



Town of Carthage

Board of Commissioners
Regular Meeting
November 18, 2024 at 6:30 p.m.

McDonald Building
207 McReynolds Street
Carthage, NC 28327

AGENDA

CALL TO ORDER

INVOCATION – Mayor Jimmy Chalflinch

PLEDGE OF ALLEGIANCE – Commissioner Al Barber

APPROVAL OF AGENDA

Members of the board may remove, add, or rearrange items on the agenda prior to commencing the meeting. Motions/votes are not required to approve the agenda but there must be unanimous consent before proceeding.

CONSENT AGENDA

All items listed below are considered routine and will be enacted by one motion. No separate discussion will be held except on request of a member of the Board of Commissioners to remove an item from the consent agenda and place it on the regular agenda.

- Budget Amendment #8 – Redistribution of Funds for Pickleball Court (pg. 1)

PUBLIC COMMENT SESSION

Members of the public may use this time to address the Board of Commissioners with any presentations, questions, or concerns. All public comments made as part of a public hearing should be withheld until the public hearing has begun and the floor is given to public comments. No public comment will be made outside of this public comment session or a public hearing unless otherwise permitted by the Board of Commissioners. To request to speak outside of the public comment session or public hearing please raise your hand and wait to be recognized by the presiding officer. The mayor or presiding officer may place time limits on speakers prior to the start of the public comment session.

SPECIAL PRESENTATION

Flock Safety Demonstration (Virtual Presentation) by Daniel Callahan as requested by the Board of Commissioners and Police Chief Bart Davis.

REPORTS

Manager's Report (Emily Yopp, pg. 2-3)
Departmental Reports (pg. 4-15)

PUBLIC HEARINGS

- a. Public Hearing – Contiguous Annexation Request (ANX.24.02) of Legion Hut Rd, Lot 1: Southbury Development (Kim Gibson, pg. 16-27)
- b. Public Hearing – Rezoning Request (ORD.24.20) of Legion Hut Rd, Lot 1: Southbury Development (Jennifer Hunt, pg. 28-35)
- c. Public Hearing – Conditional Zoning Request (ORD.24.21) for 409 Rockingham Street, PARID 00005184; Zone R-20 to R-20-CZ; Petitioner: Charles Lu (Jennifer Hunt, pg. 36-47)
- d. Public Hearing – Conditional Zoning Request (ORD.24.17), for 405 Monroe Street, PARID 00000357, Zone B-2; Petitioner: Charles Steadwell (Jennifer Hunt, pg. 48-64)
- e. Public Hearing – Conditional Zoning Request (ORD.24.22), for “Ouida Food Truck Park” located at 310 Monroe Street and 310 Monroe Street Unit A, PARID 20120232 and 00002645; Zone CBD to CBD-CZ; Petitioner: Ouida Newell (Jennifer Hunt, pg. 65-73)

OLD BUSINESS

- a. Consider Damaged Head Stone Repair/Replacement for Oakley Family, Petitioner: Helen McDonald (Kim Gibson, pg. 74-75)

NEW BUSINESS

- a. Request to Create Temporary Position to Hire Intern, Quinn Augustine (Emily Yopp, pg. 76-77)
- b. Establish a Project Ordinance (ORD.24.23) for Wastewater AIA Capital Grant Project (Keshia Matthews, pg. 78-80)
- c. 2025 Board of Commissioners Schedule Review and Adoption (Kim Gibson, pg. 81-82)
- d. Site Plan Review for a New Commercial Building for the Fred Smith Company, PARID 00005661; Petitioner: Canterbury Construction for FSC II LLC (Jennifer Hunt, pg. 83-89)
- e. Call for a Public Hearing – (*RES.24.29*) for Special Use Permit (SUP-02-24) for 403 McReynolds Street, PARID 00006131, Zone R-HD; Petitioner: Pam and Greg O’Connor (Jennifer Hunt, pg. 90-91)
- f. Call for a Public Hearing – (*RES.24.30*) to Consider a Major Modification to Southbury CZ Ordinance, to Remove Requirement for Trail (Jennifer Hunt, pg. 92-102)

FINAL COMMENTS

The Board of Commissioners may take this opportunity to provide feedback, comments, commendations, and/or just general thoughts regarding various topics, issues, and ideas.

ADJOURNMENT

Town of Carthage

North Carolina

BOARD OF COMMISSIONERS



MEETING AGENDA & BOARD MATERIALS

Regular Monthly Meeting

November 18, 2024

The McDonald Building
207 McReynolds Street
Carthage, NC 28327



MEMORANDUM

Date: November 14, 2024
 To: The Board of Commissioners
 From: Kesha Matthews, Finance Director
 Subject: BUDGET AMENDMENT #8 – REDISTRIBUTION FOR PICKLEBALL COURT

Budget Amendment #8

In the planning and construction of Carriage Place Townhomes, the developer gave the Town payment in lieu of a shared use path and a pool and other recreational things approved in the original plans. They also paid us a performance bond for an emergency access road. Since the townhome project is completed, we are now asking to reallocate the recreation money to be used to turn the Kiser Park tennis courts into dual use tennis and pickle ball court. We are also asking to reallocate the performance bond. It will be added to the current year budget, but we are not certain that it will be used this fiscal year. If not used, it will be rolled into our Fund Balance and be available when needed.

					NUMBER 8
2024/2025 BUDGET AMENDMENT					
GENERAL FUND					
NOVEMBER 2024					
					NEW
Account Code			BUDGET	INCREASE (DECREASE)	BUDGET
REVENUES:					
10-335-00	MISC		20,000	25,000	45,000
10-342-01	PARK PAYMENT IN LIEU		0	33,632	33,632
10-370-00	APPROPRIATED FUND BALAN		271,984	31,368	303,352
EXPENDITURES:					
10-420-98	CONTINGENCY/RESERVE		0	25,000	25,000
10-650-76	PARK MAINTENANCE		5000	65,000	70,000



MANAGER'S REPORT

Date: November 18, 2024
To: Carthage Board of Commissioners
From: Emily D. Yopp, Town Manager

Project Updates

1. McDonald Building

I am currently working on a Scope of Work for the renovations to the McDonald Building that we budgeted in the FY 24-25 budget with funding of \$10,000 set aside. I am focusing the work on the most important areas, such as the bathrooms, old carpeting and wall repairs. I hope to be able to purchase some new chairs, lighting and other items that are getting toward the end of their useful life with remaining funds, but it may end up that the Board will need to consider funding these types of items in future budgets. Work will begin in January. The building will be closed to rentals beginning January 1, 2025. I anticipate the building will remain open for board and committee meetings throughout the project and will try to schedule the more intensive work such as bathrooms and floors around those meetings.

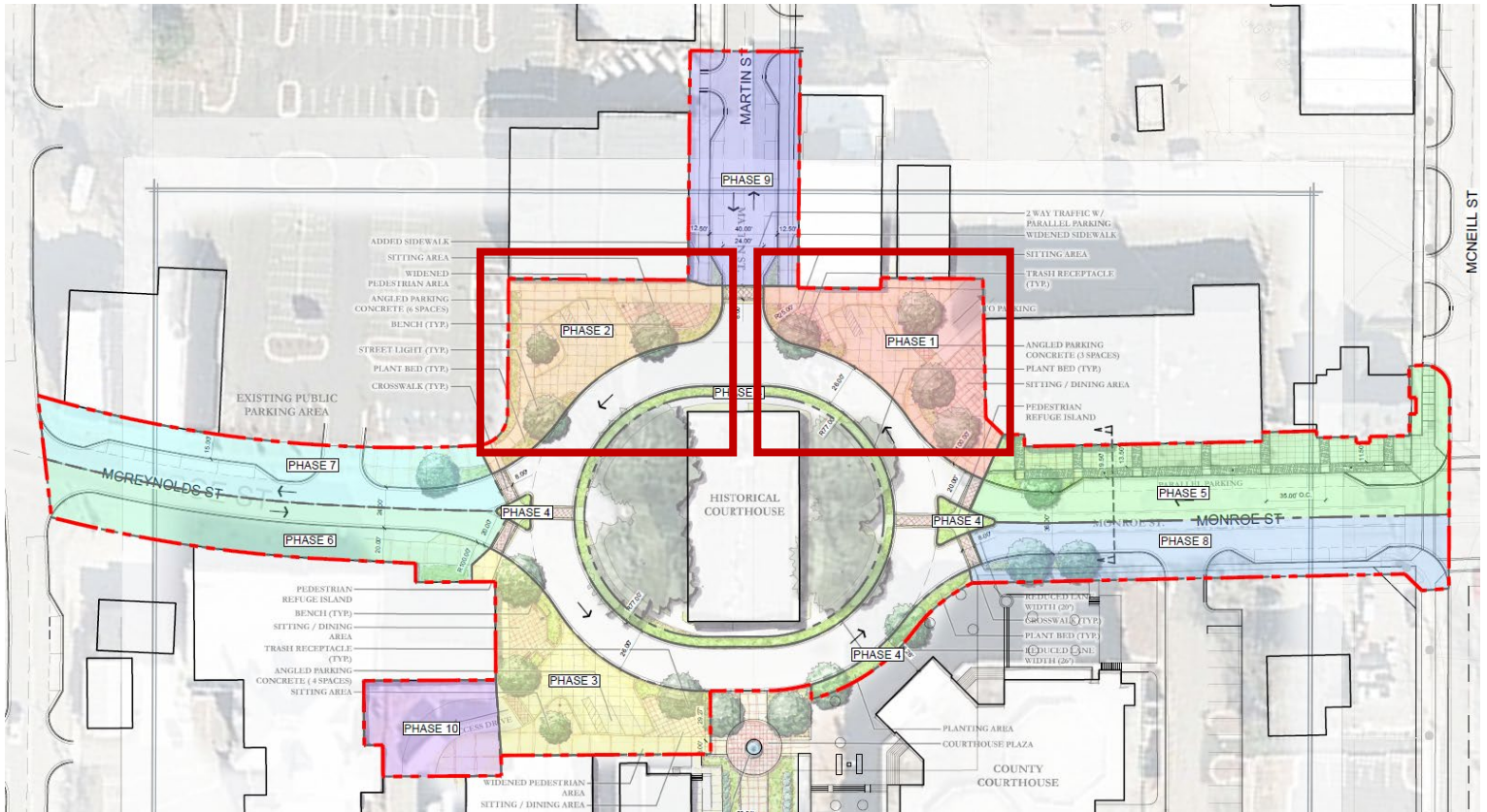
2. Pickleball Upgrade

The new fencing for the hybrid tennis/pickleball court has been installed. We have replaced the galvanized metal fencing with the black vinyl ahead of the court resurfacing projects which begins in April 2025. We have already received compliments on how good the new fencing looks and are looking forward to the fully renovated court in the spring!

3. Downtown Revitalization

Our Central Pines grant assistance team is working on developing the Scope of Work and bidding information for this project. The funding we have received from the Dept. of Commerce through their Rural Transformation Grant and Rural Economic Development Grant will fund Phases 1 and 2 of the 10-phase downtown project (pictured on next page).

There are a few preliminary projects we must first complete before work begins, the most important being a survey of the Northwestern and Northeastern corners of downtown and communication with property and business owners that will be affected by construction. I will keep you updated as things progress.



4. New Town Hall

As with the downtown project, the grant team is working toward the bidding process. The Central Pines staff is drafting the Request for Proposals to hire a General Contractor to manage the project and sub-contractors to convert the building into the new town hall. They will be sending that draft for my review once ready. We will then post the RFP to the NC e-Procurement website and make all advertisements according as required by statute. We also recently met with Moore County Planning and Inspections representatives to identify what permits we need to apply for ahead of construction.

**TOWN OF CARTHAGE
CASH POSITION**

FUND		<u>OCTOBER 2024</u>	<u>SEPTEMBER 2024</u>	<u>AUGUST 2024</u>
#10	Cash on Hand			
	Petty Cash	\$300.00	\$300.00	\$300.00
	Crime Investigation	\$200.00	\$200.00	\$200.00
#10	General Fund			
	Central Depository (.05% Yield)	\$2,475,050.44	\$2,732,798.74	\$644,816.98
	CD Mature 03/20/2024 (0.02% Yield)	\$25,437.02	\$25,437.02	\$25,437.02
	NC Capital Trust (5.23% Yield)	\$959,586.66	\$955,615.69	\$951,650.87
#10	Firemens' Fraternal			
	Central Depository (.05% Yield)	\$14,368.00	\$14,368.00	\$14,368.00
#10	McConnell Marker			
	Central Depository (.05% Yield)	\$200.00	\$200.00	\$200.00
#10	Restricted Performance Bond			
	Central Depository (.05% Yield)	\$23,632.00	\$23,632.00	\$23,632.00
#10	Carriage Hills Surety			
	Central Depository (.05% Yield)	\$20,000.00	\$20,000.00	\$20,000.00
#10	Carriage Place Townhomes Surety			
	Central Depository (.05% Yield)	\$35,000.00	\$35,000.00	\$35,000.00
#10	Historical			
	Central Depository (.05% Yield)	\$1,685.14	\$1,685.14	\$1,685.14
#15	Powell Bill Fund			
	Central Depository (.05% Yield)	\$77,289.48	\$79,194.30	\$81,499.01
	NC Capital Trust (5.23% Yield)	\$95,124.93	\$94,741.44	\$94,348.36

		<u>OCTOBER 2024</u>	<u>SEPTEMBER 2024</u>	<u>AUGUST 2024</u>
#30	Water			
	Central Depository (.05% Yield)	\$531,049.89	\$536,404.72	\$519,234.54
	CD Mature 03/20/2024 (.02% Yield)	\$17,300.70	\$17,300.70	\$17,300.70
	NC Capital Trust (5.23% Yield)	\$345,286.90	\$343,894.88	\$342,468.07
#31	Sewer			
	Central Depository (.05% Yield)	\$1,344,336.00	\$1,330,374.91	\$1,333,366.95
	CD Mature 03/20/2024 (.20% Yield)	\$17,300.69	\$17,300.69	\$17,300.69
	NC Capital Trust (5.23% Yield)	\$99,136.00	\$98,736.34	\$98,326.69
#35	Capital Reserve Water & Sewer Improvements			
	Central Depository (.05% Yield)	\$508,992.09	\$508,992.09	\$508,992.09
#70	Cemetery			
	Central Depository (.05% Yield)	\$0.00	\$0.00	\$0.00
	NC Capital Trust (5.23% Yield)	\$29,802.53	\$29,682.38	\$29,559.23
	TOTALS	\$6,621,078.47	\$6,865,859.04	\$4,759,686.34

XREF ID	DISPATCH ADDRESS	DISPATCH TYPE
2024088894	435 E OHIO AVE	100 - F54 CONFINED SPACE/STRUCTURE COLLAPSE
2024088865	1018 MONROE ST	215 - F77 MOTOR VEHICLE COLLISION
2024088811	2758 US 15-501 HWY	215 - F77 MOTOR VEHICLE COLLISION
2024088716	155 ENROTH LN	146 - M6 BREATHING PROBLEMS
2024088662	801 PINEHURST AVE	98 - F52 ALARM-FIRE ACTIVATION
2024088561	1748 OLD RIVER RD	142 - M31 UNCONSCIOUSNESS/FAINTING (NEAR)
2024088531	8373 NC 24-27 HWY	215 - F77 MOTOR VEHICLE COLLISION
2024088497	125 FIVE FORKS LN	98 - F52 ALARM-FIRE ACTIVATION
2024088326	3778 US 15-501 HWY	98 - F52 ALARM-FIRE ACTIVATION
2024088325	103 BRUCEWOOD RD	128 - M17 FALLS
2024088320	10 BYNUM CT	185 - SELECTIVE ENFORCEMENT
2024088302	375 STAGE RD	99 - F53 ASSIST/SERVICE CALLS
2024088178	707 PINEHURST AVE	142 - M31 UNCONSCIOUSNESS/FAINTING (NEAR)
2024088160	727 UNION CHURCH RD	146 - M6 BREATHING PROBLEMS
2024088044	119 CHARLIE LN	149 - M9 CARDIAC/RESPIRATORY ARREST
2024087935	7500 US 15-501 HWY	179 - F67 OUTSIDE FIRE/WOODS/BRUSH
2024087739	1435 OLD GLENDON RD	215 - F77 MOTOR VEHICLE COLLISION
2024087643	308 SEAWELL PL	128 - M17 FALLS
2024087573	518 DOWD ST	137 - M26 SICK PERSON
2024087570	153 MARIE G LN	121 - M10 CHEST PAIN
2024087508	5736 US 15-501 HWY	215 - F77 MOTOR VEHICLE COLLISION
2024087436	304 E BARRETT ST	146 - M6 BREATHING PROBLEMS
2024087385	257 ODESSA LN	146 - M6 BREATHING PROBLEMS
2024087207	196 WILLIAMSON RD	146 - M6 BREATHING PROBLEMS
2024087197	5736 US 15-501 HWY	215 - F77 MOTOR VEHICLE COLLISION
2024087087	1018 MONROE ST	215 - F77 MOTOR VEHICLE COLLISION
2024087077	8982 NC 24-27 HWY	117 - F71 VEHICLE FIRE
2024086998	2402 BETHLEHEM CHURCH RD	179 - F67 OUTSIDE FIRE/WOODS/BRUSH
2024086877	192 HULSEY RD	164 - SPECIAL ASSIGNMENT/SPECIAL EVENT
2024086726	41412 US 1 HWY	25 - TRAFFIC STOP
2024086724	194 GILLIAM MCCONNELL RD	121 - M10 CHEST PAIN
2024086718	274 WILLIAMSON RD	149 - M9 CARDIAC/RESPIRATORY ARREST
2024086536	305 ROCKINGHAM STREET EXT	146 - M6 BREATHING PROBLEMS
2024086448	2738 NC 24-27 HWY	196 - F69 STRUCTURE FIRE
2024086397	3778 US 15-501 HWY	215 - F77 MOTOR VEHICLE COLLISION
2024086350	302 S MCNEILL ST	121 - M10 CHEST PAIN
2024086258	10004 NC 24-27 HWY	137 - M26 SICK PERSON
2024086238	1018 MONROE ST	44 - P131 VEHICLE ACCIDENT (NO PI)/HIT & RUN
2024085918	4090 US 15-501 HWY	258 - M0 UNK MEDICAL CALL TYPE
2024085873	2889 OLD RIVER RD	101 - F55 ELECTRICAL HAZARD
2024085664	304 ROCKINGHAM STREET EXT	196 - F69 STRUCTURE FIRE
2024085622	257 ODESSA LN	146 - M6 BREATHING PROBLEMS
2024085268	2112 COOL SPRINGS RD	98 - F52 ALARM-FIRE ACTIVATION
2024085180	204 ACORN KNOLL DR	99 - F53 ASSIST/SERVICE CALLS
2024085177	204 ACORN KNOLL DR	98 - F52 ALARM-FIRE ACTIVATION
2024085101	200 COLLINS RD	134 - M23 OVERDOSE/INGESTION/POISONING

2024085023	305 ROCKINGHAM STREET EXT	142 - M31 UNCONSCIOUSNESS/FAINTING (NEAR)
2024084781	2464 VASS-CARTHAGE RD	98 - F52 ALARM-FIRE ACTIVATION
2024084505	727 UNION CHURCH RD	146 - M6 BREATHING PROBLEMS
2024084458	784 PRIEST HILL RD	99 - F53 ASSIST/SERVICE CALLS
2024084448	4181 UNION CHURCH RD	99 - F53 ASSIST/SERVICE CALLS
2024084369	302 S MCNEILL ST	99 - F53 ASSIST/SERVICE CALLS
2024084346	509 SCOTT RD	258 - M0 UNK MEDICAL CALL TYPE
2024084107	623 UNION CHURCH RD	196 - F69 STRUCTURE FIRE
2024084084	745 CONNELL RD	149 - M9 CARDIAC/RESPIRATORY ARREST
2024084034	801 PINEHURST AVE	98 - F52 ALARM-FIRE ACTIVATION
		-
2024083755	256 STAR RIDGE RD	88 - M2 ALLERGIES/ENVENOMATIONS
2024083754	305 ROCKINGHAM STREET EXT	146 - M6 BREATHING PROBLEMS
2024083565	560 MURDOCKSVILLE RD	215 - F77 MOTOR VEHICLE COLLISION
2024083492	2207 OLD GLENDON RD	146 - M6 BREATHING PROBLEMS
		-
2024083275	530 LITTLE RIVER FARM BLVD	142 - M31 UNCONSCIOUSNESS/FAINTING (NEAR)
2024083104	1309 GRACIE LN	98 - F52 ALARM-FIRE ACTIVATION
2024083099	5791 GLENDON-CARTHAGE RD	149 - M9 CARDIAC/RESPIRATORY ARREST
2024083078	326 HARDY RD	134 - M23 OVERDOSE/INGESTION/POISONING
2024083034	820 S MCNEILL ST	121 - M10 CHEST PAIN
2024082971	1075 MONROE ST	44 - P131 VEHICLE ACCIDENT (NO PI)/HIT & RUN
2024082658	120 WAVE RD	215 - F77 MOTOR VEHICLE COLLISION
2024082594	820 S MCNEILL ST	196 - F69 STRUCTURE FIRE
2024082516	1942 OLD RIVER RD	98 - F52 ALARM-FIRE ACTIVATION
2024082313	228 LEGION HUT RD	141 - M30 TRAUMATIC INJURIES
2024082249	5340 US 15-501 HWY	215 - F77 MOTOR VEHICLE COLLISION
2024082031	1025 MONROE ST	105 - F59 FUEL SPILLS
2024081980	365 BINGHAM ST	99 - F53 ASSIST/SERVICE CALLS
2024081977	801 PINEHURST AVE	98 - F52 ALARM-FIRE ACTIVATION
2024081949	516 OLD RIVER RD	215 - F77 MOTOR VEHICLE COLLISION
2024081802	100 BINGHAM ST	215 - F77 MOTOR VEHICLE COLLISION
2024081738	796 CURRIE ST	146 - M6 BREATHING PROBLEMS
2024081642	120 WAVE RD	134 - M23 OVERDOSE/INGESTION/POISONING
2024081515	35 LAKEVIEW DR	98 - F52 ALARM-FIRE ACTIVATION
2024081492	187 GILLIAM MCCONNELL RD	146 - M6 BREATHING PROBLEMS
2024081452	1000 JOEL RD	146 - M6 BREATHING PROBLEMS
2024081248	165 WOODED ACRE WAY	103 - F57 EXPLOSION
2024081208	106 ROCKINGHAM ST	121 - M10 CHEST PAIN
2024080958	1983 UNION CHURCH RD	44 - P131 VEHICLE ACCIDENT (NO PI)/HIT & RUN
2024080932	1016 J DOWDY RD	149 - M9 CARDIAC/RESPIRATORY ARREST
2024080899	1200 GRACIE LN	98 - F52 ALARM-FIRE ACTIVATION
2024080772	820 S MCNEILL ST	121 - M10 CHEST PAIN
2024080671	363 OAKLEY ST	98 - F52 ALARM-FIRE ACTIVATION
2024080523	816 NIAGARA-CARTHAGE RD	137 - M26 SICK PERSON
2024080474	820 S MCNEILL ST	130 - M19 HEART PROBLEMS
2024080349	338 GRADY RD	98 - F52 ALARM-FIRE ACTIVATION

2024080110 10548 NC 24-27 HWY
2024080100 ASHEVILLE FIRE DEPT
2024080035 2187 VASS-CARTHAGE RD
2024080007 222 HOLLYRIDGE RD

258 - M0 UNK MEDICAL CALL TYPE
183 - INFORMATION
98 - F52 ALARM-FIRE ACTIVATION
98 - F52 ALARM-FIRE ACTIVATION

DISPATCH DATE INCIDENT TYPE

10/31/2024 16:06
10/31/2024 14:25
10/31/2024 10:14
10/30/2024 22:31
10/30/2024 19:11
10/30/2024 14:17
10/30/2024 12:48
10/30/2024 11:03
10/29/2024 17:58
10/29/2024 17:55
10/29/2024 17:37
10/29/2024 16:43
 10/29/2024 8:42
 10/29/2024 7:46
10/28/2024 20:28
10/28/2024 13:39
10/27/2024 22:37
10/27/2024 15:24
 10/27/2024 9:41
 10/27/2024 9:31
 10/27/2024 1:59
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10/24/2024 17:43
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10/23/2024 16:07
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10/2/2024 22:59

10/2/2024 8:40
10/2/2024 7:59
10/1/2024 23:37
10/1/2024 21:16

Carthage Police Department | Citation / Warning (NC)s: 15 Results | 2024-10-01 - 2024-10-31

Citation/Warning Type	Citation Date/Time	Agency Case Number	Race	Gender
Citation	2024-10-31 18:22	24-006047	B - Black or African American	M - Male
Citation	2024-10-30 04:03	24-006022	B - Black or African American	M - Male
Written Warning	2024-10-26 18:55	24-005967	B - Black or African American	M - Male
Citation	2024-10-25 12:07	24-005941	W - White	F - Female
Citation	2024-10-25 17:02	24-005945	W - White	M - Male
Written Warning	2024-10-23 09:01	24-005897	W - White	M - Male
Written Warning	2024-10-21 11:35	24-005877	W - White	F - Female
Written Warning	2024-10-16 23:34	24-005801	W - White	M - Male
Written Warning	2024-10-13 18:59	24-005742	W - White	M - Male
Written Warning	2024-10-13 19:17	24-005743	W - White	F - Female
Written Warning	2024-10-10 12:32	24-005684	W - White	M - Male
Written Warning	2024-10-07 20:10	24-005628	W - White	F - Female
Written Warning	2024-10-06 12:50	24-005608	W - White	F - Female
Written Warning	2024-10-01 18:37	24-005500	W - White	M - Male
Citation	2024-10-07 20:53	24-005629	B - Black or African American	M - Male

Carthage Police Department | Incident (NC)s: 24 Results | 2024-10-01 - 2024-10-31

Incident Number	Reference #	Primary Offense
I20241029-05	24-005994	23H - All Other Larceny
I20241010-09	24-005667	90Z-59 - Fraud : Fraud
I20241029-07	24-006004	90Z-57 - Check Fraud : By passing a fraudulent check
I20241009-03	24-005662	90Z-03 - Missing Person : By running away from home
I20241002-01	24-005509	90Z - All Other Offenses : Domestic Violence
I20241001-01	24-005480	35A - Drug/Narcotic Violations
I20241023-43	24-005910	90Z - All Other Offenses : Disturbance
I20241015-05	24-005774	90Z-03 - Missing Person : Information Only
I20241009-21	24-005668	23F - Theft From Motor Vehicle
I20241004-12	24-005560	90Z-13 - Viol. Of Protective Order : Domestic Violence Protective Order Violation
I20241031-04	24-006022	23C - Shoplifting
I20241101-01	24-006047	13B - Simple Assault
I20241031-01	24-006029	90Z - All Other Offenses : Warrant Service
I20241022-01	24-005885	90Z-43 - Suicide : Subject shot himself in the head
I20241003-01	24-005525	90Z - All Other Offenses : Domestic Disturbance
I20241023-30	24-005903	90Z - All Other Offenses : Scam
I20241023-15	24-005898	23H - All Other Larceny
I20241026-01	24-005968	90Z - All Other Offenses : Warrant Service
I20241021-03	24-005881	23C - Shoplifting
I20241018-01	24-005819	90J - Trespass of Real Property
I20241014-01	24-005752	90Z - All Other Offenses : Criminal Summons
I20241007-20	24-005629	35B - Drug Equipment Violations
I20241007-18	24-005623	90Z-60 - Possession Overdose : Overdose
I20241003-07	24-005533	90Z-57 - Check Fraud : Check Fraud

Carthage Police Department | Warrants: 4 Results | 2024-10-01 - 2024-10-31

Incident	Warrant Type	Arrest Date	U C R / N I B R S Offenses	Race	Gender	Obtained Location (F I P S)	Offense Date/Time
I20241026-01	Misdemeanor Warrant	2024-10-26T23:20:00.000Z	90Z - All Other Offenses	W - White	M - Male	125 - Moore	2024-10-23 00:00
I20241014-01	Summons	2024-10-14T09:07:00.000Z	90Z - All Other Offenses	B - Black or African American	M - Male	125 - Moore	2024-09-08 00:00
I20241004-12	Misdemeanor Warrant		90Z-62 - Violate Protective Order	B - Black or African American	M - Male	125 - Moore	2024-10-04 12:19
I20241001-01	Misdemeanor Warrant		35A - Drug/Narcotic Violations,35B - Drug Equipment Violations	W - White	F - Female	125 - Moore	2024-09-30 00:00



Town of Carthage Public Works Department

MONTHLY REPORT OCTOBER 2024

Water Service

Locates	Work Orders	Cut-Offs / Tags	Meters Installed	Water Main/ Service Repairs	Water Taps
675	45	42	9	5	4

Sewer Service

Service Renewals	Lift Station Repairs	Force Main Repairs	Mowed Outfall Lines	Town Sewer Backups	Sewer Taps
		1		2	1

Building & Grounds

Leaf & Limb Total Rounds	Trash Runs	Complete Mowed Rounds	Building Repairs
2			

Streets

Cleaned Out Catch Basin	Cleaned Streets With Blower
1	1

Construction Projects

- 1.
- 2.
- 3.

Additional Notes



MEMORANDUM

Date: November 14, 2024
To: The Board of Commissioners
From: Kim Gibson, Town Clerk
Subject: PUBLIC HEARING FOR CONTIGUOUS ANNEXATION REQUEST OF PID #20060239 – LEGION HUT RD, LOT 1; PETITIONER: SOUTHBURY DEVELOPMENT, LLC

REQUEST

Property owner, Southbury Development, LLC has requested to have a contiguous annexation of the property known as PID #20060239, also known as Legion Hut Rd, Lot 1. The property owner would like to annex into the Town of Carthage so that they may receive Town-provided services.

SUGGESTED MOTION(S):

Option #1

I move to approve the request of Southbury Development, LLC for contiguous annexation of the property located at Legion Hut Rd, Lot 1; PID #20060239 as written and presented.

Option #2

I move to deny the request of of Southbury Development, LLC for contiguous annexation of the property located at Legion Hut Rd, Lot 1; PID #20060239 for the following reason(s): _____



Town of Carthage

CERTIFICATE OF SUFFICIENCY

To the Board of Commissioners of the Town of Carthage, North Carolina:

I, Kimberly Gibson, Town Clerk, do hereby certify that I investigated the petition attached hereto and have found as a fact in accordance with N.C.G.S. 160A-31:

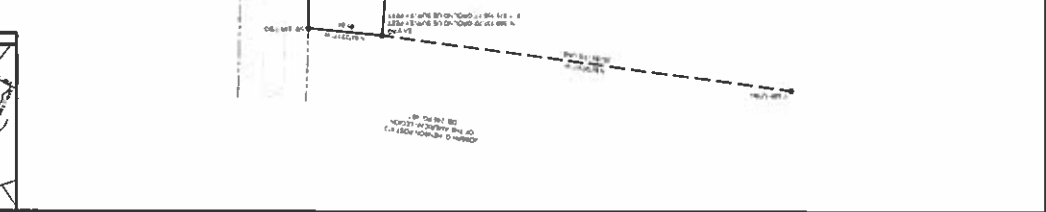
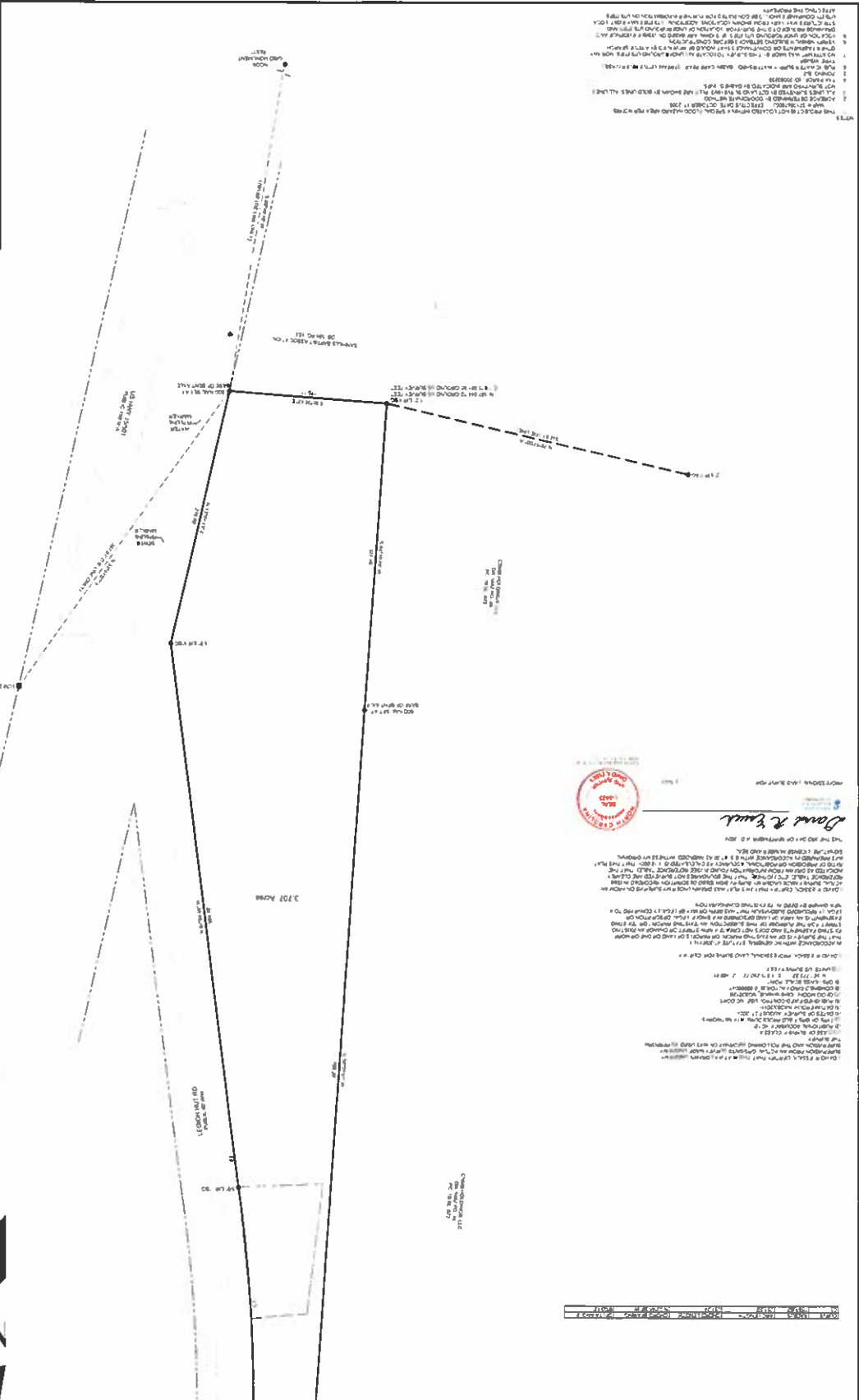
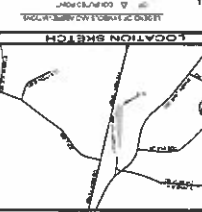
1. There is a written description on the deed. A recorded survey map is recorded with the Moore County Register of Deeds and is adequate to locate the property on the ground.
2. A search of the tax records and the grantor index of the Register of Deeds supports that the property has not been conveyed to another property owner.
3. Each identified owner has signed the petition and provided their address.
4. The property is currently contiguous to existing city limits.

In witness whereof, I have hereunto set my hand and affixed the Seal of the Town of Carthage, this 13th day of November, 2024.

Kimberly Gibson, Town Clerk



E PLANNING PARCEL SURVEY FOR
SOUTHBURY
 DEVELOPMENT, LLC
 SEPTEMBER 3, 2024
 CARLISLE TOWNSHIP
 WOODS COUNTY, NORTH CAROLINA
 PROJECT NO. 2400001
 SCALE 1"=500'
 D
 0 50 100
 SCALE: 1"=500'



For Registration Register of Deeds

William Britton

Moore County, NC

Electronically Recorded

August 19, 2024 4:25:04 PM

Book: 6218 Page: 228 - 230 #Pages: 3

Fee: \$26.00

NC Rev Stamp: \$620.00

Instrument# 2024011190

This Instrument Prepared By: H. Craig Phifer, III
Clarke, Phifer, Vaughn, Brenner & McNeill, PLLC
135 Applecross Road,
Pinehurst, North Carolina 28374
NO TITLE SEARCH COMPLETED BY PREPARER

Revenue Stamps: \$620.00

LRK# 20060239

**STATE OF NORTH CAROLINA
COUNTY OF MOORE**

GENERAL WARRANTY DEED

THIS DEED, made this 30th day of April, 2024, by Robert Faulkner and wife Catrina Faulkner, of PO Box 1233, Carthage, NC 28327; **GRANTOR**, to Southbury Development LLC, a North Carolina Limited Liability Company, **GRANTEE**;

Tax Address: 3494 Seven Lakes West, West End, NC 27376

WITNESSETH:

That said Grantor, for valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot, tract or parcel of land situated in Carthage Township, Moore County, North Carolina, and more particularly described as follows:

BEING all of Lot 1, (3.71 acres) as shown on that certain survey entitled "Survey for Joseph G. Henson #12 of the American Legion, Lot No. 1, 3.71 acres, Carthage, Township, Moore County, North Carolina", dated May 19, 2006, prepared by Stephen R. Sheffield & Associates, P.A., recorded in Plat Cabinet 13, Slide 269, Moore County Registry.

This conveyance is made subject to: (i) utility easements of record; (ii) ad valorem taxes for the current year, which taxes shall be prorated as of the date of closing; and (iii) unviolated restrictive covenants of record that do not materially affect the value of the property.

Submitted electronically by "Lorenz & Creed Law Firm PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Moore County Register of Deeds.

The property hereinabove described was acquired by Grantors by instrument recorded in Book 3041, Page 90, Moore County Registry, Carthage, North Carolina.

All or a portion of the property herein conveyed [X] includes or [] does not include the primary residence of a Grantor.

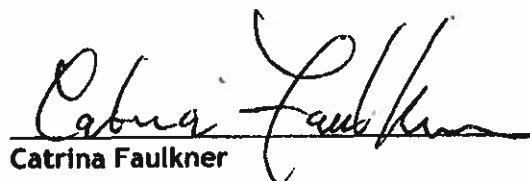
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions noted herein.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.


_____ (SEAL)
Robert Faulkner


_____ (SEAL)
Catrina Faulkner

*** THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK ***

STATE OF NORTH CAROLINA

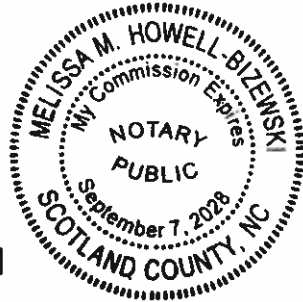
COUNTY OF MOORE

I certify that the following person(s) personally appeared before me this day and _____ I have personal knowledge of the identity of the principal(s) or, _____ have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a [] driver's license or _____, or a credible witness has sworn to the identity of the principal(s); each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Name of Principal(s): Robert Faulkner and wife Catrina Faulkner

Date: 4/30/2024

Melissa M Howell-Bizewski
Notary Public



[OFFICIAL SEAL]

Melissa M. Howell Bizewski
Printed or typed name of Notary Public

My Commission Expires: 9/7/2028



Town of Carthage

Paid
SEP 18 2024

4396 Hwy 15/501 • Carthage, NC 28327

Phone: 910.947.2331 • Fax: 910.947.3079

www.TownofCarthage.org

Email Completed Form to: TownClerk@TownofCarthage.org

Annexation Petition

Date: 09/17/24

Contiguous Non-Contiguous

Site Information

Address of Site Legion Hut lot 1		LRK/Parcel ID# 20060239
Current Jurisdiction K	Current Zoning Moore County	Parcel Size 3.71 acres
Explanation of Request To have property annexed into the Town Of Carthage		

To the Board of Commissioners of the Town of Carthage:

- We, the undersigned owners of real property respectfully request that the area described in this petition be annexed into the Town of Carthage.
- The area to be annexed is contiguous non-contiguous to the Town of Carthage and the boundaries of such territory are attached to this petition as a map.

Petitioner(s) Information

1	Printed Name of Petitioner Southbury Development, LLC	Signature of Petitioner <i>Dawn Clarke</i>	Date of Signature 9/18/24
	Address of Petitioner 3494 Seven Lakes West		City, State, Zip West End, NC 27376
	Email Address of Petitioner a.dunn@southburydevelopment.com		Phone Number of Petitioner 910-725-1020

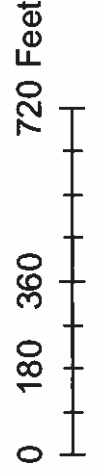
2	Printed Name of Petitioner	Signature of Petitioner	Date of Signature
	Address of Petitioner		City, State, Zip
	Email Address of Petitioner		Phone Number of Petitioner

3	Printed Name of Petitioner	Signature of Petitioner	Date of Signature
	Address of Petitioner		City, State, Zip
	Email Address of Petitioner		Phone Number of Petitioner



1 inch = 400 feet

September 18, 2024



NName: FAULKNER, ROBERT &
 FAULKNER, CATRINA

Parcel ID: 20060239
 Deeded Acres: 3.71

Town of Carthage
Misc. Payment
Payment Date: 09/18/2024
Reprint Date: 9/18/2024

CUSTOMER NAME & DESC. OF PAYMENT
SOUTHBURY DEVELOPMENT, LLC LEGION HUT LOT 1
3494 SEVEN LAKES WEST
ANNEXATION PETITION

Cash:	\$0.00
Check:	\$300.00
Charge:	\$0.00
MoneyOrder:	\$0.00
Total Fee:	\$300.00
TOTAL PAID:	\$300.00
Change Due:	\$0.00

Details:
1034300 \$300.00

Operator: 15
Receipt#: 170542

T H A N K Y O U !



Town of Carthage

Annexation Ordinance #ANX.24.02 Contiguous Annexation

An Ordinance to Extend the Corporate Limits of The Town of Carthage, North Carolina

WHEREAS, the Board of Commissioners has been petitioned under G.S. 160A-58.1, as amended, to annex the area described herein, and

WHEREAS, the Board of Commissioners has by resolution directed the Town Clerk to investigate the sufficiency of said petition; and

WHEREAS, the Town Clerk has certified the sufficiency of said petition and a public hearing on the question of this annexation was held at the McDonald Building at 6:30 o'clock, p.m. on the 18th of November 2024; and

WHEREAS, the Board of Commissioners further finds that the area described therein meets the standards of N.C. Gen. Stat. § 160A-58.1(b), to wit;

- A. The description is adequate to locate the property on the ground.
- B. A search of the tax records and the grantor index of the Register of Deeds supports that the property has not been conveyed to another property owner.
- C. Each identified owner signed the petition and provided their address.
- D. The property is currently non-contiguous to existing city limits.
- E. A draft of this ordinance has been submitted to Moore County for review to ensure there are no description errors.

WHEREAS, the Board of Commissioners does hereby find as a fact that said petition has been signed by all the owners of real property in the area who are required by law to sign and all other requirements of G.S. § 160A-58.1, as amended;

WHEREAS, the Board of Commissioners further finds that the petition is otherwise valid, and that the public health, safety and welfare of the Town and of the area proposed for annexation will be best served by annexing the area described herein;

“Being all of Lot 1, (3.71 acres) as shown on that certain survey entitled ‘Survey for Joseph G. Henson #12 of the American Legion, Lot No. 1, 3.71 acres, Carthage, Township, Moore County, North Carolina,’ dated May 19, 2006, prepared by Stephen R. Sheffield & Associates, P.A., recorded in Plat Cabinet 13, Slide 269, Moore County Registry.

The property hereinabove described was acquired by Grantors by instrument recorded in Book 3041, Page 90, Moore County Registry, Carthage, North Carolina.

All or a portion of the property herein conveyed includes the primary residence of a Grantor.”

NOW, THEREFORE, BE IT ORDAINED, by the Board of Commissioners of the Town of Carthage, North Carolina:

- Section 1.** By virtue of the authority granted by G.S. 160A-58.2, as amended, the above-described contiguous territory is hereby annexed and made part of the Town of Carthage.
- Section 2.** Upon and after the 1st day of January 2025, the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the Town of Carthage and shall be entitled to the same privileges and benefits as other parts of the Town of Carthage. Said territory shall be subject to municipal taxes according to N.C. Gen. Stat. § 160A-58.10.
- Section 3.** The Clerk of the Town of Carthage shall cause to be recorded in the office of the Register of Deeds of Moore County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 hereof, together with a duly certified copy of this ordinance.
- Section 4.** The effective date of this ordinance and annexation is January 1, 2025.

The foregoing resolution, having been submitted to a vote, received the following vote and was duly adopted and ordained this 18th day of November 2024.

Ayes: _____
 Nays: _____
 Absent/Excused: _____

Jimmy Chalflinch, Mayor

Attest:

Kimberly Gibson, Town Clerk



MEMORANDUM

Date: November 18, 2024
To: The Board of Commissioners
From: Jennifer Hunt, Town Planner
Subject: R-04-24: Rezoning from B-2 (Moore County) to HCD “Highway Commercial District” (Town of Carthage) for PARID: 20060239; Petitioner: Southbury Development LLC

I. SUMMARY OF APPLICATION REQUEST:

The applicant and owner, Southbury Development, LLC is requesting annexation into the Town of Carthage and therefore must receive a zoning district for the property they wish to annex. This parcel is 20060239 and is located near the corner of US 15-501 HWY and Legion Hut Road. The applicant requests to be zoned HCD, Highway Commercial District. This is aligned with the abutting property to the west and the area.

II. PROJECT INFORMATION:

1. PARID: 20060239 PIN: 857600571499
2. Applicant & Owner: Southbury Development, LLC
3. Long-Range Plan Designation:
This future area of this land appears to be commercial, per the adopted 2040 Land Use Plan.
4. Current Zoning:
The current zoning is B-2 with Moore County, according to Moore County GIS online.
5. Site outlined in red below.



III. APPLICATION REVIEW:

When reviewing an application for rezoning, the Board of Commissioners shall consider and be guided by Article 5. Below is highlighted Section 100.42 and Section 100.44 as set forth in UDO:

Section 100.42 Types of Amendments:

Amendments may be to the text of the ordinance or take the form of map amendments, often known as rezoning. The Town of Carthage recognizes three types of amendments.

1. *Text Amendments. This type of amendment is used when a party chooses to modify the actual text of the ordinance. This is a legislative decision by the Board of Commissioners.*
2. *Map Amendments. This type of amendment is used when a party chooses to change a zoning district from one type to another. Often known as a straight rezoning, it recognizes that the change in district allows for all uses allowed within a given zoning district. It cannot be conditioned in any way. This is a legislative decision by the Board of Commissioners.*
3. *Conditional Zoning. Conditional Zoning is an amendment process that is both a map amendment and a text amendment. It is a legislative decision by the Board of Commissioners, but it allows for the placement of conditions and/or limits on the approval.*

Section 100.44 (5) Amendment Procedure for Text Amendments and Map Amendments- Board of Commissioners:

The Board of Commissioners may choose to make their decision to approve or deny at the same meeting or a subsequent meeting. The Board shall first adopt a Resolution of Consistency with the adopted Land Use Plan and other long-range plans then the Board shall vote on the petition. The

Resolution of Consistency may take one of three forms consistent with N.C.G.S 160D-604(d); 605(a); 701.

1. Approve the amendment and describe its consistency with the adopted Land Use Plan.
2. Reject the zoning amendment and describe its inconsistency with the adopted Land Use Plan.
3. Approve the amendment and deem it a modification of the adopted Land Use Plan. The Board shall describe why the action taken is reasonable and in the public interest. In certain circumstances, it may be beneficial for the Planning Board to convene with the Board of Commissioners during the public hearing prior to making their recommendation. Once the hearing is conducted, the Planning Board may then reconvene to make their recommendation the same day or at a subsequent Planning Board meeting for transmittal to the Board of Commissioners.

A. Staff Comments:

Staff has found that the applicant meets the rezoning requirements and is not encouraging spot zoning with their HCD request. This is a straight rezoning.

The Highway Commercial District (HCD) is established to provide primarily for auto-dependent uses in areas not amenable to easy pedestrian access and a comfortable pedestrian environment. Because of the scale and access requirements of uses in this category, they often cannot be compatibly integrated within the Thoroughfare Business District. Development at district boundaries must provide a compatible transition to uses outside the district; property boundaries with frontages on major or minor arterials will require landscaping

IV. PLANNING BOARD RECOMMENDATIONS:

1. Planning Board recommends approving.

V. BOARD OF COMMISSIONERS ACTION:

FIRST: Open and Conduct the Public Hearing. Ask for comments. Please have each person come forward to the podium and state their name and address.

The Board of Commissioners (BOC) shall conduct a public hearing regarding the petition per Article 5, Section 100.42 of the Town of Carthage Unified Development Ordinance (UDO).

SECOND: Close the Public Hearing!!! * Once the public hearing is CLOSED, there are no more public comments allowed! You may discuss your comments with each other (the BOC) after the public hearing is closed, for comments, from the public.**

THIRD: Adopt 1st motion- LUP CONSISTENCY MOTION

FOURTH: Adopt 2nd motion- PETITION MOTION

The Board of Commissioners shall set a date for public hearing of any petition for amendment per UDO Section 100.42 and 100.44. The Board of Commissioners shall conduct a public hearing regarding the petition. The Planning Board recommendation and Statement of Consistency shall be provided to the Board of Commissioners.

The Board shall first adopt a Resolution of Consistency with the adopted Land Use Plan and other long-range plans then the Board shall vote on the petition **(two motions required)**. The Resolution of Consistency may take one of three forms consistent with N.C.G.S 160D-604(d); 605(a); 701.

LUP CONSISTENCY MOTION (1st Required Motion)

I move to:

OPTION 1

Approve the rezoning and describe its consistency with the adopted Land Use Plan.

or

OPTION 2

Reject the rezoning and describe its inconsistency with the adopted Land Use Plan

or

OPTION 3

Approve the rezoning and deem it a modification of the adopted Land Use Plan. The Board believes this action taken is reasonable and in the public interest because.....

PETITION MOTION (2ND Required Motion)

And, therefore, I move to:

OPTION 1

Approve R-04-24 as written and presented.

or

OPTION 2

Approve R-04-24 with the following conditions.....

OPTION 3

Deny R-04-24 for the following reasons.....



Town of Carthage

Land Use Plan Consistency Statement

REZONING FROM B-2 (MOORE COUNTY) TO HCD (TOWN OF CARTHAGE) FOR LEGION HUT RD, LOT 1 (PID #20060239)

WHEREAS, amendments to the Town of Carthage Unified Development Ordinance have been proposed, which amendments are identified as follows:

NOW THEREFORE, the Planning Board of the Town of Carthage resolves as follows:

Section 1. The Planning Board concludes that the above-described amendment(s) **are/are not** consistent with the Town of Carthage 2040 Land Use Plan, as amended based on the following:

- Goal 1: Preserve and celebrated small-town community roots.**
- Goal 2: Coordinated, intentional, and well-planned growth and development.**
- Goal 3: Protection of open space and critical natural features.**
- Goal 4: Ample employment opportunities and support for business development.**
- Goal 5: Vibrant commercial areas that provide a variety of goods, services, entertainment options, and amenities.**
- Goal 6: A well-connected multi-modal transportation system.**
- Goal 7: High-quality parks and recreational facilities that are accessible to all.**
- Goal 8: Protected and preserve historic and cultural resources.**
- Goal 9: Adequate supply and high quality of housing.**
- Goal 10: Informed, engaged, and active residents that represent a variety of neighborhoods and citizen groups.**
- Goal 11: Regulations that are consistent with the Town’s vision.**
- Goal 12: Cultural, educational, recreational, and other amenities that contribute to the quality of life of Carthage’s citizens.**

The applicant and owner, Southbury Development, LLC is requesting annexation into the Town of Carthage and therefore must receive a zoning district for the property they wish to annex. This parcel is 20060239 and is located near the corner of US 15-501 HWY and Legion Hut Road. The applicant requests to be zoned HCD, Highway Commercial District. This is aligned with the abutting property to the west and the area.

Section 2. Please state the Planning Board’s reasonings/findings for the approval or disapproval of this consistency statement based on the above selected goals.

Section 2. The Planning Board concludes that the above-described amendment(s) **are/are not** reasonable and in the public interest as they **do/do not** fulfill a direct objective of the Land Use Plan.

The foregoing consistency plan, having been submitted to a vote, received the following vote and was duly adopted and ordained this 18th day of November 2024.

Jimmy Chalflinch, Mayor

Ayes: _____
Nays: _____
Absent/Excused: _____

Attest:

Kimberly Gibson, Town Clerk



Town of Carthage

Ordinance No ORD.24.20

Amending the Town of Carthage Official Zoning Map, also known as a "Rezoning," as it pertains to PARID 20060239, to be zoned HCD "Highway Commercial District" which follows the Unified Development Ordinance Section 100.42 (2) "Map Amendments."

WHEREAS, the Board of Commissioners of the Town of Carthage adopted Zoning Ordinance is for the purpose of regulating planning and development in the Town of Carthage and the extraterritorial area over which it has jurisdiction; and

WHEREAS, said Ordinance may be amended as circumstances of the community and property change; and

WHEREAS, Southbury Development LLC requested an annexation into the Town of Carthage for PARID 20060239 which they will need to be applied a zoning district from the Town of Carthage for their property which is approximately 3.71 acres, located at 424 Legion Hut Road; and

WHEREAS, the zoning ordinance map amendment request was duly advertised for an open meeting before the Town of Carthage Planning Board at 6pm on Tuesday, November 7, 2024, and after consideration the Planning Board unanimously recommended approval of the zoning map amendment; and

WHEREAS, a public hearing was held at a regular meeting of the Town of Carthage Board of Commissioners on Monday, November 18, 2024 at 6:30 pm in the McDonald Building, 207 McReynolds Street, after due notice in The Pilot, a newspaper in Southern Pines, North Carolina, with general circulation in the Town of Carthage, and its extraterritorial jurisdiction.

WHEREAS, the Board of Commissioners have reviewed this zoning map amendment with consistency with the 2040 Town of Carthage Land Use Plan; and

WHEREAS, the Board of Commissioners, after considering all of the facts and circumstances surrounding the zoning map amendment, have determined that it is in the best interest of the Town of Carthage that the Zoning Ordinance text be amended.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN OF CARTHAGE BOARD OF COMMISSIONERS THAT:

The Zoning Map of the Town of Carthage Ordinance is hereby amended by the following:

PARID 20060239 will be zoned HCD

The foregoing resolution, having been submitted to a vote, received the following vote and was duly adopted and ordained this 18th day of November 2024.

Ayes: _____
Nays: _____
Absent/Excused: _____

Jimmy Chalflinch, Mayor

Attest:

Kimberly Gibson, Town Clerk



MEMORANDUM

Date: November 18, 2024

To: The Board of Commissioners

From: Jennifer Hunt, Town Planner

Subject: CZ-03-24: Conditional Zoning Request for 409 Rockingham Street, approximately 2.4 acres of land located at PARID 00005184; Zone R-20 to R-20-CZ; Petitioner: Charles Lu

I. SUMMARY OF APPLICATION REQUEST:

The applicant, Charles Lu, owner of Bonck America Corporation, owner of 409 Rockingham Street, would like to propose using his home for his solar business. In addition, he would like to request your approval to allow for 10-11 people maximum, with 3 to 5 people daily to work with him. He would not be open to the public and has said he will make no noise. He will store solar panels on site.

This parcel 00005184, is approximately 2.4 acres in the R-20 "Residential" zoning district. It is located on Rockingham Street across the street from Carthage Elementary school.

Mr. Lu has been working with the Town staff since March in proposing this request. He currently operates his business in the downtown area; however, he has been adamant about wanting to use his current home for his office. He currently does not qualify for a home occupation, per our UDO, since he does not abut a commercial property on one side. However, the conditional zoning request is within his property owners' rights to request.

II. PROJECT INFORMATION:

1. PARID: 00005184 PIN: 857707680623

2. Applicant: Charles Lu

3. Owner: Bonck America Corporation

4. Long-Range Plan Designation:

This future area of this land appears to be Town Residential, per the adopted 2040 Land Use Plan.

5. Current Zoning:

The R-20 district is primarily designed to accommodate single family dwellings at lower densities of approximately two units per acre.

Figure 1: Site Location outlined in red.



III. APPLICATION REVIEW:

When reviewing an application for conditional zoning, the Board of Commissioners shall consider and be guided by Article 5. Below is highlighted Section 100.42 and Section 100.44 as set forth in UDO:

Section 100.42 Types of Amendments:

Amendments may be to the text of the ordinance or take the form of map amendments, often known as rezoning. The Town of Carthage recognizes three types of amendments.

- 1. Text Amendments. This type of amendment is used when a party chooses to modify the actual text of the ordinance. This is a legislative decision by the Board of Commissioners.*
- 2. Map Amendments. This type of amendment is used when a party chooses to change a zoning district from one type to another. Often known as a straight rezoning, it recognizes that the change in district allows for all uses allowed within a given zoning district. It cannot be conditioned in any way. This is a legislative decision by the Board of Commissioners.*
- 3. Conditional Zoning. Conditional Zoning is an amendment process that is both a map amendment and a text amendment. It is a legislative decision by the Board of Commissioners, but it allows for the placement of conditions and/or limits on the approval.*

Section 100.44 (5) Amendment Procedure for Text Amendments and Map Amendments- Board of Commissioners:

The Board of Commissioners may choose to make their decision to approve or deny at the same meeting or a subsequent meeting. The Board shall first adopt a Resolution of Consistency with the adopted Land Use Plan and other long-range plans then the Board shall vote on the petition. The Resolution of Consistency may take one of three forms consistent with N.C.G.S 160D-604(d); 605(a); 701.

- 1. Approve the amendment and describe its consistency with the adopted Land Use Plan.*
- 2. Reject the zoning amendment and describe its inconsistency with the adopted Land Use Plan.*
- 3. Approve the amendment and deem it a modification of the adopted Land Use Plan. The Board shall describe why the action taken is reasonable and in the public interest. In certain circumstances, it may be beneficial for the Planning Board to convene with the Board of Commissioners during the public hearing prior to making their recommendation. Once the hearing is conducted, the Planning Board may then reconvene to make their recommendation the same day or at a subsequent Planning Board meeting for transmittal to the Board of Commissioners.*

C. Staff Comments:

Jennifer Hunt, Town Planner, has met with the applicant since March 2024. There is no change to the square footage of the home. However, the applicant is requesting to build a solar carport of 900 square feet, which will require approval with the conditional zoning request and a development permit application, where he will have to meet the R-20 zoning district setback requirements. There is no site plan required since his request to utilize his existing square footage in the home is not expanding. Please view the attached letter that describes his conditional zoning requests, Attachment 1.

Due to Mr. Lu having English as a secondary language, Ms. Hunt recommended and strongly encouraged him to bring an interpreter to help him with his communication and understanding with the boards, Planning Board and the Board of Commissioners. Mr. Lu has emailed Ms. Hunt a few times, expressing his concern with being able to communicate. Ms. Hunt made it clear to be present

for the conditional zoning request meeting for the Planning Board and Board of Commissioners, in addition to bringing an interpreter with him.

To summarize the conditions, he is requesting from his letter, here they are below:

1. Allow him to have a solar home occupation business which includes utilizing his basement, which is approximately 2,000 square feet, for his office.
2. Authorize up to 10-11 people to work with him, with a maximum of 3 to 5 people daily. He will not be open to the public, nor have public sales. He will not have any noise.
3. Authorize him to store solar panels on site.
4. Allow him to build a solar carport of nearly 600 to 900 square feet outside of the basement.

IV. PLANNING BOARD RECOMMENDATIONS:

- a. The Planning Board recommends approving the proposed conditional zoning request. All eyes.

V. ATTACHMENTS PROVIDED BY THE APPLICANT:

1. Attachment 1: Conditional Zoning Letter

VI. BOARD OF COMMISSIONERS ACTION:

FIRST: Open and Conduct the Public Hearing. Ask for comments. Please have each person come forward to the podium and state their name and address.

The Board of Commissioners (BOC) shall conduct a public hearing regarding the petition per Article 5, Section 100.42 of the Town of Carthage Unified Development Ordinance (UDO).

SECOND: Close the Public Hearing!!! *** Once the public hearing is CLOSED, there are no more public comments allowed! You may discuss your comments with each other (the BOC) after the public hearing is closed, for comments, from the public.

THIRD: Adopt 1st motion- **LUP CONSISTENCY MOTION**

FOURTH: Adopt 2nd motion- **PETITION MOTION**

The Board of Commissioners shall set a date for public hearing of any petition for amendment per UDO Section 100.42 and 100.44. The Board of Commissioners shall conduct a public hearing regarding the petition. The Planning Board recommendation and Statement of Consistency shall be provided to the Board of Commissioners.

The Board shall first adopt a Resolution of Consistency with the adopted Land Use Plan and other long-range plans then the Board shall vote on the petition (**two motions required**). The Resolution of Consistency may take one of three forms consistent with N.C.G.S 160D-604(d); 605(a); 701.

SUGGESTED MOTIONS ON NEXT PAGE...

LUP CONSISTENCY MOTION (1st Required Motion)

I move to:

OPTION 1

Approve the conditional zoning and describe its consistency with the adopted Land Use Plan.

or

OPTION 2

Reject the conditional zoning and describe its inconsistency with the adopted Land Use Plan

or

OPTION 3

Approve the conditional zoning and deem it a modification of the adopted Land Use Plan. The Board believes this action taken is reasonable and in the public interest because.....

VII. PETITION MOTION (2ND Required Motion)

And, therefore, I move to:

OPTION 1

Approve CZ-03-24 as written and presented.

or

OPTION 2

Approve CZ-03-24 conditionally with the following modifications.....

OPTION 3

Deny CZ-03-24 for the following reasons.....



Town of Carthage

TOWN MANAGER
Emily Yopp

MAYOR
Jimmy Chalflinch

TOWN CLERK
Kimberly Gibson

March 18, 2024
Charles Lu
409 Rockingham Street
Carthage, NC 28327

Jennifer Hunt
Town Planner
4396 US 15-501
Carthage, NC 28327

RE: Your request for Conditional Zoning for 409 Rockingham Street; PARID 00005184

Good afternoon Mr. Lu,

You submitted an email to me, Jennifer Hunt the Town Planner, on Tuesday, March 12, 2024, summarizing your request for Conditional Zoning on your property located at 409 Rockingham Street in Carthage, NC, parcel number 00005184.

To be clear, if the Conditional Zoning is approved, the zoning approval runs with the land even if you decide to sell it. If you wanted to change the zoning again in the future, you would need to go through the rezoning process again. Second, there is no guarantee of approval, as this decision is made by the Board of Commissioners. The only way to submit this project to the Board of Commissioners is to go through the application process, have a complete application and pay the appropriate fee.

Here is your request from the email you sent me below. If you agree with the request, please sign the bottom of this letter, as approval to submit this letter request along with your application to the Board of Commissioners.

From Charles Lu:

“After the overall renovation, our basement will have an area of nearly 2,000 square feet. Outside the basement, we will build a solar carport of nearly 6-900 square feet. Many test sensors (mostly Semiconductor measurement equipment from some US companies), as well as some switch testing, our old garage will be our solar innovation workshop, which relies heavily on these measurement equipment and solar photovoltaics. The two-way relationship between the four main parts of photovoltaics, home energy storage, power grids, and charging piles must be strictly tested in order to design better integrated products. These products may be qualified for use in China or Southeast Asian countries, but Under US regulatory requirements, it needs to be re-examined or redesigned.

Regular offices can only be used for office work and cannot be used for solar testing. Renting a location that is too big and installing solar energy for testing is unaffordable for me as an entrepreneur, and it is difficult to find such a



Town of Carthage

TOWN MANAGER
Emily Yopp

MAYOR
Jimmy Chalflinch

TOWN CLERK
Kimberly Gibson

space that has office conditions and is willing to rent (I was very unfamiliar with Carthage at the time).

Compared with other energy sources, solar energy is fragile. When the weather is bad, for example, when the sun has just risen, the energy generated by the sun is very poor. Therefore, how to effectively manage solar energy requires technology and various instruments. The calculations, strategies and various tests involved are very critical to product performance. When I originally purchased this place, I mainly considered that there was no HOA and that I could start a garage business.

We estimate that it will take up to 10 people to work on site, and it will take up to 4 years. To be more precise, I am requesting conditional zoning to allow me to have a solar home occupation business in my basement, and to allow for some staff, with absolutely no public sales. The home occupation would include me, some family members, and the other staff people I hire. My only request for home occupation is for the solar business, no other business.

Expected:

- (1) One postdoctoral staff member, 1 doctoral student and 1 master's student will be stationed here. They all have U.S. opt qualifications (under recruitment) or work permits; they and my team in China will be responsible for the final product development. Design completed;
- (2) One or two family members will live here for a long time;
- (3) There will be 6 local employees, and they will work in the basement of this house about 2/3 of their working time. Includes: (1) 2-3 installation support personnel, who are not only responsible for installing photovoltaic panels, but also responsible for designing installation details and answering installation questions online. They need to have a commercial electrician license, they also need to travel some, and have A box about 1 foot long, 1 inch thick and 6 inches wide. During the process of using our carport photovoltaic panels to generate electricity, it must be packaged after passing the test. This is a semiconductor chip integrated management system, mainly driven by software. It is delivered by express delivery. Our customers; (2) a human resources and administrative specialist, who is also the manager during the preparatory period; (3) 2-3 online business development and support staff, mainly providing assistance required for APP development, responding to the APP and maintaining the APP after it goes online , as well as the issuance of instructions for parts replacement and logistics process inspection, etc.;

Main commitments:

- (1) We don't have any noise;
- (2) We do not have any safety hazards or use of unsafe equipment.

All equipment is purchased from the US market, including current photovoltaic panels, brackets and cables, distribution boards, inverters, switches, etc.; our energy storage is only 12KW, a very small box, and is also a US UL certified product. , purchased directly from the US market. A large number of other sensors are purchased directly from the market. The test equipment is mainly a semiconductor box, a tool for new testing;



Town of Carthage

TOWN MANAGER
Emily Yopp

MAYOR
Jimmy Chalflinch

TOWN CLERK
Kimberly Gibson

(3) We do not have a large number of people coming in and out and frequent exchanges. They are all permanent staff;

(4) We have no warehouse and logistics here.

The main components involved in solar energy, such as photovoltaic panels, batteries, brackets, distribution boards, wires, etc., are all shipped from warehouses in New York and Los Angeles and are mainly shipped to our installers by our partners according to our instructions. Wires and distribution boards are our own warehouses in these two cities, with partners assisting in management.”

Charles Lu

Oct 9, 2024

Date



Town of Carthage

Land Use Plan Consistency Statement

CONDITIONAL REZONING FOR 409 ROCKINGHAM STREET
(PID #00005184) FROM R-20 TO R-20-CZ

WHEREAS, amendments to the Town of Carthage Unified Development Ordinance have been proposed, which amendments are identified as follows:

NOW THEREFORE, the Board of Commissioners of the Town of Carthage resolves as follows:

Section 1. The Board of Commissioners concludes that the above-described amendment(s) **are/are not** consistent with the Town of Carthage 2040 Land Use Plan, as amended based on the following:

Goal 1: Preserve and celebrated small-town community roots.

Goal 2: Coordinated, intentional, and well-planned growth and development.

Goal 3: Protection of open space and critical natural features.

Goal 4: Ample employment opportunities and support for business development.

Goal 5: Vibrant commercial areas that provide a variety of goods, services, entertainment options, and amenities.

Goal 6: A well-connected multi-modal transportation system.

Goal 7: High-quality parks and recreational facilities that are accessible to all.

Goal 8: Protected and preserve historic and cultural resources.

Goal 9: Adequate supply and high quality of housing.

Goal 10: Informed, engaged, and active residents that represent a variety of neighborhoods and citizen groups.

Goal 11: Regulations that are consistent with the Town’s vision.

Goal 12: Cultural, educational, recreational, and other amenities that contribute to the quality of life of Carthage’s citizens.

The applicant, Charles Lu, owner of Bonck America Corporation, owner of 409 Rockingham Street is proposing to use his home for his solar panel business. In addition, he is requesting to allow for 10-11 employees, maximum, with 3-5 people daily to work with him. Mr. Lu would not be open to the public and stated there would be no noise. He plans to store the solar panels on site. The parcel is approximately 2.4 acres in the R-20 Zone and is across the street from Carthage Elementary.

Section 2. Please state the Board of Commissioners’s reasonings/findings for the approval or disapproval of this consistency statement based on the above selected goals.

Section 2. The Board of Commissioners concludes that the above-described amendment(s) **are/are not** reasonable and in the public interest as they **do/do not** fulfill a direct objective of the Land Use Plan.

The foregoing consistency plan, having been submitted to a vote, received the following vote and was duly adopted and ordained this 18th day of November 2024.

Ayes: _____
 Nays: _____
 Absent/Excused: _____

Jimmy Chalflinch, Mayor

Attest:

Kimberly Gibson, Town Clerk



Town of Carthage

Ordinance No. ORD.24.21

Amending the Town of Carthage Official Zoning Map and Text for Parcel (PARID) 00005184, approximately 2.4 acres located at address 409 Rockingham Street, was presented with the Conditional Zoning request (CZ-03-24) from R-20 (Residential) to R-20-CZ (Residential Conditional Zoning) as It Pertains to the Unified Development Ordinance in Section 100.42 "Types of Amendments" and Section 100.44 (5) "Amendment Procedure for Text Amendments and Map Amendments - Board of Commissioners"

WHEREAS, the Board of Commissioners of the Town of Carthage adopted Zoning Ordinance is for the purpose of regulating planning and development in the Town of Carthage and the extraterritorial area over which it has jurisdiction; and

WHEREAS, said Ordinance may be amended as circumstances of the community and property change; and

WHEREAS, the Town of Carthage represented by Planning Staff requested to update the zoning ordinance map and text for Section 100.42 "Types of Amendments" and Section 100.44 (5) "Amendment Procedure for Text Amendments and Map Amendments- Board of Commissioners"; and

WHEREAS, the zoning ordinance text and map amendment request was duly advertised for an open meeting before the Town of Carthage Planning Board at 6:00pm on Thursday, November 07, 2024, and after consideration the Planning Board recommended approval of the zoning ordinance map and text amendment; and

WHEREAS, a public hearing was held at a regular meeting of the Town of Carthage Board of Commissioners on Monday, November 18, 2024, at 6:30 pm in the McDonald Building, 207 McReynolds Street, after due notice in The Pilot, a newspaper in Southern Pines, North Carolina, with general circulation in the Town of Carthage, and its extraterritorial jurisdiction.

WHEREAS, the Board of Commissioners have reviewed this zoning map and text amendment with consistency with the 2040 Town of Carthage Land Use Plan; and

WHEREAS, the Board of Commissioners, after considering all of the facts and circumstances surrounding the zoning ordinance map and text amendment, have determined that it is in the best interest of the Town of Carthage that the Zoning Ordinance map and text be amended.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN OF CARTHAGE BOARD OF COMMISSIONERS THAT:

The Zoning Map of the Town of Carthage is hereby amended by rezoning approximately 2.4 acres at Parcel 00005184, address 409 Rockingham Street rezoned from R-20 (Residential) to R-20-CZ (Residential Conditional Zoning) with the conditions below:

1. Allow him to have a solar home occupation business which includes utilizing his basement, which is approximately 2,000 square feet, for his office.

2. Authorize up to 10-11 people to work with him, with a maximum of 3 to 5 people daily. He will not be open to the public, nor have public sales. He will not have any noise.
3. Authorize him to store solar panels on site.
4. Allow him to build a solar carport of nearly 600 to 900 square feet outside of the basement.

The foregoing resolution, having been submitted to a vote, received the following vote and was duly adopted and ordained this 18th day of November 2024.

Jimmy Chalflinch, Mayor

Attest:

Kimberly Gibson, Town Clerk

Ayes: _____
Nays: _____
Absent/Excused: _____



MEMORANDUM

Date: November 18, 2024

To: The Board of Commissioners

From: Jennifer Hunt, Town Planner

Subject: CZ-06-24: Conditional Zoning Request for 405 Monroe Street, PARID 00000357, Zone B-2;
Petitioner: Charles Steadwell

I. SUMMARY OF APPLICATION REQUEST:

This public hearing was postponed from October 21, 2024.

The applicant and owner, Charles Steadwell of 405 Monroe Street, parcel 00000357, would like to propose a small car lot. This parcel is approximately half an acre in the B-2 "Central Business District Fringe" zoning district. Mr. Steadwell has been working with Kevin Lindsay, an engineer with Crawford Design Company, to design a small car lot. Mr. Steadwell is requesting conditional zoning to ask for relief from building a sidewalk along East Barrett, because there is no curb and gutter there and he believes there is insufficient space on the lot to install a safe sidewalk. Also, Mr. Steadwell is requesting an exception to allow for crepe myrtles on Monroe Street to be counted as buffer bushes even though they are in the right of way. This project is located at the corner of East Barrett Street and Monroe Street.

II. PROJECT INFORMATION:

1. PARID: 00000357 PIN: 857707792859
2. Applicant & Owner: Charles Steadwell
150 Redgrass Lane
Carthage, NC 28327
3. Long-Range Plan Designation:
This future area of this land appears to be Downtown and/or Commercial per the adopted 2040 Land Use Plan.
4. Current Zoning:
The current zoning is B-2 "Central Business District Fringe." The B-2 district is primarily designed to provide roadside uses which will best accommodate the needs of the motoring public and of businesses demanding high volume traffic. This district includes the Central Business District fringe area.
5. Current Zoning:
The current zoning is R-10 (Residential).

Figure 1: Site Location outlined in red.



III. APPLICATION REVIEW:

When reviewing an application for conditional zoning, the Board of Commissioners shall consider and be guided by Article 5. Below is highlighted Section 100.42 and Section 100.44 as set forth in UDO:

Section 100.42 Types of Amendments:

Amendments may be to the text of the ordinance or take the form of map amendments, often known as rezoning. The Town of Carthage recognizes three types of amendments.

- 1. Text Amendments. This type of amendment is used when a party chooses to modify the actual text of the ordinance. This is a legislative decision by the Board of Commissioners.*
- 2. Map Amendments. This type of amendment is used when a party chooses to change a zoning district from one type to another. Often known as a straight rezoning, it recognizes that the change in district allows for all uses allowed within a given zoning district. It cannot be conditioned in any way. This is a legislative decision by the Board of Commissioners.*
- 3. Conditional Zoning. Conditional Zoning is an amendment process that is both a map amendment and a text amendment. It is a legislative decision by the Board of Commissioners, but it allows for the placement of conditions and/or limits on the approval.*

Section 100.44 (5) Amendment Procedure for Text Amendments and Map Amendments- Board of Commissioners:

The Board of Commissioners may choose to make their decision to approve or deny at the same meeting or a subsequent meeting. The Board shall first adopt a Resolution of Consistency with the adopted Land Use Plan and other long-range plans then the Board shall vote on the petition. The Resolution of Consistency may take one of three forms consistent with N.C.G.S 160D-604(d); 605(a); 701.

- 1. Approve the amendment and describe its consistency with the adopted Land Use Plan.*
- 2. Reject the zoning amendment and describe its inconsistency with the adopted Land Use Plan.*
- 3. Approve the amendment and deem it a modification of the adopted Land Use Plan. The Board shall describe why the action taken is reasonable and in the public interest. In certain circumstances, it may be beneficial for the Planning Board to convene with the Board of Commissioners during the public hearing prior to making their recommendation. Once the hearing is conducted, the Planning Board may then reconvene to make their recommendation the same day or at a subsequent Planning Board meeting for transmittal to the Board of Commissioners.*

C. Staff Comments:

Jennifer Hunt, Town Planner, has met with the applicant and their engineer at the Technical Review Committee (TRC) meeting on June 6, 2024. At the TRC meeting, sidewalks are required on both East Barrett Street and Monroe Street.

Per Unified Development Ordinance (UDO) Section 100.57 (10) it says, "Sidewalks for Existing Lots of Record: New construction on existing lots of record shall install sidewalks built to Town of Carthage standards when located on a block containing sidewalks or if located on a major or minor collector, or principal or minor arterial road in accordance with NCDOT's functional road classification."

East Barrett Street is a minor collector road which leads to Monroe Street a major collector. Due to this property being in the Downtown area, the Town of Carthage is doing its best to connect all areas of the community for people who walk and bike as well as drive. East Barrett Street requires a

sidewalk. However, the applicant is applying for conditional zoning, stating there is insufficient space. The applicant would like to request the conditions to maintain the buffer, landscaping and not build the sidewalk along East Barrett Street.

Also, at the TRC meeting, it was noted that this is a double frontage lot, therefore the minimum yard requirements for front yards apply along both street fronts. The front yard setback in the B-2 zoning district is 25 feet.

The applicant is also requesting the three crepe myrtles along Monroe Street be allowed to be counted as buffers even though they are within the right of way. Per Section 100.60 (2) it says, "Landscaping requirements are stated in terms of the width of the buffer yard and the number of plant units required per each one hundred (100) linear feet of buffer yard. The widths listed must be maintained along all street rights-of-way and along all property lines. The Lot Size (Less than 25,000 sq. ft.) requires a Buffer Yard Width of 4 feet and the number of plant units per 100 linear feet of the buffer yard is 4 shrubs or trees. The approximate linear feet along E Barrett Street is 400 feet, therefore 4 shrubs or trees which are not in the right of way. The approximate linear feet along Monroe Street are approximately 400 linear feet, therefore 4 shrubs or trees as well, which are not in the right of way.

I have advised the engineer that visibility at each intersection is very important per Section 100.57 (16). The one-way driveway proposed that spills onto East Barrett Street is important to provide visibility for drivers traveling along Monroe Street as well as those exiting the driveway. The people driving cars need to be able to see clearly those coming down East Barrett Street as well as the driveway of the proposed project.

Please view Attachment 1 for the site plan.

Please view Attachment 2 for the exhibits the applicant provided.

Please view Attachment 3 for the TRC Comments and the responses from the applicant.

All standards from Section 100.57 General and Dimensional standards shall apply to this project, except for the conditions mentioned below for the conditional zoning. The applicant is proposing a small car lot, with 17 spaces total, which is permitted use in the Town of Carthage of "Motor Vehicle Sales" in the B-2 zoning district.

The applicant is requesting the following conditions:

1. Our UDO recommends sidewalks on dual road frontage; however, the applicant is asking not to build a sidewalk on E Barrett Street.
2. Our UDO recommends no landscaping in the right of way; however, the applicant is asking to keep 16 crepe myrtles to be counted as a buffer even though they are in the right of way.

IV. PLANNING BOARD RECOMMENDATIONS:

- a. The Planning Board recommends approving the proposed conditional zoning request. All ayes.

V. ATTACHMENTS PROVIDED BY THE APPLICANT:

1. Attachment 1: Site Plan for 405 Monroe Street
2. Attachment 2: Exhibits
3. Attachment 3: TRC Comments and Responses from the Applicant

VI. BOARD OF COMMISSIONERS ACTION:

FIRST: Open and Conduct the Public Hearing. Ask for comments. Please have each person come forward to the podium and state their name and address.

The Board of Commissioners (BOC) shall conduct a public hearing regarding the petition per Article 5, Section 100.42 of the Town of Carthage Unified Development Ordinance (UDO).

SECOND: Close the Public Hearing!!! *** Once the public hearing is CLOSED, there are no more public comments allowed! You may discuss your comments with each other (the BOC) after the public hearing is closed, for comments, from the public.

THIRD: Adopt 1st motion- **LUP CONSISTENCY MOTION**

FOURTH: Adopt 2nd motion- **PETITION MOTION**

The Board of Commissioners shall set a date for public hearing of any petition for amendment per UDO Section 100.42 and 100.44. The Board of Commissioners shall conduct a public hearing regarding the petition. The Planning Board recommendation and Statement of Consistency shall be provided to the Board of Commissioners.

The Board shall first adopt a Resolution of Consistency with the adopted Land Use Plan and other long-range plans then the Board shall vote on the petition **(two motions required)**. The Resolution of Consistency may take one of three forms consistent with N.C.G.S 160D-604(d); 605(a); 701.

LUP CONSISTENCY MOTION (1st Required Motion)

I move to:

OPTION 1

Approve the conditional zoning and describe its consistency with the adopted Land Use Plan.

or

OPTION 2

Reject the conditional zoning and describe its inconsistency with the adopted Land Use Plan

or

OPTION 3

Approve the conditional zoning and deem it a modification of the adopted Land Use Plan. The Board believes this action taken is reasonable and in the public interest because.....

VII. PETITION MOTION (2ND Required Motion)

And, therefore, I move to:

OPTION 1

Approve CZ-06-24 as written and presented.

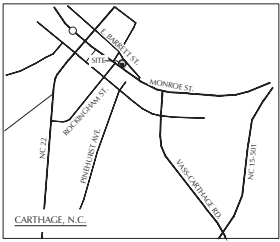
or

OPTION 2

Approve CZ-06-24 conditionally with the following modifications.....

OPTION 3

Deny CZ-06-24 for the following reasons.....



VICINITY MAP (NTS)

SITE NOTES

- ◆ INSTALL CONCRETE PER TOWN OF CARTHAGE STANDARDS. ALL CONCRETE TO BE MINIMUM NCDOT CLASS B, 6" MIN THICKNESS. APPROXIMATELY 1,800 SF
- ◆ INSTALL GRAVEL PARKING AREAS. ALL GRAVEL TO BE MIN 6" AGGREGATE BASE COURSE TO NCDOT STANDARDS. PROOFROLL SUBGRADE AND SURFACE WITH WITNESS BY ENGINEER. APPROXIMATELY 9,300 SF
- ◆ INSTALL ADA PARKING AND SIGN (CDC DETAIL 1.1805)
- ◆ INSTALL ADA CONNECTION AT DRIVEWAY (CDC DETAIL SHEET)
- ◆ INSTALL 5' CONCRETE SIDEWALK (CDC DETAIL 1.2517)

ADDITIONAL NOTES

Parcel ID:00000357
 PIN:00707705859
 STEADWELL, CHARLES
 STEADWELL, CARMEN
 150 REDGRASS LANE
 CARTHAGE, NC 28327
 Deed Book:6107
 Deed Page:399
 LNK:307

21,900 sf / 0.50 acres
 B-2 Lot Standards
 Min Size 10,000 sf
 Front Setback=25'
 Side Setback=17'
 Rear Setback=15'
 Max height=20'
 Max BU=64'
 BUA=6,394 SF, 29%
 Motor vehicle sales is a permitted use

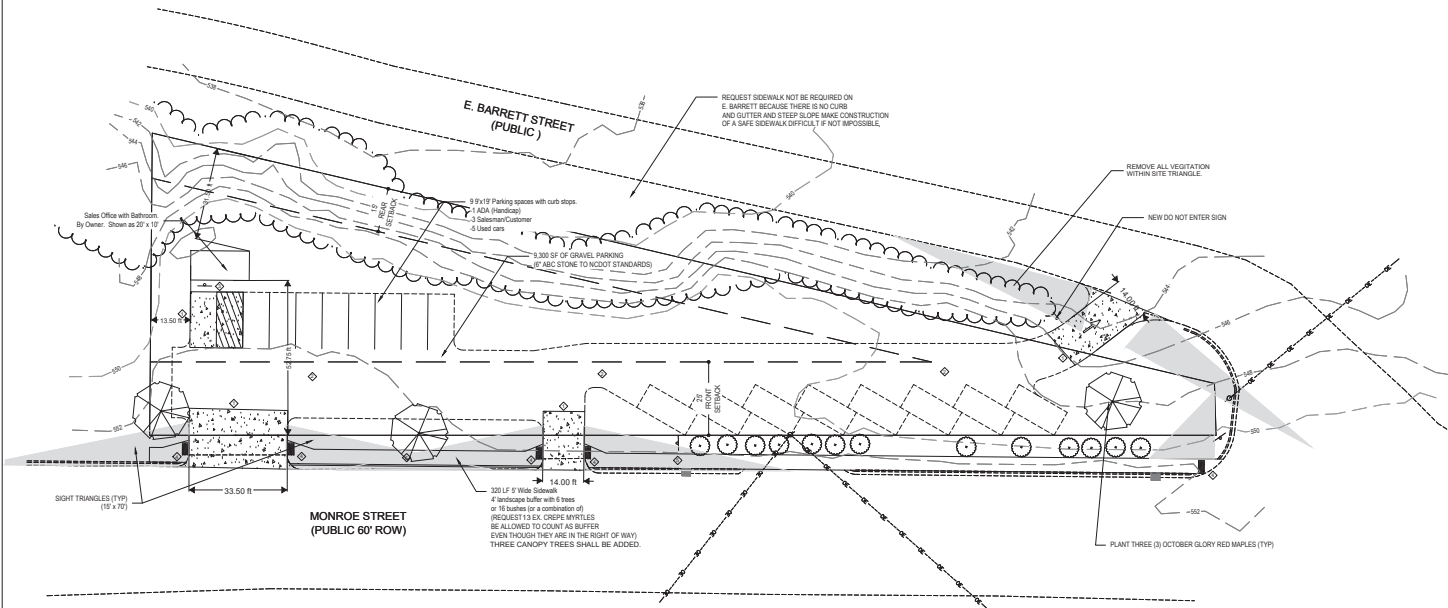
BOUNDARY AND TOPO FROM MOORE CO. GIS



NOTE: OWNER IS ASKING FOR TWO CONDITIONS FOR THIS CONDITIONAL ZONING:

1. RELIEF FROM SIDEWALK REQUIREMENT FOR EAST BARRETT BECAUSE THE EXISTING ROAD DOES NOT HAVE CURBS AND GUTTER OR DRAIN LINES. THE CURB IS NEEDED TO PROVIDE SAFE SEPARATION FROM FOR PEDESTRIANS FROM TRAFFIC. THE DRAIN LINES ARE NEEDED BECAUSE THE ROAD CURRENTLY DRAINS TO THE ROADSIDE DITCH AND A SIDEWALK WOULD BLOCK THIS UNLESS CURB INLETS AND PIPE WERE INSTALLED. THERE ARE ALSO TELEPHONE LINES AND STRUCTURES IN CLOSE PROXIMITY TO THE ROAD. THESE ISSUES WILL MAKE IT DIFFICULT TO CONSTRUCT SIDEWALKS ALONG BENNETT UNLESS MAJOR IMPROVEMENTS ARE MADE TO THE EXISTING ROAD.

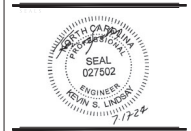
2. RELIEF FROM REQUIREMENT THAT LANDSCAPE SCREENING IN FRONT BE PLACED OUTSIDE THE RIGHT OF WAY. THERE ARE SEVERAL EXISTING CREPE MYRTLES THAT ARE BETWEEN THE RIGHT OF WAY AND WHERE THE PROPOSED SIDEWALK ON MONROE STREET WOULD BE BUILT. OWNER WOULD LIKE TO KEEP THESE ATTRACTIVE BUSHES.



Plant List Reference Table						
Classification	Key	Common Name	Botanical Name	Quantity	Type / Size	Notes
Canopy Trees		October Glory Red Maple	Acer rubrum 'October Glory'	3	3' cal.; 8' H. minimum.	Healthy, Well Branched, Full Foliage
TOTAL CANOPY TREES				3		



Landscape Architecture Fayetteville, NC
 Civil Engineering Southern Pines, NC
 230C.W. Perry Avenue, Southern Pines, NC 28387
 Voice: 910.725.1107
 www.crawforddesign.com



Rev	Issued by	Description

CHARLES STEADWELL
 MOTOR VEHICLE SALES
 CARTHAGE, NC

SITE LAYOUT PLAN



Know what's below.
 Call before you dig.

Project Manager: KSL
 CSD Technicians: BJS
 Reviewed / Approved By: _____
 Project Number: _____

Full Scale: Horiz: 1" = 50'
 Half Scale: Horiz: 1" = 40'

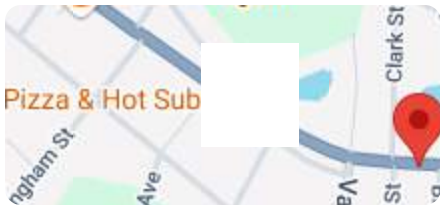
06/18/2024
C2.0



Carthage, North Carolina
Google Street View
Jul 2024 [See more dates](#)



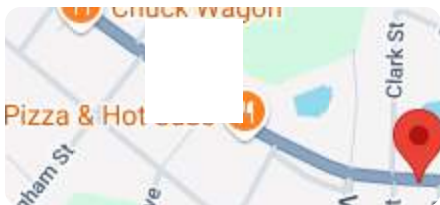
Image capture: Jul 2024 © 2024 Google





Carthage, North Carolina
Google Street View
Jul 2024 [See more dates](#)

Image capture: Jul 2024 © 2024 Google



This is the view from the western property line on Monroe.
Note: Crepe Myrtles we are asking to use as a buffer even though they are in right of way.



Carthage, North Carolina
Google Street View
Jun 2024 [See more dates](#)



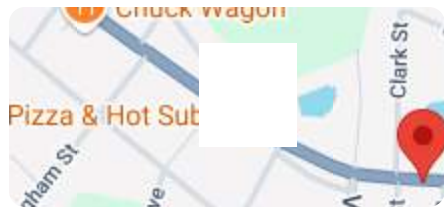
Image capture: Jun 2024 © 2024 Google



Existing sidewalk west of proposed project on Monroe St.



Carthage, North Carolina
Google Street View
Feb 2024 [See more dates](#)



Adding sidewalk to E. Barrett will be difficult:

- No curb and gutter exists to safely separate traffic from pedestrians.
- A minimum of 7.5 feet would be needed for NCDOT standard curb and gutter and 5' sidewalk.
- Due to drainage issues, would also have to install storm drains (curb inlets and pipes) along E. Barrett

Image capture: Feb 2024 © 2024 Google



Image capture: Feb 2024 © 2024 Google



Note road drains to swales. Would have to place sidewalk in back of swale (which would provide separation from traffic) or install curb and gutter and storm drain.



TRC Comments

Project: 405 Monroe Street

Applicant- Charles Steadwell

6/6/2024

9:30 AM, in person at Town Hall

Planning:

1. The office building must be permanent and connect with sewer and water, we do not allow temporary buildings, unless you request a special use permit with the Board of Commissioners. [Intent is for building to be permanent with public water and sewer.w](#)
2. You will need a sidewalk, per Section 100.57 on E Barrett Street since you have dual road frontage.
[Request relief from sidewalk on E Barrett due to lack of curb and gutter and steep grades.](#)
3. There shall be no landscaping in the sight triangle 3-7 feet.
[Plans updated.](#)
4. There is a side setback of 15' per Note #2 in the Table of Dimensional Standards and a corner setback of 15', please label accordingly.
[The only side set back is on the southeast corner/intersection. It doesn't show because the intersection of teh front and back setbacks is more than 15 feet away from the corner. We listed the setback in the notes.](#)
5. The use is "Motor Vehicle Sales" not "Auto Sales", please label accordingly.
[Change made.](#)
6. You will need to fill out a sign permit for your business if you would like one and adhere to Section 100.59. You are in Zone B-2.
[Noted](#)
7. Your landscaping, per Section 100.60 (2.) Landscaping Requirements A. Landscaping requirements are stated in terms of the width of the buffer yard and the number of plant units required per each one hundred (100) feet of buffer yard. The widths listed must be maintained along all street rights-of-way and along all property lines. 157 Lot Size Buffer Yard Width # of Plant Units per 100 Linear Ft of Buffer Yard Less than 25,000 SF, 4 yard buffer width, 4 shrubs or trees per 100 linear feet or buffer yard.
 - a. Please label where your 4' buffer yard is going. It cannot be in the street ROW or on the sidewalk. You currently have it labeled where the sidewalk is on Monroe Street.
[We have requested to place it partially in the ROW due to location of existing crepe myrtles.](#)
 - b. Trees or shrubs may be spaced no more than fifty (50) feet apart. 2. One large tree shall be planted for every fifteen (15) parking spaces. [We have added 3 canopy trees to the plan](#)
 - c. Sec. 100.60 (G.) Shopping Centers, Condominium/Townhouse, Multifamily Group, and Planned Unit Developments. **Buffer yards are required only along exterior property lines of the project; however, buffer yards are required along all property lines of out parcels that have direct access onto a public street.**
[Existing vegetation meets most of the requirements. 3 canopy trees have been added.](#)

i. You currently have landscaping along E. Barrett so when you place the sidewalk there along the property lines, then you may use the existing landscaping and not need to add anymore. [Noted](#)

8. You will need to show where you are placing your outdoor lighting, and what type of lighting per Section 100.61, that shows the measurement per lumens along the property lines.

[Lighting plan is still to be determined.](#)

9. Per 100.62 (B.) Structures located within the B-2, TBD, R-HD and Historical districts shall be constructed of masonry, stone, stucco or frame materials, including aluminum, vinyl or Masonite siding, with the exception of mobile homes on an individual lot in the RA-40 zoning district. Metal buildings may be constructed if covered completely along the front and all sides with brick veneer or stucco materials. Uncovered metal may be used on the rear of a building if completely screened from view from any adjacent public or private street.

[Noted.](#)

10. What is the measurement of the width of your driveway?

[Existing 33.5', Existing 14', and Existing on E. Barrett to be widened to 14'](#)

Public Works & Fire:

Water- No Comments

Sewer- No Comments

Streets- You will need to our concrete and asphalt apron standards on the driveways.
[We have showed 20' of concrete.](#)

Storm water- It looks like the parking will be 8" ABC stone. Will this meet our impervious surface guidelines. [Mostly ABC except at entrances where concrete is required.](#)

Fire- No Comments



Town of Carthage

Land Use Plan Consistency Statement

FOR THE CONDITIONAL ZONING AT 405 MONROE STREET (PARCEL ID #00000357)
FROM B-2 TO B-2 CZ

WHEREAS, amendments to the Town of Carthage Unified Development Ordinance have been proposed, which amendments are identified as follows:

NOW THEREFORE, the Board of Commissioners of the Town of Carthage resolves as follows:

Section 1. The Board of Commissioners concludes that the above-described amendment(s) are consistent with the Town of Carthage 2040 Land Use Plan, as amended based on the following:

- Goal 1: Preserve and celebrated small-town community roots.
- Goal 2: Coordinated, intentional, and well-planned growth and development.
- Goal 3: Protection of open space and critical natural features.
- Goal 11: Regulations that are consistent with the Town’s vision.

The applicant and owner, Charles Steadwell of 405 Monroe Street, parcel 00000357, would like to propose a small car lot. Mr. Steadwell is requesting to not construct a sidewalk on East Barrett Street due to topography of the parcel and to keep the current landscaping.

Section 2. Please state the Planning Board’s reasonings/findings for the approval or disapproval of this consistency statement based on the above selected goals.

The foregoing Land Use Consistency Statement, having been submitted to a vote, received the following vote and was duly adopted and ordained this 18th day of November 2024.

Ayes: _____
 Nays: _____
 Absent/Excused: _____

Jimmy Chalfinch, Mayor

Attest:

Kimberly Gibson, Town Clerk



Town of Carthage

Ordinance No. ORD.24.17

Amending the Town of Carthage Official Zoning Map and Text for Parcel (PARID) 00000357, approximately 0.5 acres located at address 405 Monroe Street, was presented with the Conditional Zoning request (CZ-06-24) from B-2 (Central Business District Fringe) to B-2-CZ (Central Business District Fringe Conditional Zoning) as It Pertains to the Unified Development Ordinance in Section 100.42 "Types of Amendments" and Section 100.44 (5) "Amendment Procedure for Text Amendments and Map Amendments - Board of Commissioners"

WHEREAS, the Board of Commissioners of the Town of Carthage adopted Zoning Ordinance is for the purpose of regulating planning and development in the Town of Carthage and the extraterritorial area over which it has jurisdiction; and

WHEREAS, said Ordinance may be amended as circumstances of the community and property change; and

WHEREAS, the Town of Carthage represented by Planning Staff requested to update the zoning ordinance map and text for Section 100.42 "Types of Amendments" and Section 100.44 (5) "Amendment Procedure for Text Amendments and Map Amendments- Board of Commissioners"; and

WHEREAS, the zoning ordinance text and map amendment request was duly advertised for an open meeting before the Town of Carthage Planning Board at 6:00pm on Thursday, October 03, 2024, and after consideration the Planning Board recommended approval of the zoning ordinance map and text amendment; and

WHEREAS, a public hearing was held at a regular meeting of the Town of Carthage Board of Commissioners on Monday, November 18, 2024, at 6:30 pm in the McDonald Building, 207 McReynolds Street, after due notice in The Pilot, a newspaper in Southern Pines, North Carolina, with general circulation in the Town of Carthage, and its extraterritorial jurisdiction.

WHEREAS, the Board of Commissioners have reviewed this zoning map and text amendment with consistency with the 2040 Town of Carthage Land Use Plan; and

WHEREAS, the Board of Commissioners, after considering all of the facts and circumstances surrounding the zoning ordinance map and text amendment, have determined that it is in the best interest of the Town of Carthage that the Zoning Ordinance map and text be amended.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN OF CARTHAGE BOARD OF COMMISSIONERS THAT:

The Zoning Map of the Town of Carthage is hereby amended by rezoning 0.5 acres at Parcel 00000357, address 405 Monroe Street rezoned from B-2 (Central Business District Fringe) to B-2-CZ (Central Business District Fringe Conditional Zoning) with the conditions below:

1. The applicant does not have to build a sidewalk on E Barrett Street.
2. The applicant is able to keep 16 crepe myrtles, to be counted as a buffer, even though they are in the right of way.

The foregoing resolution, having been submitted to a vote, received the following vote and was duly adopted and ordained this 18th day of November 2024.

Ayes: _____
Nays: _____
Absent/Excused: _____

Jimmy Chalflinch, Mayor

Attest:

Kimberly Gibson, Town Clerk



MEMORANDUM

Date: November 18, 2024

To: The Board of Commissioners

From: Jennifer Hunt, Town Planner

Subject: CZ-07-24: Conditional Zoning Request for “Ouida Food Truck Park” located at 310 Monroe Street and 310 Monroe Street Unit A, approximately 1.23 acres, PARID 20120232 and 00002645; Zone CBD to CBD-CZ; Petitioner: Ouida Newell

I. SUMMARY OF APPLICATION REQUEST:

The applicant and owner, Ouida Newell, on behalf of herself submitted a commercial site plan to develop a food truck park. She is requesting conditional zoning, to allow for 4 food trucks on her commercial properties which is shown on the attached commercial site plan, Attachment 1. Her properties are located at 310 Monroe Street and 310 Monroe Street Unit A. The parcels are 20120232 and 00002645, located on the corner of Monroe Street and Rockingham Street in the Central Business District (CBD).

She would like to create “Ouida Food Truck Park” which consists of four food trucks, 7 picnic tables and 43 parking spaces. Per our current UDO, there is one mobile food truck permitted per parcel. She would like to have four food trucks, only on 310 Monroe Street, parcel 00002645. She would like to create a pleasant outdoor environment for food and entertainment, similar to the mobile food truck park in Southern Pines, NC. She has worked with meeting to town UDO standards and submitted her site plan for review.

In addition, she would like to request the condition to utilize her home located at 310 Monroe Street Unit A for an open bar area. She would like to request two to three 2 feet by 3 feet ground mounted signs for one-way directions for entrance and exit only signage as well as parking. This was verbally discussed at the Planning Board meeting on November 7, 2024.

II. PROJECT INFORMATION:

1. PARID: 00002645 & 20120232 (PIN: 857800606029 & 857800605126)
2. Applicant/Owner: Ouida Newell
PO Box 1055
Carthage, NC 28327
3. Long-Range Plan Designation:
This future area of this land appears to be Downtown per the adopted 2040 Land Use Plan.
4. Current Zoning:
The current zoning is CBD (Central Business District).

Figure 1: Site Location outlined in red.



III. APPLICATION REVIEW:

When reviewing an application for conditional zoning, the Board of Commissioners shall consider and be guided by Article 5. Below is highlighted Section 100.42 and Section 100.44 as set forth in UDO:

Section 100.42 Types of Amendments:

Amendments may be to the text of the ordinance or take the form of map amendments, often known as rezoning. The Town of Carthage recognizes three types of amendments.

- 1. Text Amendments. This type of amendment is used when a party chooses to modify the actual text of the ordinance. This is a legislative decision by the Board of Commissioners.*
- 2. Map Amendments. This type of amendment is used when a party chooses to change a zoning district from one type to another. Often known as a straight rezoning, it recognizes that the change in district allows for all uses allowed within a given zoning district. It cannot be conditioned in any way. This is a legislative decision by the Board of Commissioners.*
- 3. Conditional Zoning. Conditional Zoning is an amendment process that is both a map amendment and a text amendment. It is a legislative decision by the Board of Commissioners, but it allows for the placement of conditions and/or limits on the approval.*

Section 100.44 (5) Amendment Procedure for Text Amendments and Map Amendments- Board of Commissioners:

The Board of Commissioners may choose to make their decision to approve or deny at the same meeting or a subsequent meeting. The Board shall first adopt a Resolution of Consistency with the adopted Land Use Plan and other long-range plans then the Board shall vote on the petition. The Resolution of Consistency may take one of three forms consistent with N.C.G.S 160D-604(d); 605(a); 701.

- 1. Approve the amendment and describe its consistency with the adopted Land Use Plan.*
- 2. Reject the zoning amendment and describe its inconsistency with the adopted Land Use Plan.*
- 3. Approve the amendment and deem it a modification of the adopted Land Use Plan. The Board shall describe why the action taken is reasonable and in the public interest. In certain circumstances, it may be beneficial for the Planning Board to convene with the Board of Commissioners during the public hearing prior to making their recommendation. Once the hearing is conducted, the Planning Board may then reconvene to make their recommendation the same day or at a subsequent Planning Board meeting for transmittal to the Board of Commissioners.*

C. Staff Comments:

One mobile food vendor is permitted per parcel per UDO Section 100.56A* Special Requirements 39. Ouida would like to have four mobile food vendors on her parcel located at 00002645. She would like to utilize both parcels to provide parking and outdoor seating.

Here are her conditional zoning requests:

1. Keep the parking area gravel.
2. Four mobile food vendors on parcel 00002645, 310 Monroe Street.
3. Utilize both parcels referenced to provide for outdoor seating, parking and the mobile food vendor trucks.
4. Operate until 10pm in the summertime and 9pm in all other seasons.
5. Utilize the home located at 310 Monroe Street Unit A for an open space bar area.
6. Have 3 ground mounted signs (2ft x 3ft) for one way entrance only, exit only and parking sign.

IV. PLANNING BOARD RECOMMENDATIONS:

a. The Planning Board recommends approving the proposed conditional zoning request. All ayes.

V. ATTACHMENTS PROVIDED BY THE APPLICANT:

1. Attachment 1: Site Plan Ouida Food Truck Park

VI. BOARD OF COMMISSIONERS ACTION:

FIRST: Open and Conduct the Public Hearing. Ask for comments. Please have each person come forward to the podium and state their name and address.

The Board of Commissioners (BOC) shall conduct a public hearing regarding the petition per Article 5, Section 100.42 of the Town of Carthage Unified Development Ordinance (UDO).

SECOND: Close the Public Hearing!!! *** Once the public hearing is CLOSED, there are no more public comments allowed! You may discuss your comments with each other (the BOC) after the public hearing is closed, for comments, from the public.

THIRD: Adopt 1st motion- **LUP CONSISTENCY MOTION**

FOURTH: Adopt 2nd motion- **PETITION MOTION**

The Board of Commissioners shall set a date for public hearing of any petition for amendment per UDO Section 100.42 and 100.44. The Board of Commissioners shall conduct a public hearing regarding the petition. The Planning Board recommendation and Statement of Consistency shall be provided to the Board of Commissioners.

The Board shall first adopt a Resolution of Consistency with the adopted Land Use Plan and other long-range plans then the Board shall vote on the petition (**two motions required**). The Resolution of Consistency may take one of three forms consistent with N.C.G.S 160D-604(d); 605(a); 701.

LUP CONSISTENCY MOTION (1st Required Motion)

I move to:

OPTION 1

Approve the conditional zoning and describe its consistency with the adopted Land Use Plan.

or

OPTION 2

Reject the conditional zoning and describe its inconsistency with the adopted Land Use Plan

or

OPTION 3

Approve the conditional zoning and deem it a modification of the adopted Land Use Plan. The Board believes this action taken is reasonable and in the public interest because.....

VII. PETITION MOTION (2ND Required Motion)

And, therefore, I move to:

OPTION 1

Approve CZ-07-24 as written and presented.

or

OPTION 2

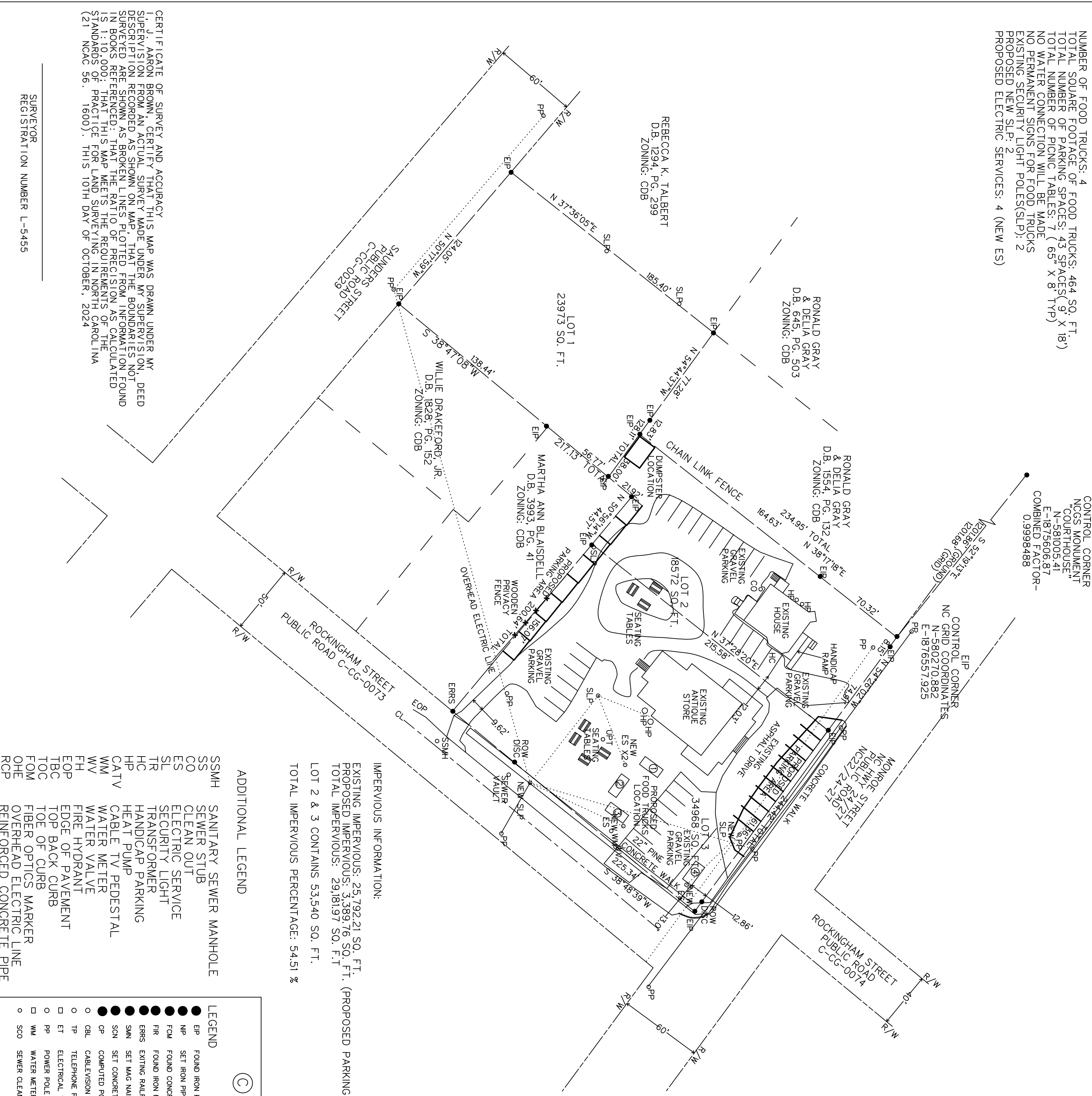
Approve CZ-07-24 conditionally with the following modifications.....

OPTION 3

Deny CZ-07-24 for the following reasons.....

FOOD TRUCKS INFORMATION:

NUMBER OF FOOD TRUCKS: 4
 TOTAL SQUARE FOOTAGE OF FOOD TRUCKS: 464 SQ. FT.
 TOTAL NUMBER OF PARKING SPACES: 43 SPACES (9' X 18')
 TOTAL NUMBER OF PICNIC TABLES: 7 (65" X 8' TYP)
 NO WATER CONNECTION WILL BE MADE
 NO PERMANENT SIGNS FOR FOOD TRUCKS
 EXISTING SECURITY LIGHT POLES(SLP): 2
 PROPOSED NEW SLP: 2
 PROPOSED ELECTRIC SERVICES: 4 (NEW ES)



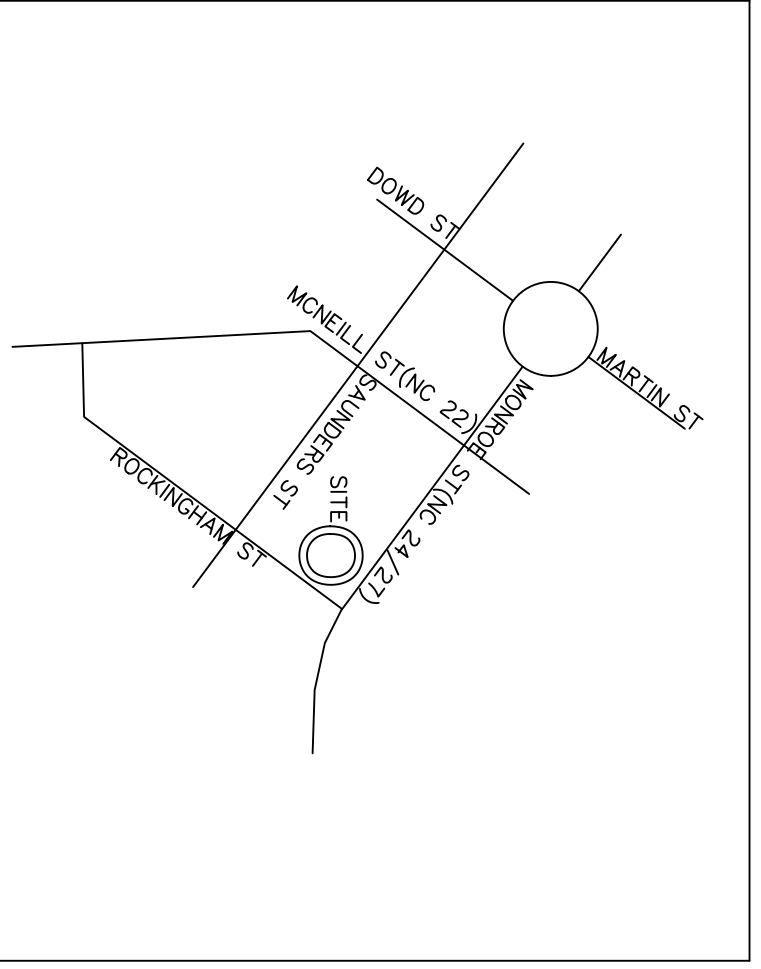
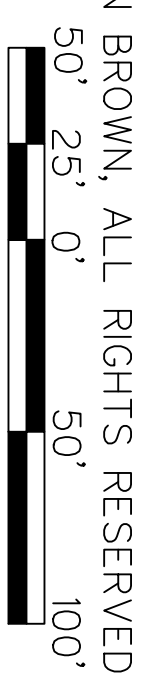
ADDITIONAL LEGEND

- S5MH SANITARY SEWER MANHOLE
- SS SEWER STUB
- CO CLEAN OUT
- ES ELECTRIC SERVICE
- SL SECURITY LIGHT
- TR TRANSFORMER
- HC HANDICAP PARKING
- HP HEAT PUMP
- CATV CABLE TV PEDESTAL
- WM WATER METER
- WW WATER VALVE
- FH FIRE HYDRANT
- EOP EDGE OF PAVEMENT
- TBC TOP BACK CURB
- TOC TOE OF CURB
- FOM FIBER OPTICS MARKER
- OHE OVERHEAD ELECTRIC LINE
- RCP REINFORCED CONCRETE PIPE

LEGEND

- EIP FOUND IRON PIPE
- NIP SET IRON PIPE
- FCM FOUND CONCRETE MONUMENT
- FIR FOUND IRON ROD
- ERS EXISTING RAILROAD SPIKE
- SMM SET MAG NAIL
- SNN SET CONCRETE NAIL
- CP COMPUTED POINT
- CBL CABLEVISION EQUIPMENT
- TP TELEPHONE PEDESTAL
- ET ELECTRICAL TRANSFORMER
- PP POWER POLE
- WM WATER METER
- SDO SEWER CLEANOUT

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PLOT PLAN FOR:
LOTS 2 & 3

CARTHAGE TWP., MOORE CO., N.C.
 OWNER: OUIDA S. NEWELL (LE)
 DEED REFERENCE: D.B. 5907, PG. 346
 TAX PIN NUMBER: 857800606029
 PARCEL ID: 00002645
 TAX PIN NUMBER: 857800605126
 PARCEL ID: 20120232
 MAP REFERENCE: D.B. 15, PG. 722

NOTE:

LOT 2 AND LOT 3 CONTAINS: 53,540 SQ. FT. TOTAL
 AREA BY COORDINATE METHOD
 PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA (ZONE) ACCORDING TO MAP NUMBER 571080500J OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY. EFFECTIVE DATE: OCTOBER 17, 2006.
 PROPERTY IS ZONED CBD
 SETBACKS:
 FRONT: 12'
 SIDE: 12'
 STREET CORNER: 12'
 REAR: 12'

THIS PLOT PLAN WAS REDRAWN FROM A SURVEY DONE BY CENTRAL CAROLINA SURVEYORS, PA RECORDED 08/06/12 MOORE COUNTY REGISTRY.
 SURVEY IS SUBJECT TO ANY DECLARATION OF RESTRICTIONS, CONDITIONS, EASEMENTS, COVENANTS, AGREEMENTS, LIENS, AND CHARGES OF RECORD.
 THIS PROPERTY IS SERVED BY AN INDIVIDUAL WATER SUPPLY SYSTEM AND AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM.
 THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF AN ATTORNEY'S TITLE SEARCH WHICH COULD DISCLOSE ZONING, RESTRICTIVE COVENANTS, EASEMENTS NOT VISIBLE TO SURVEYOR, BUILDING SETBACKS, OR OTHER INFORMATION WHICH COULD AFFECT PROPERTY.
 LOCATION OF UNDERGROUND UTILITIES IF SHOWN, ARE BASED ON VISIBLE EVIDENCE AND DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND UTILITIES AND STRUCTURES MAY VARY FROM SHOWN LOCATIONS. ADDITIONAL UTILITIES MAY EXIST. LOCAL UTILITY COMPANIES SHOULD BE CONTACTED FOR FURTHER INFORMATION ON UTILITIES AFFECTING PROPERTY.

CERTIFICATE OF SURVEY AND ACCURACY
 I, J. AARON BROWN, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION. DEED DESCRIPTIONS RECORDED AS SHOWN ON THIS MAP AND THE INFORMATION FOUND IN BOOKS REFERENCED, THAT THE RATIO OF PRECISION AS CALCULATED IS 1:110,000. THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600). THIS 10TH DAY OF OCTOBER, 2024

SURVEYOR
 REGISTRATION NUMBER L-5455

SURVEY FOR:
 PRISSY NEWELL
 310 MONROE ST.
 CARTHAGE, NC 28327

DATE: 10/07/24
 FILE NO.: 7024
 SCALE: 1" = 50'

BROWN SURVEYORS, PLLC
 P.O. BOX 307
 WEST END, NC, 27376
 (910) 673-1446
 aar@brownsurveyorspllc.com
 FIRM LICENSE: P-2552



Town of Carthage

Land Use Plan Consistency Statement

CONDITIONAL ZONING REQUEST FOR 310 MONROE STREET (PID #201120232 AND PID #00002645)
FROM CCBD TO CBD-CZ

WHEREAS, amendments to the Town of Carthage Unified Development Ordinance have been proposed, which amendments are identified as follows:

NOW THEREFORE, the Planning Board of the Town of Carthage resolves as follows:

Section 1. The Planning Board concludes that the above-described amendment(s) **are/are not** consistent with the Town of Carthage 2040 Land Use Plan, as amended based on the following:

- Goal 1: Preserve and celebrated small-town community roots.**
- Goal 2: Coordinated, intentional, and well-planned growth and development.**
- Goal 3: Protection of open space and critical natural features.**
- Goal 4: Ample employment opportunities and support for business development.**
- Goal 5: Vibrant commercial areas that provide a variety of goods, services, entertainment options, and amenities.**
- Goal 6: A well-connected multi-modal transportation system.**
- Goal 7: High-quality parks and recreational facilities that are accessible to all.**
- Goal 8: Protected and preserve historic and cultural resources.**
- Goal 9: Adequate supply and high quality of housing.**
- Goal 10: Informed, engaged, and active residents that represent a variety of neighborhoods and citizen groups.**
- Goal 11: Regulations that are consistent with the Town’s vision.**
- Goal 12: Cultural, educational, recreational, and other amenities that contribute to the quality of life of Carthage’s citizens.**

The applicant and owner, Ouida Newell, on behalf of herself submitted a commercial site plan to develop a food truck park. She is requesting conditional zoning to allow for 4 food trucks, 7 picnic tables and 43 parking spaces on her commercial properties. Current UDO standards only allow for one food truck per parcel.

Section 2. Please state the Planning Board’s reasonings/findings for the approval or disapproval of this consistency statement based on the above selected goals.

Section 2. The Planning Board concludes that the above-described amendment(s) **are/are not** reasonable and in the public interest as they **do/do not** fulfill a direct objective of the Land Use Plan.

The foregoing consistency plan, having been submitted to a vote, received the following vote and was duly adopted and ordained this 18th day of November 2024.

Ayes: _____
Nays: _____
Absent/Excused: _____

Jimmy Chalflinch, Mayor

Attest:

Kimberly Gibson, Town Clerk



Town of Carthage

Ordinance No. ORD.

Amending the Town of Carthage Official Zoning Map and Text for Parcel (PARID) 20120232 and 00002645, approximately 1.23 acres located at address 310 Monroe Street and 310 Monroe Street Unit A, was presented with the Conditional Zoning request (CZ-07-24) from CBD (Central Business District) to CBD-CZ (Central Business District Conditional Zoning) as It Pertains to the Unified Development Ordinance in Section 100.42 "Types of Amendments" and Section 100.44 (5) "Amendment Procedure for Text Amendments and Map Amendments - Board of Commissioners"

WHEREAS, the Board of Commissioners of the Town of Carthage adopted Zoning Ordinance is for the purpose of regulating planning and development in the Town of Carthage and the extraterritorial area over which it has jurisdiction; and

WHEREAS, said Ordinance may be amended as circumstances of the community and property change; and

WHEREAS, the Town of Carthage represented by Planning Staff requested to update the zoning ordinance map and text for Section 100.42 "Types of Amendments" and Section 100.44 (5) "Amendment Procedure for Text Amendments and Map Amendments- Board of Commissioners"; and

WHEREAS, the zoning ordinance text and map amendment request was duly advertised for an open meeting before the Town of Carthage Planning Board at 6:00pm on Thursday, November 07, 2024, and after consideration the Planning Board recommended approval of the zoning ordinance map and text amendment; and

WHEREAS, a public hearing was held at a regular meeting of the Town of Carthage Board of Commissioners on Monday, November 18, 2024, at 6:30 pm in the McDonald Building, 207 McReynolds Street, after due notice in The Pilot, a newspaper in Southern Pines, North Carolina, with general circulation in the Town of Carthage, and its extraterritorial jurisdiction.

WHEREAS, the Board of Commissioners have reviewed this zoning map and text amendment with consistency with the 2040 Town of Carthage Land Use Plan; and

WHEREAS, the Board of Commissioners, after considering all of the facts and circumstances surrounding the zoning ordinance map and text amendment, have determined that it is in the best interest of the Town of Carthage that the Zoning Ordinance map and text be amended.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN OF CARTHAGE BOARD OF COMMISSIONERS THAT:

The Zoning Map of the Town of Carthage is hereby amended by rezoning approximately 1.23 acres at Parcel 20120232 and 00002645, address 310 Monroe Street and 310 Monroe Street Unit A rezoned from CBD (Central Business District) to CBD-CZ (Central Business District Conditional Zoning) with the conditions below:

1. Keep the parking area gravel.
2. Four mobile food vendors on parcel 00002645, 310 Monroe Street.
3. Utilize both parcels referenced to provide for outdoor seating, parking and the mobile food vendor trucks.
4. Operate until 10pm in the summertime and 9pm in all other seasons.
5. Utilize the home located at 310 Monroe Street Unit A for an open bar area.
6. Have 3 ground mounted signs (2ft x 3ft) for one way entrance only, exit only and parking sign.

Ordained this 18th day of November 2024

ATTEST:

Jimmy Chalfinch, Mayor

Kimberly Gibson, Town Clerk



MEMORANDUM

Date: November 14, 2024
To: The Board of Commissioners
From: Kim Gibson, Town Clerk
Subject: REQUEST FOR REPLACEMENT OF MARKER AT CROSS HILL CEMETERY

At the regular meeting held September 16th, Mrs. Helen McDonald and her sister, Jane Ritter requested the Town of Carthage pay to replace their family headstone that they claim was damaged by the maintenance equipment during the mowing of the cemetery.

At that time, Town Manager Emily Yopp and Town Clerk, Kim Gibson addressed the Board with the issue of the requirement of flat headstones and the desire of many citizens to have the upright headstones allowed in the new area of the cemetery. Mrs. McDonald also expressed her desire to have an upright family headstone.

The Board requested that Mrs. McDonald get a quote for an upright stone and bring it back to the Board for consideration of at least a partial reimbursement of the stone. Mrs. McDonald has provided that quote for the Board's review and consideration.

SUGGESTED MOTION(S)

OPTION 1

I make a motion to approve the placement of an upright headstone in the 2006 addition of the Cross Hill Cemetery, with the Town contributing _____% of the cost of the quoted price as received presented and presented by Mrs. McDonald from Chatham Monument Company.

OPTION 2

I make a motion to approve the placement of an upright headstone in the 2006 addition of the Cross Hill Cemetery, with the Town contributing _____% of the cost of the quoted price as received presented and presented by Mrs. McDonald from Chatham Monument Company with the following changes:

OPTION 3

I make a motion to disapprove this the requested replacement of the headstone for the following reasons:

CHATHAM
MONUMENT CO., INC.
 227 North Second Avenue
 Siler City, North Carolina 27344
 Phone (919) 663-3120
 Toll Free (888) 799-0365
 www.chathammonument.com

Date 10/3/2024 No. _____
 In Agreement with Helen McDonald
 Street _____ Phone _____
 City _____ State _____ Zip _____
 EMAIL: _____

CEMETERY _____ CITY AND STATE _____
 OP ABLET _____ FINISH _____ BASE _____ MARKER SIZE _____

MATERIAL	DESIGN NO.	LOCATION IN LOT
----------	------------	-----------------

*Top Tablet: 3-6x0-6x2-2, Polish 2
 (42"x6"x26")*

*Base: 5-0x1-0x0-8
 (60"x12"x8")* *\$2,115⁰⁰ plus tax*

Price includes current names, dates & standard design & placing in cemetery.

PRICE SUMMARY	
MONUMENT	\$ _____
FAMILY NAME ON BACK	_____
ADDITIONAL DESIGN ON FRONT	_____
DESIGN ON BACK	_____
ADDITIONAL LETTERING	_____
MARKER	_____
OTHER	_____
GRANITE PAD	_____
APRON AROUND BASE	_____
VASE	_____
DEATH DATE	_____
CORNER POST	_____
FOOT STONE	_____
CLEANING	_____
CURBING	_____
PHOTOGRAPH	_____
TOTAL	\$ _____
_____ per cent N.C. SALES TAX	_____
TOTAL WITH TAX	\$ _____
PAID WITH ORDER	\$ _____
BALANCE	\$ _____

Company Policy is 1/2 down with order and balance due upon completion. Any unpaid balance over 30 days subject to 1 1/2% Finance Charge per month (18% per year) Minimum monthly handling fee of \$5.00

No sales tax is included in the price unless otherwise specified herein. **ONLY THE LETTERING HEREIN SPECIFIED IS INCLUDED IN THE AGREED PRICE.** This order is subject to any delay caused by any strike, lockout, fire or other condition beyond your control. There is no agreement regarding this order other than contained herein. **FUTURE DEATH DATES ARE NOT COVERED IN THIS ORDER.**

The said memorial is guaranteed by you against any defect in workmanship. The said memorial, with title thereto and right of possession hereof, shall remain your personal property until I have paid for it in full. In default of any payment hereunder I license you to repossess and remove the said memorial without guilt of trespass or other wrong, and authorize and empower you in my name and on my behalf, to apply to the management of said Cemetery or other premises for a permit for its removal and to take any other steps you deem necessary to expedient and further agree to save you harmless from and under any entry, repossession and removal; you may then retain said memorial or dispose of it at your own discretion without being answerable to me for it or for any proceeds herefrom.

In the event of any default hereunder, the undersigned purchaser agrees to pay all cost of collection, including reasonable Attorney's fees not to exceed fifteen per cent (15%) of the unpaid and outstanding balance at the time of default, if incurred.

ACCEPTED BY: _____

Signed _____
 YOU ARE VERIFYING ALL LETTERING AND DATES ARE CORRECT

DATE _____



MEMORANDUM

Date: November 13, 2024
 To: The Board of Commissioners
 From: Emily D. Yopp, Town Manager
 Subject: Request to Create a Limited-Service Position for Internship

In October of this year, I received an email from a young lady, Quinn Augustine, seeking internship opportunities with a local government. Ms. Augustine is a freshman at Sandhills Community College and is studying political science with hopes to one day become a political journalist. Ms. Augustine and I met a few weeks later and discussed her aspirations and skills to determine if an internship with the Town of Carthage would be a good fit. I was highly impressed with her knowledge and motivation to learn more about local government and her desire to seek understanding of government through political journalism.

Carthage last brought on an intern, Jamie Sandoval, in 2021 who later was offered full time employment with the Town as a Management Analyst. Mrs. Sandoval currently assists in writing policy, tracking General Statute changes that affect our ordinances and operations, participates in grant writing, is Clerk to the Planning Board, and alternates duties with Town Clerk Kim Gibson.

Given Ms. Augustine’s desire to work in the journalism field, I feel that Ms. Augustine could benefit the Town of Carthage by completing communications and meeting minutes tasks that would not only assist the staff by freeing up some of their time to focus on other areas but would also give her direct experience with the inner workings of local government and professional writing. Tasks would include:

- Taking Board of Commissioner’s meeting minutes.
- Creating and posting social media posts, public notices, meeting summaries and other citizen communications.
- Assist with content creation for the Carthaginian newsletter.
- Updating the town’s website with information about ongoing community projects.

Position Information:

Classification	Limited-Service Employee
Length of Employment	17 weeks
# Of Hours per Week	8 hours
Pay Rate	\$10.00 / hour
Anticipated Dates of Employment	January 6, 2025 – May 2, 2025

SUGGESTED MOTION(S)

The Board may alter any of the motions below or create their own motions.

OPTION 1

I make a motion to approve this request to create a limited-service position and to make an offer of limited employment to Ms. Quinn Augustine to serve as a communications intern with the Town of Carthage.

OPTION 2

I make a motion to disapprove this request for the following reasons...



MEMORANDUM

Date: November 18, 2024
To: The Board of Commissioners
From: Kesha Matthews, Finance Officer
Subject: ESTABLISH GRANT PROJECT ACCOUNT

The NC Department of Environmental Quality has awarded the Town grant funding for an Asset and Inventory Assessment Study of the Town of Carthage's Wastewater Collection System. We are asking to establish a project account to track expenses using these funds. The receipt and use of the funds will span more than one fiscal year and should be accounted for separately from our general wastewater operating funds.

SUGGESTED MOTION:

OPTION 1

I make a motion that the Town of Carthage establish a grant project account to manage the NCDEQ American Rescue Plan Act Grant funds.



Town of Carthage

Ordinance #ORD.24.23

CAPITAL PROJECT ORDINANCE WASTEWATER SYSTEM AIA (AIA-W-ARP-0232)

BE IT ORDAINED by the Board of Commissioners of the Town of Carthage, North Carolina, that pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following Capital Project Ordinance is hereby adopted:

Section 1: The Project authorized is an Asset and Inventory Assessment Study of the Town of Carthage’s Wastewater Collection System to be financed by North Carolina Department of Environmental Quality, Division of Water Infrastructure - American Rescue Plan Act (NCDEQ-DWI – ARPA) grant funding source.

Section 2: The officers of this unit are hereby directed to proceed with the capital project within the terms of the board resolution, loan documents and the budget contained herein.

Section 3: The following amounts are appropriated for the project:

Collection System Mapping Update	\$	50,000
Digital Mapping Implementation and Training	\$	10,000
Critical Asset Evaluation & Reporting	\$	35,000
I/I Evaluation & Flow Monitoring	\$	35,000
CCTV Inspection & Data Review	\$	15,000
Asset Inventory and Assessment	\$	15,000
System Development Fee Update	\$	5,000
O&M Report / Critical Assets	\$	10,000
Asset Management Plan / Capital Improvement Plan	\$	25,000
Total Appropriations	\$	200,000

Section 4: The following revenues are anticipated to be available to complete this project:

NCDEQ-DWI-ARPA Grant - (AIA-W-ARP-0232)	\$	200,000
Total Revenues	\$	200,000

Section 5: The Finance Officer is hereby directed to maintain within the capital project fund sufficient specific detailed accounting records to satisfy the requirements of the grantor agency, the grant agreements, and federal regulations.

Section 6: Funds may be advanced from the General Fund for the purpose of making payments as due. Reimbursement requests should be made to the grantor agency in an orderly and timely manner.

Section 7: The Finance Officer is directed to report, on a quarterly basis, on the financial status of each project element in Section 3 and on the total grant/loan revenues received or claimed.

Section 8: The budget officer is directed to include a detailed analysis of past and future costs and revenues on this capital project in every budget submission made to this board.

Section 9: Copies of this Capital Project Ordinance shall be furnished to the clerk to the Governing Board, and to the Budget Officer and the Finance Officer for direction in carrying out this project.

The foregoing ordinance, having been submitted to a vote, received the following vote and was duly adopted and ordained this 18th day of November 2024.

Ayes: _____
Nays: _____
Absent/Excused: _____

Jimmy Chalflinch, Mayor

Attest:

Kimberly Gibson, Town Clerk



MEMORANDUM

Date: November 14, 2024
To: The Board of Commissioners
From: Kim Gibson, Town Clerk
Subject: 2024 CALENDAR REVIEW AND ADOPTION

The Board is asked to review and adopt the Regular Meeting Schedule for the year 2025. Suggestions have been made to tentatively plan for the Budget Planning Sessions as well as the Budget Hearing. Any and all dates adopted may be changed at a later time with proper public notice.

SUGGESTED MOTION(S):

OPTION 1

I recommend that the 2025 Meeting Schedule be adopted as presented with no changes at this time.

OPTION 2

I recommend that the 2025 Meeting Schedule be adopted as presented with the following changes/additions/deletions:

2025 Calendar

January

Su	Mo	Tu	We	Th	Fr	Sa
29	30	31	1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	1

February

Su	Mo	Tu	We	Th	Fr	Sa
26	27	28	29	30	31	1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	1

March

Su	Mo	Tu	We	Th	Fr	Sa
23	24	25	26	27	28	1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31	1	2	3	4	5

April

Su	Mo	Tu	We	Th	Fr	Sa
30	31	1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	1	2	3

May

Su	Mo	Tu	We	Th	Fr	Sa
27	28	29	30	1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

June

Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	1	2	3	4	5

July

Su	Mo	Tu	We	Th	Fr	Sa
29	30	1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31	1	2

August

Su	Mo	Tu	We	Th	Fr	Sa
27	28	29	30	31	1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31	1	2	3	4	5	6

September

Su	Mo	Tu	We	Th	Fr	Sa
31	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	1	2	3	4

October

Su	Mo	Tu	We	Th	Fr	Sa
28	29	30	1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	1

November

Su	Mo	Tu	We	Th	Fr	Sa
26	27	28	29	30	31	1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	1	2	3	4	5	6

December

Su	Mo	Tu	We	Th	Fr	Sa
30	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31	1	2	3

Holidays

- 1 Jan. New Year's Day
- 20 Jan. Birthday of Martin Luther King, Jr.
- 20 Apr. Easter
- 26 May Memorial Day
- 4 July Independence Day
- 1 Sept. Labor Day
- 11 Nov. Veterans Day
- 27 Nov. Thanksgiving Day
- 25 Dec. Christmas

BOC MEETING

PROFESSIONAL DEVELOPMENT DAY

BUDGET RETREAT

BUDGET PRESENTATION / PUBLIC HEARING & ADOPTION

4TH of JULY PARADE

BUGGY FESTIVAL

2ND ANNUAL SOFTBALL GAME

CHRISTMAS PARADE



MEMORANDUM

Date: November 18, 2024

To: The Board of Commissioners

From: Jennifer Hunt, Town Planner

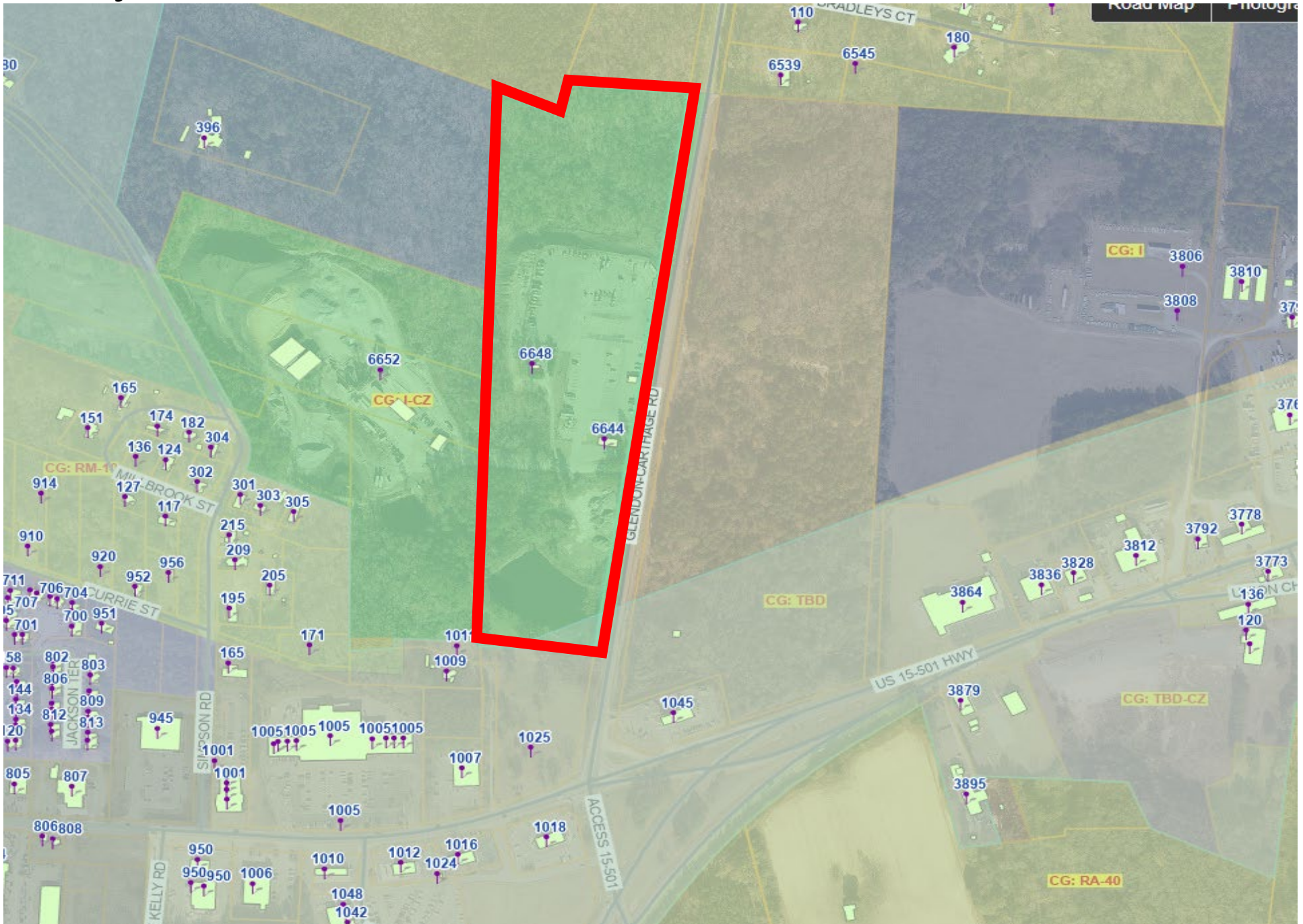
Subject: S-05-24: Site Plan Review for a New Commercial Building for the Fred Smith Company, PARID 00005661; Petitioner: Canterbury Construction for FSC II LLC

I. SUMMARY OF APPLICATION REQUEST:

The applicant, Canterbury Construction, on behalf of the Fred Smith Company (FSC II LLC) submitted a "Zoning/Subdivision Request Form" for a site plan approval to add a new commercial building to their property located at 6644 and 6648 Glendon Carthage Road. This new commercial building proposed is 10,800 square feet. On the site plan 4,800 square feet is for 2 indoor bays and 3,600 square feet for proposed offices. This project is located at their current facility on approximately 22.5 acres at parcel 00005661.

The current zoning of this parcel is Industrial Conditional Zoning (I-CZ). Please view Attachment 1 for Ordinance 22.01 which was approved February 21, 2022, and applies to this parcel. A commercial building is subject to a site plan approval, per the approved ordinance, Ordinance 22.01, and subject to the Unified Development Ordinance Section 100.64. The new commercial building includes vehicle repair and servicing, and ancillary office uses, all permitted uses with the adopted ordinance.

Figure 1: Site Location outlined in red.



II. PROJECT INFORMATION:

1. PARID: 00005661 (PIN: 858817016320)
2. Applicant: Canterbury Construction
3. Owner: FSC II LLC
701 Corporate Center Dr. Suite 195
Raleigh, NC 27607
4. Long-Range Plan Designation:
This future area of this land appears to be commercial or industrial per the adopted 2040 Land Use Plan.
5. Current Zoning:
The current zoning is I-CZ (Industrial Conditional Zoning).

III. APPLICATION REVIEW:

A. Review Process:

Applications for site plan review are pursuant to Unified Development Ordinance (UDO) Section 100.24 "Board of Commissioners" and UDO Section 100.64 (D) "Site-Specific Vesting Plan."

Sec. 100.24 Board of Commissioners

Without limiting any authority granted to the Board of Commissioners by General Statutes or by other Ordinances of the Town, the Board of Commissioners shall have the following powers and duties with respect to this Ordinance:

- 1. To adopt, amend or repeal this Ordinance;*
- 2. To adopt amendments to the Official Zoning Map;*
- 3. To adopt design guidelines for the Historic Preservation Overlay Districts;*
- 4. To approve or deny requests for approval of major preliminary and final subdivision plats, Special Use Permits, Conditional Zoning, Vested Rights, and major site plans;*
- 5. To perform the powers and duties of a Board of Adjustment; and,*
- 6. Such additional powers and duties as may be set forth in this Ordinance.*

Sec. 100.64 Site-Specific Vesting Plan (D)

D. The Administrator shall place the Site Plan on the next regularly scheduled meeting of the Board of Commissioners occurring at least ten (10) days after the Planning Board's recommendation.

The Board of Commissioners shall review the Site Plan and either approve, approve with conditions, reject the site plan, or refer the plan back to the Planning Board for further consideration. If the Board of Commissioners rejects a site plan, then the reasons therefore shall be stated in the record of action on the plan.

The Board of Commissioners may approve a site plan only if it meets the standards and requirements set forth in this Ordinance and provides adequate public facilities and improvements as provided for herein.

The subdivision standards contained in Sec. 100.65 shall serve as the basic standards for site plan development along with the specific standards set forth in the Special Requirement for the use or uses.

C. Staff Comments:

A commercial building with vehicle repair and servicing and ancillary office uses, is permitted per Ordinance 22.01. The FSC II LLC has submitted their preliminary site plan for review with the Technical Review Committee on October 2, 2024. They have since revised their site plan with all the comments from Town Planning, Public Works and the Fire Department. There is an ample amount of parking available for what they would like to do. They are required to go through the site plan review process.

Please view Attachment 2 for their site plan. They plan to have 54 regular vehicle parking spots, 30 spaces for large equipment trucks and 14 spaces for large tractor trailers. They plan to keep the buildings already existing onsite. They meet all the UDO requirements for parking, landscaping and lighting. They do not plan to have any stormwater runoff, as their building is stormwater self-contained, from what they verbally told the Town Planner.

IV. PLANNING ATTACHMENTS PROVIDED BY THE APPLICANT:

1. Attachment 1: Ordinance 22.01
2. Attachment 2: Site Plan

IV. BOARD OF COMMISSIONERS ACTION:

The Board of Commissioners (BOC) shall review the Site Plan and either approve, approve with conditions, reject the site plan, or refer the plan back to the Planning Board for further consideration. If the Board of Commissioners rejects a site plan, then the reasons therefore, shall be stated in the record of action on the plan per UDO Section 100.64 (D) of the Town of Carthage Unified Development Ordinance (UDO).

OPTION 1

Approve Site Plan (S-05-24) as written and presented.

or

OPTION 2

Approve Site Plan (S-05-24) ***with the following conditions.....***

OPTION 3

Reject Site Plan (S-05-24) ***for the following reasons.....***



ORDINANCE 22-01

AMENDING THE TOWN OF CARTHAGE OFFICIAL ZONING MAP AS IT PERTAINS TO THE CONDITIONAL REZONING OF APPROXIMATELY 53.59 ACRES, PARCEL ID#s 20200572, 00005661, 20080573, 98000543701, 00005654, AND 00005653701, TO I-CZ

WHEREAS, the Board of Commissioners of the Town of Carthage adopted Zoning Ordinance and Map is for the purpose of regulating planning and development in the Town of Carthage and the extraterritorial area over which it has jurisdiction; and

WHEREAS, said Ordinance and Map may be amended as circumstances of the community and property change; and

WHEREAS, FSC II, LLC, requested to rezone a total of 53.59 acres located west of Glendon-Carthage Rd, along Simpson Road to Industrial-Conditional Zoning (I-CZ). The parcel is specifically identified as Moore County Parcel ID#s 20200572, 00005661, 20080573, 98000543701, 00005654, and 00005653701; and

WHEREAS, the rezoning request was duly advertised for an open meeting before the Town of Carthage Planning Board at 6:30pm on Thursday, February 3, 2022, and after consideration the Planning Board unanimously recommended approval of the rezoning with conditions to the Board of Commissioners; and

WHEREAS, a public hearing was held at a regular meeting of the Town of Carthage Board of Commissioners on February 21, 2022 at 6:30 pm in the McDonald Building, 207 McReynolds Street, after due notice in The Pilot, a newspaper in Southern Pines, North Carolina, with general circulation in the Town of Carthage, and its extraterritorial jurisdiction, notifications of public hearing were mailed to adjacent property owners, and signs signifying a public hearing was posted on the street frontages of the properties, at which time all interested citizens were given an opportunity to be heard for the purpose of considering the proposed conditional zoning of the property. The applicant submitted a conceptual site plan package, titled "Conditional Zoning Site Plans for FSC II, LLC Carthage Asphalt Plant" to accompany this proposed conditional zoning. The proposal is for the continuation and expansion of an existing asphalt plant; and

WHEREAS, the Board of Commissioners have reviewed this zoning amendment with consistency with the 1999 Town of Carthage Land Use Plan; and

WHEREAS, the Board of Commissioners, after considering all of the facts and circumstances surrounding the proposed rezoning, have determined that it is in the best interest of the Town of Carthage and the extraterritorial jurisdiction that the Zoning Map be amended.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN OF CARTHAGE BOARD OF COMMISSIONERS THAT:

The Zoning Map of the Town of Carthage is hereby amended by rezoning 53.59 acres, specifically identified as Parcel ID#s 20200572, 00005661, 20080573, 98000543701, 00005654, and 00005653701, from various zoning districts (I, R-10, R-20, and RM-10) to I-Conditional Zoning and, is subject to the conceptual site plan that was part of the application submittal and the following conditions, agreed upon by the property owner/authorized agent:

1. The maximum height of silos shall be 70' with an additional 15' allowance for a crane. Any future structures shall be limited to 35' as allowed for the district unless otherwise addressed as part of a new site plan and conditional zoning amendment.
2. All stormwater (if required) and air permits shall be copied to the town prior to construction.
3. A combination of a 20' landscaped buffer and a solid 6' fence be installed on parcel/tract 5 to reduce visibility, noise, and dust to the adjacent residential homes as shown on the site plan. The fence shall be maintained by the property owner so as not to fall into disrepair. New landscape buffer plants shall be watered until properly established and then maintained by the property owner.

Maintenance of the landscape buffer shall include the removal and timely replacement of any dead vegetation. A landscape plan showing the location, quantity and varieties of plants to be used in the landscape buffer shall be submitted to and approved by town staff.

4. Driveways and roadways within the property shall be watered down as needed and during dry weather to reduce the impact of dust and other particulates escaping the site and settling on neighboring properties in such large amounts that it becomes a nuisance to surrounding residents.
5. The following list of uses are approved subject to site plan approval: asphalt plant – manufacturing, outdoor open material bulk storage yard, vehicle and equipment storage, vehicle repair and servicing, bulk storage of flammable liquids, wireless communications including tower and facilities, ancillary office uses. Along with these specified uses, the inclusion of uses normal and accessory to the operation of an asphalt plant and telecommunication facility are allowed. However, any potential for the burning of contaminated soils would require an amendment to the conditional zoning approval.

Ordained this 21st day of February, 2022.


Jimmy Chalfinch, Mayor
Town of Carthage


Emily D. Yopp, Town Clerk
Town of Carthage

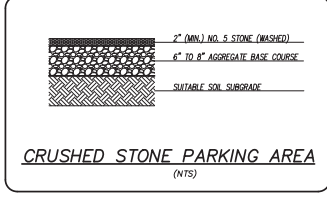
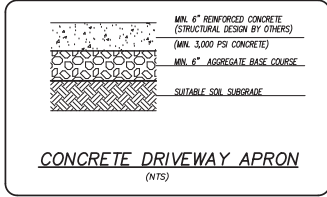
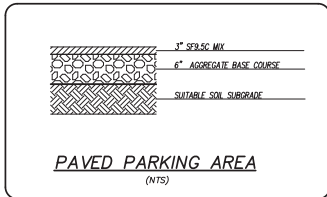
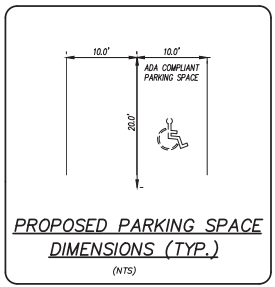
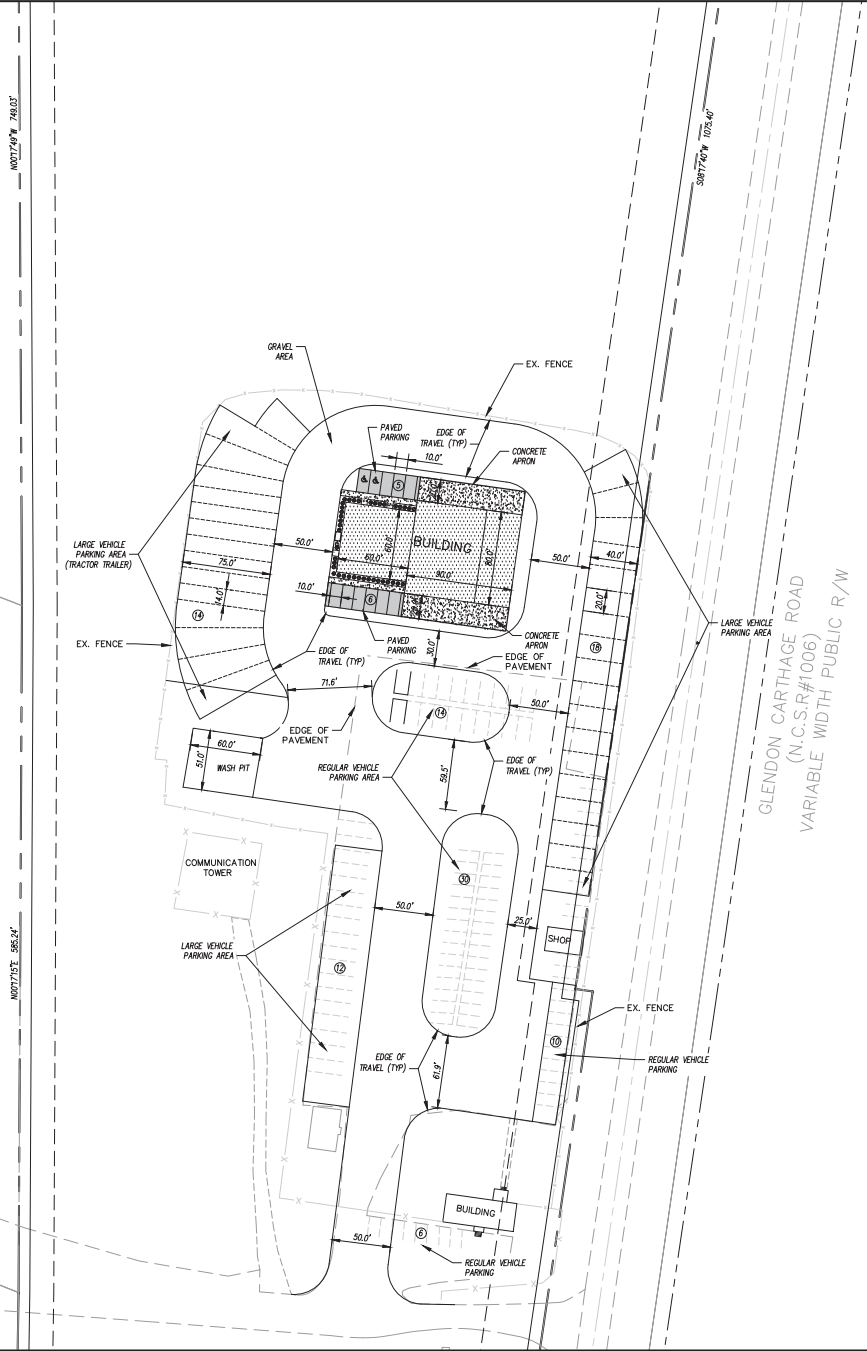


PIN# 8578.00-82-9061
ZONING: R-20

⑤

N/F
FSC II LLC
D.B.6026 PAGE 467
PIN# 8588.00-91-8244
ZONING: N/A

④



PARKING CALCULATIONS:
MANUFACTURING & INDUSTRIAL USES - OFFICE/SHOP

AUTO PARKING SPACES:	1 SPACE PER EMPLOYEE ON LARGEST SHIFT
NUMBER OF EMPLOYEES PER SHIFT:	= 8 EA
REQUIRED PARKING CALCULATION:	= 8 / 1 = 8 SPACES
PROPOSED NEW PARKING SPACES:	= 11 SPACES (AT NEW BUILDING) (INCLUDING 2 ADA CAR/VAN SPACES)

MANUFACTURING & INDUSTRIAL USES - CONTRACTOR YARD OPERATION

AVERAGE DAILY REGULAR VEHICLE:	= 30 EA
AVERAGE DAILY LARGE VEHICLE - EQUIPMENT:	= 20 EA
AVERAGE DAILY LARGE VEHICLE - TRACTOR TRAILER:	= 10 EA

TOTAL PARKING SPACES PROVIDED:

REGULAR VEHICLE - TRUCKS/CARS (16' X 20')	= 54 SPACES
LARGE VEHICLE - EQUIPMENT (20' X 40')	= 30 SPACES
LARGE VEHICLE - TRACTOR TRAILER (14' X 75')	= 14 SPACES

PARKING SPACE NUMBER KEY: (11)

CSD ENGINEERING

LICENSE # C-2710
ENGINEERING
LAND PLANNING
COMMERCIAL / RESIDENTIAL

P.O. BOX 1250
WENDELL, NC 27991
(910) 791-4441

SITE PLAN
OVERALL SITE PLAN PARKING

FRED SMITH COMPANY
SITE PLAN/CONSTRUCTION DRAWINGS FOR
LOCATED IN CARTHAGE, NORTH CAROLINA
OWNER: FRED SMITH COMPANY
CONTRACT: 1600 SUNDAY DRIVE, SUITE 112
WENDELL, NC 27991
(910) 791-4441

PLAN NOT RELEASED FOR CONSTRUCTION

REV. NO.	DATE	BY	REMARKS

DATE: 10/28/2024
HORIZ. SCALE: 1" = 50'
VERT. SCALE: N/A
DRAWN BY: LMB
CHECKED BY: JFO
PROJECT NO.: 24-0701

C3.1
Sheet No. 03 of 11



MEMORANDUM

Date: October 21, 2024

To: The Board of Commissioners

From: Jennifer Hunt, Town Planner

Subject: Call for a Public Hearing for Special Use Permit (SUP-02-24) for Pam and Greg O'Connor located at 403 McReynolds Street, PARID 00006131, Zone R-HD; Petitioner: Pam and Greg O'Connor

SUMMARY OF REQUEST

The applicants, Pam and Greg O'Connor, would like to request a Special Use Permit to allow for a tearoom, commercial use, in addition to their residential use, for their property located at 403 McReynolds Street. The current zone is R -HD "Residential Historic District." The R-HD district is primarily designed to accommodate a compatible mixture of single family, two family, and multifamily dwellings at lower densities of approximately two units or less per acre while preserving the historic character of the district. They intend to keep the home character as is and open it up as a tearoom.

The property is located at 403 McReynolds Street, PARID 00006131, approximately 1.74 acres, along McReynolds Street between Brooklyn Street and Pinecrest Street. The Special Use Permit process is a quasi-judicial process, like a court hearing. The Commissioners are encouraged not to discuss the project except at the public hearing. The Unified Development Ordinance (UDO) Section 100.38-8, Section 100.38-10 discuss the specific terms of the Public Hearing and Board of Commissioners Action on the Special Use Permit. We encourage the Commissioners and the public to read these sections.

SUGGESTED MOTION(S)

OPTION 1

I move to call a Public Hearing for the purpose of hearing SUP-02-24 the request for a Special Use Permit for Pam and Greg O'Connor at the regular scheduled meeting scheduled on Monday, November 18, 2024, at 6:30 p.m. to be held in the McDonald Building, located at 207 McReynolds Street.

OPTION 2

I move to deny a Public Hearing for the purpose of considering the request for a Special Use Permit for the following reason(s): _____



Town of Carthage

Resolution

Call for a Public Hearing for SUP-02-24 a Special Use Permit Request for Pam and Greg O'Connor located at 403 McReynolds Street, PARID 00006131; Petitioner: Pam and Greg O'Connor

WHEREAS, Pam and Greg O'Connor, submitted a special use permit request, on behalf of themselves to open a tearoom in addition to their residence located at 403 McReynolds Street; and

WHEREAS, the project is located at PARID 00006131, which is approximately 1.74 acres; and

WHEREAS, the current zone is R-HD "Residential Historic District" and permits the land use if it is approved under a special use permit; then

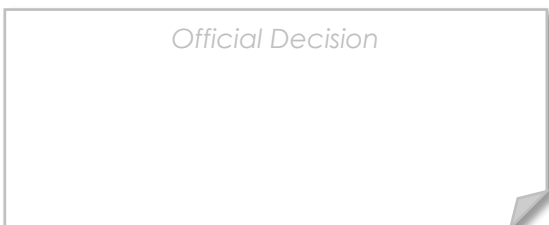
NOW, THERFORE, BE IT RESOLVED, that the Town of Carthage Board of Commissioners adopt this resolution and call for a public hearing to be held on November 18, 2024, at 6:30 p.m. inside the McDonald Building located at 207 McReynolds Street and that the Town Clerk make all public notices as required.

ADOPTED this 18th day of November 2024.

Ayes: _____

Noes: _____

Absent or Excused: _____



Jimmy Chalfinch, Mayor

ATTEST:

Kimberly Gibson, Town Clerk



MEMORANDUM

Date: November 18, 2024

To: The Board of Commissioners

From: Jennifer Hunt, Town Planner

Subject: Conditional Zoning Amendment Request for the Multi-Use Trail for Southbury Phase 4, PARID 00002785, 23.07 acres, approved ORD 22.03, Zone: R-10-CZ;
Petitioner: Southbury Development LLC

I. SUMMARY OF APPLICATION REQUEST:

The applicant, Reno Dell'Acqua, the Chief Operating Officer for Southbury Development LLC, would like to request an amendment to the open space for Ordinance 22.03 for pedestrian connectivity to Saunders Street, with the multi-use trail. In Ordinance 22.03, please view Attachment 1, number 5 says, "The applicant shall provide.....pedestrian connectivity to Saunders Street." The developer had plans to build a multi-use path, which creates connectivity from Southbury Phase 4 (lot 67) to Saunders Street from Ocean Court. This is considered a major modification and must be treated as a "conditional zoning" process for the amendment.

Part of this open space is along the Town of Carthage sewer easement and was expected to be developed, at the cost of the developer, to provide the multiuse trail, provide connectivity, and an active transportation option to access Saunders Street. This is aligned with our 2040 Land Use Goals to create walkability with exercise opportunities. There have been some concerns from residents living around the trail entrance/exit point on Saunders Street about the approved multi-use trail, and Board member Anton Sadvnikov, would like to discuss the multi-use trail with the Board of Commissioners.

II. PROJECT INFORMATION:

1. PARID: 00002645 & 20120232 (PIN: 857800606029 & 857800605126)
2. Applicant/Owner: Ouida Newell
PO Box 1055
Carthage, NC 28327
3. Long-Range Plan Designation:
This future area of this land appears to be Downtown per the adopted 2040 Land Use Plan.
4. Current Zoning:
The current zoning is CBD (Central Business District).

III. APPLICATION REVIEW:

When reviewing an application for conditional zoning, the Board of Commissioners shall consider and be guided by Article 5. Below is highlighted Section 100.42 and Section 100.44 as set forth in UDO:

Section 100.42 Types of Amendments:

Amendments may be to the text of the ordinance or take the form of map amendments, often known as rezoning. The Town of Carthage recognizes three types of amendments.

- 1. Text Amendments. This type of amendment is used when a party chooses to modify the actual text of the ordinance. This is a legislative decision by the Board of Commissioners.*
- 2. Map Amendments. This type of amendment is used when a party chooses to change a zoning district from one type to another. Often known as a straight rezoning, it recognizes that the change in district allows for all uses allowed within a given zoning district. It cannot be conditioned in any way. This is a legislative decision by the Board of Commissioners.*
- 3. Conditional Zoning. Conditional Zoning is an amendment process that is both a map amendment and a text amendment. It is a legislative decision by the Board of Commissioners, but it allows for the placement of conditions and/or limits on the approval.*

Section 100.44 (5) Amendment Procedure for Text Amendments and Map Amendments- Board of Commissioners:

The Board of Commissioners may choose to make their decision to approve or deny at the same meeting or a subsequent meeting. The Board shall first adopt a Resolution of Consistency with the adopted Land Use Plan and other long-range plans then the Board shall vote on the petition. The Resolution of Consistency may take one of three forms consistent with N.C.G.S 160D-604(d); 605(a); 701.

- 1. Approve the amendment and describe its consistency with the adopted Land Use Plan.*
- 2. Reject the zoning amendment and describe its inconsistency with the adopted Land Use Plan.*
- 3. Approve the amendment and deem it a modification of the adopted Land Use Plan. The Board shall describe why the action taken is reasonable and in the public interest. In certain circumstances, it may be beneficial for the Planning Board to convene with the Board of Commissioners during the public hearing prior to making their recommendation. Once the hearing is conducted, the Planning Board may then reconvene to make their recommendation the same day or at a subsequent Planning Board meeting for transmittal to the Board of Commissioners.*

C. Staff Comments:

There are many goals in the 2040 Land Use Plan, adopted in 2022, that promote walkability, the connectivity of greenway trails, multimodal transportation projects and connected development patterns. Below are highlights from Goal 2, Goal 3, Goal 4, Goal 6 and Goal 7 which all support this vision of the future for the Town of Carthage.

In the adopted 2040 Land Use Plan, from 2022, Chapter 4 “Vision, Goals and Objectives” says that the “Aspirations” are to create “walkable, with exercise opportunities.”

Specifically Goal 2.2, 2.3, 2.5 and 2.8 are below:

- 2.2 – *Encourage proximity between higher-intensity residential uses and commercial, industrial, and mixed-use areas, in order to **maximize infrastructure efficiency.***

- 2.3 – *Promote development patterns that **allow safe and convenient access** between residential areas and shopping, services, community amenities, recreation, and public facilities.*
- 2.5 – *Encourage future development to occur within the existing town limits, or in designated growth areas with access to existing water and sewer services, **transportation infrastructure**, and other community facilities; encourage infill development.*
- 2.8 – *Plan for continued growth and development that **improves the quality of life** within Carthage—growth that improves the community rather than growth for growth’s sake.*

A high quality of life, maximizing infrastructure efficiency, allowing safe and convenient access, and transportation infrastructure all include providing transportation options, such as this multi-use trail for all residents in the Southbury Development, to connect to the Downtown area with exercise options.

It is important to maximize infrastructure with each development creating opportunities for all people (including ADA accessible) to walk and not just relying on driving. By removing the trail, the Town is moving further from the goals they have already approved in the 2040 Land Use Plan.

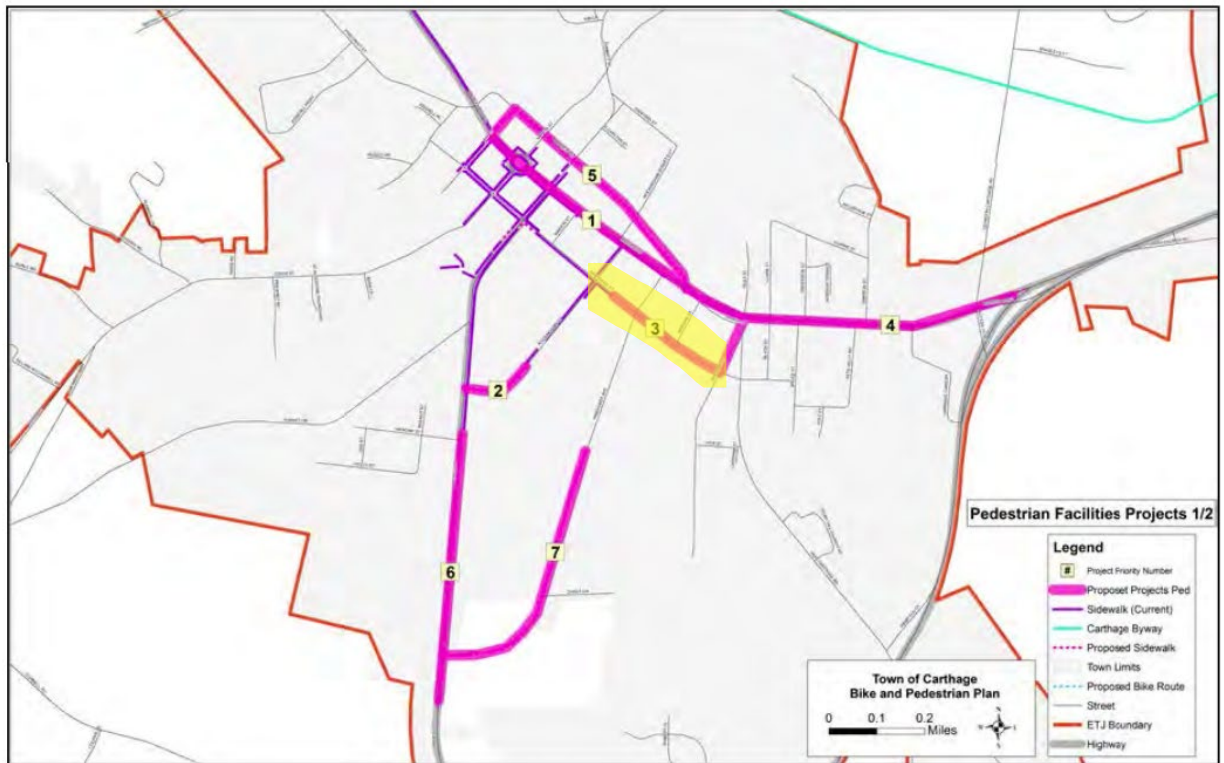
The cost for this trail currently is at the expense of the developer as well as the open space, which is where this trail is located, per the Ordinance (ORD 22-03). The open space is to be maintained by a homeowner’s association and not the Town. If the Town agrees to removing the trail, the trail will no longer be ADA (Americans with Disabilities Act) accessible but could still be used as a pathway, since this is along the Town of Carthage 20 ft. sewer easement. Also, the cost to maintain this easement will be with the Town, whereas per the approved ordinance as it stands will be maintained by the homeowner association.

In Goal 3 “Protection of Open Space and Critical Natural Features” which is under Chapter 4 of the “2040 Land Use Plan” as well states in 3.4 below:

- 3.4 – *Consider partnering with the State, other local governments, or land trusts on the acquisition of land/easements for **preserved open spaces and greenway corridors**.*

This multi-use trail is a preserved open space and greenway corridor for the Southbury Subdivision community specifically in Phase 4 of the development. This multiuse trail is aligned with the vision of the 2040 land use plan and would directly connect to Saunders Street. Also, is aligned to the Comprehensive Bicycle and Pedestrian Plan 2018, where there is a proposed pedestrian project that is to take place is #3 (see Figure 1 below) on Saunders Street, adding the sidewalk to connect toward the west side of Saunders Street.

Figure 1: "Pedestrian Facilities Projects 1/2"



Nevertheless, again in Goal 6 “A well-connected multi-modal transportation system” it says in goals 6.1, 6.2, 6.3 and 6.4 below:

- 6.1 – *Construct transportation facilities with a multi-modal perspective, addressing not only automobile needs but also pedestrian, bicyclist, transit, and freight needs.*
- 6.2 – *Incorporate and implement the recommendations from the Moore County Comprehensive Transportation Plan, the Carthage Bicycle & Pedestrian Transportation Plan, and other relevant regional and local transportation plans in future development decision-making.*
- 6.3 – *Pursue opportunities to make the Town more attractive for walking and bicycling through amenities such as wayfinding signage, streetscape and landscaping improvements, and the construction of sidewalks, greenways, bike lanes and other facilities.*
- 6.4 – *Promote walkable, connected development patterns that help reduce the volume of automobile traffic.*

In Goal 7 “High-quality parks and recreational facilities that are accessible to all” it says:

- 7.1 – *Ensure parks, greenways, bicycle and pedestrian facilities, and community centers/facilities are located conveniently throughout the Town and connected to each other and the surrounding neighborhoods in a way that ensures broad access.*
- 7.2 – *Consider using fee-in-lieu payments by new developments to pay for the development and expansion of parks and recreation facilities.*

- 7.3 – Provide both passive and active recreational opportunities for Carthage residents by protecting natural resources that have recreational, environmental, or aesthetic value.
- 7.4 – Consider development of Town Parks and Recreation Master Plan to serve as a guiding document for parks, recreation, and greenway operations and capital investments in future recreation facilities.

To remove the multi-use trail, is going against the 2040 Land Use Plan goals and vision for the future of Carthage.

IV. PLANNING BOARD RECOMMENDATIONS:

- a. The Planning Board recommends approving the proposed conditional zoning request. All ayes.

V. ATTACHMENTS PROVIDED BY THE APPLICANT:

1. Attachment 1: ORD 22.03
2. Attachment 2: Proposed Walking Trail Location, from Engineer

VI. BOARD OF COMMISSIONERS ACTION:

FIRST: Open and Conduct the Public Hearing. Ask for comments. Please have each person come forward to the podium and state their name and address.

The Board of Commissioners (BOC) shall conduct a public hearing regarding the petition per Article 5, Section 100.42 of the Town of Carthage Unified Development Ordinance (UDO).

SECOND: Close the Public Hearing!!! *** Once the public hearing is CLOSED, there are no more public comments allowed! You may discuss your comments with each other (the BOC) after the public hearing is closed, for comments, from the public.

THIRD: Adopt 1st motion- **LUP CONSISTENCY MOTION**

FOURTH: Adopt 2nd motion- **PETITION MOTION**

The Board of Commissioners shall set a date for public hearing of any petition for amendment per UDO Section 100.42 and 100.44. The Board of Commissioners shall conduct a public hearing regarding the petition. The Planning Board recommendation and Statement of Consistency shall be provided to the Board of Commissioners.

The Board shall first adopt a Resolution of Consistency with the adopted Land Use Plan and other long-range plans then the Board shall vote on the petition **(two motions required)**. The Resolution of Consistency may take one of three forms consistent with N.C.G.S 160D-604(d); 605(a); 701.

LUP CONSISTENCY MOTION (1st Required Motion)

I move to:

OPTION 1

Approve the conditional zoning amendment and describe its consistency with the adopted Land Use Plan.

OPTION 2

Reject the conditional zoning amendment and describe its inconsistency with the adopted Land Use Plan

or

OPTION 3

Approve the conditional zoning amendment and deem it a modification of the adopted Land Use Plan. The Board believes this action taken is reasonable and in the public interest because.....

VII. PETITION MOTION (2ND Required Motion)

And, therefore, I move to:

OPTION 1

Approve CZ Amendment to remove the multi-use trail as written and presented.

or

OPTION 2

Approve CZ Amendment to remove the multi-use trail with the following modifications.....

OPTION 3

Deny CZ Amendment to remove the multi-use trail for the following reasons.....



AN ORDINANCE AMENDING THE TOWN OF CARTHAGE OFFICIAL ZONING MAP AS IT PERTAINS TO THE CONDITIONAL REZONING OF APPROXIMATELY 23.07 ACRES, LRK# 00002785, TO R-10-CZ

WHEREAS, the Board of Commissioners of the Town of Carthage adopted Zoning Ordinance and Map is for the purpose of regulating planning and development in the Town of Carthage and the extraterritorial area over which it has jurisdiction; and

WHEREAS, said Ordinance and Map may be amended as circumstances of the community and property change; and

WHEREAS, David Chapman, on behalf of the property owners Frederick, John, and Mark Grimm, requested to rezone 23.07 acres located south of East Saunders Street, west of Bingham Street, and east of Pinehurst Avenue to R-10-Conditional Zoning (R-10-CZ). The parcel is specifically identified as Moore County LRK# 00002785; and

WHEREAS, the rezoning request was duly advertised for an open meeting before the Town of Carthage Planning Board at 6:30pm on Thursday, February 3, 2022, and after consideration the Planning Board unanimously recommended approval of the rezoning with conditions to the Board of Commissioners; and

WHEREAS, a public hearing was held at a regular meeting of the Town of Carthage Board of Commissioners on February 21, 2022 at 6:30 pm in the McDonald Building, 207 McReynolds Street, after due notice in The Pilot, a newspaper in Southern Pines, North Carolina, with general circulation in the Town of Carthage, and its extraterritorial jurisdiction, notifications of public hearing were mailed to adjacent property owners, and signs signifying a public hearing was posted on the street frontages of the properties, at which time all interested citizens were given an opportunity to be heard for the purpose of considering the proposed conditional zoning of the property. The applicant submitted a conceptual site plan, titled "Southbury North" to accompany this proposed conditional zoning. The proposal is for a residential subdivision with shared open space; and

WHEREAS, the Board of Commissioners have reviewed this zoning amendment with consistency with the 1999 Town of Carthage Land Use Plan; and

WHEREAS, the Board of Commissioners, after considering all of the facts and circumstances surrounding the proposed rezoning, have determined that it is in the best interest of the Town of Carthage and the extraterritorial jurisdiction that the Zoning Map be amended.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN OF CARTHAGE BOARD OF COMMISSIONERS THAT:

The Zoning Map of the Town of Carthage is hereby amended by rezoning 23.07 acres, specifically identified as LRK# 00002785, from R-20 to R-10-Conditional Zoning and, is subject to the conceptual site plan that was part of the application submittal and the following conditions, agreed upon by the property owners:

1. The property owner shall indicate in writing acceptance of all conditions of approval. Conditions shall run with the land.
2. R10-CZ zoning is approved subject to development occurring consistent with the conceptual drawing except as modified by these conditions.
3. The minimum lot area shall be 10,000 square feet. The minimum lot width shall be 70 feet.
4. The applicant shall provide for a gated emergency exit to Bingham Street. The width of the emergency exit right-of-way shall be established at time of preliminary plat but shall be no less than the width of Vick Street and will be subject to approval by the Fire Chief and County Fire Marshall.
5. The applicant shall provide for a sidewalk along one side of the road that connects to development to the south and for pedestrian connectivity to Saunders Street and Pinehurst Avenue.
6. At least one acre of green space shall be available on site for use by residents.
7. Open space shall be maintained by a homeowner's association and will not be assumed by the town.
8. A preliminary plat shall be reviewed by staff and the Planning Board. The Planning Board shall be delegated approval authority for the preliminary plat; the plat will not have to go before the Board of Commissioners. Staff shall approve construction drawings and final plats.

Ordained this 21st day of February, 2022.


Jimmy Chalfinch, Mayor
Town of Carthage


Emily D. Yopp, Town Clerk
Town of Carthage





Town of Carthage

Ordinance No ORD.

Amending the Town of Carthage Ordinance 22.03 as it pertains to Southbury Phase 4 open space and the requirement of pedestrian connectivity to Saunders Street

WHEREAS, the Board of Commissioners of the Town of Carthage adopted Zoning Ordinance is for the purpose of regulating planning and development in the Town of Carthage and the extraterritorial area over which it has jurisdiction; and

WHEREAS, said Ordinance may be amended as circumstances of the community and property change; and

WHEREAS, the Town of Carthage represented by Planning Staff requested to update the zoning ordinance map and text for Section 100.42 "Types of Amendments" and Section 100.44 (5) "Amendment Procedure for Text Amendments and Map Amendments- Board of Commissioners"; and

WHEREAS, the zoning ordinance text and map amendment request was duly advertised for an open meeting before the Town of Carthage Planning Board at 6:00pm on Thursday, November 07, 2024, and after consideration the Planning Board recommended approval of the zoning ordinance map and text amendment; and

WHEREAS, a public hearing was held at a regular meeting of the Town of Carthage Board of Commissioners on Monday, November 18, 2024, at 6:30 pm in the McDonald Building, 207 McReynolds Street, after due notice in The Pilot, a newspaper in Southern Pines, North Carolina, with general circulation in the Town of Carthage, and its extraterritorial jurisdiction.

WHEREAS, the Board of Commissioners have reviewed this zoning map and text amendment with consistency with the 2040 Town of Carthage Land Use Plan; and

WHEREAS, the Board of Commissioners, after considering all of the facts and circumstances surrounding the zoning ordinance map and text amendment, have determined that it is in the best interest of the Town of Carthage that the Zoning Ordinance map and text be amended.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN OF CARTHAGE BOARD OF COMMISSIONERS THAT:

Amend Ordinance 22.03 to remove the requirement for pedestrian connectivity to Saunders Street, removing the multi-use trail.

Ordained this 18th day of November 2024.

ATTEST:

Jimmy Chalfinch, Mayor

Kimberly Gibson, Town Clerk