



Moore County Planning Board

April 2, 2026, | 6:00 PM
Historic Courthouse
1 Courthouse Square
Carthage, NC 28327

MINUTES

BOARD MEMBERS PRESENT: Chairman Tyler Brady; Vice Chair Tucker McKenzie; Board member John McLaughlin; Board Member Ron Jackson; Board Member Hugh Hinton

STAFF PRESENT: Danielle Orloff, Senior Planner; Ashley Robinson, Administrative Officer; Misty Randall Leland, County Attorney; Jamar Garner, IT Security Manager and Kayla Kern, Deputy

CALL TO ORDER

Chairman Brady called the meeting to order at 6:28 PM.

INVOCATION *Member Volunteer*

Vice Chair McKenzie provided the invocation.

PLEDGE OF ALLEGIANCE *Member Volunteer*

Chairman Brady led the pledge of allegiance

MISSION STATEMENT *Member Volunteer*

Board Member Hinton read the Moore County mission Statement

I. PUBLIC COMMENT PERIOD

No public Comments

II. APPROVAL OF CONSENT AGENDA

Board Member Hinton moved to approve the minutes of March 5, 2026. Board Member Jackson seconded the motion. Motion passed 5-0.

III. ADDITIONAL AGENDA

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

No conflicts of interest were reported by any Planning Board members.

IV. PUBLIC HEARING

1. **Unified Development Ordinance Amendments to Chapter 6 (Table of Uses), Section 6.1 (Principal Use Table)**

Senior Planner Orloff presented the first text amendment, which requests to amend Unified Development Ordinance Chapter 6 Table of Uses, Section 6.1 (Principal Use Table) to allow beauty, barbershop and nail salon to be permitted by right use in a neighborhood business B1 zoning district. Currently, there is no "P" (permitted) designation in that column for this use.

Senior Planner Orloff explained that the issue was discovered when a citizen wanted to establish this use in a B1 district and staff realized it had been erroneously omitted when the UDO was rewritten. Staff presented comparisons between the previous UDO version where it was permitted by right in all three business zones, and the current UDO where the "P" designation was left out of the B1 column.

Board members asked clarifying questions about the various business zone districts (B1, B2, and village business) and how the use is currently allowed in planned development conditional zoning districts with an "A" designation.

Senior Planner Orloff explained that the three business zone districts are B1, B2, and Village Business. In the current Table of Uses, B2 and Village Business show it as permitted by right, and in Industrial zones as well. B1 was the only business zone district that didn't have the "P" designation, which negates the previous intent of these uses being permitted in all business zone districts.

No public speakers were present.

Motion: Vice Chair McKenzie moved to adopt the attached planning board land use plan consistency statement as **consistent** and authorize the chairman to execute the document required by North Carolina General Statute 160D-604. Board Member McLaughlin seconded. **Motion passed 5-0.**

Motion: Vice Chair McKenzie moved to recommend **approval** to the Moore County Board of Commissioners of the proposed amendment to Chapter 6 Table of Uses Section 6.1, Principal Use Table of the Moore County Unified Development Ordinance to allow beauty, barbershop and nail salon to be a permitted by right use in the neighborhood business B1 zoning district. Board Member Jackson seconded. **Motion passed 5-0.**

2. **Unified Development Ordinance Amendments to Chapter 6 (Table of Uses), to add Section 6.2.C.- (Accessory Uses and Structures, General Standards for all Secondary Uses and Structures, (Exemptions) and adjust numbering**

Senior Planner, Orloff presented the text amendment to add exemptions for government facility accessory uses and structures to Chapter 6.2. The proposed amendment would exempt accessory uses and structures serving government facilities from the standards in Section 6.2D and adjust numbering throughout the chapter.

This generated significant discussion among board members about fairness and the appropriateness of exempting government facilities from standards that apply to citizens. Board Members also raised questions about potential misuse, asking whether the government could put facilities like tennis courts right beside residential properties under this exemption. Staff explained that this was an exemption for an accessory use and structure for a Government Facility principal approved use.

Senior Planner Orloff explained that any development would still require commercial review and compliance with all state requirements, building codes, and fire codes, but would remove additional local standards that might create extra costs for accessory structures and uses that are providing government services. She provided examples of fire stations needing larger accessory garages than the size of the current older principal structures, which would not be allowed under the current ordinance.

Staff also explained that previous efforts to modify accessory structure size requirements had been halted due to state legislation (the "swimming pool bill") that prevented creating nonconforming uses through down-zoning.

After extensive debate, Vice Chair McKenzie suggested modifying the language to limit the exemption to emergency government facilities rather than all government facilities. The board agreed this would be more appropriate.

No public speakers were present.

Initially, Vice Chair McKenzie made a motion for consistency, but it failed to receive a second due to board members' concerns about the broad exemption.

Motion: Board Member Jackson moved to adopt the attached planning board land use plan consistency statement as **inconsistent**. Board Member Hinton seconded. **Motion passed 4-1.** With Vice Chair Tucker as the opposing member.

Motion: Vice Chair McKenzie moved to recommend **approval** to the Moore County Board of Commissioners of the proposed amendment to Chapter 6 Table of Uses to add Section 6.2.C accessory uses and structures general standards for all secondary uses and structures (Exemptions) and adjust numbering as follows

C. EXEMPTIONS

1. Accessory uses and structures serving "Emergency Services" (EMS, Fire, Life Safety, Public Safety) Government Facilities shall be exempted from the standards in Section 6.2.D.and adjust numbering. Board Member McLaughlin seconded. **Motion passed 5-0.**

3. 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.

Senior Planner Orloff presented the text amendment, which would reduce accessory structure minimum front setbacks from 40 feet to 30 feet in all residential zoning districts except Rural Agricultural (RA), which already has only a 10-foot setback. This amendment is intended to be proportionate to the principal structure setback reductions that were approved by the Planning Board the previous month and are scheduled to go to the Board of Commissioners in April.

This amendment would address the accessory structure front setbacks to be proportionate with the amendment that passed in March 2026 referencing a front setback reduction for principal structures in residential zoning districts from 40' down to 30'.

Vice Chair McKenzie noticed that RA USB (Rural Agricultural Urban Service Boundary) was being changed from 10 feet to 30 feet and questioned whether this was intentional. Senior Planner Orloff explained that the Planning Board's previous request was to reduce setbacks to 30 feet in all residential districts except RA, and staff had followed that direction exactly. McKenzie acknowledged that the board had likely overlooked the RA USB district in their previous recommendation and should have included it in the exception along with RA.

No public speakers were present.

Motion: Board Member Hinton moved to adopt the attached planning board land use plan consistency statement as **consistent** and authorize the chairman to execute the document as required by North Carolina General Statute 160D-604. Board Member Jackson seconded.

Motion passed 5-0.

Motion: Vice Chair McKenzie moved to recommend **approval** to the Moore County Board of Commissioners of the proposed amendment to reduce accessory structure minimum front setbacks from 40 feet to 30 feet in all residential zoning districts except Rural Agricultural and RA USB to the Moore County Unified Development Ordinance Chapter 5-Dimensional Standards Section 5.1 Table of Area and Setbacks Table of Dimensional Requirements. Board Member Jackson seconded. **Motion passed 5-0.**

V. PLANNING DEPARTMENT REPORTS

Danielle Orloff, Senior Planner

Ruth will return at the end of June, with board members expecting to see her in July.

The Board of Commissioners has scheduled work sessions to discuss various topics. On April 14th from 9 AM to 2 PM at the Rick Rhyne building, they will discuss subdivisions, including major, minor, and exempt subdivisions, as well as stormwater and possible amenity options. Another work session will be held on April 20th that will address the highway corridor overlay.

In May, there will be a discussion about the small-town overlay with process leaders Larry Best and Robert Haytor. Robert will attend in person while Larry may participate via Teams. The commissioners want to implement this into the UDO and are hoping to bring subdivision and highway corridor overlay corrections to the Planning Board in June, while the small-town overlay may take longer to ensure it's done correctly.

The next Board of Commissioners meeting is scheduled for Tuesday, and they have a public hearing on the 21st. The Planning Board will meet Thursday, May 7th for a conventional rezoning request, with the Commissioners' first call meeting on May 5th.

Staff will send out details about the work sessions, including times and locations, for any board members who wish to attend.

VI. BOARD COMMENT PERIOD

Board Member Jackson raised concerns about the county's upcoming sewer infrastructure investment along Highway 211. He pointed out that the county will spend millions on sewer but currently has no zoning that takes advantage of water and sewer availability for smaller residential lots. Currently, the county only has R20 zoning, meaning the same density whether lots have septic systems or sewer connections.

Jackson advocated for creating R5 or R6 zoning (5,000 or 6,000 square foot lots) where water and sewer are available to support affordable and workforce housing. He noted that with the elimination of ETJ (extraterritorial jurisdiction) coming statewide, the county needs to prepare zoning that maximizes the benefit of sewer infrastructure investments.

Vice Chair, McKenzie agreed this was important and noted it should be part of the upcoming work sessions on subdivisions and small-town overlay discussions. He emphasized the challenge of incremental small-town development when someone would need to amass thousands of acres, which is unrealistic.

Board Member Hinton supported the concern and felt the Planning Board should formally express this as a priority, particularly for the Highway 211 corridor where the small-town overlay is most likely to be implemented first.

The board discussed how to provide input for the commissioners' work sessions, with Senior Planner Orloff agreeing to find out the process and provide details about agendas and participation opportunities.

ADJOURNMENT

Vice Chair McKenzie made a motion to adjourn. The motion was seconded by Board Member J. The meeting was adjourned at 7:13 PM. **(5-0)**

Respectfully submitted by,

Ashley Robinson