



Moore County Planning Board

June 4, 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 Hugh Hinton; Board Member Ron Jackson; Board Member Guy McGraw; Board Member John McLaughlin; Board Member David Mclean

STAFF PRESENT: Danielle Orloff, Senior Planner; Michael English, Senior Planner Ashley Robinson, Administrative Officer; Laura Williams, Assistant County Manager; Zachary Garner, Support Specialist II and Brad Huizinga, Deputy Sheriff

CALL TO ORDER

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

INVOCATION *Board Member Volunteer*

The invocation was delivered by Vice Chair McKenzie.

PLEDGE OF ALLEGIANCE *Board Member Volunteer*

Chairman Brady led the Pledge of Allegiance

MISSION STATEMENT *Board Member Volunteer*

Board Member Hinton read the Mission Statement

I. PUBLIC COMMENT PERIOD

Please sign up on the Public Comment Sign-in sheet near the door

No Public Comments

II. APPROVAL OF CONSENT AGENDA

Board Member McGraw made a motion to approve the consent agenda. Board Member McLaughlin seconded. Motion passed (7-0).

1. Approval of Minutes of May 7, 2026, Planning Board Meeting

- III. Chairman Brady inquired whether any Planning Board Member had a conflict of interest concerning the agenda, items to be addressed at the meeting. Hearing none, the Chairman indicated the Board would proceed.

IV. PUBLIC HEARING

1. **Public Hearing to consider Unified Development Ordinance Amendment to Chapter 6 (Table of Uses), Section 6.1 (Principal Use Table), Chapter 8 (Specific Use Standards), Section 8.58.B (Home Occupation, Level 1) (Standards), Section 8.73.B (Massage & Bodywork Therapy Practice) (Standards), and Section 8.81.A (Office) (Definition).**

Senior Planner Michael English presented a text amendment concerning the classification of massage and bodywork therapy within the Moore County Unified Development Ordinance (UDO). The amendment was initiated following a citizen application by Amy Parker to operate a massage therapy practice as a home occupation in an accessory structure at 164 Tanner Lane, a parcel zoned Residential-Agricultural 20 (RA-20).

Staff research into NC General Statute 14-202.10 (adult establishment definitions) and NCGS 90-620 (massage and bodywork therapy act) determined that massage and bodywork therapy does not meet the statutory definition of an adult use and should instead be classified as an office and general services use. The proposed amendment accomplishes the following four changes:

Text Amendment 1 removes massage and bodywork therapy from the adult uses category in the principal use table (Section 6.1) and adds it to the offices and general services category.

Text Amendment 2 adds massage and bodywork therapy as a permitted use under home occupation Level 1 standards (Section 8.58.B), allowing practices such as Ms. Parker's to operate as a home occupation.

Text Amendment 3 amends the massage and bodywork therapy practice standards (Section 8.73.B) to remove a reference to the Moore County Code of Ordinances Section 9-46 (a privileged license provision being eliminated from the county code) and replaces it with a direct reference to NCGS 90-623. Mr. English noted for the public record that a typographical error appeared in the distributed materials — the letter "d" following the statute citation should be removed.

Text Amendment 4 removes massage therapist from the licensed medical office definition (Section 8.81.A), as NCGS 90-623.D explicitly states that massage and bodywork therapy does not include any medical procedures, making classification as a medical office use inappropriate.

During board discussion, a Board Member questioned whether other uses currently listed under the adult uses category — such as pawn shops — were similarly misclassified relative to state statute. Mr. English confirmed that pawnshops are not included in the adult establishment definitions under NCGS 14-202.10 and that a broader review of the adult uses category would

likely be warranted. Vice Chair McKenzie suggested this be addressed separately as a future staff research item, noting that the matter before the board could proceed on its own merits. The board concurred and directed staff to review all adult use classifications against current state statute, to be brought back at a future meeting.

Vice Chair remarked that the amendment was straightforward and sensible, noting that a massage practice operating as a home occupation is analogous to a home-based beauty salon and is a logical alignment with state law.

No public speakers came forward.

Motion 1: Motion 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 was made by Vice Chair McKenzie and seconded by Board Member Jackson. The motion carried unanimously. (7-0)

Motion 2: Motion to recommend approval to the Moore County Board of Commissioners of the proposed amendment to Chapter 6, Section 6.1; Chapter 8, Section 8.58.B; Section 8.73.B; and Section 8.81.A of the Moore County Unified Development Ordinance was made by Board Member Hinton and seconded by Board Member McLaughlin. The motion carried unanimously. (7-0)

2. **Unified Development Ordinance Amendments to Chapter 6 Table of Uses, Section 6.2.C.4. (Accessory Uses and Structures- General Standards for All Secondary Uses and Structures – Maximum Structure Size)**

Senior Planner Danielle Orloff presented a text amendment to remove the maximum size restriction for accessory structures from the UDO entirely. She noted that the board had previously addressed related matters, including a recent exemption for government facilities, and that this amendment had been discussed at multiple meetings in 2024 and 2025 before being temporarily stalled due to the down-zoning law. Staff determined that removing the maximum size restriction altogether would not conflict with that law.

The primary rationale for the amendment is to reduce hardships for citizens who have legitimate needs for accessory structures larger than the principal structure on their parcel — a scenario particularly common on larger rural and agricultural lots. Staff noted that concerns about smaller residential lots within subdivisions are addressed by existing HOA covenants, deeds, and restrictions, which independently regulate structure sizes in those contexts. The amendment applies to all zones and all accessory structures.

No public speakers came forward.

Motion 1: Motion 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 was made by Board Member Mclean and seconded by Board Member McGraw. The motion carried unanimously. (7-0)

Motion 2: Motion to recommend approval to the Moore County Board of Commissioners of the proposed amendment to Chapter 6, Table of Uses, Section 6.2.C.4, Accessory Uses and Structures – General Standards for All Secondary Uses and Structures – Maximum Structure Size of the Moore County Unified Development Ordinance was made by Board Member Mclean and seconded by Board Member Hinton. The motion carried unanimously. (7-0)

3. **Unified Development Ordinance Amendments to Chapter 6 Table of Uses, Section 6.2.C.1 (General Standards for all Secondary Uses and Structures -Permitted Accessory Uses and Structures), Section 6.2.E (Accessory Use Table)**

Senior Planner Danielle Orloff presented a text amendment to add language to the ordinances in the permitted accessory uses and structures that allow an Amenity Center, that includes nonresidential and residential uses that are included in the HOA covenants and deeds & restrictions, to be allowed as an accessory uses to existing and proposed major subdivisions (when they are clearly incidental to the subdivision and intended to serve the residents of the subdivision.) This amendment also added Amenity Center to the accessory use table.

No public speakers came forward.

Motion 1: Motion 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 was made by Board Member Mclean and seconded by Board Member McGraw. The motion carried unanimously. (7-0)

Motion 2: Motion to recommend approval to the Moore County Board of Commissioners of the proposed amendment to Chapter 6, Table of Uses, Section 6.2.C.4, Accessory Uses and Structures – General Standards for All Secondary Uses and Structures – Maximum Structure Size of the Moore County Unified Development Ordinance was made by Board Member McGraw and seconded by Vice Chair McKenzie. The motion carried unanimously. (7-0)

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4. **THIS ITEM WILL NOT BE HEARD AND WILL BE CONTIUNED TO THE JULY 9, MEETING AT 4:00 PM.** Unified Development Ordinance Amendments to Chapter 19 (Subdivisions) Section 19.3.B. (Exempt Subdivision - Submittal Requirements), Section 19.6.A (Minor Subdivisions Identified), Section 19.6.D (Minor Subdivisions - Access Requirements), Section 19.7.A (Major Subdivisions- Preliminary Plat Submittal and Review- Defined) Section 19.7.C (Major Subdivisions- Preliminary Plat Submittal and Review -Subdivision Review Approval Steps) Section 19.7.E (Major Subdivisions- Preliminary Plat Submittal & Review - Preliminary Plat Submittal) Section 19.7.G (Major Subdivisions- Preliminary Plat Submittal & Review - Drainage), Section 19.7.J. (Major Subdivisions- Minimum Design Standards as shown on Preliminary Plat - Review by the Subdivision Review Board (SRB)), Section 19.7.K (Major Subdivisions- Preliminary Plat Submittal & Review - Action by the Board of Commissioners), Section 19.7.L (Major Subdivisions- Preliminary Plat Submittal & Review - Approval Criteria), Section 19.7. N (Major Subdivisions- Preliminary Plat Submittal & Review - Conditional Approval), Section 19.7. O (Major Subdivisions- Preliminary Plat Submittal & Review - Denial of Application), Section 19.7.P (Major Subdivisions- Preliminary Plat Submittal & Review - Expiration), Section 19.7.Q (Major Subdivisions- Preliminary Plat Submittal & Review - Appeal), Section 19.8.J (Minimum Design Standards as Shown on Preliminary Plat), Section 19.12.A (Major Subdivisions - Final Plat Submittal Requirements), Section 19.12.B (Major Subdivisions - Final Plat

Submittal - Action by the Administrator), Section 19.16 (Subdivision Plat Requirements), Section 19.17. (Subdivision Plat Certification Requirements), Section 19.17.B (Subdivision Plat Certification Requirements – Certification Statements) and adjust lettering

5. **THIS ITEM WILL NOT BE HEARD AND WILL BE CONTINUED TO THE JULY 9, 2026, MEETING AT 4:00 PM.** Unified Development Ordinance Amendments to Chapter 7- General Development Standards, Section 7.8 (Highway Corridor Overlay District) Section 7.8.A (New Development), Section 7.8.B (Existing Development), Section 7.8.D (Maintenance and Changes), Section 7.8.E (Screening Standards), Section 7.8.F (Prohibited Uses), Section 7.8.G (Conditional Zoning Uses), Section 7.8.H (Stormwater Management), Section 7.8.I (Building Standards), Section 7.8.J (Fences), Section 7.8.K (Parking), Section 7.8.L (Access), Section 7.8.M. (Screening along Highway Rights-of-Way), Section 7.8.N. (Vehicular Use Area Screening), Section 7.8 O. (Dumpster, Mechanical & Electrical Equipment, Outdoor Storage Screening), Section 7.8.P (Signs), Section 7.8.Q (Lighting), and adjust lettering as needed
6. **THIS ITEM WILL NOT BE HEARD AND WILL BE CONTINUED TO THE JULY 9, 2026, MEETING AT 4:00 PM.** Unified Development Ordinance Amendments to Chapter 3 Intent of Zoning Districts, Section 3.20 (Highway Corridor Overlay District),
7. **THIS ITEM WILL NOT BE HEARD AND WILL BE CONTINUED TO THE JULY 9, 2026, MEETING AT 4:00 PM.** Unified Development Ordinance Amendments to Chapter 6 Table of Uses, Section 6.1 (Principal Use Table), Section 6.1.J. (Major Subdivision)
8. **THIS ITEM WILL NOT BE HEARD AND WILL BE CONTINUED TO THE JULY 9, 2026, MEETING AT 4:00 PM.** Unified Development Ordinance Amendments to Chapter 14 – Appeals & Variances, Section 14.1.B (Appeal of Administrative Decision- Applicability),
9. **THIS ITEM WILL NOT BE HEARD AND WILL BE CONTINUED TO THE JULY 9, 2026, MEETING AT 4:00 PM.** Unified Development Ordinance Amendments to Chapter 7- General Development Standards, Section 7.2 (Access to Lots), Section 7.11.H (List of Recommended Native Species), Section 7.11.I (List of Native Species Not Recommended), Section 7.11.J (List of Prohibited Species) and adjust lettering as needed

V. PLANNING DEPARTMENT REPORTS

Danielle Orloff, Senior Planner

Senior Planner Danielle Orloff advised the board that the three text amendments from this evening will be heard by the Moore County Board of Commissioners at the public hearing on Tuesday, June 16, 2026, at 5:30 PM. She also confirmed that the next Planning Board meeting

will be a Special Meeting on Thursday, July 9, 2026, at 4:00 PM to hear the items continued from this evening, as well as any additional items for which legal advertisements will be run.

VI. BOARD COMMENT PERIOD

The Chairman, referencing discussion that arose during Item IV.1, formally directed staff to review all uses currently classified under the adult uses category in the UDO and assess their alignment with NCGS 14-202.1 (adult establishment definitions). Senior Planner Orloff confirmed that staff would bring a Text Amendment for the Planning Board to consider addressing this request.

A board Member inquired whether the text amendment packets for the July 9 special meeting could be distributed earlier than the standard one-week notice period. Senior Planner Orloff indicated that materials would go out no later than one week before the meeting, but that if items were completed earlier, the board would be notified promptly.

ADJOURNMENT

Motion to adjourn was made by Chairman Brady and seconded by Board Mclean. The motion carried unanimously. (7-0) The meeting was adjourned at 6:36 pm.