



**TOWN OF CARTHAGE
PLANNING BOARD
September 5th, 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 August 1st, 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. McNeill Ridge Conditional Zoning Amendment Request for Project CZ-05-23
- 9. OTHER BUSINESS OF THE BOARD**

No other business.
- 10. ADJOURNMENT**

TOWN OF CARTHAGE
PLANNING BOARD
MEETING MINUTES

August 1st, 2024

Attendance: Bill Smyth, Elizabeth Futrell, Victoria Riddle and Ian Lumgair.

Absent: David Norris and Antoniette Kelly

1. CALL TO ORDER
 - a. Elizabeth Futrell called the meeting to order at 6:00 p.m.
2. INVOCATION
 - a. Bill Smith gave the invocation.
3. PLEDGE OF ALLEGIANCE
4. APPROVAL OF AGENDA
 - a. Elizabeth Futrell made a motion to approve the agenda as presented. All ayes.
Motion passes 4-0.
5. CONSENT AGENDA
 - a. Elizabeth Futrell made a motion to accept the Consent Agenda with the approval of the July 2nd, 2024, Regular Meeting Minutes. All ayes, motion passes 4-0.
6. PUBLIC COMMENT
 - a. There was no public comment made at this time.
7. OLD BUSINESS
 - a. No old business.
8. NEW BUSINESS
 - a. *Conditional Zoning Request at 211 N McNeill Street (Parcel #00004545) from R-10 to R-10 CZ to allow for two duplexes.*

Ms. Jennifer Hunt gave the introduction of the property at 211 N McNeill Street. The property prior to the applicant's ownership had a code violation of a dilapidated, unused pool. Mr. Streamer obtained a demolition permit from the Town of Carthage to demolish the pool and resolve the code violation. Ms. Hunt described the layout and the setbacks of the project. Ms. Hunt also stated that the project

follows all the setback requirements and development standards of the Unified Development Ordinance.

Ian Lumgair, Planning Board member, stated if a sidewalk would be constructed. Ms. Hunt stated that a sidewalk is not required outside of the project if there is no existing sidewalk to connect to. There will be a walkway constructed inside of the project from the visitor parking lot to the dwellings.

Bill Smyth made a motion to recommend approval for the map amendment with Goals 9 & 11 of the adopted Land Use Plan. Ian Lumgair seconded the motion. All ayes. Motion passes 4-0.

Bill Smyth made a motion to recommend approval CZ-04-24, the rezoning request of 211 N McNeill Street (Parcel ID #00004545) with a condition to provide an internal sidewalk or pathway. Ian Lumgair seconded the motion. All ayes. Motion passes 4-0.

9. OTHER BUSINESS OF THE BOARD

a. No other business.

10. ADJOURNMENT

Elizabeth Futrell motioned to adjourn the meeting. Ian Lumgair seconded the motion. All ayes. Motion passes 4-0. Meeting adjourned at 6:19 p.m.

PLANNING BOARD UPDATE FROM BOARD OF
COMMISSIONERS MEETING ON AUGUST 19TH, 2024

- The Board of Commissioners approved the Conditional Zoning Request (CZ-04-24) at 211 N McNeill Street.
- Chapter 97: Mural Regulations & Chapter 93: Nuisance (Noise Ordinance) were updated and approved.
- The Board of Commissioners called a Quasi-Judicial Public Hearing for a Special Use Permit at 405 Monroe Street.



MEMORANDUM

Date: September 05, 2024

To: Planning Board

From: Jennifer Hunt, Town Planner

Subject: CZ-05-24: Conditional Zoning Amendment Request for the project "McNeill Ridge Subdivision" located at PARID 20070720, approved ORD 23.19, Zone: R-10-CZ, 32.01 acres.
Petitioner: Kirby Holding Group, LLC

I. SUMMARY OF APPLICATION REQUEST:

The applicant, Mr. Matthew Kirby, the manager of SKC Properties, LLC which owns parcel 20070750, has applied for a conditional zoning amendment for the project known as "McNeill Ridge Subdivision." This project was approved for 78 single family lot subdivisions with the zone R-10-CZ on the corner of Rockingham Street and McNeill Street. Please view Attachment 1 for the fully executed ORD 23.19. Mr. Kirby would like to request to amend these conditions. Therefore, he will need the Board of Commissioners approval to do so. Please view the amendment requests, located below the approved ORD 23.19.

ORD 23.19 (approved September 18, 2023):

The Zoning Map of the Town of Carthage is hereby amended by rezoning Parcel (PARID) 20070720 which is 32.01 acres, from R-20 (Residential) to R-10 CZ (Residential Conditional Zoning) with the following conditions below:

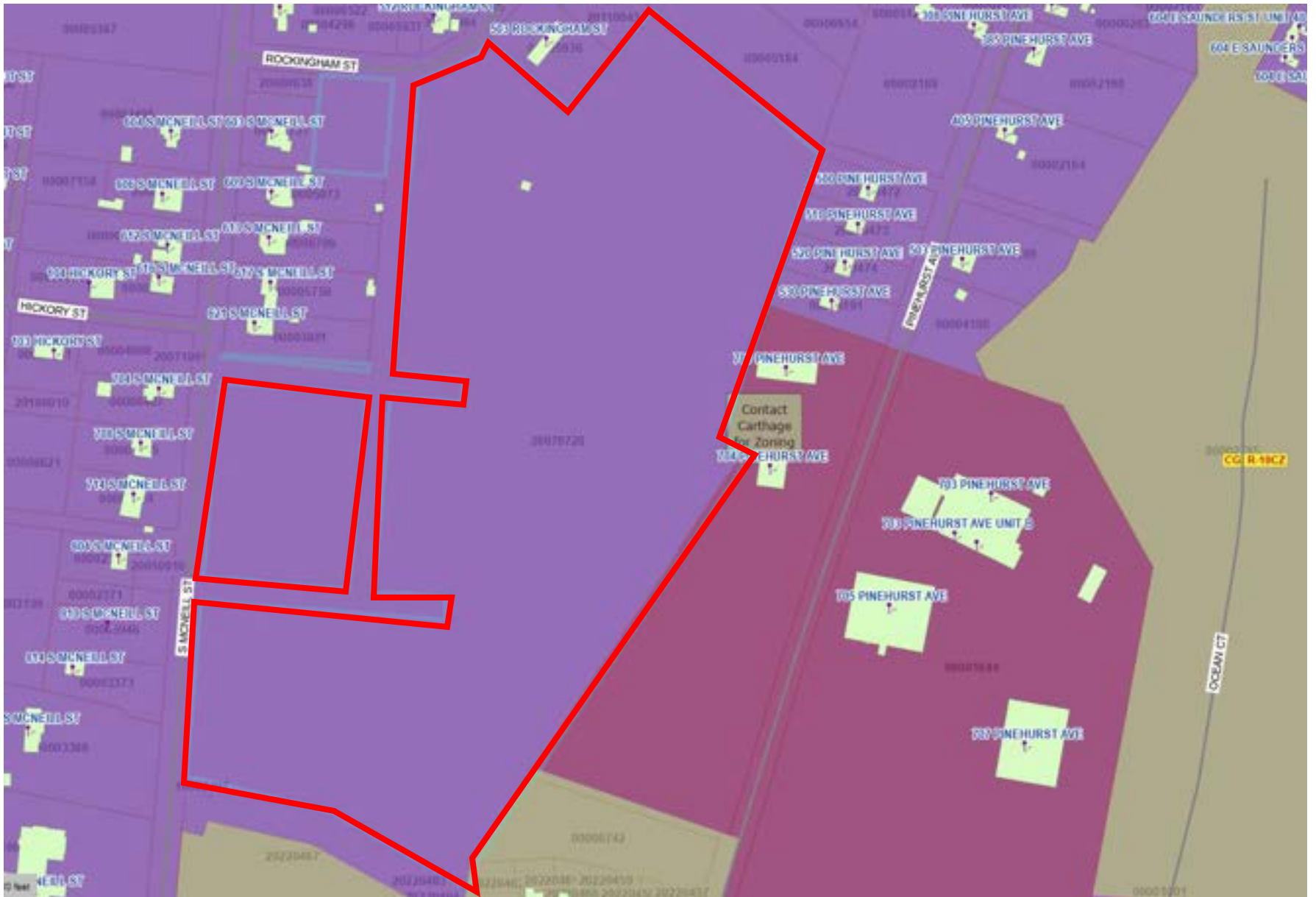
1. 78 single-family lot subdivision.
2. Proposed Zoning R-10 CZ (min. 10,000 sf lots).
3. Side setbacks of 10' and Corner Side setbacks of 15'.
4. Valley concrete curbing and 60 foot right of way (ROW).
5. Sidewalks on one side of the roadway.
6. 75' minimum lot width.
7. Developer to provide 60' undisturbed buffer along existing lots along McNeill Street (all buffer to be dedicated to Town as Open Space).
8. Developer to provide 30' undisturbed buffer along existing lots along McNeill Street and Rockingham Street (all buffer to be dedicated to Town as Open Space).
9. Developer will NOT "mass-grade" the development, but only grade for the roadway, infrastructure, and houses.
10. Developer to pay for the design of the waterline from Loyd Lane to the Northeast fire hydrant located on the north side of Rockingham Street in front of Carthage Elementary School.
11. Developer to provide the Town with a \$100,000 development fee for the Town to put to the construction of the waterline from Loyd Land to the fire hydrant in front of Carthage Elementary School, OR to whatever the Town sees fit to fund.
12. The Developer will not pay for the waterline construction and its appurtenances from Loyd Lane to the fire hydrant located in front of Carthage Elementary School.
13. The developer will pay for the design and construction of the waterline from Loyd Land to McNeill Street.

Proposed Condition (CZ) Changes (submitted August 7, 2024):

The crossed-out section is what was approved in ORD 23.19 on September 18, 2023 (internal file CZ-05-23), and the underlined verbiage is what is being requested as a proposed condition with this public hearing. Here are the conditions that are being proposed:

1. ~~78 single family lot subdivision.~~ 59 single family subdivision
2. ~~Developer to provide 60' undisturbed buffer along existing lots along McNeill Street (all buffer to be dedicated to Town as Open Space) as depicted on the Preliminary Plat.~~ Developer to provide 30' undisturbed buffer along McNeill Street (all buffer to be dedicated to Town as Open Space) as depicted on the Preliminary Plat.
3. ~~Developer to provide 30' undisturbed buffer along existing lots along McNeill Street and Rockingham Street (all buffer to be dedicated to Town as Open Space).~~ Developer to provide 30' undisturbed buffer along existing lots of the eastern property line (all buffer to be dedicated to Town as Open Space) as depicted on the Preliminary Plat.
4. ~~Developer will NOT "mass-grade" the development, but only grade for the roadway, infrastructure, and houses.~~ Developer will only mass grade for infrastructure, homes, and stormwater management as necessary to ensure positive drainage for the subdivision. Mass grading of other areas of the subdivision will not be allowed.
5. Roadway typical cross-section of 28' back-to-back as depicted on Preliminary Plat. This includes two 12' lanes with 2' rolled (valley) concrete curbing on each side.
6. Lots shall have a minimum of 30' long by 20' wide concrete driveway from the property line to the house with exception of corner lots that may be allowed 15' long by 20' wide concrete driveway depending on home orientation. Driveways will then extend from property line to back of curb.

Figure 1: Site Location outlined in red.



II. APPLICATION REVIEW:

When reviewing an application for conditional zoning, 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 Commissions 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.

C. Staff Comments:

A short history of this project known as "McNeill Ridge Subdivision" is explained first. The first CZ request for this parcel was on **August 15, 2022**, where a public hearing was held, and the project was denied. The applicant then came back with proposed duplexes on **June 19, 2023**. The preliminary plat was for 66 units (duplexes) located on 33 lots in the R-20 zone. The request was a by right use as the R-20 zone permits the land use for single family homes and duplexes. At the June 19, 2023, meeting the Board of Commissioners invited the applicant to re-submit their application for another CZ request to build the single-family lots and waived the fee. There was a public discussion and concern regarding the landscaping buffer with the duplexes as well as the clear cutting of trees.

The applicant decided to return to the Board of Commissioners with the CZ request for 78 single-family lots which was approved at the **September 2023** Board of Commissioners meeting. This is known as ORD 23.19, which lists the conditions of approval. Please view Attachment 1. The conditional zoning request included a 30 foot and 60 foot "undisturbed" buffer along the lots along McNeill Street, which will be dedicated to the Town of Carthage as open space. The developer was willing to do valley concrete curbing, with 60 feet right of way and give the Town \$100,000 to use as we see fit. The developer was also willing to pay for the waterline design from Loyd Lane to the northeast fire hydrant located on the north side of Rockingham Street in front of Carthage Elementary School.

The applicant submitted a CZ amendment request on **August 7, 2024**, with his engineering team, LKC engineering, for further changes, which need BOC approval. Town staff met with the applicant at the Technical Review Committee on July 18, 2024. The applicant submitted the conditional zoning amendment request on August 7, 2024. The roadway cross section being proposed is 28' verses the 60' right of way.

Here is a summary of the proposed changes (in red):

1. **59 lots**, instead of 78 single family lots.
2. Developer to provide 60' undisturbed buffer along existing lots along McNeill Street (all buffer to be dedicated to Town as Open Space) **as depicted on the Preliminary Plat. Developer to provide 30' undisturbed buffer along McNeill Street (all buffer to be dedicated to Town as Open Space) as depicted on the Preliminary Plat.**
3. Developer to provide 30' undisturbed buffer along existing lots along McNeill Street and Rockingham Street (all buffer to be dedicated to Town as Open Space). **Developer to provide 30' undisturbed buffer along existing lots of the eastern property line (all buffer to be dedicated to Town as Open Space) as depicted on the Preliminary Plat.**
4. Developer will NOT "mass-grade" the development, but only grade for the roadway, infrastructure, and houses. **Developer will only mass grade for infrastructure, homes, and stormwater management as necessary to ensure positive drainage for the subdivision. Mass grading of other areas of the subdivision will not be allowed.**
5. **Roadway typical cross-section of 28' back-to-back as depicted on Preliminary Plat. This includes two 12' lanes with 2' rolled (valley) concrete curbing on each side.**
6. **Lots shall have a minimum of 30' long by 20' wide concrete driveway from the property line to the house with exception of corner lots that may be allowed 15' long by 20' wide concrete driveway depending on home orientation. Driveways will then extend from property line to back of curb.**

III. ATTACHMENTS PROVIDED BY THE APPLICANT:

1. Attachment 1: ORD 23.19
2. Attachment 2: Proposed changes for the approved ORD 23.19
3. Attachment 3: Preliminary Plat: Overall Subdivision Layout Plan

(RECOMMENDED MOTIONS ON NEXT PAGES)

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

or

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 Planning Board believes this action taken is reasonable and in the public interest because.....

(Second Motion on Next Page)

PETITION MOTION (2ND Required Motion)

And, therefore, I move to:

OPTION 1

Approve CZ-05-24 as written and presented.

or

OPTION 2

Approve CZ-05-24 with the following conditions.....

(Option 3 on next page)

OPTION 3

Deny CZ-05-24 for the following reasons.....

**TOWN OF CARTHAGE
PLANNING BOARD
STATEMENT OF LAND USE PLAN CONSISTENCY
FOR PROPOSED CONDITIONAL ZONING OF MCNEILL RIDGEL SUBDIVISION LOCATED ON
PARCEL ID #20070720 (APPROVED ORDINANCE 23.19)**

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, Matthew Kirby, requests to amend the certain conditions from approved Conditional Zoning (Ordinance 23.19). From 78 Single-Family Units to 59 Single-Family Units. Developer to provide 30’ undisturbed buffer along McNeill Street (all buffer to be dedicated to Town as Open Space) as depicted on the Preliminary Plat. Developer to provide 30’ undisturbed buffer along existing lots of the eastern property line (all buffer to be dedicated to Town as Open Space) as depicted on the Preliminary Plat. Developer will only mass grade for infrastructure, homes, and stormwater management as necessary to ensure positive drainage for the subdivision. Mass grading of other areas of the subdivision will not be allowed. Roadway typical cross-section of 28’ back-to-back as depicted on Preliminary Plat. This includes two 12’ lanes with 2’ rolled (valley) concrete curbing on each side. Lots shall have a minimum of 30’ long by 20’ wide concrete driveway from the property line to the house with exception of corner lots that may be allowed 15’ long by 20’ wide concrete driveway depending on home orientation. Driveways will then extend from property line to back of curb.

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

Ordinance No. ORD.23.19

Amending the Town of Carthage Official Zoning Map and Text for the development known as McNeill Ridge Subdivision, Parcel (PARID) 20070720, from R-20 (Residential) to R-10 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 6:30pm on Thursday, September 07, 2023, and after consideration the Planning Board with a motion of 5-0 recommended approval of the zoning ordinance map and text amendment with the condition that a Traffic Impact Analysis (TIA) be completed with approval; and

WHEREAS, a public hearing was held at a regular meeting of the Town of Carthage Board of Commissioners on Monday, September 18, 2023 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 Parcel (PARID) 20070720 which is 32.01 acres, from R-20 (Residential) to R-10 CZ (Residential Conditional Zoning) with the following conditions below:

1. 78 single-family lot subdivision.
2. Proposed Zoning R-10 CZ (min. 10,000 sf lots).
3. Side setbacks of 10' and Corner Side setbacks of 15'.
4. Valley concrete curbing and 60 foot right of way (ROW).
5. Sidewalks on one side of the roadway.
6. 75' minimum lot width.
7. Developer to provide 60' undisturbed buffer along existing lots along McNeill Street (all buffer to be dedicated to Town as Open Space).
8. Developer to provide 30' undisturbed buffer along existing lots along McNeill Street and Rockingham Street (all buffer to be dedicated to Town as Open Space).
9. Developer will NOT "mass-grade" the development, but only grade for the roadway, infrastructure, and houses.

10. Developer to pay for the design of the waterline from Loyd Lane to the Northeast fire hydrant located on the north side of Rockingham Street in front of Carthage Elementary School.
11. Developer to provide the Town with a \$100,000 development fee for the Town to put to the construction of the waterline from Loyd Land to the fire hydrant in front of Carthage Elementary School, OR to whatever the Town sees fit to fund.
12. The Developer will not pay for the waterline construction and its appurtenances from Loyd Lane to the fire hydrant located in front of Carthage Elementary School.
13. The developer will pay for the design and construction of the waterline from Loyd Land to McNeill Street.

Ordained this 18th day of September 2023.


Jimmy Chalflinch, Mayor

ATTEST:


Kimberly Gibson, Town Clerk





Town of Carthage

Land Use Plan Consistency Statement

FOR PROPOSED R-20 CONDITIONAL ZONING FROM R-20 FOR MCNEILL RIDGE SUBDIVISION (78 SINGLE FAMILY LOTS) PARCEL ID #20070720

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

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

The applicant, Kirby Holding Group, LLC, submitted a conditional zoning request, at the invitation of the Board of Commissioners (BOC) to waive the fee, after the duplexes for this parcel (as a by right use) were approved in June 2023. This project consists of 78 single family lots and is located at PARID 20070720. The current zone is R-20. The applicant requests an R-20 CZ. The R-20 zone permits the land use for single family homes and duplexes.

Section 2. Please state the Board’s reasonings/findings for the **approval** of this consistency statement based on the above selected goals with the following recommended conditions: _____ Goal

#1 – Single-family homes

Goal #2 – Feed into the water loop to improve the water quality of neighborhood.

Goal #3 – Provides buffers to maintain natural features

To provide a Traffic Impact Analysis for the development of McNeill Ridge.

Section 2. The Board of Commissioners concludes that the above-described amendment(s) are reasonable and in the public interest as they **do** fulfill a direct objective of the Land Use Plan.

This statement adopted the 18th day of September 2023.

ATTEST:


Kimberly Gibson, Town Clerk


Jimmy Chalflinch, Mayor





GENERAL NOTES:

- 1. This map is not in accordance with GS 47-30.
2. Area by coordinate method.
3. Dashed lines not surveyed, drawn from information as indicated.
4. All distances are horizontal ground distance.
5. This property is not a water supply watered.
6. All adjoining properties currently Zoned R-20 per Town of Carthage.
7. The subdivision will be served by public water supply by Town of Carthage.
8. The subdivision will be served by public sanitary sewer by the Town of Carthage.
9. No wetlands located on property.
10. Property does NOT lie in a FEMA Flood Hazard Zone, according to FIRN 5705050072 (Zone X).
11. Grading to meet NCDOT and Town of Carthage requirements for Intersection Grades and Roadway Alignments.
12. All Proposed Utility and Drainage Easements are 20' unless noted otherwise.

Legend:

- Iron Pipe Found
Non Roof Found
Iron Roof Found
Concrete Monument Found
Concrete Measurement bar
PE Nail Found
Pin Nail Set
AD - Above Ground
S - Below Ground
Sweet Marsh
Fire Hydrant
Water Valve
Water Meter
Telephone Pedestal
Cable Pedestal
Fiber Shut Out
Light Pole
Utility Pole
MISC
Electrical Transformer
Sign
Sprinkler Head
Compacted Metal Pipe
Hardened Concrete Pipe
Curb Inlet
Storm Clean Manhole
2" Pipe Tree (Typ.)
6" Pipe Tree (Typ.)
8" Pipe Tree (Typ.)
Leaking Tree to be Removed
Leaking Tree to be Retained
Boundary Lines not Surveyed
Existing Center Line
Existing Right of Way
Existing Easements
Existing Underground Utilities
Existing Right of Way
Existing Easements
Existing Wetlands
Limits of Disturbance
Existing Stream

REFERENCE:

Deed Book 4164, Page 222
Moore County Registry
OWNER/DEVELOPER:
BKC PROPERTIES, LLC
675 BENNETT ST. 4
SOUTHERN PINES, NC 28387

I, A. Scott Matthews, certify that this plat was drawn under my supervision from an actual survey performed under my supervision (including description in Book 3232, page 222, etc.), that the boundaries not surveyed are clearly indicated as drawn from information as indicated, that the ratio of precision as calculated is 1:30,000; that this plat was prepared accordance to G.S. 47-30 as amended; that the Global Positioning System (GPS) survey and the following information was used to perform the GPS survey:

- (1) Class of survey: Class A
(2) Positional accuracy: $± 2.5 cm$
(3) Type of GPS field procedure: Online Position User Service (Real-Time)
(4) Dates of survey: 02/23/22
(5) Datum/Epoch: NAD83(2011)
(6) Elevation method/control level: OPUS
(7) Geoid model: GEOID12B
(8) Combined grid factors: 0.999999972
(9) Units: US Survey Feet

Scale Point: N 57781.96246, E 187499.76877
Horizontal positions are referenced to NAD83(2011).
Vertical positions are referenced to NAVD83 using GEOID12B.

Witness my original signature and seal this 11th day of August 2022.

A. Scott Matthews
Professional Land Surveyor
L-4181



L-4181
License Number

NOTE: ALL LOTS ON MCNEILL ST. TO BE ACCESSED IN THE SUBDIVISION AND NOT ON MCNEILL ST. PER NCDOT.
RIGHT-DISTANCE TRIANGLES (1/2 X 7) APPLIES ON LOYD LAKE ROADWAY CONNECTION.

Certificate of Preliminary Major Plat Approval

I hereby certify that the Town of Carthage Board of Commissioners approved on the day of 08/2022 this preliminary plat of the subdivision as shown on this plat.
Preliminary approval is valid for a period of 24 months from the date or as established under the next rights proceedings, if applicable.

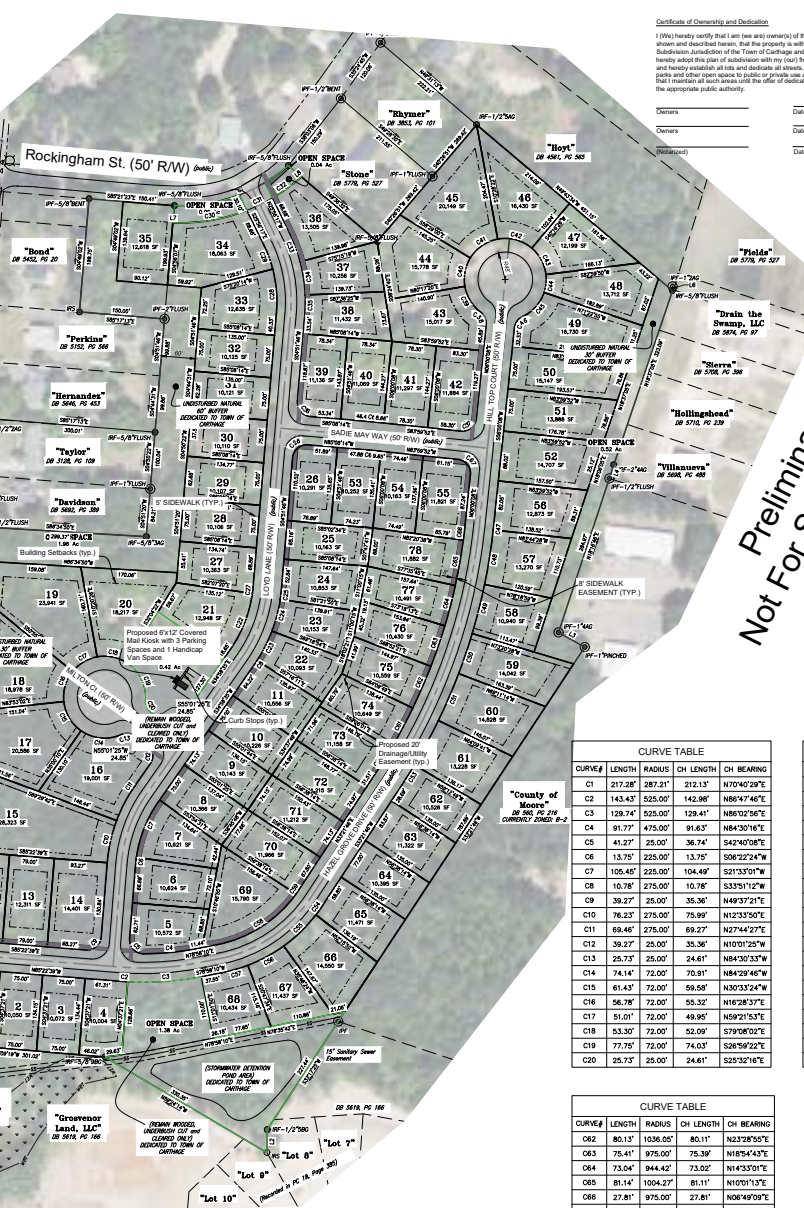
Subdivision Administrator Date

Storm Water Control Statement

This subdivision will be developed in accordance with the stormwater management systems designed and constructed to NCDOT, DEQ, or Town of Carthage standards, as appropriate.

Licensed Professional License Number
Date

Preliminary Plat for:
The Kirby Construction Group, LLC
McNeill Ridge Subdivision
32.14 Acres
78 Lots - Single-Family Subdivision
Carthage Township, Moore County
North Carolina
July 17, 2023 - Project# 22026
Scale= 1"=100'
Drawn: ASM
SHEET 02



Certificate of Ownership and Dedication

I (We) hereby certify that I am (we are) owner(s) of the property shown and described herein, that the property is within the Subdivision Jurisdiction of the Town of Carthage and that I (we) hereby submit the plan of subdivision with my (our) best interest and hereby dedicate all title and dedications of streets, walks, paths and other open space to public or private use as noted, and that I (we) warrant all boundaries and the title of dedication to represent the appropriate public authority.

State of North Carolina
County of Moore

Signature of Owner Date
Signature of Owner Date
Signature of Owner Date

Review Officer Date
Signature of Review Officer Date

SITE DATA:

Table with columns: SITE JURISDICTION, ADDRESS, PARCELS ID #, MAP BOOK & PAGE, DEED BOOK & PAGE, CURRENT ZONING, LINEAR FEET OF STREETS, LOT WIDTH, MIN. LOT AREA ON PLAN, AVERAGE LOT SIZE, TOTAL LOTS, FRONT, SIDE, REAR, CORNER SEAS, TOTAL ACRES, AREA IN PROPOSED RW, LESS PROPOSED RW, OPEN SPACE PROVIDED.

I, A. Scott Matthews, a Professional Land Surveyor L-4181, certify to you or one of the following as indicated:

(K) A. That this plat is a survey that created a subdivision of land within the area of the county or municipality that has an ordinance that regulates terms of land.

A. Scott Matthews
Professional Land Surveyor
L-4181
Registration Number
Date



CURVE TABLE

Table with columns: CURVE#, LENGTH, RADIUS, CH LENGTH, CH BEARING. Rows C1 through C15.

CURVE TABLE

Table with columns: CURVE#, LENGTH, RADIUS, CH LENGTH, CH BEARING. Rows C16 through C30.

CURVE TABLE

Table with columns: CURVE#, LENGTH, RADIUS, CH LENGTH, CH BEARING. Rows C31 through C45.

CURVE TABLE

Table with columns: CURVE#, LENGTH, RADIUS, CH LENGTH, CH BEARING. Rows C46 through C60.

CURVE TABLE

Table with columns: CURVE#, LENGTH, RADIUS, CH LENGTH, CH BEARING. Rows C61 through C69.

LINE TABLE

Table with columns: LINE#, LENGTH, BEARING. Rows L1 through L8.

SUBDIVISION LAYOUT PLAN



ASM ENGINEERING, PLLC
CIVIL ENGINEERING - LAND SURVEYING - PLANNING
2248 Joel Road
Carthage, NC 28327
Firm License # 9-272
910-791-3070
asm@asmengineering.net

The Zoning Map of the Town of Carthage is hereby amended by rezoning Parcel (PARID) 20070720 which is 32.01 acres, from R-20 (Residential) to R-10 CZ (Residential Conditional Zoning) with the following conditions below:

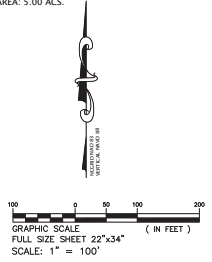
1. ~~78~~ **59** single-family lot subdivision.
2. Proposed Zoning R-10 CZ (min. 10,000 sf lots).
3. Side setbacks of 10' and Corner Side setbacks of 15'.
4. Valley concrete curbing and 60 foot right of way (ROW).
5. Sidewalks on one side of the roadway.
6. 75' minimum lot width.
7. Developer to provide 60' undisturbed buffer along existing lots along McNeill Street (all buffer to be dedicated to Town as Open Space) **as depicted on the Preliminary Plat. Developer to provide 30' undisturbed buffer along McNeill Street (all buffer to be dedicated to Town as Open Space) as depicted on the Preliminary Plat.**
8. ~~Developer to provide 30' undisturbed buffer along existing lots along McNeill Street and Rockingham Street (all buffer to be dedicated to Town as Open Space).~~ **Developer to provide 30' undisturbed buffer along existing lots of the eastern property line (all buffer to be dedicated to Town as Open Space) as depicted on the Preliminary Plat .**
9. ~~Developer will NOT "mass grade" the development, but only grade for the roadway, infrastructure, and houses.~~ **Developer will only mass grade for infrastructure, homes, and stormwater management as necessary to ensure positive drainage for the subdivision. Mass grading of other areas of the subdivision will not be allowed.**
10. Developer to pay for the design of the waterline from Loyd Lane to the Northeast fire hydrant located on the north side of Rockingham Street in front of Carthage Elementary School.
11. Developer to provide the Town with a \$100,000 development fee for the Town to put to the construction of the waterline from Loyd Land to the fire hydrant in front of Carthage Elementary School, OR to whatever the Town sees fit to fund.
12. The Developer will not pay for the waterline construction and its appurtenances from Loyd Lane to the fire hydrant located in front of Carthage Elementary School.
13. The developer will pay for the design and construction of the waterline from Loyd Land to McNeill Street.
14. **Roadway typical cross-section of 28' back-to-back as depicted on Preliminary Plat. This includes two 12' lanes with 2' rolled (valley) concrete curbing on each side.**

15. Lots shall have a minimum of 30' long by 20' wide concrete driveway from the property line to the house with exception of corner lots that may be allowed 15' long by 20' wide concrete driveway depending on home orientation. Driveways will then extend from property line to back of curb.



- NOTES:**
1. ALL GENERAL NOTES, ABBREVIATIONS, SYMBOLS, AND OTHER INFORMATION INDICATED ON SHEET C-01 SHALL APPLY TO THIS PLAN.
 2. THE PURPOSE OF THE PLAN IS FOR INFORMATIONAL PURPOSES ONLY. THOUGH THIS PLAN IS FROM AN ACTUAL FIELD SURVEY IT IS NOT AND SHOULD NOT BE CONSIDERED A RECORDABLE DOCUMENT.
 3. ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE BENCHMARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR WITH THE SURVEYOR OF RECORD PRIOR TO BEGINNING CONSTRUCTION. BENCHMARKS ARE PROPERTY CORNERS ALONG S. MCNEILL ST. THE FIRST IS AT THE INTERSECTION OF LASSITER ST AND HAS AN ELEV. OF 493.21. THE SECOND IS AT THE SOUTHWEST CORNER AND HAS AN ELEV. OF 447.77.
 4. LOCATIONS OF EXISTING UTILITY LINES HAVE BEEN TAKEN FROM UTILITY RECORDS SUPPLEMENTED BY FIELD INSPECTIONS AND SHOULD INDICATE IN GENERAL THE TYPE OF UNDERGROUND FACILITIES NOW IN SERVICE. HOWEVER, LOCATIONS SHOWN ARE NOT GUARANTEED AND ANY FURTHER DEVELOPERS OR CONTRACTORS SHOULD NOT ONLY MAKE SUBSURFACE INVESTIGATIONS BUT SHOULD ALSO ALLOW FOR CONTINGENCIES WHICH MIGHT ARISE BY REASON OF ENCOUNTERING UNRECORDED LINES OR LINES BEING IN DIFFERENT LOCATIONS THAN INDICATED ON THIS PLAN.
 5. THE HORIZONTAL DATUM FOR THIS SURVEY IS NC GRID NAD-83 AND THE VERTICAL DATUM IS NAVD-88.
 6. ALL DISTANCES ARE HORIZONTAL GROUND.
 7. AREA BY COORDINATE COMPUTATION.
 8. SURVEY BOUNDARY INFORMATION FROM THE SURVEYOR OF RECORD, LKC ENGINEERING, PLLC, JEFFREY L. GREEN'S; LICENSE # L-3972; 140 AQUA SHED CT., ABERDEEN, NC 28315; PHONE 910-4201437.
 9. CONTOURS ARE GIS DATA. TOPOGRAPHIC SURVEY TO BE COMPLETED DURING DETAILED DESIGN PHASE.
 10. WETLAND AND STREAM DELINEATION PROVIDED BY HUNT ENVIRONMENTAL ASSOCIATES.
 11. ALL LOTS TO BE SERVED INTERNALLY EXCEPT FOR LOT #2

PROPERTY DATA:
 PARCEL AREA: 32.01 ACS.
 OPEN AREA: 10.04 ACS.
 PERCENT OPEN AREA: 31.4%
 SIDEWALK IMPERVIOUS: 0.33 ACS.
 ROADWAY IMPERVIOUS: 2.43 ACS.
 ROADWAY LENGTH: 3,336 LF
 RIGHT-OF-WAY AREA: 5.00 ACS.



REVISIONS			
SYM.	DESCRIPTION	DATE	BY

PARCEL AREA TABLE		
PARCEL #	AREA (SF)	AREA (ACRES)
1	14,264.37	0.33
2	15,715.94	0.36
3	10,010.82	0.23
4	10,120.55	0.23
5	10,125.00	0.23
6	10,125.00	0.23
7	10,125.00	0.23
8	10,125.00	0.23
9	10,125.00	0.23
10	10,049.04	0.23
11	10,947.65	0.25
12	11,745.00	0.27
13	12,167.36	0.28
14	12,359.42	0.28
15	10,317.06	0.24
16	10,125.00	0.23
17	10,125.00	0.23
18	10,125.00	0.23
19	10,125.00	0.23
20	11,368.43	0.26
21	13,560.34	0.31
22	10,078.91	0.23
23	10,125.00	0.23
24	10,125.00	0.23
25	10,701.17	0.25
26	10,677.13	0.25
27	10,125.00	0.23
28	10,125.00	0.23
29	10,150.74	0.23
30	10,957.95	0.25

PARCEL AREA TABLE		
PARCEL #	AREA (SF)	AREA (ACRES)
31	16,140.28	0.37
32	20,283.52	0.47
33	17,153.46	0.39
34	14,062.72	0.32
35	19,860.72	0.46
36	11,579.25	0.27
37	10,572.84	0.24
38	13,766.86	0.32
39	10,125.00	0.23
40	10,066.86	0.23
41	12,691.74	0.29
42	16,598.05	0.38
43	16,359.58	0.38
44	11,475.00	0.26
45	11,475.00	0.26
46	10,125.00	0.23
47	10,134.36	0.23
48	10,134.36	0.23
49	10,155.63	0.23
50	11,003.02	0.25
51	26,639.92	0.61
52	23,070.52	0.53
53	14,583.96	0.33
54	16,751.09	0.38
55	17,435.89	0.40
56	15,088.45	0.35
57	13,001.89	0.30
58	11,209.37	0.26
59	10,403.18	0.24

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	
C1	81.94	287.12	16.35	S83°56'55"W	81.67
C2	74.05	170.00	24.96	N13°14'09"W	73.47
C3	16.58	170.00	5.59	N2°02'16"E	16.58
C4	46.38	30.00	88.58	N49°07'28"E	41.90
C5	47.12	30.00	90.00	S41°34'59"E	42.43
C6	47.12	30.00	90.00	N48°25'01"E	42.43
C7	47.86	30.00	91.42	N40°52'32"W	42.95
C8	61.28	200.00	17.55	N13°36'26"E	61.02
C9	209.69	200.00	60.07	N52°25'07"E	200.22
C10	38.26	200.00	10.96	N87°56'09"E	38.21
C11	34.31	260.00	7.56	S89°38'10"W	34.29
C12	78.40	260.00	17.28	N77°13'01"E	78.10
C13	24.20	25.00	55.46	S24°42'07"E	23.26
C14	64.57	72.00	51.38	S22°39'51"E	62.43
C15	52.94	72.00	42.13	N69°25'12"W	51.76
C16	70.57	72.00	56.16	S61°26'10"W	67.78
C17	62.59	72.00	49.81	S8°27'12"W	60.64
C18	52.94	72.00	42.13	S37°30'53"E	51.76
C19	61.96	72.00	49.31	S83°14'03"E	60.07

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	
C20	24.20	25.00	55.46	S80°09'36"E	23.26
C21	57.62	260.00	12.70	S11°10'51"W	57.50
C22	47.12	30.00	90.00	S49°49'55"W	42.43
C23	47.12	30.00	90.00	S40°10'05"E	42.43
C24	47.12	30.00	90.00	N49°49'55"E	42.43
C25	36.37	260.00	8.01	N89°10'31"W	36.34
C26	78.59	260.00	17.32	S78°09'28"W	78.29
C27	53.36	72.00	42.46	S57°35'03"W	52.15
C28	55.16	72.00	43.90	S14°24'14"W	53.82
C29	68.94	72.00	54.86	S34°58'24"E	66.33
C30	54.99	72.00	43.76	S84°16'55"E	53.66
C31	54.99	72.00	43.76	N51°57'30"E	53.66
C32	30.04	72.00	23.91	N18°07'26"E	29.83
C33	24.20	25.00	55.46	N33°53'55"E	23.26
C34	70.04	200.00	20.06	N71°39'36"E	69.68
C35	45.87	200.00	13.14	N88°15'44"E	45.77
C36	34.46	30.00	65.82	S52°15'28"E	32.60
C37	17.31	230.00	4.31	S21°30'12"E	17.30
C38	75.21	287.12	15.01	S56°13'04"W	75.00

PRELIMINARY PLAT: OVERALL SUBDIVISION LAYOUT PLAN
 PRELIMINARY - DO NOT USE FOR CONSTRUCTION
 LKC Engineering, PLLC
 140 Aqua Shed Court
 Aberdeen, NC 28315
 P. 910.420.1437
 F. 910.420.1437
 lic@lkcengineering.com
 License No. P-1095

LKC
 Engineering
 Landscapes Architecture
 Surveying

DATE: AUGUST, 2024
 DESIGNED: PWH
 DRAWN: BS
 CHECKED: PAP
 NO.

C-02
 Carthage, North Carolina