



A HISTORY OF HISTORIC PRESERVATION EFFORTS IN CARTHAGE

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INTRODUCTION

This document provides a list of references to meetings, ordinances, plans and policies related to the history of historic preservation efforts made by the Town of Carthage, NC over the last 20+ years and is an *official communication of public information* from the Town of Carthage Town Manager. Its purpose is to give the public and the Historic Preservation Commission a basis for understanding decisions related to historic preservation up to the present day so that they may better understand the actions needed to preserve Carthage's historic character in the future.

Please note that this list may not be all inclusive of all discussions and decisions associated with historic preservation and that some records and references may have been inadvertently missed. Every attempt was made to research the facts and history on this topic and present them in as clear and concise a manner as possible.

If you have a question about existing or potential regulations, ordinances, actions or policies pertaining to historic districts or historic preservation in the Town of Carthage, please contact the Town Administrative Staff for the most accurate and up-to-date information.

If you are viewing this document in a digital format, the dates and other references in the left-hand column are linked, where possible, to Carthage's minutes archive through American Legal Publishing or other relevant documents.

If you are viewing this document in printed form and would like to have this document in a digital format so that you may use the links, please submit a Public Records Request to the Carthage Town Clerk in person or via email at townclerk@townofcarthage.org.

DEFINITIONS AND ABBREVIATIONS

Below are some definitions and abbreviations that you will find used throughout this document.

Board of Commissioners (BOC) – The governing body of the Town of Carthage.

Certificate of Appropriateness (COA) - A Certificate of Appropriateness (COA) is an official document which certifies that any exterior changes to a property located in a local historic district or a property designated as a local historic landmark are in keeping with the design review criteria established for each district or landmark.

NC General Statute Chapter 160D (160D) - Adopted by the General Assembly in 2019, this “law” consolidated city- and county-enabling statutes for development regulations (formerly in Chapters 153A and 160A) into a single, unified chapter. Chapter 160D placed these statutes into a more logical, coherent organization. While the new law did not make major policy changes or shifts in the scope of authority granted to local governments, it did provide clarifying amendments and consensus reforms.

Land Use Plan (LUP) – Also known as a comprehensive plan, it is a plan that has been officially adopted by the governing body pursuant as required by NC General Statute 160D-501. A “Comp Plan” or “LUP” is a requirement for municipalities and counties to adopt and apply zoning regulations. A comprehensive plan sets forth goals, policies, and programs intended to guide the present and future physical, social, and economic development of the jurisdiction. These plans are advisory in nature and do not have independent regulatory effect but are required to be considered when the governing body is making land use decisions. A local government may prepare and adopt other plans as deemed appropriate. This may include, but is not limited to, small area plans, neighborhood plans, hazard mitigation plans, transportation plans, housing plans, and recreation and open space plans.

Planning Board (PB) – A citizen-volunteer board appointed by the governing body to perform duties as prescribed in the local ordinance that authorized the establishment of such a body. In Carthage, this board is advisory in nature and does not carry any regulatory authority. However, a Planning Board is required to conduct certain land use regulations as allowed in Chapter 160D.

Historic Preservation (HP) – A very broad term that primarily refers to implementing programs and policies to protect historic resources. The term is derived from the National Historic Preservation Act of 1966, which was signed into law by President Lyndon B. Johnson on October 15, 1966 and established a national preservation program and a system of protections to encourage the preservation of America’s historic resources (i.e. buildings, sites, communities, archeological resources, etc.) at the federal level and indirectly at the state and local level. To learn more about the NHPA visit the www.nps.gov or click [here](#).

Historic Preservation Commission (HPC) – Local historic preservation commissions are the most effective means for promoting sustained historic preservation initiatives in our towns and counties. In North Carolina, the creation of such commissions is a local option authorized and governed by NC GS 160D-940 through 160D-951, 160D-102, 160D-303, 160D-404(c), and 105-278 which enables local governing boards to establish commissions to study and recommend designation of local historic districts and landmarks. Commissions are appointed by the local governing board and operate in strict adherence to procedures and standards required by the enabling legislation.

Historical Committee (HC) – Authorized under Town of Carthage Ordinance, Title III, Chapter 31: Town Organizations, Section 31.035, the purpose of this committee is to collect, preserve and display items and information relative to the history of the Town of Carthage. The committee is an advisory body to the BOC and Town Manager on matters involving historic preservation within the town. They are also authorized to seek donations to undertake preservation projects within the town.

Town Manager (TM) – The Town of Carthage operates under the Council-Manager form of government. As such, the Board of Commissioners appoints a Town Manager to serve as the Chief Administrative Officer of the town as authorized by the Town Charter and Code of

Ordinances, Title III, Chapter 30: Government Officials. Please click [here](#) to view the full summary of duties and responsibilities of the Town Manager.

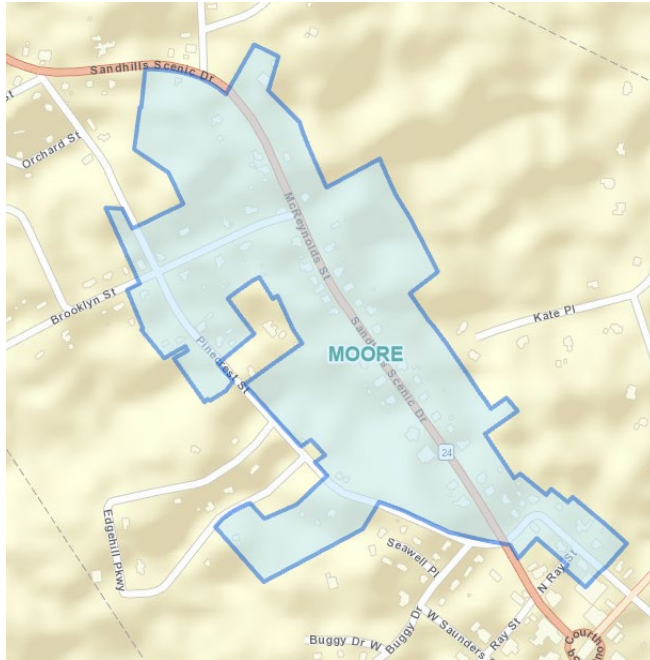
Extraterritorial Jurisdiction (ETJ) – A planning and zoning boundary that can extend up to one mile beyond a municipality’s corporate limits. A municipality may exercise all planning and zoning authority granted by NCGS Chapter 160D within the ETJ .

Unified Development Ordinance (UDO) – A singular document that combines all ordinances and local regulations concerning the use and development of land and buildings, including zoning, subdivision, stormwater, and natural resource conservation. UDO’s are authorized by NCGS 160D and are intended to preserve, protect and promote the public health, safety and general welfare of residents and businesses in the municipality.

Residential Historic District (R-HD) – A zoning district adopted by the Carthage Board of Commissioners in 2008 that 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.

National Register District (NR) - The National Register of Historic Places is the official list of the Nation's historic places worthy of preservation. Authorized by the National Historic Preservation Act of 1966, the National Park Service's National Register of Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources. ***Properties located within a National Register district do not experience any local, state or federal level regulations or protections as a result of being on the Register; it is purely honorary.*** However, properties listed on the NR are eligible for Federal and State income tax credits for eligible projects to their homes or buildings. For more information on federal tax credits, please visit the [National Park Service website](#). For State tax credit programs, visit the [NC Historic Preservation Office website](#).

NATIONAL REGISTER DISTRICT ESTABLISHED IN CARTHAGE



In 1992, a study was conducted of historic resources within an area of Carthage along McReynolds St., west of Barrett St., parts of Barrett St., Ray, Pinecrest and Brooklyn Streets to determine if the area was eligible for inclusion in the National Register of Historic Places. Based on this study, a total of 92 historic buildings/homes were found to meet the standards for addition to the NR, and so the “Carthage Historic District” was designated on the National Register of Historic Places. To view the full report, please click [here](#).

You can view all NC Listings in the National Register of Historic Places by clicking [here](#).

Over the years, other historic properties in and around the Carthage area have been studied and included on the NR. There are others that have become eligible for designation since 1992. Other properties listed individually on the NR are listed below.

- [“River Daniel” Blue House](#)
- [Bruce-Dowd-Kennedy House](#)
- [Moore County Courthouse](#)
- [Alexander Kelly House](#)
- [J.C. Black House](#)

MEETING MINUTES REFERENCING HISTORIC PRESERVATION

The Town of Carthage values its historic resources and heritage and has spent many years establishing the foundation for the protection of its historic character for the public benefit of all citizens and visitors to Carthage. Below you will find a table of meeting minutes of the Carthage Board of Commissioners documenting discussions, motions and/or votes related to historic preservation in Carthage to include the adoption of ordinances and other decisions affecting historic preservation.

Every effort was made to provide an accurate depiction of the Carthage community’s stance on historic preservation through the years. The table below lists the dates and brief summary of BOC meetings and/or documented comments related to historic preservation, to include

comments and decisions for or against zoning decisions, ordinances proposed and comprehensive plans concerning historic preservation or regulatory authority for the purpose of historic preservation.

Meeting minutes are available to the public in a digital library on the Town of Carthage [website](#) through American Legal Publishing and date back to 2001. Minutes prior to 2001 were not referenced as they are in paper form only and would require more time and resources to analyze. You may click on the date of a meeting to be taken to the website where you may view the minutes.

Meeting Date	Description
February 12, 2008	First reference to work being done to adopt new zoning ordinances. Town used Urban Planning Consultant Steve Davenport.
July 23, 2008	Joint meeting of PB and BOC with Mr. Davenport to review proposed ordinances. Minutes show that discussion was had about a “Historical District”, stating that the ordinance sets up the “mechanics for regulation”. Another work session was planned for August 18, 2008, if possible.
September 15, 2008	Special meeting held for discussion of new zoning ordinances. Historic overlay district mentioned as part of the revisions. BOC would set public hearing for adoption after PB review at their October 2, 2008 meeting.
November 17, 2008	Public hearing held by BOC to adopt new zoning ordinance which included a local historic district zone. This is when the historic overlay zone was first established.
July 20, 2009	A public hearing took place regarding the expansion of the Moore County Detention center in downtown Carthage, on S. McNeill Street. Members of the public opposed to the expansion cited the detention center’s expansion being inappropriate for a historic downtown and would threaten Carthage’s historic character and surrounding historic homes and buildings.
March 15, 2010	Historical Committee established with duties including advising on matters of HP within the town, reviewing policy changes involving HP, undertaking fundraising for HP projects and renovating historic structures owned by town.
June 19, 2017	Planner Kathy Liles’ brought a recommendation to BOC to move forward with formation of an HPC and would have a SHPO official, Jeff Adolphson, in town touring the buggy bldg. BOC supported the request for Kathy Liles to begin work to establish HPC.
September 18, 2017	Reference made by TM Robinson to the “proposed HPC”. Likely a brief update on efforts. Later in meeting, Kathy Liles reintroduced

	<p>the proposed HPC and ordinance to establish it. PB recommends BOC adoption. Slow process, pieces must be complete. Program will be “regulatory and educational”. Mayor McGraw recommended HPC should not be limited to only Historical Committee members. BOC agreed. Public hearing set for 10/16/2017.</p>
<p>October 16, 2017</p>	<p>Public Hearing: Ordinance to establish HPC was reviewed by Liles. Purpose stated is to create commission, assign responsibilities, launch studies and issue COAs. Liles stated design guidelines would be needed. HPC likely would not regulate paint color but structural issues and materials used. HPC goals will be preservation, maintenance and replacement. Permit/COA process discussed. Town would be informed of new HPC through newsletters, utility bill notice section and community meetings. BOC requests HPC appointments be open to all, not just HC. BOC approved a LUP consistency statement that HPC was consistent with 1999 LUP and motioned to amend UDO section 100.35 to add HPC ordinance.</p>
<p>November 20, 2017</p>	<p>Clerk advised BOC to appoint members to the HPC. Several applications from HC members have been made. Clerk mentioned HPC ordinance only allows town and ETJ residents to serve on HPC but that this prevents business owners from serving, even though invested in Town. BOC wanted to amend HPC ordinance to allow more people to serve. Clerk and Planner would bring back ordinance later for public hearing and approval.</p>
<p>December 18, 2017</p>	<p>HPC ordinance brought back with proposed changes to increase number of members that can serve as well as allowing non-residents to serve in an advisory role (i.e. subcommittee) so long as they are invested in the town. Public hearing to consider adoption set for January 16, 2018.</p>
<p>January 16, 2018</p>	<p>Public hearing conducted. Liles explained proposed amendment to HPC ordinance with only changes being increasing number that can serve and allowing non-resident business owners to serve in an advisory capacity, not allowed to vote. LUP consistency statement adopted and ordinance amendment approved.</p>
<p>February 19, 2018</p>	<p>Liles summarized status of new HPC and asked BOC to make appointments. Daniel Bonillo, Joanna King, Lillie Mae Barrett, Bert Patrick, Antoniette Kelly, Connie Marion were appointed to HPC. Jor’l Campbell was appointed as non-voting, advisory member.</p>
<p>August 18, 2018</p>	<p>Clerk reported that newly appointed HPC will have their first meeting on August 24, 2018. Clerk to attend HPC staff training</p>

	workshop in June. HPC members, Clerk and Planner to attend training in September.
June 17, 2019	Connie Marion’s HPC term expiring. Was reappointed to HPC for term expiring in June 2023.
December 16, 2019	<p>1) Reference made to Moore County Gov purchasing the Fred’s property and historic Jenkins-McIver house that sat behind it. TM Robinson confirmed that County did purchase the properties and were proceeding with their plans to demolish buildings and build parking lot. There was a “snag” because of the historic home, but since the town didn’t have any HP guidelines the county was permitted to move forward without special approvals concerning the historic home. <i>*House was demolished December 2020.</i></p> <p>2) Two seats expiring on HPC. Lillie Mae Barrett did not wish to seek reappointment so that she could focus on museum. Bert Patrick was reappointed, term ending December 2023. Clerk mentioned that each BOC member is also eligible to serve on HPC (NC allows elected officials to serve in <u>one</u> appointed role). Comm. Bonillo would remain on HPC. Comm. Nance was considering serving on HPC.</p>
May 17, 2021	<p>Clerk Yopp reminded BOC that an ordinance was passed in 2018 to establish HPC and guidelines and Rules of Procedure had not been adopted. With increased development occurring, updates to the LUP and new 160D law changes, she recommended BOC revisit the matter of the HPC and offer guidance to staff on how strict design guidelines should or should not be. BOC stated that they would like to see guidelines developed to protect historic structures in Carthage but that they be flexible enough for property owners to work with. Comm. Bonillo motioned to allow the HPC to establish any needed UDO ordinances and move forward with the work required to protect historic structures in Carthage. All ayes. Clerk Yopp moved to advertise for applications for volunteers to HPC. <i>**NOTE** No applications received. Advertisements made on FB and in newsletter and via word of mouth.</i></p>
August 15, 2022	<p>Public hearing conducted regarding a proposed subdivision on S. McNeill Street and located behind a stretch of historic homes, although they are not part of the National Register or Local District. Significant public turnout. Eight citizens spoke in opposition to the subdivision citing many concerns, including concerns of the architectural design of the proposed homes being incompatible with the historic architecture of the homes abutting the subdivision. Developer offered large tree buffer between subdivision and historic homes. Approval given to subdivision.</p>

November 21, 2022

Zoning request came before BOC to use a historic home for small business and community gatherings. Residents of established historic district voiced concern that approval would open the door to all the Residential Historic District to rezone other properties for these types of uses. Public in attendance stated they wanted to maintain the residential aspect of the historic district. Hearing tabled to next regular meeting to allow BOC more time to consider.



HISTORIC PRESERVATION RELATED ORDINANCES AND OTHER DOCUMENTS IN CARTHAGE

The list below features excerpts from adopted ordinances, primarily from the Unified Development Ordinance, as well as excerpts from guiding documents such as the Land Use Plan and other guiding documents and plan that Carthage has developed over the years.

<p>Chapter 93. Housing and Building Code, Section 93.68 Determination, Issuance of Orders</p>	<p>This section of the General Ordinances describes how the town will deal with homes that are below minimum housing standards. It specifically references what to do with historic homes in the historic district overlay zone and how the HPC will be involved in minimum housing code cases.</p>
<p>Section 100.35 of the Unified Development Ordinance – Historic Preservation Commission</p>	<p>This ordinance was adopted in 2018 to establish an HPC, its purpose and duties. Please follow the link to view UDO online, search for section 100.35.</p>
<p>UDO, Division II, Article 8, General Use Zoning Districts</p>	<p>Defines the R-HD Residential Historic District. <i>“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.”</i></p>
<p>UDO, Section 100.62, Appearance Standards</p>	<p>This section describes some appearance standards for the R-HD for accessory structures, but the BOC and town staff are limited in their regulatory authority. NCGS 160D explicitly states that Design Standards, which includes architectural control of new construction homes in a designated historic district, may only be enforced by an HPC through adopted Design Standards and issuance of COAs.</p> <p><i>NOTE: References to the Residential Historic District are made throughout the entire UDO document.</i></p>
<p>1999 Land Use Plan*</p> <p>*This document has been superseded by the 2040 Land Use Plan. To view this plan, please speak with the Town Clerk.</p>	<ul style="list-style-type: none"> • The 1999 LUP served as Carthage’s comprehensive plan as required by NCGS 160D until 2022, when the 2040 Land Use Plan was adopted. The 1999 LUP references downtown revitalization and historic preservation as goals for the Town of Carthage to work toward. Recommendations were made to develop programs and policies to promote the renovation and preservation of the downtown area, implement a façade grant program to assist commercial building owners with exterior repairs and improvements, and consider limiting future expansion of governmental uses into downtown building spaces by developing a partnership with Moore County Government to better plan locations for expansion.

	<ul style="list-style-type: none"> • Third paragraph makes recommendations for the Town of Carthage to consider expansion of the Historic District into the downtown commercial area and surrounding residential areas to the east. Federal and State income tax credits for eligible properties/projects referenced as being a helpful resource for property owners to maintain historic structures. Also mentions a “long term option” could be the establishment of a local historic district with guidelines (now known as Design Standards) for renovations to historic structures. • Page 22 – Goals and Objectives of the 1999 LUP Goal 2.3: Promoting Central Business District In-Fill Development. “Adoption of general design standards to preserve existing buildings, and to set standards for new buildings and additions.” Goal 4.1: “Protection of residential neighborhoods from encroachment by incompatible land uses”. Goal 7.3: “Protection of the Town’s historic resources and development of the new Carthage Historic Museum.”
<p><u>2040 Carthage Land Use Plan</u> “Comprehensive Plan”</p> <p>NOTE #1: Carthage hired Triangle J Council of Governments in 2020 (now Central Pines COG) to update the 1999 Land Use Plan. Steering committee of local residents formed. Committee members who participated are listed in first pages of the plan.</p> <p>NOTE #2: <u>NCGS, Chapter 160D-501</u> requires that municipalities that have zoning ordinances must also have a “land use plan” and that zoning decisions and regulations shall be made in accordance with this plan.</p>	<p>The 2040 LUP was adopted in 2022 to replace the 1999 LUP and better align with the needs and wants of the Town of Carthage as development interest began to grow. Land Use Plans typically have a lifespan of about 20 years and should be reviewed at least every 5 years to ensure relevance.</p> <ul style="list-style-type: none"> • Pg. 55/58: References historic features in and around Carthage and the Land Use Plan steering committee’s interest in additional study of these features. • Pg. 71/74: Vision, Goals, Objectives: References the steering committee’s SWOT analysis results. One of which was “Retain historic character”. • Pg. 72/75: Five major themes considered when developing the vision statement for the Carthage LUP, one is “Reflects Cultural Heritage – the Town wants to ensure that growth builds upon and interacts positively with the existing historic fabric of the community, and invigorates the historic core area” • Pg. 73: Land Use Goals for Carthage. <p>Goal 1: “<i>Preserved and celebrated small-town charm, scale, and community roots.</i>”</p>

	<p>1.1 - “Encourage building designs that are consistent with the size, scale, and historic nature of surrounding buildings.”</p> <p>Goal 5: “Vibrant commercial areas that provide a variety of goods, services, entertainment options, and amenities.”</p> <p>5.7 - “Consider opportunities for the Town to invest financially in preservation and rehabilitation/reuse of historic structures.”</p> <p>Goal 8: “Protected and preserved historic and cultural resources.”</p> <p>8.1 – “Recognize the importance of historic sites and events in the Town of Carthage, including designated historic properties and districts, and sites reflecting the Town’s role as a center of government, a market center, and a renowned center of buggy manufacturing.”</p> <p>8.2 – Develop and implement regulations for Carthage Historic District in collaboration with Historic Preservation Commission and interested community organizations.</p> <p>8.3 – “Encourage historic buildings to be adapted and reused as appropriate to ensure they retain their historical significance but also remain active and contributing elements of the community.”</p> <p>8.4 – “Encourage the conservation of historic buildings that contribute to the integrity and character of their neighborhoods.”</p> <p>8.5 – “Explore expansion of Carthage Historic District to include part of the Town’s commercial core.”</p> <p>8.6 – “Encourage homeowners interested in the adaptation or reuse of historic buildings, including education on federal and state historic rehabilitation tax credits.”</p> <ul style="list-style-type: none">• Pg. 83 – Reference and definition to “Historic (Overlay)” “The Historic category is a special overlay category for areas within National Register historic districts/properties or within other districts or properties that have been determined as eligible for the National Register. The type of land uses in these areas should be consistent with the underlying base categories described above, but with an additional frame of reference that ensures development in these areas is consistent with the overall historic character of the area.”• Pg. 88 - Recommendation made to the BOC by steering committee/TJCOG in Land Use Plan:
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	<ul style="list-style-type: none"> - <i>Consider developing and implementing historic district regulations within existing designated historic district, making use of the existing UDO provisions for a Historic Preservation Commission and the local designation of historic districts and landmarks.</i> - <i>Conduct a study to identify historic districts/historic properties outside the current designated district, as recommended in Chapter 3 of this plan. The study could serve as the basis for designating new historic districts or expanding the current historic district.</i> - Pg. 90-109 – Copies of public comments given as part of a publicly advertised LUP survey and published in the appendix of the LUP. Multiple references given by participants to needing to preserve historic Carthage. <p>A map of the recommended areas to consider for historic preservation as part of the 2040 LUP is included as an appendix to this document.</p>
<p>Needmore Community Small Area Plan</p> <p>The Carthage Board of Commissioners enlisted the assistance of the Triangle J Council of Governments in developing a “small area plan” to provide guiding principles for the development of the Needmore Community, a historically African American community in the northwestern area of Carthage and abutting the National Register Historic District. The plan was adopted by the BOC in 2020.</p>	<p>Discussions with members of the Needmore community resulted in the creation of a vision statement and goals that the Town of Carthage and Needmore residents wish to achieve.</p> <p>One of these goals listed is the desire to be a “Welcoming” community with two references to research and work needed to identify the historical significance of this area. The first reference is to the erection of a historical marker to honor the Needmore neighborhood. Two options exist to achieve this goal.</p> <p><i>Option 1:</i> Pursue statewide historical significance through the NC Highway Historical Marker Program, in coordination with local Historical Societies and Needmore neighborhood.</p> <p><i>Option 2:</i> Establish and fund a local historical marker program through Town of Carthage, Moore County, and/or associated Historical Societies. Funding could be pursued either through budgeted governmental funds or non-governmental fundraising efforts.</p> <p>The second reference is to the goal of establishing local partnerships to collect and document the history of the Needmore neighborhood and its residents and to make that history publicly available. While this goal is primarily geared toward working with historical societies that are involved with researching and archiving genealogies, oral/written histories, etc. the Needmore community, as of the development of this plan, desires to have its history preserved.</p> <p>It is also worth mentioning that one of the goals in the Needmore Small Area Plan is to allow commercial land uses in areas along NC 24-27 and near the Needmore community for the purpose of providing better</p>

	<p>accessibility to businesses in services on the western side of town instead of being heavily concentrated on the eastern side of town. Since the “western side” of Carthage abuts the National Register district, consideration should be given to protecting the historic district from incompatible commercial development that may affect the integrity of the historic homes/district at the edge of this boundary.</p>
<p><u>Carthage Community Economic Recovery and Resiliency Initiative (CERRI) Report</u></p> <p>Developed and adopted in 2021, The NC Main Street & Rural Planning Center’s Rural Planning Program (RPP) developed a Community Economic Recovery and Resiliency Initiative (CERRI) to help local governments recover and learn from the economic impacts of the coronavirus (COVID-19) pandemic to build local economies that are more resilient to future crises.</p> <p>This initiative focuses on two areas of work—a general review of how to become more economically resilient as a community based on the pandemic experience and how to strengthen the small business sector that serves the basic needs of the community.</p>	<p>The economic vision crafted by the work group of leaders from the Town and County is to support small businesses, improve the historic character and livability of downtown, and to maintain the small-town character that allows everyone to know everyone in town.</p> <p>One of the recommendations made for “immediate action” by the report is to “Engage NC Department of Cultural and Natural Resources State Historic Preservation Office (SHPO) to examine downtown buildings and determine potential to enroll in state and federal Historic Register.</p> <p>If Town is able to participate:</p> <ul style="list-style-type: none"> • Work with SHPO to establish a downtown historic district • Build around National Historic Preservation tax credits to create an incentive program for development desired by the community” <p>Under long term actions, maintaining the “small town” character (physical, visual and social) of Carthage is a goal with the following recommendations to achieve this goal:</p> <ul style="list-style-type: none"> • Establish guidelines for higher density development around Square – minimum 2-3 story buildings, inclusion of upstairs offices and housing. • Design guidance for maintenance of historic neighborhoods - but not forbid new construction. • Encourage infill housing and location of highest density housing closest to the downtown core and services. <p>These goals align with those listed in the 2040 Land Use Plan and encourage development around the “core” of Carthage, which is our most historic commercial area. What these buildings look like, and if they will complement the historic architecture around the core, is not addressed in the CERRI report.</p>

NEW VISION, NEW TOOLS: A NEW UNIFIED DEVELOPMENT ORDINANCE FOR CARTHAGE

With the adoption of the 2040 Land Use Plan in 2022 and its vision and goals for the development of Carthage over the next 18-20 years, as well as in response to increasing development activity in the Town of Carthage, the Board of Commissioners authorized the development of a new Unified Development Ordinance that better reflects the vision and goals of the 2040 Land Use Plan while also allowing for smart, sustainable and controlled residential and commercial growth patterns. At almost 2 years to develop, we are about halfway through writing the new UDO with our consultant partner, Kimley Horn, and will soon begin the process of soliciting public input through multiple public hearings to adopt the new planning and zoning regulations. It is important that the Carthage community understand the UDO be considered a “tool” intended to help build the “vision” outlined in the 2040 Land Use Plan.

Historic preservation currently has a significant role to play in this vision and our UDO will need to reflect that vision so as not to leave “historic Carthage” out of future planning and development decisions. The NC General Statutes require that Unified Development Ordinances be as “one size fits all” as possible, but the statutes also allow for the creation of special commissions, such as Historic Preservation Commissions and Appearance Commissions, to take on the tasks of developing and implementing more “custom” plans to protect the special character zones a city or county may have. This work can only be done through the use of these special boards/commissions and may not be done by the elected, governing body.

CONCLUSION

The Town of Carthage has a long history of development from a rural county seat established in 1796 to a bustling community for residential, commercial and governmental activities in Moore County. While many of Carthage’s historic buildings have been lost, there is still a significant amount of historic integrity and character left that expands beyond the existing National Register District.

As the town experiences yet another phase of growth and change, it is important to understand the history of historic preservation efforts made by the citizens, elected boards and town staff members over the last 20 years so that Carthage may be able to more easily identify if the preservation of historic properties and buildings is a goal the community wishes to work toward, and if so, work together to identify what elements of historic preservation planning are needed to achieve this goal.

These efforts will then help guide current and future governing bodies, volunteer advisory boards/commissions, and town staff in implementing policies and procedures that provide a public benefit with respect to historic preservation in the same way that the actions and decisions documented in this history have led us to where we are today on the matter of historic preservation in the Town of Carthage.



FIGURE 33: POTENTIAL STUDY AREAS FOR FUTURE HISTORIC DESIGNATION

