	8.19	S-1
Car Wash or Auto Detailing	•	•	•	•	•	•	•	•	•	•	P	P	P	P	•	8.25	B
Commercial Truck Wash	•	•	•	•	•	•	•	•	•	•	S	P	•	P	•	8.32	B
Parking Lot as a Principal Use	•	•	•	•	•	•	•	•	•	•	P	P	P	P	Z	8.82	S-2
Taxi Service	•	•	•	•	•	•	•	•	•	•	Z	P	•	P	•	8.106	B, A-3
Vehicle, Auto Parts, Tires, Farm Equipment, Boat, RV – Sales, Rental, or Service	•	•	•	•	•	•	•	•	•	•	P	P	P	P	•	8.110	B, S-1
Vehicle Service Station (Gas Stations)	•	•	•	•	•	•	•	•	•	•	P	P	Z	P	•	8.111	M
Vehicle Wrecker Service	•	•	•	•	•	•	•	•	•	•	Z	Z	•	P	•	8.112	S-1

Principal Use Type	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	Specific Use Standards	Bldg. Code Class.
Adult Uses																	
Adult Gaming Establishment	•	•	•	•	•	•	•	•	•	•	•	•	•	S	•	8.6	B
Bar / Tavern	•	•	•	•	•	•	•	•	•	•	P	S	•	•	•	8.16	A-2
Brewery / Winery	S	•	•	•	•	•	•	•	•	•	P	P	P	•	•	8.21	A-2 F
Dance Club / Night Club / Billiards	•	•	•	•	•	•	•	•	•	•	P	Z	•	•	•	8.38	A-2 A-3
Distillery	•	•	•	•	•	•	•	•	•	•	•	•	•	P	•	8.40	F-1
Massage & Bodywork Therapy	•	•	•	•	•	•	•	•	•	•	P	P	P	P	•	8.74	B
Pawn Shop	•	•	•	•	•	•	•	•	•	•	P	Z	P	•	•	8.83	B
Sexually Oriented Business	•	•	•	•	•	•	•	•	•	•	•	•	•	S	•	8.98	A-2 M
Tattoo Parlor, Body Piercing	•	•	•	•	•	•	•	•	•	•	P	•	•	•	•	8.105	B



HCOD: Key Points When it Does Apply

Stormwater Management

- Requirements Defined (7.8 H)



HCOD: Key Points When it Does Apply

Stormwater Management Plan

The stormwater management plan and all stormwater control measures shall:

- i. Be designed by a professional licensed to complete such plans by the State of North Carolina;
- ii. Meet the most current edition of the North Carolina Department of Environmental Quality's (NCDEQ) Stormwater Design Manual; and
- iii. Be supported by the appropriate calculations, plan sheets, grading plans, planting plans and details, and specifications;

The post development peak flow discharged rates shall not exceed the pre-development peak discharge rates for all storms up to and including the 25-year, 24-hour event; and

Prior to issuance of a Certificate of Occupancy, the applicant shall provide written certification prepared by a state-registered professional confirming the completed project is configured and operating in accordance with the approved stormwater management plan, and shall submit "as-built" plans for all stormwater management measures after final construction is complete



HCOD: Key Points When it Does Apply

General Development Standards

- Building Standards (7.8 I)
 - Building Setbacks (1)
 - Building Design (2)
 - Building Height (3)
- Site Standards
 - Screening (7.8 E, M, N, O)
 - Fences (7.8 J)
 - Parking (7.8 K)
 - Access (7.8 L)
 - Signs (7.8 P)
 - Lighting (7.8 Q)



HCOD – General Development Standards Application Table

I. BUILDING STANDARDS:																	K. PARKING:										N. VEHICLE USE AREA SCREENING:				
H. STORM WATER MGMT	1. SEIBACKS	2. BUILDING DESIGN	3. HEIGHT	J. FENCES	1. REQUIRED SEIBACKS	2. LOCATION	3. PAVING	4. STRIPING	5. CURBING	6. MAINTENANCE	7. SERVICE AREA	8. COMPACT SPACES	9. STORAGE	10. STACKING	L. ACCESS	SCREENING ALONG HIGHWAY RIGHTS-OF-WAY	1. PERIMETER SCREENING	2. SCREENING WITHIN VEHICLE USE AREA	ELECTRICAL & MECHANICAL EQUIPMENT, OUTDOOR STORAGE SCREENING	P. SIGNS	Q. LIGHTING										
Urban Transition Subdistrict REQUIRED	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X										
Rural Highway Subdistrict REQUIRED	X	X	X	X	X	X				X	X	X	X	X		X			X	X	X										

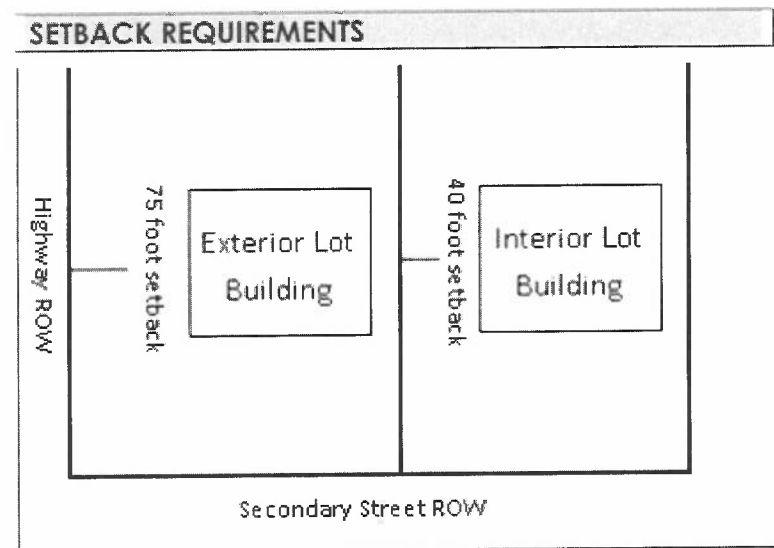


783 HCOD - General Development Building Standards: Setbacks

I. BUILDING STANDARDS: Setbacks, Design, Height

1. SETBACKS

- i. The front building setback from the highway ROW is 75 feet.
- ii. The building setback for internal lots with access to an internal street ROW shall be 40 feet.
- iii. The building setback from residential districts is 50 feet.
- iv. The building setback from non-residential districts is 25 feet.



HCOD - General Development **Building** Standards: Design

• BUILDING STANDARDS

2. Building Design

- The following building design standards shall apply only within the **Urban Transition Sub-district**:
- Building Orientation
- Utility Services – underground (no wood poles)
- Exterior Façade – 60% min required.
- Pitched Roofs –
- Colors-
- Accent Material-
- Accessory Bldg façade
- Accessory Uses or Structures NOT in front yard



HCOD - General Development Building Standards: Height

3. Building Height

- The maximum height 35 feet. (includes flagpoles)
- Roof setbacks for equipment
- Screen or parapet walls.



HCOD: Key Points When it Does Apply

General Development Standards

- Building Standards (7.8 I)
 - Building Setbacks (1)
 - Building Design (2)
 - Building Height (3)
- **Site Standards**
 - **Screening (7.8 E, M, N, O)**
 - Fences (7.8 J)
 - Parking (7.8 K)
 - Access (7.8 L)
 - Signs (7.8 P)
 - Lighting (7.8 Q)



HCOD – General Development Site Standards: Screening

7.8 E. Screening Standards

- Apply to any expansion
- Developed lots in VB – building and parking setbacks and landscape standards



HCOD - General Development Site Standards: Screening

7.8 M. SCREENING ALONG HIGHWAY RIGHTS-OF-WAY

Lots abutting highway right-of-way in the HCOD (see Section 3.19) shall provide screening in accordance with the following standards:

- Landscape buffer – 50 ft- 18 tree minimum & 25 shrubs per 100 linear feet of buffer.
- New trees – height within 5 yrs =10 ft
- New shrubs – height within 5 yrs = 5 ft
- Vegetation distribution within buffer
- Mixture of types



HC 789 - General Development Site Standards: Screening

7.8 N. VEHICULAR USE AREA SCREENING

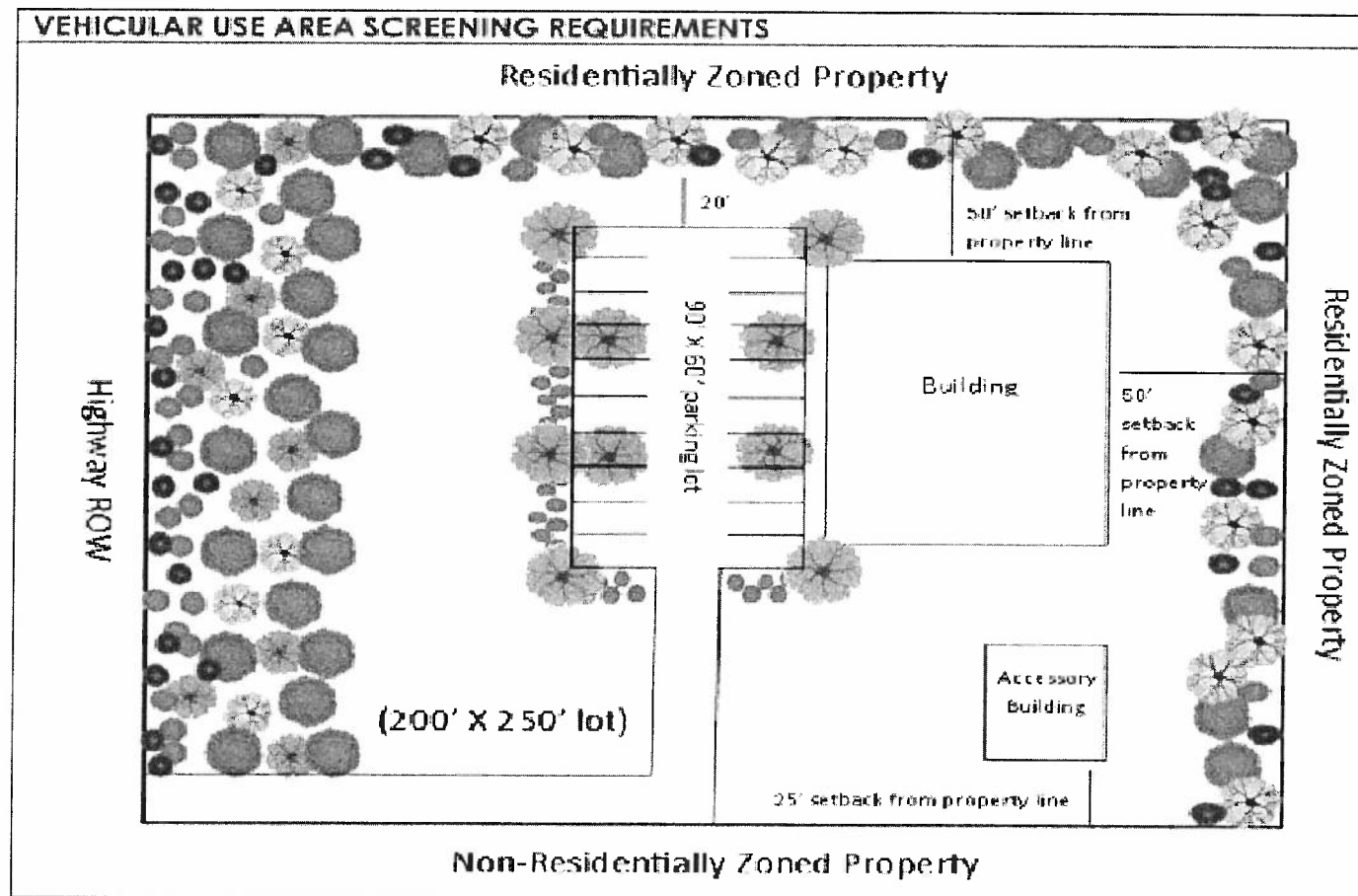
1. PERIMETER SCREENING - Perimeter screening of vehicular use areas is required in the Urban Transition Sub-district only.
 - New trees – grow to reach 10 ft height within 5 yrs of planting
 - New shrubs – grow to reach 5 ft height within 3 yrs of planting
 - Off street parking, loading & service area screening- types

2. SCREENING WITHIN VEHICLE USE AREA - Screening within vehicle use areas is required in the Urban Transition sub-district only.
 - Trees – required in planting areas
 - New trees – grow to reach 10 ft height within 5 yrs of planting
 - Planting Area Requirements – trees, shrubs, groundcover, & barriers



HCO 99- General Development Site Standards: Screening

Vehicle Use Area Screening example



HCOD - General Development Site Standards: Screening

7.8 O. DUMPSTER, MECHANICAL & ELECTRICAL EQUIPMENT, OUTDOOR STORAGE SCREENING

- Storage located in rear & screened (chain link prohibited) type 1 or type 2
- Dumpster screen – Minimum 5 ft height



HCOD - General Development Site Standards: Fences

7.8 J. Fences

- Side and rear yards only. No fencing is permitted within a front or corner side yard.
- Type 1 Screening (See Section 7.11) and material info



HCOD - General Development Site Standards: Parking

7.8 K. PARKING

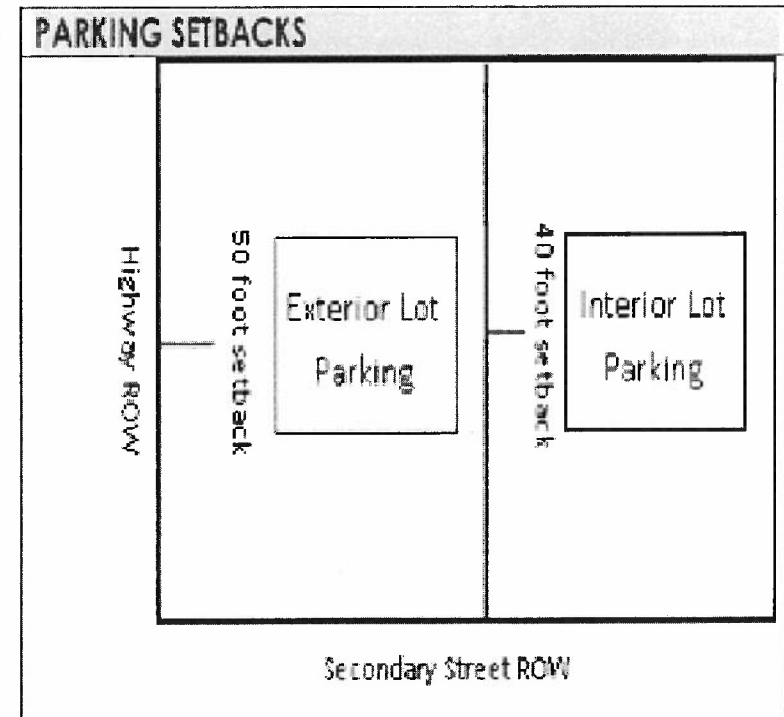
1. Required Setbacks – **BOTH**
2. Location - **BOTH**
3. Paving - Urban Transition sub-district only.
4. Striping - Urban Transition sub-district only.
5. Curbing - Urban Transition sub-district only.
6. Maintenance - **BOTH**
7. Service Areas - **BOTH**
8. Compact Spaces - **BOTH**
9. Storage - **BOTH**
10. Stacking - **BOTH**



HCOD - General Development Site Standards: Parking Example

7.8 K. PARKING

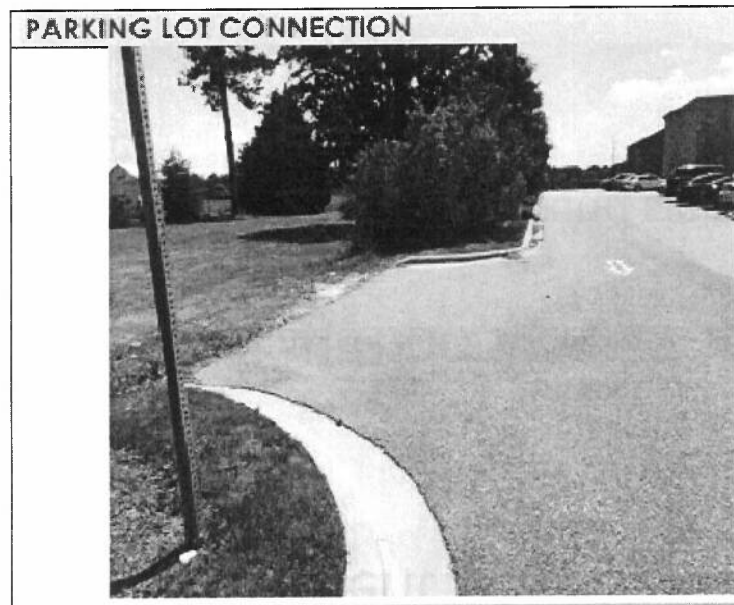
1. REQUIRED SETBACKS
 - i. from the highway right-of-way line is at least 50 feet.
 - ii. internal lots with access to an internal street right-of-way shall be at least 40 feet from the front lot line.



HCO 7.8 L - General Development Site Standards: Access

7.8 L. ACCESS

1. Design Principle
2. Access Standards -Urban Transition sub-district only.
3. All Adjoining parcels serving non-residential or multi-family
 - I. Interconnectivity
 - II. Street Frontage
 - III. Driveways



HCOD - General Development Site Standards: Signs

7.8 P. SIGNS (Permitted separately- also UDO Section 7.15 applies)

Max height = 6 ft, Uniform colors with wall & ground signs, Muted colors, Off Premises signs are prohibited



HC007 - General Development Site Standards: Lighting

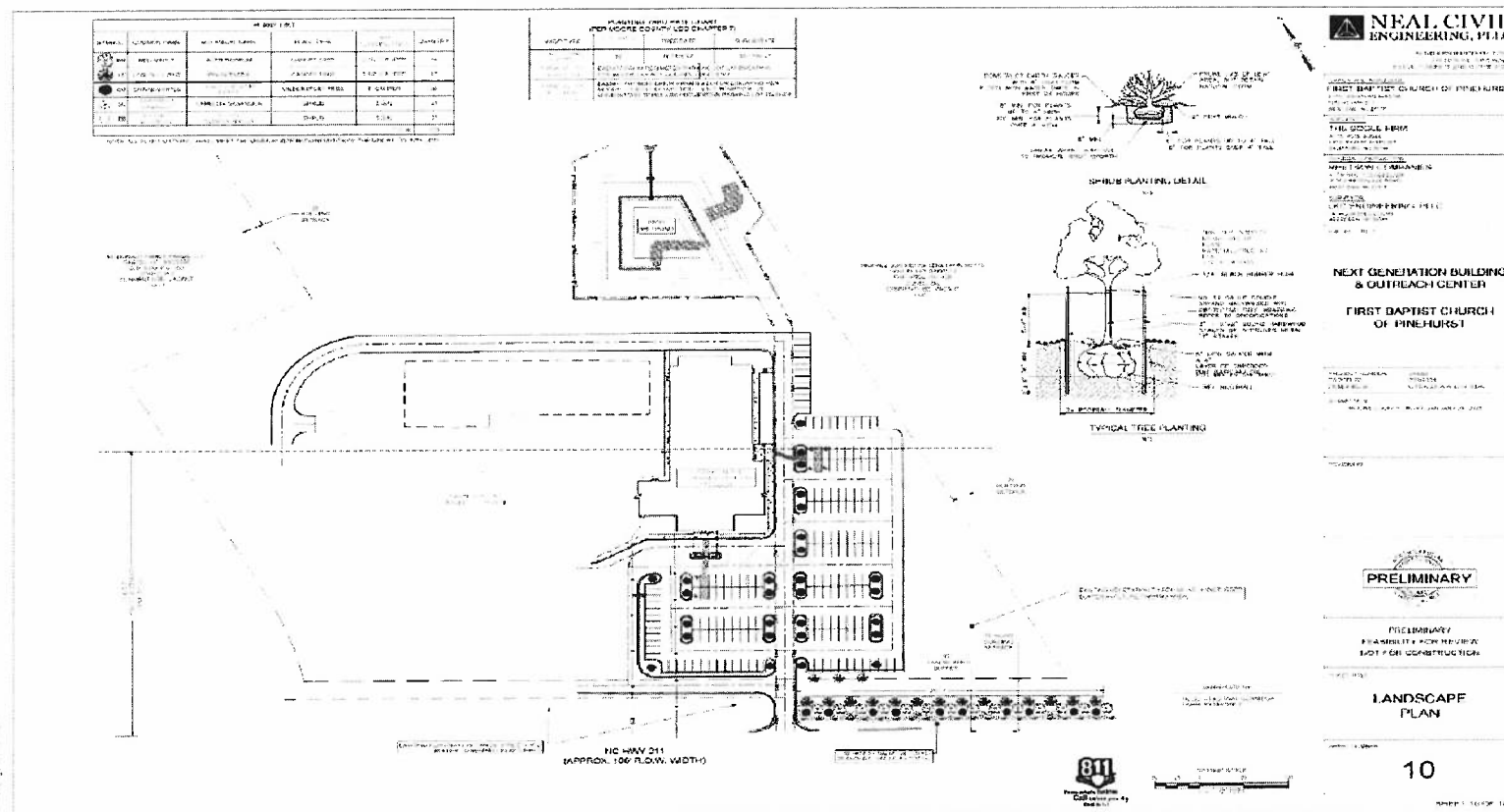
7.8 Q. LIGHTING

- Dark Sky illumination
 - Sign illumination
- Parking Lot Lighting
- Exterior Lighting



798 HCOD - General Development Standards

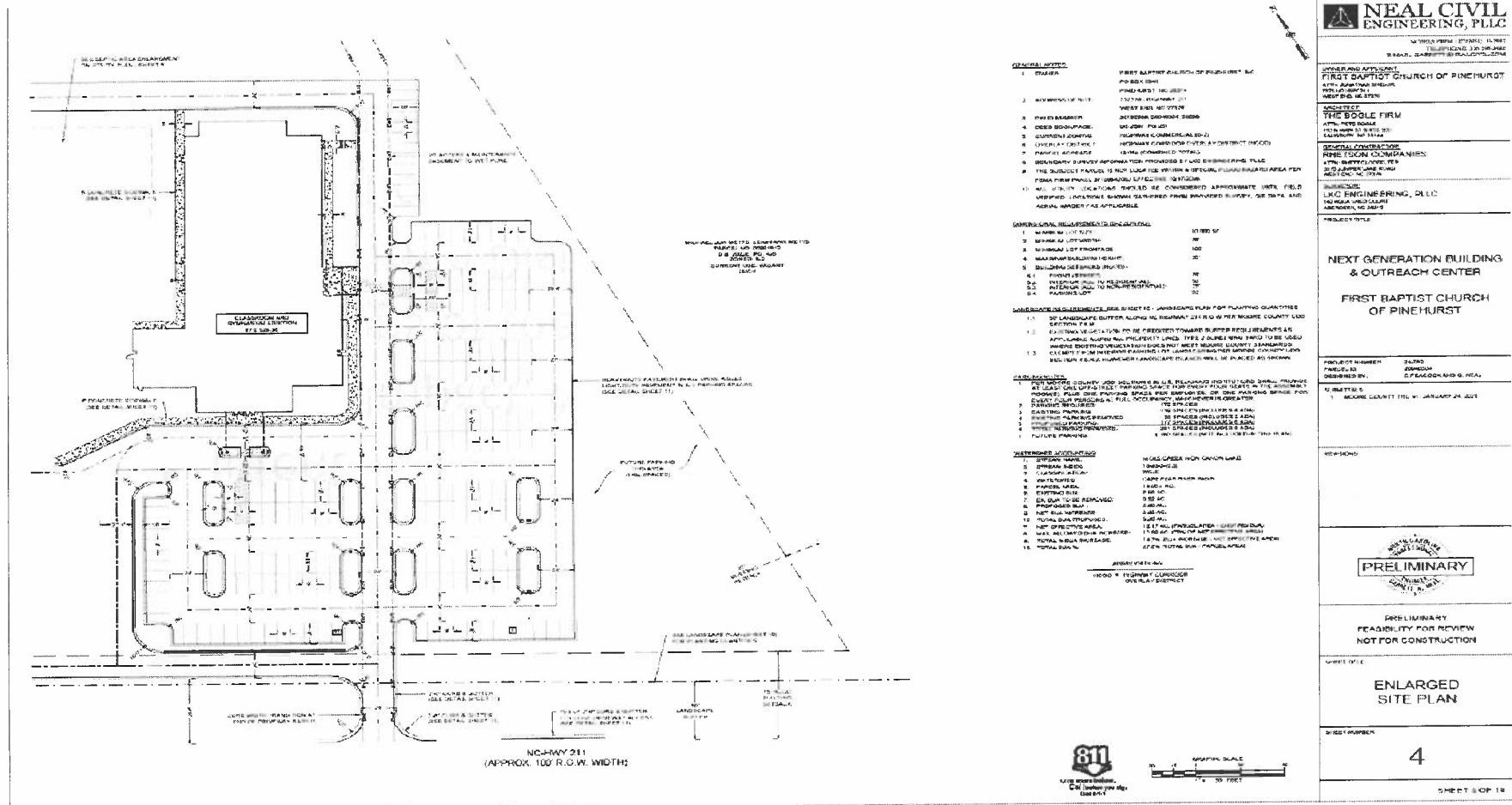
Real World Example of Landscape Plan in HCOD



County of Moore
North Carolina

HCOB - General Development Standards

Real World Example of Landscape Plan in HCOB



Highway Corridor Overlay District Work Session

Items to consider:

- Intent
- Value, Impact, Necessity of the Overlay Districts
- Locations of the Districts
- Uses within Districts: Prohibited and Conditional
- Exemptions
- Modifications to application of existing development
- Modifications to Standards: General, Building, Site



Additional Questions, Discussion, Feedback?

