TOWN OF CARTHAGE

ZONING/SUBDIVISION REQUEST FORM

DATE: 5-20-22

TYPE OF REQUEST:

_____Zoning Compliance _____Zoning Text Amendment

_____ Special Use Permit _____Site Plan Approval

__X__Subdivision Plat Approval __X__Rezoning

_____Variance _____Other: _____

APPLICANT INFORMATION:

Name: Kirby Holding Group, LLC Phone Number: 910-692-2731

Address: 285 SE Broad St. Southern Pines, NC 28387

Email: _ matthewkirby@outlook.com

PROPERTY OWNER INFORMATION: (If different)

Name: SKC PROPERTIES, LLC Phone Number: 910-692-2731

Address: 285 SE Broad St. Southern Pines, NC 28387

SITE INFORMATION: (if applicable)

Address: McNeill/Rockingham Street

LRK/Parcel ID#: 20070720

Current Zoning District: R-20 Proposed Zoning: R-10CZ

Lot Size: 10,000 min. # of Proposed Parcels: 81 Lots

Proposed Use: Single Family

Business Name: Kirby Holding Group, LLC

Proposed Utilities:

__X__Public Water_____Private Well__X__Public Sewer_____Private Septic

PROPOSED BUILDING:

Square footage:_____ Height: >35'

Required Setbacks:

Front: 30' Rear: 25' Side: Proposed 10' Corner: 25'

Number of Parking Spaces:_____ Handicapped Space:_____Yes_____No

EXISTING BUILDING:

Square footage: N/A Height: _____

Current Setbacks:

Front:_____Rear:_____Side:_____Corner: _____

Number of Parking Spaces:_____ Handicapped Space:_____Yes_____No

EXPLANATION OF REQUEST: (Please be as specific as possible)

Applying for an R10CZ zoning request to meet the land uses for single family homes for higher density in the Towns limits.

PLEASE LIST THE NAMES OF ADJOINING PROPERTY OWNERS:

1. (See Attached List)
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____

All application forms must be accompanied by a map/site plan drawn by a professional engineer, a registered land surveyor or by the County mapping office and turned in by the 15th of the month in order to be considered by the appropriate Town Board (s) the following month. An applicant must pay the application fee before a request is put on the agenda.

The applicant agrees to comply with all of the applicable laws regulating the described work and operate or build according to the Town and state regulations in effect at the time of the issuance of the certificate or permit. Where applicable, a building permit or sign permit will be required.

APPLICANT SIGNATURE:

Matthew S. Kirby

PROPERTY OWNER SIGNATURE:

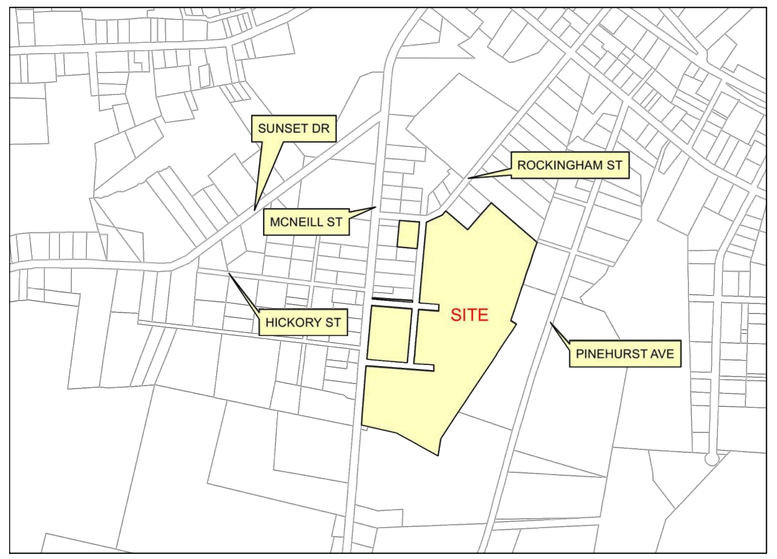
Matthew S. Kirby

DATE APPLICATION & MATERIALS SUBMITTED: May 21, 2022

RECEIVED BY: Emily D. Yopp, Town Clerk/Development Administrator

Approved: Yes { } No { } Date Approved: _____

Official Signature: _____



VICINITY MAP (NOT TO SCALE)

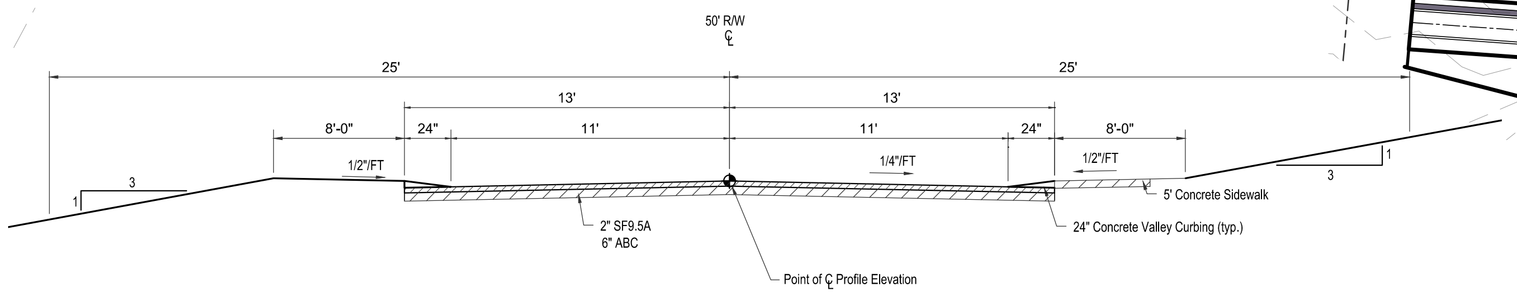
OWNER/DEVELOPER:

SKC PROPERTIES, LLC
675 BENNETT STE 4
SOUTHERN PINES, NC 28387

LEGEND:

- ◉ = IRON PIPE FOUND
- ⊗ = IRON PIPE SET
- ● = IRON ROD FOUND
- ○ = IRON ROD SET
- ■ = CONCRETE MONUMENT FOUND
- □ = CONCRETE MONUMENT SET
- ▲ = PK NAIL FOUND
- △ = PK NAIL SET
- ✠ = AXLE FOUND
- ——— = BOUNDARY LINE
- ——— = PROPERTY LINES NOT SURVEYED
- ——— = EXISTING RIGHT OF WAY
- ———100'——— = EXISTING CONTOUR
- — — — — = EXISTING SETBACK LINES
- ▬ ▬ ▬ = EXISTING EASEMENT
- ——— = EXISTING STREAM CENTERLINE
- ———wet——— = EXISTING WETLAND LIMITS
- ———x———x——— = EXISTING FENCE
- ——— = EXISTING SOIL ROAD
- ——— = EXISTING GRAVEL ROAD
- ———gas——— = EXISTING GAS LINE
- ———ohu——— = EXISTING OVERHEAD UTILITY
- ———ugu——— = EXISTING UNDERGROUND UTILITY
- ———w——— = EXISTING WATERLINE
- ———ss——— = EXISTING SEWER LINE
- ☼ = EXISTING LIGHT POLE
- ○ = EXISTING UTILITY POLE
- ⊛ = EXISTING WATER METER
- ⊗ = EXISTING WATER VALVE
- ◇ = EXISTING FIRE HYDRANT
- Ⓢ = EXISTING SEWER MANHOLE
- ⓒ = EXISTING SEWER CLEAN OUT
- YI = EXISTING YARD INLET
- Ⓓ = EXISTING STORM DRAIN MANHOLE
- CI = CURB INLET
- HDPE = HIGH DENSITY POLYETHYLENE PIPE
- RCP = REINFORCED CONCRETE PIPE
- FES = FLARED END SECTION
- ⚡ = EXISTING POWER TRANSFORMER
- ❄ = EXISTING HVAC
- ☎ = EXISTING TELEPHONE PEDESTAL
- ▭ = EXISTING CABLE PEDESTAL
- ⚡ = EXISTING POWER STUB OUT
- o = EXISTING SIGN
- ▣ = EXISTING BACKFLOW PREVENTER
- UB = EXISTING UTILITY BOX
- UM = EXISTING UTILITY MANHOLE
- ⓖ = EXISTING GAS TANK
- = PINE TREE (WITH SIZE)
- = CEDAR TREE (WITH SIZE)
- = DOGWOOD TREE (WITH SIZE)
- = HARDWOOD TREE (WITH SIZE)
- = MAGNOLIA TREE (WITH SIZE)
- = HOLLY TREE (WITH SIZE)
- = EXISTING TREE TO BE REMOVED





Typical Local Roadway Cross Section

Scale : None

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 watershed..
6. Contour interval 2' based on GIS Vertical Datum.

SITE DATA:

SITE JURISDICTION:	TOWN OF CARTHAGE
ADDRESS	McNEILL/ROCKINGHAM ST.
PARCEL ID #:	20070720
MAP BOOK & PAGE	BOOK 13, PAGE 885
DEED BOOK & PAGE	BOOK 4164, PAGE 222
CURRENT ZONING:	R-20
PROPOSED ZOING:	R-10CZ
MIN. LOT WIDTH AT SETBACK ON LOT 54:	51.7'
MIN. LOT AREA	LOT 43 (10,019 SF)
TOTAL LOTS:	81
SETBACKS:	
FRONT: 30'	
SIDE: 15'	PROPOSED 10' SIDES
REAR: 25'	
TOTAL ACREAGE	32.01 ACRES
OPEN SPACE PROVIDED	3.26 ACRES (10%)

0 100' 200'
Scale: 1"=100'

Preliminary Plat: Not For Sales, Recordation or Conveyance

ASM Engineering, PLLC
A. Scott Matthews, PE, PLS
2248 Joel Rd.
Carthage, NC 28327
910-690-3655
Firm License# P-2502

McNeill Ridge Subdivision
Preliminary Plat
Carthage, NC

Date:	5/10/22
Project #	22026
Drawn By:	ASM