



Agenda Item: 8.A.
Meeting Date: September 16, 2025

MEMORANDUM TO THE MOORE COUNTY BOARD OF COMMISSIONERS:

FROM: Ruth Pedersen, Planning Director
DATE: 09/04/2025
SUBJECT: Reopen the Public Hearing on October 7, 2025, to consider Unified Development Ordinance Amendments to Chapter 6 (Table of Uses), Section 6.1 (Principal Use Table), Chapter 19 (Subdivisions), Section 19.9.B (Major Subdivisions – Option 1 – Conservation Design Standards) (Applicability), and Section 19.10.A (Major Subdivisions – Option 2 – Conventional Subdivision Design Standards) (Applicability)
PRESENTER: Ruth Pedersen, Planning Director

REQUEST: This is a request to make a motion to reopen the public hearing to consider amending Chapter 6 (Table of Uses), Section 6.1 (Principal Use Table), Chapter 19 (Subdivisions) Section 19.9.B (Major Subdivisions – Option 1 – Conservation Design Standards) (Applicability), and Section 19.10.A (Major Subdivisions – Option 2 – Conventional Subdivision Design Standards) (Applicability) of the Moore County Unified Development Ordinance (UDO) to allow major subdivision in Planned Development Conditional Zoning (PD-CZ) districts and to allow major subdivisions by special use permit in the Gated Community Seven Lakes (GC-SL) and Gated Community Woodlake (GC-WL) zoning districts.

Public notification will consist of publishing a legal notice in the newspaper for two consecutive weeks in advance of the October 7, 2025, public hearing.

BACKGROUND: The Board of Commissioners voted to table the text amendment at their regular meeting on August 19, 2025.

The Planned Development Conditional Zoning District (PD-CZ) is intended to encourage innovative and unified land planning and site design concepts that support economical and efficient use of land. Planned Developments can include a mixture of uses including residential and non-residential uses, however major subdivisions are currently not allowed in the Planned Development Conditional Zoning District. Allowing major subdivisions in Planned Development Conditional Zoning Districts will provide greater flexibility and options for unique and efficient uses of land within these districts.

In addition, major subdivisions are currently not permitted in the Gated Community Seven Lakes (GC-SL) and Gated Community Woodlake (GC-WL) zoning districts. These districts already contain major subdivisions, however no further major subdivisions of land within these districts can currently take place. There are vacant parcels in these zoning districts that could be eligible for subdivision, however this is currently not a permitted use. Making major

PRINCIPAL USE TABLE																		
P = Permitted by-Right S = Requires Special Use Permit Z = Permitted in Conditional Zoning District A = Allowed in PD District O = Not Permitted																		
Principal Use Type	Zoning Districts [1]														Specific Use Standards	Bldg. Code Class.		
	RA	RA-20	RA-40	RA-2	RA-5	RA-USB	RE	GC-SL	GC-WL	PC	B-1	B-2	VB	J			MF-CZ	PD-CZ
Solar Collector Facility	•	•	•	•	•	•	•	•	•	•	•	•	•	S	•	•	8.103	U
Antenna Collocation, Major	S	S	S	P	P	P	P	•	•	•	P	P	P	P	Z	A	8.116	U
Antenna Collocation, Minor	P	P	P	P	P	P	P	P	P	•	P	P	P	P	Z	A	8.116	U
Small Wireless Facility	S	S	S	P	P	S	P	P	P	•	P	P	P	P	Z	A	8.116	U
Telecommunications Tower, Major	Z	•	•	•	•	•	•	•	•	•	•	Z	•	Z	•	A	8.116	U
Telecommunications Tower, Minor	S	•	•	•	•	•	•	•	•	•	P	P	S	P	Z	A	8.116	U
Warehousing																		
Mini-Warehouse (self service)	•	•	•	•	•	•	•	•	P	•	Z	Z	Z	Z	•	A	8.74	S
Warehousing or Distribution Center	Z	•	•	•	•	•	•	•	•	•	•	S	•	P	•	•	8.114	S-1, S-2
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
MAJOR SUBDIVISIONS																		
Residential Major Subdivision	•	S	S	•	•	S	•	S	S	•	•	•	•	•	•	A	Ch. 19	
Non-residential Major Subdivision	•	•	•	•	•	•	•	•	•	•	•	S	•	S	•	A	Ch. 19	

NOTES:

[1] Land located within the Highway Corridor Overlay District shall be subject to the sub-district-based use related provisions in Section 7.11 of this Ordinance

REASON: To make Major Subdivisions allowed in the Planned Development Conditional Zoning (PD-CZ) district and allowed by special use permit in the Gated Community Seven Lakes (GC-SL), and Gated Community Woodlake (GC-WL) districts, in the Moore County Unified Development Ordinance to allow greater flexibility within these districts.

2. To Amend Chapter 19 (Subdivisions), Section 19.9.B (Major Subdivisions – Option 1 – Conservation Design Standards) (Applicability) to make this section align with updates to the table of uses as follows:

Find this Chapter/Section/Subsection on page 222 of the Unified Development Ordinance.

B. APPLICABILITY

1. The conservation option shall only be permitted ~~in the Residential and Agricultural—20 (RA-20), Residential and Agricultural—40 (RA-40), and Rural Agricultural Urban Service Boundary (RA-USB), residential zoning districts~~ in accordance with the principal use table in Chapter 6.
2. All conservation subdivision plats shall comply with the requirements and standards specified in this Ordinance and in all respects with other applicable codes and Ordinances.

REASON: To make Section 19.9.B consistent with amendment #1 allowing major subdivisions in the Planned Development Conditional Zoning (PD-CZ) district and allowing major subdivisions by special use permit in the Gated Community Seven Lakes (GC-SL), and Gated Community Woodlake (GC-WL) districts.

3. Amend Chapter 19 (Subdivisions), Section 19.10.A (Major Subdivisions – Option 2 – Conventional Subdivision Design Standards) (Applicability) to make this section align with the table of uses as follows:

Find this Chapter/Section/Subsection on page 224 of the Unified Development Ordinance.

A. APPLICABILITY

The conventional subdivision option shall only be permitted ~~in the Residential and Agricultural—20 (RA-20), Residential and Agricultural—40 (RA-40), and Rural Agricultural Urban Service Boundary (RA-USB), residential zoning districts~~ in accordance with the principal use table in Chapter 6 and shall comply with the requirements and standards specified in this Chapter and in all respects with other applicable codes and Ordinances. The stricter standards shall apply.

REASON: To make Section 19.10.A consistent with amendment #1 allowing major subdivisions in the Planned Development Conditional Zoning (PD-CZ) district and allowing major subdivisions by special use permit in the Gated Community Seven Lakes (GC-SL), and Gated Community Woodlake (GC-WL) districts.

CONSISTENCY WITH THE 2013 MOORE COUNTY LAND USE PLAN

The consistency statement is attached which speaks to consistency with Moore County Land Use Plan goals.

PLANNING BOARD RECOMMENDATION

The Planning Board met on July 10, 2025, and voted 5-1 the requested text amendment

was **consistent** with the Moore County Land Use Plan (Tyler Brady, Tucker McKenzie, John McLaughlin, David McLean, and Hugh Hinton in favor, Ray Daly opposed).

The Planning Board voted 5-1 to recommend **approval** of the text amendment as proposed (Tyler Brady, Tucker McKenzie, John McLaughlin, David McLean, and Hugh Hinton in favor, Ray Daly opposed).

FINANCIAL IMPACT: There is no known financial impact to Moore County due to this amendment.

IMPLEMENTATION PLAN: Make a motion to reopen the public hearing on October 7, 2025, at 5:30 p.m.

RECOMMENDATION SUMMARY: Make a motion to reopen the public hearing on October 7, 2025 at 5:30 p.m. to consider amending Chapter 6 (Table of Uses), Section 6.1 (Principal Use Table), Chapter 19 (Subdivisions) Section 19.9.B (Major Subdivisions – Option 1 – Conservation Design Standards) (Applicability), and Section 19.10.A (Major Subdivisions – Option 2 – Conventional Subdivision Design Standards) (Applicability) of the Moore County Unified Development Ordinance (UDO) to allow major subdivision in Planned Development Conditional Zoning (PD-CZ) districts and to allow major subdivisions by special use permit in the Gated Community Seven Lakes (GC-SL) and Gated Community Woodlake (GC-WL) zoning districts.

ATTACHMENTS:

1. RLUAC Comments
2. Signed Planning Board Land Use Plan Consistency Statement
3. Board of Commissioners Land Use Plan Consistency Statements (Consistent/Inconsistent)