



**TOWN OF CARTHAGE
PLANNING BOARD**

**July 2nd, 2024
6:00 P.M.**

AGENDA

- 1. CALL TO ORDER**
- 2. INVOCATION**
- 3. PLEDGE OF ALLEGIANCE**
- 4. APPROVAL OF AGENDA** - Members of the board may remove or add items to the agenda prior to commencing the meeting. Motions/votes are not required to approve the agenda but there must be unanimous consent before proceeding.
- 5. 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 Planning Board to remove an item from the consent agenda and place it on the regular agenda.
 - a. Approval of minutes from June 6th, 2024, Regular Meeting Minutes.
- 6. PUBLIC COMMENT** - Members of the public may use this time to address the Planning Board with any presentations, questions or concerns. Those who wish to speak should fill out the sign-up sheet in the building's entryway to be recognized during the public comment session or raise their hand and wait to be recognized by the presiding member. All public comment 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 had outside of this public comment session or a public hearing unless otherwise permitted by the members of the board. The chairperson may place time limits on speakers prior to the start of the public comment session.
- 7. OLD BUSINESS**
 - a. No Old Business.
- 8. NEW BUSINESS**
 - a. Rezoning to RA-40 (Moore County) to RA-40 for 5682 NC HWY 22
- 9. OTHER BUSINESS OF THE BOARD**

No other business.
- 10. ADJOURNMENT**

TOWN OF CARTHAGE

PLANNING BOARD

MEETING MINUTES

June 6th, 2024

Attendance: David Norris, Bill Smyth, Victoria Riddle, Elizabeth Futrell, Antoniette Kelly, and Ian Lumgair.

Absent: Dena DeLucia

1. CALL TO ORDER

- a. Elizabeth Futrell called the meeting to order at 6:00 p.m.

2. INVOCATION

- a. David Norris gave the invocation.

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF AGENDA

- a. Elizabeth Futrell made a motion to approve the agenda with the change of the order to review New Business prior to Old Business. All ayes. Motion passes 6-0.

5. CONSENT AGENDA

- a. Elizabeth Futrell made a motion to accept the Consent Agenda with the approval of the May 2nd, 2024, Regular Meeting Minutes. All ayes, motion passes 6-0.

6. PUBLIC COMMENT

- a. There was no public comment made at this time.

7. NEW BUSINESS

- a. *Site Plan Review for Ripple Fiber (Three Phases); Petitioner: Ripple Fiber*

Ms. Jennifer Hunt, Town Planner, began the presentation by stating that the project is a by-right use and that the Planning Board is just to review the site plan. Ripple Fiber will be providing fiber in three phases and working with Town Staff during the project to assist with installation. Ms. Hunt explained that Ripple Fiber has met with Town Staff for the Technical Review Committee meeting, NCDOT, and the Town's engineers. Ripple Fiber will work with Town Staff on the project timeline

and plan to complete the fiber project within 8 months. The timeline will be aligned with staff capability and may take longer due to the limited staff and work capability.

There were some questions from the Planning Board regarding the installation process. There were also some concerns about the full placement of fiber. The Ripple Fiber representatives stated that they would check their full scope of work to address the concerns of the Planning Board and where the placement would be.

David Norris made a motion to approve the Ripple Fiber Site Plan as written and presented. Bill Smyth seconded the motion. Antoniette Kelly abstained from making a vote. Motion passes 5-0.

8. OLD BUSINESS

a. *Downtown Plan Design with Koontz Jones Design*

Ms. Hunt began the presentation of the Downtown Revitalization Plan stating that the Planning Board requested to hear from the downtown business owners. A public comment from one of the downtown business owners was recognized and stated that she would prefer that there be parking left around the circle for her clientele since they were older. There were many questions from the public regarding the public parking within downtown. Ms. Hunt stated that the Town of Carthage had a study completed by Kimbley-Horn regarding parking within downtown and is posted on the Town's website.

David Norris made a motion to accept Design Concept #2 as the Planning Board's recommendation to the Board of Commissioners. Antoniette Kelly seconded the motion. All ayes. Motion passes 6-0.

David Norris made a motion to accept Streetscape Design A as the Planning Board's recommendation to the Board of Commissioners. Bill Smyth seconded the motion. All ayes. Motion passes 6-0.

9. OTHER BUSINESS OF THE BOARD

- a. Ms. Jamie Sandoval, Clerk to the Planning Board, stated that Planning Board Member, Dena DeLucia, resigned from her position. The request to

open the Planning Board ETJ seat will be requested to the Board of Commissioners at their next meeting.

10. ADJOURNMENT

Elizabeth Futrell motioned to adjourn the meeting. Antoniette Kelly seconded the motion.

All ayes. Motion passes 6-0. Meeting adjourned at 7:14 p.m.



MEMORANDUM

Date: July 02, 2024

To: Planning Board

From: Jennifer Hunt, Town Planner

Subject: R-03-24: Rezoning to from RA-40 & RA-CZ (Moore County) to RA-40 "Residential Agricultural District" (Town of Carthage) for 5682 NC 22 HWY, PARID: 00037478;
Petitioner: Christian and Jennifer K.P. Guest

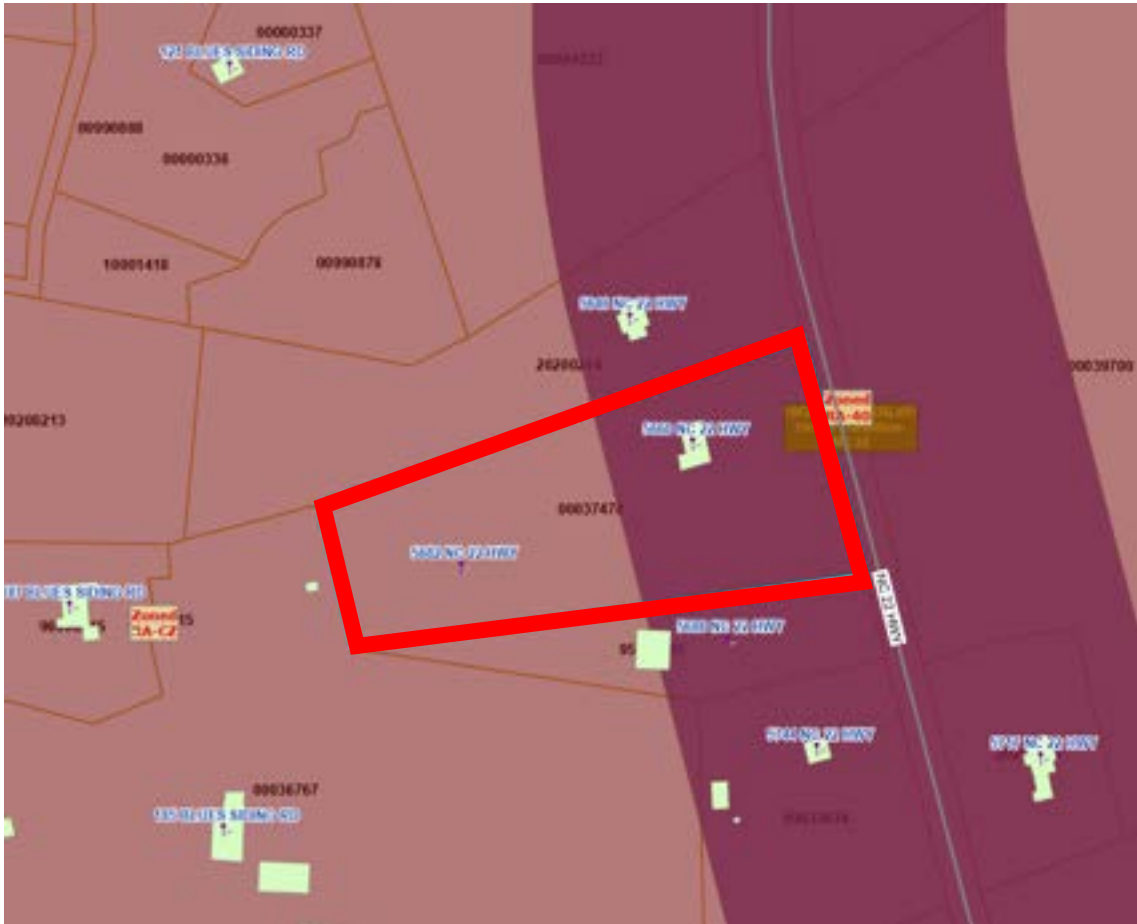
I. SUMMARY OF APPLICATION REQUEST:

The applicant, Chrisitan Guest and Jennifer K.P. Guest, are requesting annexation into the Town of Carthage to receive access to Town water and services. This will also require them to rezone their property, which is a map and text amendment. They are currently zoned what appears RA-40 and RA-CZ with Moore County. They are requesting a zoning district of RA-40 "Residential Agricultural District" with the Town of Carthage.

The Guest's property is located south of Green Haven Lane and north of Star Ridge Road off NC 22 HWY. The property is approximately 2.6 acres, according to the application. On Moore County GIS it shows 6.9 acres which is combined with 5660 and 5682 NC 22 HWY on one property owned by Thomas and Nancy Phillips. The address is 5682 NC HWY 22, PARID 00037478.

II. PROJECT INFORMATION:

1. PARID: 00037478 PIN: 857603415465
2. Applicant: Christian and Jennifer K.P. Guest
3. Owner: Thomas F. and Nancy H. Phillips
4. Long-Range Plan Designation:
This future area of this land appears to be Planned Mixed Use, per the adopted 2040 Land Use Plan.
5. Current Zoning:
The current zoning is RA-40 with Moore County. The applicants are requesting annexation to receive Town services and Town water. The applicants are requesting the Town of Carthage RA-40 zoning, "Residential Agricultural District."
5. Site outlined in red below.



III. APPLICATION REVIEW:

When reviewing an application for rezoning, the Planning Board shall consider and be guided by Article 3. Below is highlighted Section 100.32, Section 100.42 and Section 100.44 (4) as set forth in UDO:

Sec. 100.32 Planning Board – Powers and Duties

In addition to its specific duties set forth in this and other Town Ordinances and policies, the Planning Board shall have the following powers and duties:

1. *To make studies of the Town and surrounding areas;*
2. *To determine objectives to be sought in the development of the Town;*
3. *To propose and recommend plans for achieving these objectives;*
4. *To develop and recommend to the Board of Commissioners policies, ordinances, administrative procedures and other means for carrying out plans in a coordinated and efficient manner;*
5. *To advise the Board of Commissioners concerning the use and amendment of means for carrying out plans;*
6. *To exercise such functions in the administration and enforcement of various means for carrying out plans as may be assigned by this article or other ordinances of the Town; and*
7. *To perform other related duties as may be assigned by this article or other ordinances.*

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 (4) Planning Board

All proposed Development Ordinance amendments must be given review by the Planning Board for a recommendation to the Board of Commissioners. They are not required to conduct a public hearing, but they are encouraged to accept public input. The Planning Board shall evaluate all proposals for consistency with any adopted long-range plans and adopt a statement of consistency with said plans before voting to recommend approval or denial of the request.

A. Staff Comments:

Staff has found that the applicant meets all setback requirements for the RA-40 zoning district. This is a straight rezoning. The RA-40 district is primarily designed to accommodate a compatible mixture of single-family dwellings and agricultural uses at lower densities of approximately one unit or less per acre. The applicants rezoning request to RA-40 is aligned with this zoning district best.

IV. ATTACHMENTS PROVIDED BY THE APPLICANT:

1. Annexation Petition

V. PLANNING BOARD ACTION:

The Planning Board shall evaluate all proposals for consistency with any adopted long-range plans and adopt a statement of consistency with said plans before voting to recommend approval or denial of the request. All proposed Development Ordinance amendments must be given review by the Planning Board for a recommendation to the Board of Commissioners. They are not required to conduct a public hearing, but they are encouraged to accept public input, per UDO Section 100.42 and 100.44.

The Planning Board shall first adopt a Resolution of Consistency with the adopted Land Use Plan and other long-range plans then the Planning 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 amendment and describe its consistency with the adopted Land Use Plan.

or

OPTION 2

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

or

OPTION 3

Approve the amendment and deem it a modification of the adopted Land Use Plan. The Planning 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-03-24 as written and presented.

or

OPTION 2

Approve R-03-24 with the following conditions.....

(Option 3 on next page)

OPTION 3

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

**TOWN OF CARTHAGE
PLANNING BOARD
STATEMENT OF LAND USE PLAN CONSISTENCY
FOR PROPOSED REZONING OF 5682 NC 22 (PARCEL ID #00037478) FROM MOORE COUNTY RA-40
& RA-40 CZ TO TOWN OF CARTHAGE ZONING RA-40**

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, Chrisitan Guest and Jennifer K.P. Guest, are requesting annexation into the Town of Carthage to receive access to Town water and services. This will also require them to rezone their property, which is a map and text amendment. They are currently zoned RA-40 and RA-CZ with Moore County. They are requesting a zoning district of RA-40 “Residential Agricultural District” with the Town of Carthage.

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.

This statement adopted the _____ day of _____, 2024

Elizabeth Futrell, Chair

Jamie Sandoval, Clerk to the Planning Board



Town of Carthage

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

Contiguous Non-Contiguous

Date: 6/14/24

Site Information

| | | |
|--|--------------------------------|----------------------------|
| Address of Site 5682 NC 22 Hwy, Carthage, NC 28327 | | LRK/Parcel ID# 00037478 |
| Current Jurisdiction <i>Moore County</i> | Current Zoning <i>RA-40</i> | Parcel Size 2.6 acres |
| Explanation of Request Access to town water / Services | | |

To the Board of Commissioners of the Town of Carthage:

1. We, the undersigned owners of real property respectfully request that the area described in this petition be annexed into the Town of Carthage.
2. 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 Christian Guest | Signature of Petitioner <i>Christian Guest</i> | Date of Signature 6/18/24 |
| | Address of Petitioner 5660 NC 22 Hwy | | City, State, Zip Carthage, NC 28327 |
| | Email Address of Petitioner christianguest@hotmail.com | | Phone Number of Petitioner 5409933399 |
| 2 | Printed Name of Petitioner Jennifer K.P. Guest | Signature of Petitioner <i>Jennifer K.P. Guest</i> | Date of Signature 6/18/24 |
| | Address of Petitioner 5660 NC 22 Hwy | | City, State, Zip Carthage, NC 28327 |
| | Email Address of Petitioner kristinpguest@gmail.com | | Phone Number of Petitioner 4045207327 |
| 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 |