



**TOWN OF CARTHAGE
PLANNING BOARD
August 7th, 2025
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 May 1st, 2025, 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. 654 Summit Street Conditional Zoning Request
 - b. Sandhills Community College Fire Training Building Site Plan Review
- 9. OTHER BUSINESS OF THE BOARD**
 - a. No Other Business.
- 10. ADJOURNMENT**

TOWN OF CARTHAGE
PLANNING BOARD
MEETING MINUTES

July 8, 2025

Attendance: Antoniette Kelly, David Norris, Corey Diebel, Bill Smyth, Victoria Riddle,
Christopher Denfeld, John Ferrari, and Mark Lawler.

Absent: Ian Lumgair

Prior to calling the meeting to order, Mrs. Jamie Sandoval swore in the new members for the Planning Board that included: Antoniette Kelly, John Ferrari, Christopher Denfeld, and Mark Lawler.

1. CALL TO ORDER

- a. David Norris called the meeting to order at 6:07 p.m.

2. INVOCATION

- a. Victoria Riddle gave the invocation.

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF AGENDA

- a. ***Motion:***

David Norris made a motion to approve the agenda as presented. All ayes.

Motion passes 8-0.

5. CONSENT AGENDA

- a. ***Motion:***

David Norris made a motion to accept the Consent Agenda with the approval of the May 1st, 2025, Regular Meeting Minutes. Antoniette Kelly seconded the motion. All ayes, motion passes 8-0.

6. PUBLIC COMMENT

- a. No Public Comments. Public comments made during the section in which the public wishes to speak.

7. OLD BUSINESS

- a. No Old Business.

8. NEW BUSINESS

a. *Summit Street Site Plan Review*

Emily Yopp stated that the project is under the applicant of C & C Properties of MC, LLC for a 59-lot subdivision located off Summit Street on four parcels: 00002376, 00002377, 20040687, 00990007. The four parcels add up to approximately 61.17 acres total. The density of the 59-lot subdivision is permitted as long as the developer meets the standards set forth in the Unified Development Ordinance.

Engineer, Phillip Picerno, explained the project and stated that it meets all the Unified Development Ordinance requirements. Mr. Picerno also stated that there would more than likely be 2 phases for the project.

Planning Board member, Corey Diebel, asked whether the Town of Carthage has enough water and sewer capacity for the project. Mrs. Yopp stated that the project has been reviewed by all necessary departments to ensure that the project is able to build. Mr. Diebel asked about the placement of the project and the 24/27 bypass. Mrs. Yopp stated that the bypass has not been placed on NCDOT's STIP (State Transportation Improvement Program) list for funding.

Motion:

Victoria Riddle made a motion to recommend approval of S-05-24 as written and presented to the Board of Commissioners. Corey Diebel seconded the motion. Motion passes 8-0.

b. *Unified Development Ordinance "Part 1" Recommendations from Planning Board.*

Ms. Anna Willis, a representative from Kimley-Horn, began the presentation of the Unified Development Ordinance "Part 1" as presented at the April Planning Board meeting. Mr. Diebel had a question regarding building heights within the RA-40 zone and the importance of the heights for accessory structures. Mr. Diebel stated that in the sections that mention RA-40 height structures, there should be a mention about accessory structures and their height limitations.

Mr. John Ferrari had some concerns regarding the heights of the buildings. Given that some properties were sloped, the height average should be no more than 35 feet tall. Ms. Willis stated that she would propose some new language that addresses an average.

Mr. Corey Diebel asked a question regarding mobile home setbacks. Mrs. Yopp stated that it is typical for municipalities to leave setbacks in zones that are already established and built on, especially for mobile homes.

Mrs. Yopp began the discussion of Short-Term Rentals and the opinion of the Planning Board. The Planning Board agreed that for enforcement purposes and home owning purposes, the 1-mile radius for owning a short-term rental in Carthage is too stringent. Mrs. Yopp explained that Senate Bill 391 contains limitations on the restrictions that local governments can place on short-term rentals. The Planning Board agreed that until the General Assembly reconvenes and if they do not pass Senate Bill 391, then they wish to rediscuss the short-term rental ordinance requirements.

The final recommendation was made by Mr. John Ferrari regarding the maximum circumference of satellite dishes. Currently the UDO states that a maximum circumference of a satellite dish can be 12 feet. Mr. Ferrari proposes that the maximum should be 4 feet for residential and 12 feet for commercial zones. The Planning Board all agreed on the change.

Motion:

Bill Smyth made a motion to recommend approval to the Board of Commissioners the Town of Carthage UDO “Part 1” with the changes of average height standards to “no more than 35 feet” and satellite dishes to a maximum of 4 feet in residential zones and 12 feet in commercial zones and its consistency with the adopted Land Use Plan with all Land Use Goals. John Ferrari seconded the motion. Motion passes 8-0.

Bill Smyth made a motion to recommend approval to the Board of Commissioners the UDO “Part 1” with the changes of average height standards to “no more than 35 feet” and satellite dishes to a maximum of 4 feet in residential zones and 12 feet in commercial zones as written and presented. Antoniette Kelly seconded the motion. Motion passes 8-0.

9. OTHER BUSINESS OF THE BOARD

- a. No other business.

10. ADJOURNMENT

Bill Smyth motioned to adjourn the meeting. Corey Diebel seconded the motion. All ayes. Motion passes 8-0. Meeting adjourned at 7:57 p.m.



MEMORANDUM

Date: August 7, 2025

To: Planning Board

From: Jennifer Hunt, Town Planner

Subject: CZ-02-25: Conditional Zoning Request for 654 Summit Street, approximately 3.67 acres of land located at PARID 20140229; Zone RA-40 to RA-40-CZ; Petitioner: Amanda Beneviat

I. SUMMARY OF APPLICATION REQUEST:

Amanda Beneviat purchased the property located at 654 Summit Street. She is requesting to place a garage on this parcel prior to the primary structure. The garage will be used to store a mower, tractor, boat and other items already on the parcel.

Per the Town of Carthage Unified Development Ordinance (UDO) Section 100.56 A* SR 12, a garage is an accessory structure.

Per Section 100.70 an accessory use (residential) is subordinate to the main residential use (like a house).

II. PROJECT INFORMATION:

1. PARID: 20140229 PIN: 857800831406

2. Applicant: Amanda Beneviat

3. Current Zoning:

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. These areas are generally found in areas without sewer service that are not yet appropriate for development at higher densities. district is primarily designed to accommodate unified developments comprised of airport facilities and agricultural uses, and which may include commercial, industrial, or service uses.

Figure 1: Site Map outlined in red.



III. 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 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:

This is a conditional zoning request. There is no letter stating the conditions, but what was placed on the application is that the conditional zoning request is to, "...place a garage on this parcel prior to the primary structure. The garage will be used to store a mower, tractor, boat and other items already on the parcel." The applicant will be present if the Planning Board would like to ask for more information.

IV. ATTACHMENTS PROVIDED BY THE APPLICANT:

1. Application

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 CZ-02-25 and describe its consistency with the adopted Land Use Plan.

or

OPTION 2

Reject CZ-02-25 and describe its inconsistency with the adopted Land Use Plan.

or

OPTION 3

Approve CZ-02-25 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 CZ-02-25 as written and presented.

or

OPTION 2

Approve CZ-02-25 with the following conditions.....

OPTION 3

Deny CZ-02-25 for the following reasons...

**TOWN OF CARTHAGE
PLANNING BOARD
STATEMENT OF LAND USE PLAN CONSISTENCY
FOR PROPOSED TEXT AMENDMENT FOR THE UPDATED UNIFIED
DEVELOPMENT ADOPTION “PART 1”**

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

Conditional Rezoning for 654 Summit Street

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.**

Amanda Beneviat is requesting to place a garage on this parcel prior to the primary structure. The garage will be used to store a mower, tractor, boat and other items already on the parcel.

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

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

This statement adopted the _____ day of _____, 2025.

David Norris, Chair

Jamie Sandoval, Clerk to the Planning Board



Town of Carthage

Zoning & Subdivision Request Form

Updated: 1/15/2023

700 + 15(3.67)
700 + 55.05 = 755.05

☒ **CONDITIONAL ZONING** or ☐ **REZONING** (Map Amendment)

Applicant Information "CZ for 654 Summit St." \$700 + 15(per acre)

FEE: \$ 755.05

Applicant's Name Amanda Benevise	Phone 717-330-3669	Email mandierocho@mail.com
Applicant's Address 294 Robert Place		City, State, Zip Carthage, NC 28327

Property Owner Information (If different)

Owner's Name	Phone	Email
Owner's Address		City, State, Zip

Site Information (if applicable)

Site Address (if applicable) 654 Summit St.		LRK/Parcel ID# 20140229	Business Name
Lot Size 3.67 Acres	Current Zoning RA-40	Proposed Zoning RA-40-CZ	# of Proposed Parcels 1
Proposed Use		Proposed Utilities <input type="checkbox"/> Public Water <input type="checkbox"/> Public Sewer <input type="checkbox"/> Private Well <input type="checkbox"/> Private Septic	

Proposed Building

Square Footage 600	Height 24' x 12' x 30'	# of Parking Spaces 2	Handicapped Spaces <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No #
Front Setback 10' from proposed repair area	Rear Setback 25'	Side Setback 15'	Corner Setback

Existing Building

Square Footage	Height	# of Parking Spaces	Handicapped Spaces <input type="checkbox"/> Yes <input type="checkbox"/> No #
Front Setback 10' from proposed repair area	Rear Setback 25'	Side Setback 15'	Corner Setback

Explanation of Request: (Please be as specific as possible)

Requesting to place a garage on parcel prior to primary structure.
Garage will be used to store mower, tractor, and other items already on parcel.
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.

*** Upon consultation with the applicant, the applicant chooses to pursue zoning designation.

Applicant Signature

Date
6/16/2025

Property Owner Signature

Date
6/16/2025

FOR OFFICE USE ONLY

Date Application/Materials Submitted: 7/2/25

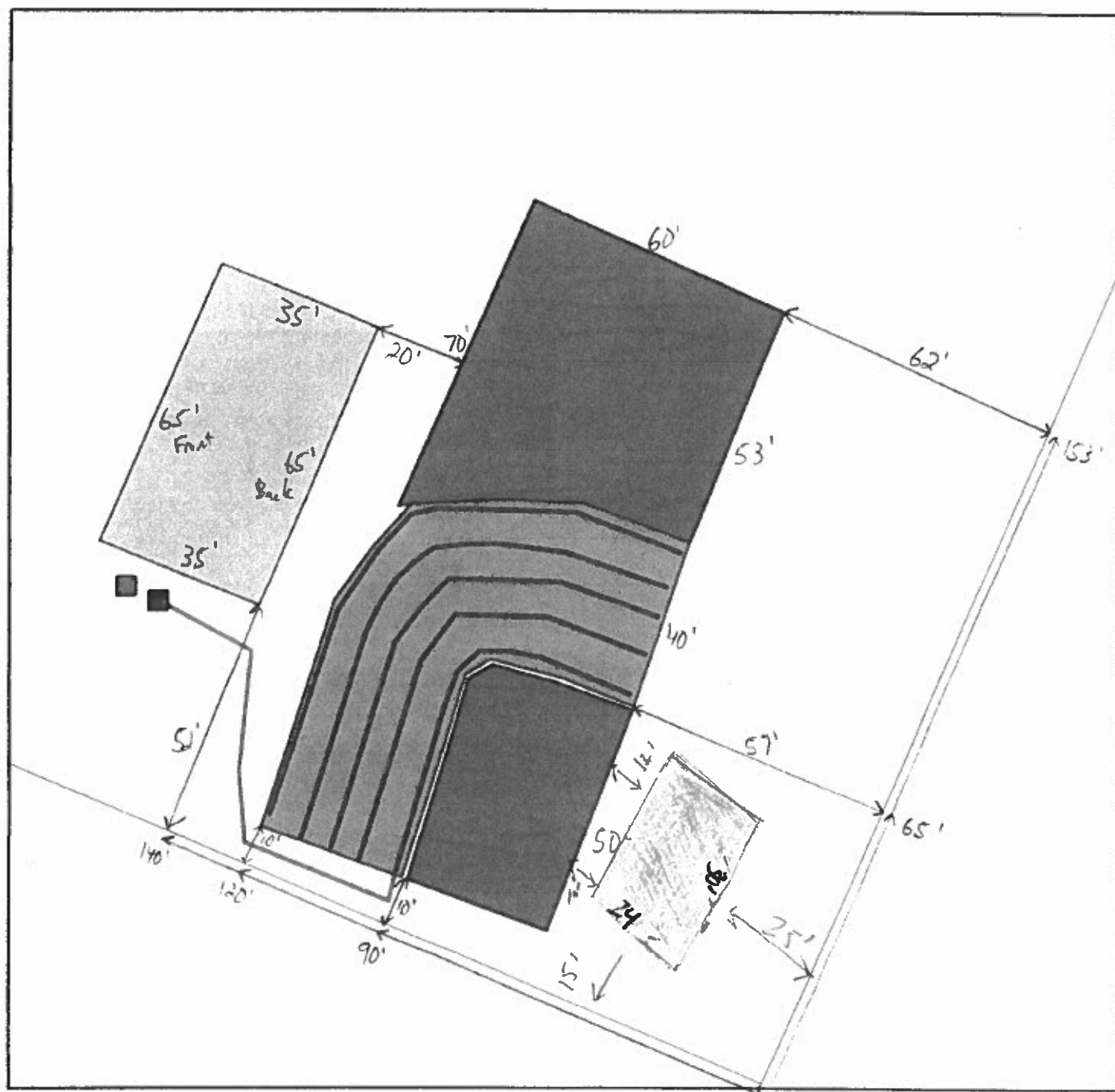
Received By:

Call PH 7/2/25
PH 8/

Approved: ☐ Yes ☐ No

Date Approved: _____



Approved By: _____






This map was prepared by Moore County Environmental Health on 2/20/2024

Tanks

Type_Tank

-  Pump Tank
 Septic Tank
 DrainfieldLine
 EH_Pipes_Plumbing

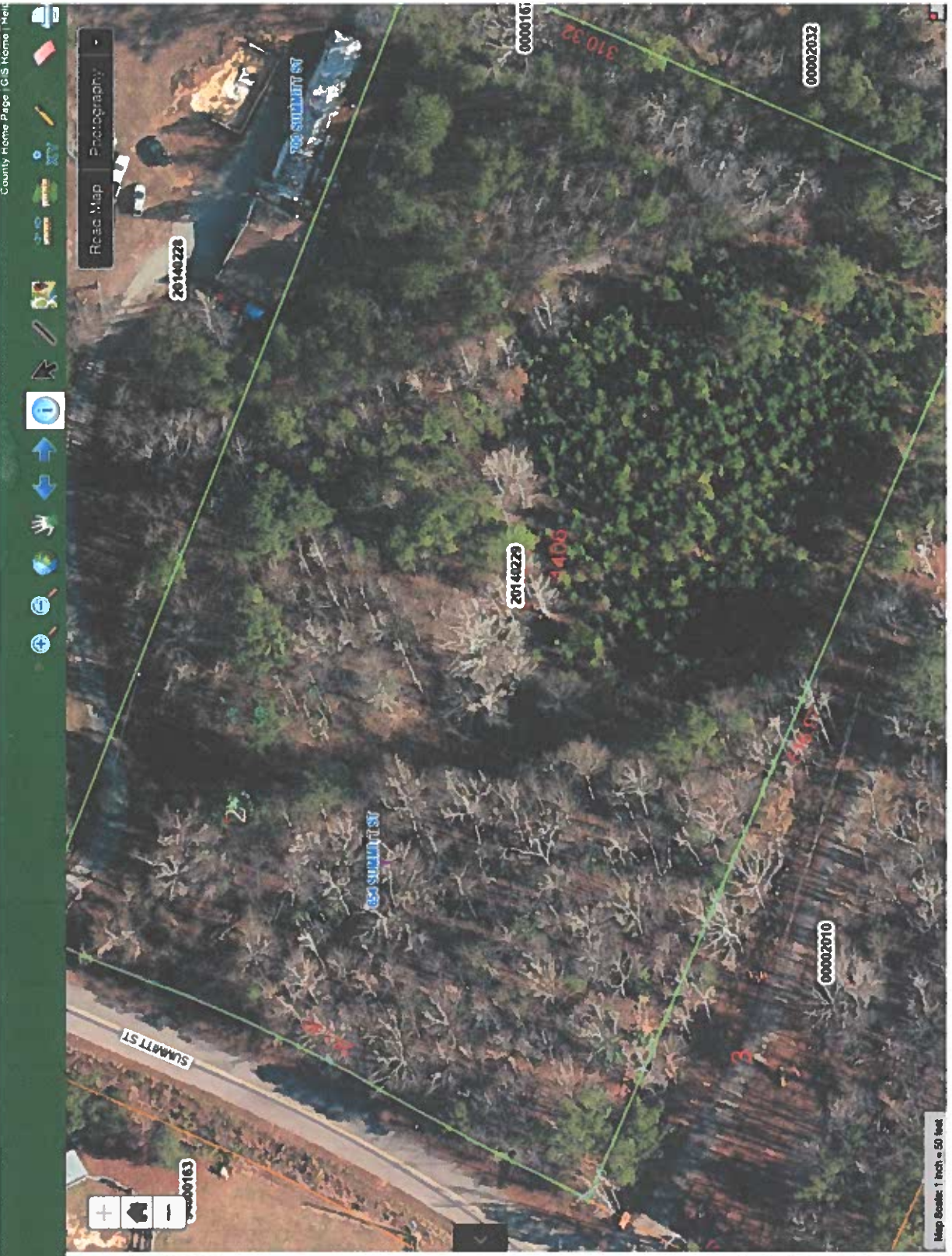
-  **Parcels**
 **Initial Soils Area**
 **Buildings**
 **Repair Area**

IP/LA #47318

Pg 3 of 3



Parcel ID:	20140229
Parcel ID:	85700031406
Owner's Name:	DONAHUE, DUSTIN JAMES
Owner's Name 2:	DONAHUE, KAYSHA KANELLE
Legal Address:	125 WOODED ACRE WAY
Legal Address 2:	
City:	CAMERON
State:	NC
Zip:	28328
Jurisdiction:	K
Creation:	LOT 2
Relief:	02
Platbook:	210
Reaction Date:	11/13/2023
Book:	0004
Page:	583
Map Value:	185
1 Sales Date:	11/13/2023
Use:	RV
1 Status:	VACANT
Acres:	3.67
Built:	



Location of garage

Town of Carthage
Misc. Payment
Payment Date: 07/02/2025
Reprint Date: 7/2/2025

CUSTOMER NAME & DESC. OF PAYMENT
AMANDA BENEVIAT
294 ROBERT PL
CZ FOR 654 SUMMIT ST.

Cash:	\$0.00
Check:	\$755.05
Charge:	\$0.00
MoneyOrder:	\$0.00
Total Fee:	\$755.05
TOTAL PAID:	\$755.05
Change Due:	\$0.00

Details:
1034300 \$755.05

Operator: 15
Receipt#: 176453

T H A N K Y O U !



MEMORANDUM

Date: August 7, 2025

To: Planning Board

From: Jennifer Hunt, Town Planner

Subject: S-06-24: Site Plan Review for Sandhills Community College- New Emergency Service Training Center; Parcel 10001010, approximately 40 acres, Zone: I (Industrial).
Petitioner: William Stanton

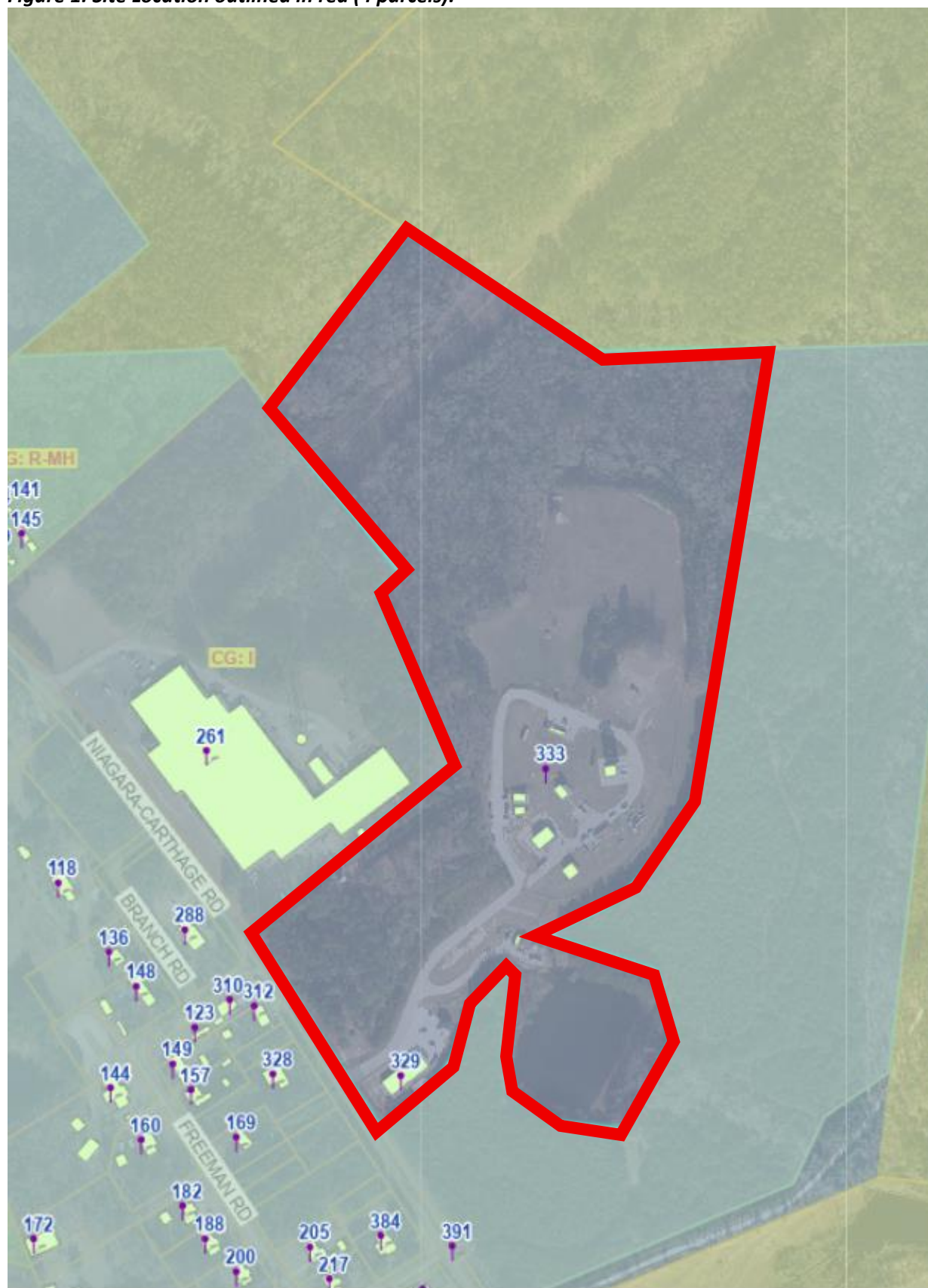
I. SUMMARY OF APPLICATION REQUEST:

The applicant, William Stanton, submitted a "Zoning/Subdivision Request Form" for the SCC Caddell Public and Emergency Services Training Center. Their proposed use, according to their application, is for a "new emergency service training center." This property is located on parcel 10001010. The total acreage for the site is approximately 40 acres.

SCC is proposing, in accordance with their application, a proposed building of 6,910 square feet with 10 parking spaces, where there are 2 handicap spaces. They have already met with the Technical Review Committee for the demolition and construction of classroom facilities. Their site plan is now complete.

Please view Attachment 1 for their overall site plan. This includes the overall site plan, parking improvements, landscaping enhancements and renderings. The full size plan is available for request at planning@townofcarthage.org.

Figure 1: Site Location outlined in red (4 parcels).



II. PROJECT INFORMATION:

1. PARID: 10001010 PIN: 858703241363
2. Applicant/Owner: Sandhills Community College
3. Current Zoning:
The current zoning is I (Industrial).

III. APPLICATION REVIEW:

A. Review Process:

Applications for site plan review are pursuant to UDO Section 100.32, Section 100.44, Section 100.64 "Site-Specific Vesting Plan"

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 100.44 (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:

This site plan review follows Section 100.64 of the Unified Development Ordinance. Please view Attachment 1 for their overall site plan. They are replacing the emergency training classroom and making it larger from 1,174 square feet to 6,910 square feet.

IV. PLANNING ATTACHMENTS PROVIDED BY THE APPLICANT:

1. Attachment 1: Overall Site Plan, Landscaping Plan and Renderings (not full site plan, just highlighted portions)

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.

PETITION MOTION (Required Motion)

And, therefore, I move to:

OPTION 1

Approve S-06-25 as written and presented.

or

OPTION 2

Approve S-06-25 with the following conditions.....

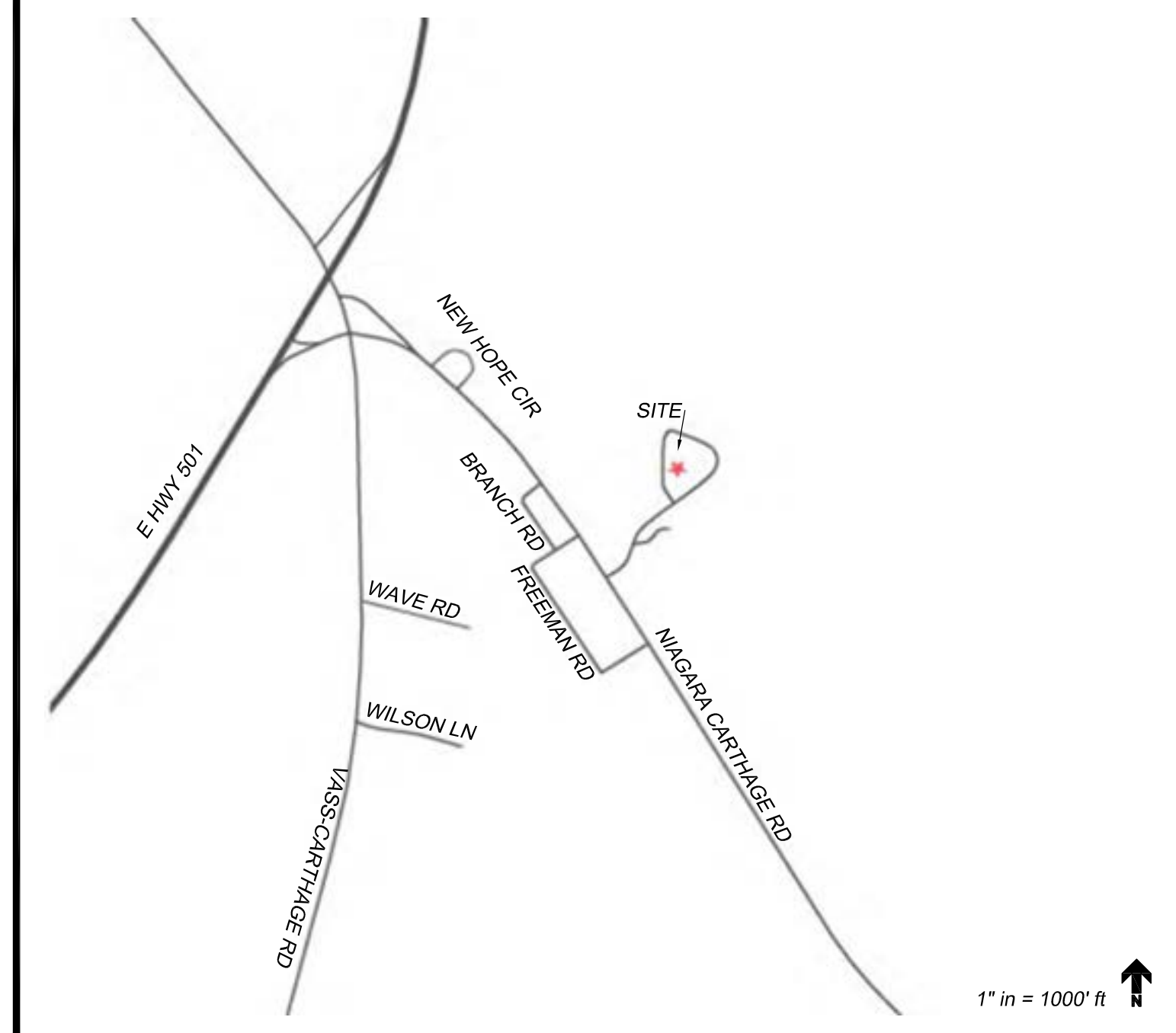
OPTION 3

Deny S-06-25 for the following reasons.....

SCC CADDELL PUBLIC AND EMERGENCY SERVICES TRAINING CENTER CLASSROOM

333 NIAGARA-CARTHAGE RD
CARTHAGE, NC, 28327
BID DOCUMENTS

VICINITY MAP



SITE DATA

PROJECT:	SCC CADDELL TRAINING CENTER CLASSROOM SANDHILLS COMMUNITY COLLEGE
OWNER CONTACT:	SANDHILLS COMMUNITY COLLEGE
ADDRESS:	3335 AIRPORT RD. PINEHURST, NC, 28374
PHONE:	910-246-2863
EMAIL:	DDNDYK@SANDHILLS.EDU
DESIGNER:	CLH DESIGN, PA
DESIGNER CONTACT:	TROY OLSON, P.A.
EMAIL:	TOLSON@CLHDESIGNPA.COM
ADDRESS:	REGENCY PARK 400 REGENCY FOREST DR, SUITE 120 CARY, NC 27518 919-319-7516 919-319-7516
PHONE:	
FAX:	
PROJECT ADDRESS:	333 NIAGARA CARTHAGE RD CARTHAGE, NC, 28374
PIN:	8587032 41363
PIB:	10007010
DEED BOOK & PAGE:	2909/51
CURRENT ZONING:	I-INDUSTRIAL
EXISTING USE:	EMERGENCY SERVICE TRAINING CENTER
PROPOSED USE:	NEW TRAINING CENTER CLASSROOMS
DEEDED ACREAGE:	39.28 ACRES
CALCULATED ACREAGE:	39.70 ACRES
EXISTING FLOOR AREA:	(1,775) SF
PROPOSED GROSS FLOOR AREA:	(4,400) SF
PROPOSED MAX BUILDING HEIGHT:	20-FT HT.
EXISTING IMPERVIOUS AREA:	(1,775) SF
PROPOSED IMPERVIOUS AREA:	(4,763) SF
IMPERVIOUS REMOVED:	(424) SF
PRE-IMPERVIOUS:	(105,072) SF
POST IMPERVIOUS:	(109,418) SF
DISTURBED AREA:	0.5 AC
RIVER BASIN:	CAPE FEAR RIVER BASIN
FLOODZONE:	ZONE WS-III
FEMA MAP:	3710858600J
BUILDING / STRUCTURE SETBACKS (MIN.)	
FROM PRIMARY STREET:	50'
FROM SIDE LOT:	25'
FROM REAR LOT:	30'
MAX BUILDING HEIGHT:	NO HEIGHT LIMITS
PARKING REQUIREMENTS	
EMERGENCY SERVICES	1 PER EMPLOYEE ON LARGEST SHIFT
PARKING CODE:	SEC.100.58.3 OFF STREET PARKING
TOTAL SPACES REQ'D:	1 PER EMPLOYEE ON LARGEST SHIFT
TOTAL SPACES PROVIDED:	9 SPACES
TOTAL H/C SPACES REQ'D:	NONE
TOTAL H/C SPACES PROVIDED:	1 H/C SPACES
TOTAL VEHICLE USE AREA:	2,045 SF
COLLEGE AND UNIVERSITIES	7 PER 1 CLASSROOM (+) PLUS 1 PER 4 BEDS IN DORMS (+) PLUS 1 PER 250 SQFT OF OFFICE SPACE (+) PLUS 1 PER 4 FIXED SEATS IN ASSEMBLY
TOTAL SPACES REQ'D	PROPOSED CLASSROOMS = 3 PROPOSED BED = 0 BEDS SOFT OF OFFICE SPACE = 0 SOFT ASSEMBLY SPACE = N/A = 21 SPACES

INDEX OF DRAWINGS

CIVIL:

C000	COVER SHEET
C001	OVERALL PLAN
C002	IMPERVIOUS CALCULATION
C101	EXISTING CONDITIONS & DEMO PLAN - AREA 1
C102	EXISTING CONDITIONS & DEMO PLAN - AREA 2
C201	STAKING & LANDSCAPE PLAN - AREA 1
C202	STAKING & LANDSCAPE PLAN - AREA 2
C301	GRADING PLAN - AREA 1
C302	GRADING PLAN - AREA 2
C501	UTILITY PLAN - AREA 1
C502	UTILITY PLAN - AREA 2
C801	SITE DETAILS
C802	UTILITY DETAILS



CLH DESIGN, PA
Troy Olson, P.A.
Suite 120
400 Regency Forest Dr
Cary, NC 27518
Phone: (919) 319-7516
Fax: (919) 319-7516
P.E. C-1586

HOBBS ARCHITECTS, PA
Architects & Consultants
159 West Salisbury Street
PO Box 1457
Pittsboro, North Carolina 27312
Voice: (919) 545-2004

SCC CADDELL PUBLIC AND EMERGENCY SERVICES
TRAINING CENTER CLASSROOM
333 NIAGARA CARTHAGE RD, CARTHAGE, NC, 28327

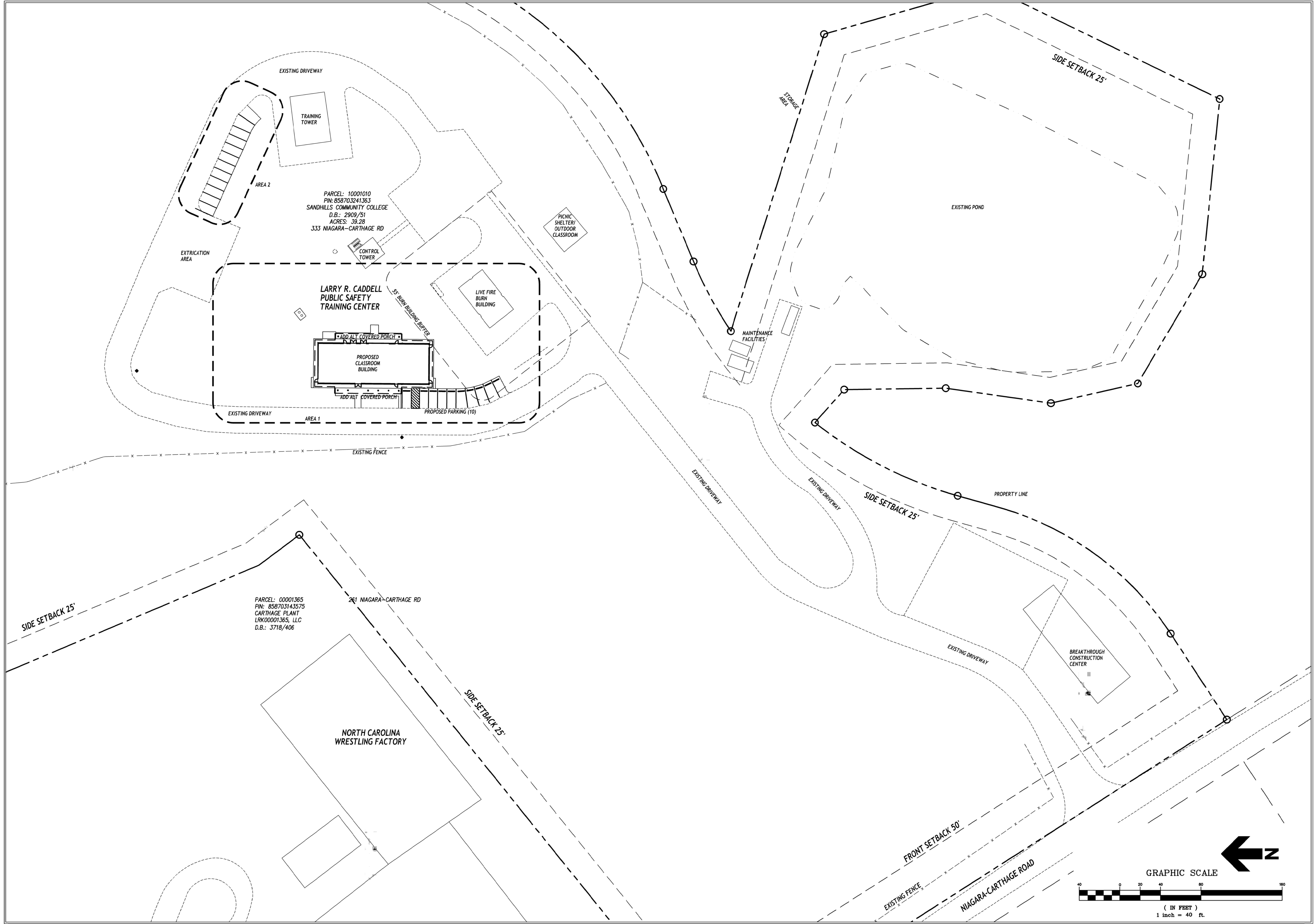
SCO#

No.	Date

COVER SHEET

TRC REVIEW
07.3.2025

C000



**HOBBS ARCHITECTS, PA**
Architects & Consultants
159 West Salisbury Street
PO Box 1457
Pittsboro, North Carolina 27312
Voice: (919) 545-2004

**CH DESIGN, PA**
Civil, Survey, Planning, Design
3000 N. Salisbury Street, Suite 200
Pittsboro, NC 27312
Phone: (919) 333-8716
Fax: (919) 333-8716
P.E. C-1586

SCC CADDELL PUBLIC AND EMERGENCY SERVICES
TRAINING CENTER CLASSROOM
333 NIAGARA CARTHAGE RD, CARTHAGE, NC, 28327

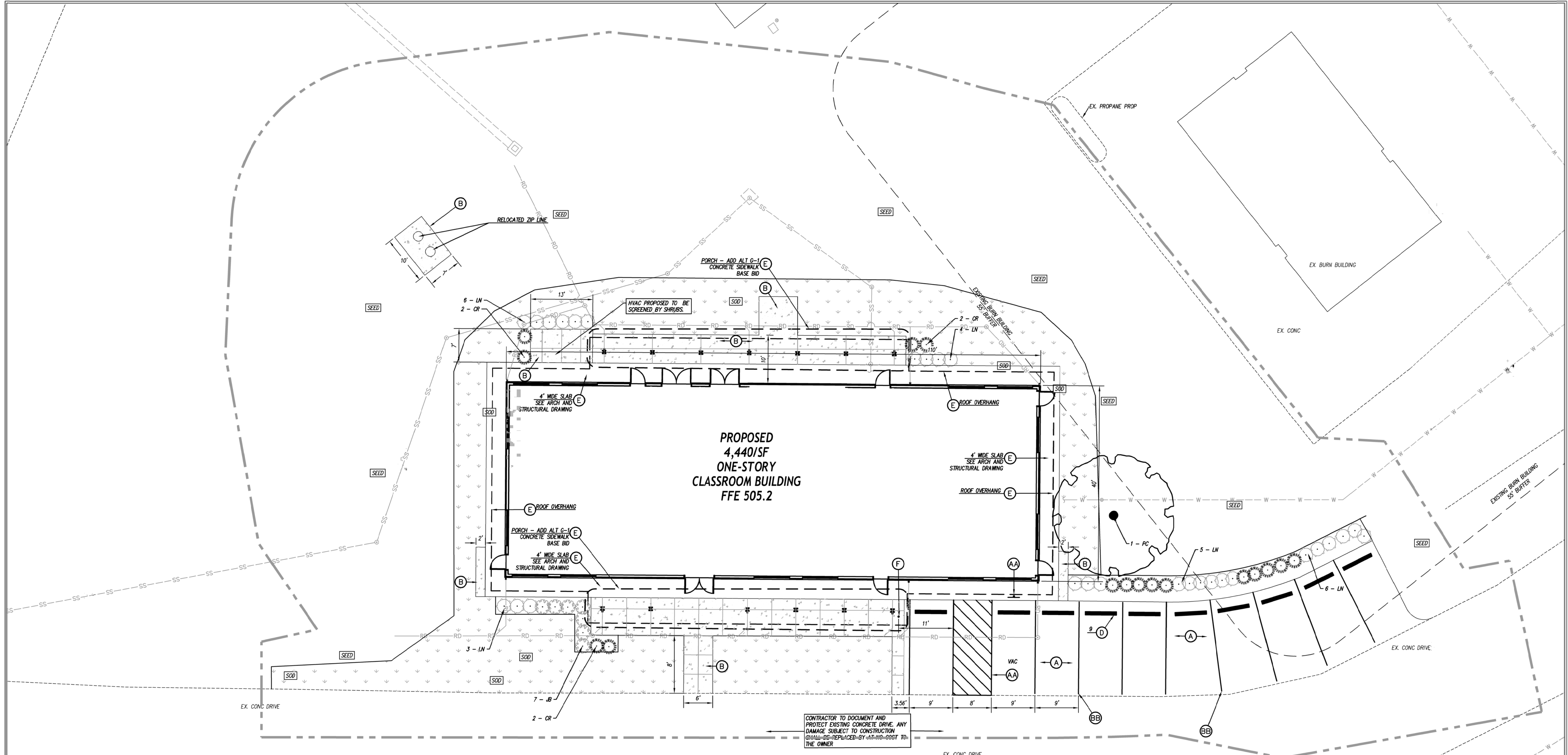
SCO#

No.	Date

OVERALL PLAN

TRC REVIEW
07.3.2025

C001



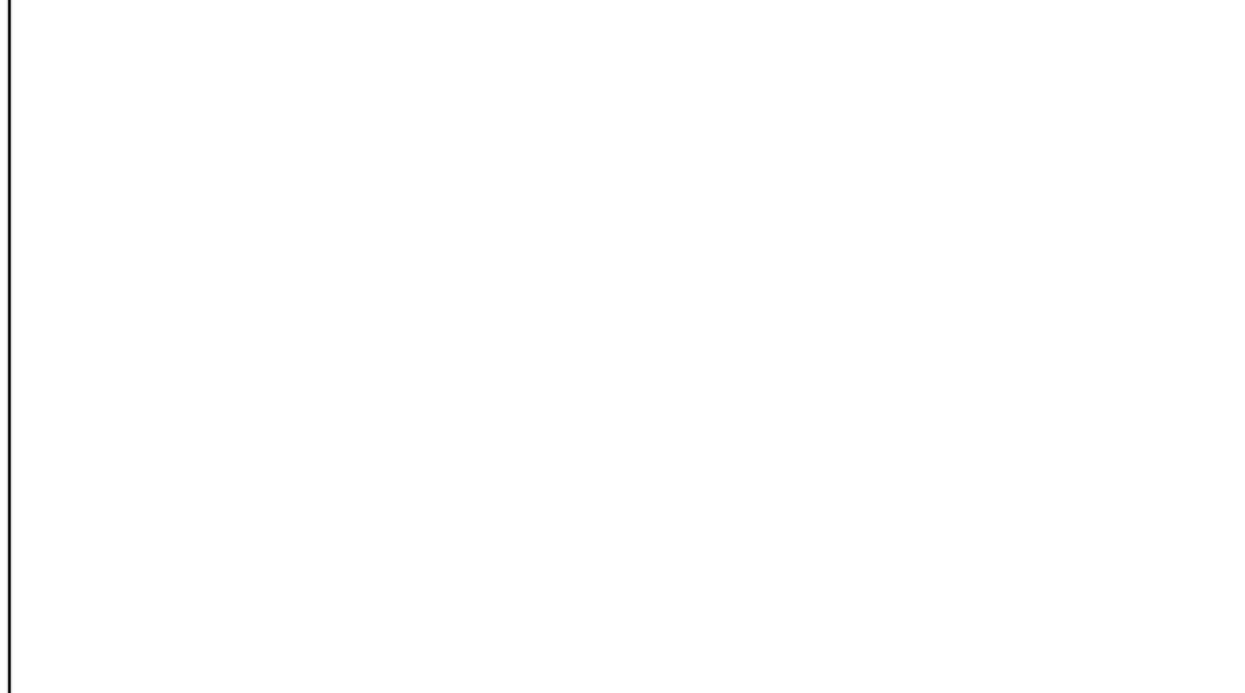
STAKING GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL TOWN OF CARTHAGE AND NCDOT STANDARDS AND SPECIFICATIONS.
2. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB AND FACE OF BUILDING WALL, UNLESS OTHERWISE SHOWN.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF ALL DIMENSIONS SHOWN AND CONTACT THE ARCHITECT IF ANY DISCREPANCIES OCCUR.
4. CONSTRUCTION STAKE "0" IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
6. ALL FACE OF RADI ARE 4'-FT UNLESS OTHERWISE SHOWN.
7. ALL PARKING SPACES SHALL BE A MINIMUM OF 9'-FT WIDE X 19'-FT DEEP.
8. (AC) DENOTES ACCESSIBLE PARKING SPACE.
9. (VAC) DENOTES VAN ACCESSIBLE PARKING SPACE.
10. ANY AND ALL LANDSCAPING, EXISTING TREES OR SHRUBS TO REMAIN WHICH ARE DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR UTILIZING A LICENSED LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
11. CONTRACTOR SHALL SUBMIT SCALED PLANS OF ALL SCORING/JOINTS FOR APPROVAL BY ARCHITECT 30 DAYS MINIMUM PRIOR TO INSTALLATION.
12. THE CROSS-SLOPE ON ALL SIDEWALKS SHALL BE A MAXIMUM OF 2.0%.
13. NO WORK SHALL BE PERFORMED ON RIGHT-OF-WAYS OR ADJACENT PROPERTIES UNTIL THE OWNER NOTIFIES CONTRACTOR IN WRITING OF APPROPRIATE PERMITS, EASEMENTS, AGREEMENTS, OR RIGHTS-OF-WAY.

TRAFFIC CONTROL NOTES

1. ALL SITE SIGNAGE SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND NCDOT STANDARDS.
 2. ALL SIGNS SHALL BE MOUNTED WITH 7'-FT MIN. VERTICAL CLEARANCE TO THE BOTTOM OF THE SIGN ON 3-LB. GALV. STEEL U-CHANNEL POST SET IN 3'-FT DEEP X 12-IN DIA. CONCRETE FOOTING.
 3. ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MUTCD AND NCDOT STANDARDS AND THE PROJECT SPECIFICATIONS.
- | MARKING | NCDOT STD. | SIZE | COLOR |
|----------------|------------|------|-------|
| PARKING SPACES | - | 4-IN | WHT. |
4. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC TYPE EXCEPT FOR PARKING SPACE LINES WHICH SHALL BE ALKYL-RESIN TYPE PAINT.
 5. ALL SIGNAGE SHALL BE FIELD STAKED AND THE LOCATIONS APPROVED BY CLH DESIGN PRIOR TO SIGN INSTALLATION.
 6. COORDINATE FIRE LANE MARKINGS WITH TOWN OF CARTHAGE FIRE MARSHAL.
 7. ALL SIGNS SHALL USE PRISMATIC SHEETING THAT MEETS MINIMUM REFLECTIVITY STANDARDS FOUND IN THE LATEST EDITION OF THE MUTCD.

STAKING GENERAL NOTES



STAKING KEY NOTES

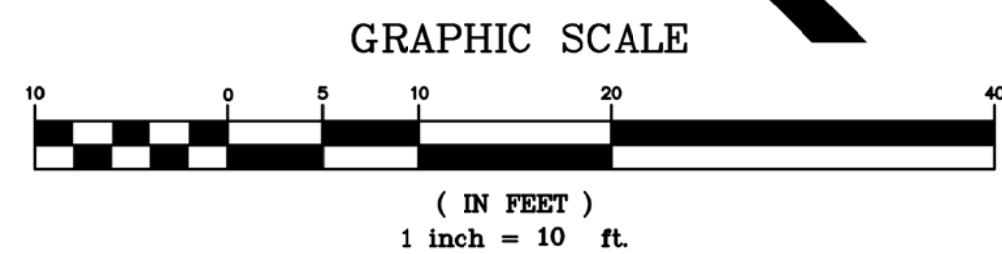
- (A) CONCRETE PAVEMENT, SEE DETAIL SHEET C801.
- (B) CONCRETE SIDEWALK, SEE DETAIL SHEET C801.
- (C) ACCESSIBLE PARKING, SEE DETAIL SHEET C801.
- (D) PRECAST CONCRETE WHEELSTOP, SEE DETAIL SHEET C801.
- (E) SEE ARCHITECTURAL PLANS FOR CANOPY BUILDING COLUMNS AND PORCH ADD ALT G-1
- (F) STEEL BOLLARD ADD ALT G-D, SEE DETAIL SHEET C801.
- (G) 6" ABC GRAVEL, CAPPED WITH #57 STONE

PAVEMENT MARKING KEY NOTES

- (AA) ACCESSIBLE PARKING WALL MOUNTED SIGNAGE, SEE DETAIL SHEET C801.
- (BB) PARKING SPACE STRIPING, SEE TRAFFIC CONTROL NOTES THIS SHEET.

PLANT SCHEDULE

CODE	QTY	BOTANICAL / COMMON NAME	CONT.
TREES			
AA	1	ACER X FREEMANNI 'LEFFERSRED' AUTUMN BLAZE® FREEMAN MAPLE	CONT./B&B
SHRUBS			
CR	16	CHAENOMELES SPECIOSA 'RUBRA' RED FLOWERING QUINCE	3 GAL
JB	7	JUNIPERUS CONFERTA 'BLUE PACIFIC' BLUE PACIFIC SHORE JUNIPER	3 GAL
LN	28	LOPPEPETALUM CHINENSE 'RUBRUM' PIPA'S RED PIPA'S RED FRINGE FLOWER	3 GAL



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CLH DESIGN, PA
Landscape Architecture
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Suite 200
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Fax: (919) 545-2716
P.E. C-1506

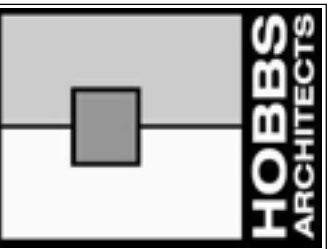
SCC CADDELL PUBLIC AND EMERGENCY SERVICES
TRAINING CENTER CLASSROOM
333 NIAGARA CARTHAGE RD, CARTHAGE, NC, 28327

SCO#

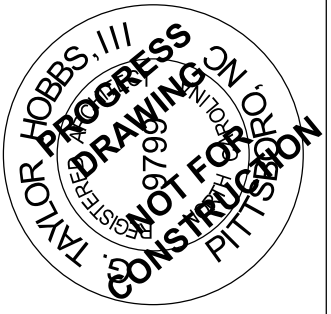
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STAKING & LANDSCAPE PLAN

TRC REVIEW
07.3.2025
C201



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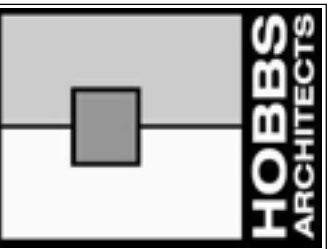
CADDELL PUBLIC SERVICES TRAINING CENTER:
EMERGENCY SERVICES TRAINING
CLASSROOM BUILDING
SANDHILLS COMMUNITY COLLEGE
333 NIAGRA-CARTHAGE ROAD, CARTHAGE, NC 28327

No.	Date

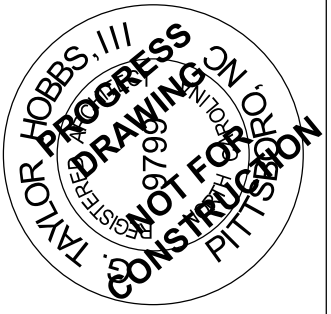
RENDERS
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03.01.2025

A-1201



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No.	Date

RENDERS
View 02

DATE
03.01.2025

A-1202



MEMORANDUM

Date: August 7, 2025

To: Planning Board

From: Jennifer Locklear, Town Planner

Subject: **UPDATE** - Proposed Unified Development Ordinance (UDO)
Petitioner: The Town of Carthage and Kimley Horn

I. SUMMARY OF APPLICATION REQUEST:

The Town of Carthage and Kimley Horn have been working for the last two years on updating the current Unified Development Ordinance (UDO). The UDO is the tool used to implement the vision of the land use plan. The UDO regulates development and is our zoning regulations. The plan was to present the proposed UDO in three phases.

Part 1, the first public hearing, was held April 21, 2025.

Part 2, the second public hearing, was June 16, 2025.

Part 3, the third public hearing, was planned for August 18, 2025.

However, **due to Senate Bill 382 (SB 382) all public hearings and future public hearings will be put on hold until further notice.** These are the directions per our Town Attorneys and Town Manager.

We will revisit the proposed UDO with hearings if the time becomes appropriate, after the resolution of SB 382 is finalized. Thank you and we apologize for any inconvenience. This is coming from the State of North Carolina legislators.