



**TOWN OF CARTHAGE
PLANNING BOARD
March 5th, 2026
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 February 5th, 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. 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. S-02-26: Site Plan Review for Leenheer Storage Units located at 3760 US 15-501, Parcel ID #20170229; Jeffrey Leenheer.
 - b. PUD-01-26: Conditional Zoning Request for project known as "Priest Hill" – a Mixed-Use Development from RA-40, RA-20 and TBD to PUD; Petitioner: Rhetson Companies.
- 9. OTHER BUSINESS OF THE BOARD**
 - a. No other business.
- 10. ADJOURNMENT**

Town of Carthage
Planning Board Meeting
February 5th, 2026 Meeting minutes

Attendance

In attendance was Corey Deibel, John Ferrari Christopher Denfeld, Bill Smyth, Victoria Riddle, Ian Lumgair, and Mark Lawler. Those absent were David Norris and Antoniette Kelly.

Call to Order

The Planning Board meeting was called to order. The Chair requested that everyone stand for the invocation and pledge of allegiance.

Invocation

Ian Lumgair led the invocation.

Pledge of Allegiance

The Pledge of Allegiance was recited by those in attendance.

Approval of Agenda

Bill Smyth explained that board members could remove or add items to the agenda before proceeding with the meeting, noting that unanimous consent was required. No changes were requested, and the board approved the agenda by unanimous consent with members, 7-0.

Consent Agenda

The Chair presented the approval of the January 6th, 2025, Regular Meeting Minutes as the only item on the consent agenda. Bill Smyth asked if anyone needed to make changes or if everyone had reviewed the minutes. The board members confirmed they had read the minutes and unanimously approved them, 7-0.

Public Comment

Bill Smyth opened the floor for public comment, explaining the procedures for addressing the board. There were no recorded public comments during this period.

Old Business

No old business was discussed.

New Business

R-01-26: Rezoning from TBD (Thoroughfare Business District) to I (Industrial) for PARID: 20170229; Petitioner: Gattis Construction Inc.

The board discussed a rezoning request for property located behind a gas station, Speedway, and adjacent to Leenheer. Ian Lumgair inquired about road access to the property. The discussion revealed that access would come from Highway 15-501. Concerns were raised about the number of road accesses already existing in that area and the potential safety implications due to recent driving experiences in the vicinity. A suggestion was made that a Department of Transportation review might be warranted. The board also discussed that the most significant traffic would likely occur during the construction phase.

Christopher Denfeld made a motion to approve the rezoning request, noting its consistency with Goal 2 (coordinated, intentional, well-planned growth) of the adopted 2040 Land Use Plan. The motion was seconded by Mark Lawler and passed by unanimous consent, 7-0.

Motion by Ian Lumgair to approve R-01-26, seconded by John Ferrari, to approve the rezoning request R-01-26 as written and presented. Motion carried unanimously, 7-0.

S-01-26: Site Plan Review for Stealth Wireless Telecommunications located at 5553 US 15-501, PARID: 94000055, Zone: HCD, Petitioner: Anthony Bologna.

The board reviewed a site plan for a Stealth Wireless Telecommunications tower. Ian Lumgair asked about the "stealth" design, specifically whether the tower would be disguised and how it would relate to the tree line. Tom Johnson, Attorney with Williams Mullen, explained that the tower would be just below the tree line.

Corey Deibel inquired about FAA height requirements for lighting, confirming that lighting would be required for towers exceeding 200 feet. Deibel expressed concern about the tower's location being in the flight path for Sanford and the Pick n Pig area. Tom Johnson clarified that while FAA final approval would be needed and the tower would appear on aeronautical charts, it would not have lights.

Ian Lumgair moved to approve S-01-26 as written and presented. The motion was seconded and approved.

Motion by Ian Lumgair, seconded by John Ferrari to approve S-01-26 as written and presented. Motion carried 7-0.

Training for Legislative Changes made by the General Assembly. Presented by Jamie Sandoval, Management Analyst.

Jamie Sandoval, Management Analyst, provided training on legislative changes made by the North Carolina General Assembly. The discussion touched on development criteria such as road design standards.

Corey Deibel inquired whether there had been updates regarding Extraterritorial Jurisdictions (ETJs) in North Carolina, to which the response was negative. Ian Lumgair commented that while the legislative changes were meant to provide regulatory relief to North Carolina citizens, they appeared to be shifting authority to higher levels of government, moving from city and town level to state level. The discussion clarified that if a landowner wanted to appeal a decision, they would now have to go to the state, which Lumgair suggested might be an unforeseen consequence of the changes.

Other Business of the Board

No Other Business

No other business was discussed.

Adjournment

A motion was made by John Ferrari to adjourn the meeting. Christopher Denfeld seconded the motion. All ayes, 7-0. The meeting was adjourned at 6:28 p.m.



MEMORANDUM

Date: March 5, 2026

To: Planning Board

From: Jennifer Locklear, Town Planner

Subject: S-02-26: Site Plan Review for Leenheer Storage Units located west of 3760 US 15-501, Parcel 20170229; Zone: Industrial; Petitioner: Jeffrey Leenheer

I. **SUMMARY OF APPLICATION REQUEST:**

Applicant Jeffrey Leenheer received a rezoning last month for this parcel to the Industrial District in order to build storage units. Matthew Callahan submitted a site plan for this project, via email to Jennifer Locklear on Friday, February 20, 2026. These storage units are proposed on parcel 20170229 off US 15-501 on the west side of Leenheer Automotive (Auto Repair Shop) located at 3760 US 15-501. The parcel is approximately 1.64 acres in size, according to Moore County GIS.

Please view **Attachment 1 for the Site Plan.**

There are two proposed metal storage units, each 160' x 30', for a total of 9,600 square feet for both units. Storage units are permitted in the Industrial Zoning District.

Figure 1: Site Location outlined in blue.



II. PROJECT INFORMATION:

1. PARID: 20170229 (PIN: 858800206766)
2. Applicant/Owner: Jeffrey Leenheer
3. Owner: Jeffrey Leenheer
4. Long-Range Plan Designation:
This future area of this land appears to be Industrial per the adopted 2040 Land Use Plan.
5. Current Zoning:
The current zoning is I (Industrial). It was approved February 2026.

III. APPLICATION REVIEW:

A. Review Process:

Applications for site plan review are pursuant to UDO Section 100.32, Section 100.44 and 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 is a by right use based on the Unified Development Ordinance (UDO). The applicant has met the UDO requirements, and the proposed site plan is the location of the storage units. There are no comments from Public Works or Fire for the site plan. Mr. Callahan informed me that the applicant does not plan to have temperature control for the units or an office. Therefore, there will be no restrooms. Please view Attachment 1 for the site plan.

IV. PLANNING ATTACHMENTS PROVIDED BY THE APPLICANT:

1. Attachment 1: Site Plan

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 site plan and describe its consistency with the adopted Land Use Plan.

or

OPTION 2

Reject the site plan and describe its inconsistency with the adopted Land Use Plan.

or

OPTION 3

Approve the site plan 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 S-02-26 as written and presented.

or

OPTION 2

Approve S-02-26 with the following conditions.....

OPTION 3

Deny S-02-26 for the following reasons.....

REFERENCE:
 DEED BOOK 4817, PAGE 566
 PLAT CABINET 14, PAGE 901
 MOORE COUNTY REGISTRY
 RATIO OF PRECISION= 1/10,000+

ACREAGE DETERMINED
 BY COORDINATE METHOD.

UNLESS OTHERWISE DENOTED,

- = EXISTING IRON STAKE
- = EXISTING CONCRETE MONUMENT
- = SET CONCRETE MONUMENT
- = SET IRON STAKE
- X = CALCULATED POINT
- ▲ = POWER SERVICE STUB
- ⊙ = SEWER SERVICE STUB
- ⊕ = TELEPHONE SERVICE STUB
- ⊗ = CABLE TV SERVICE STUB
- ⊞ = WATER METER
- ⊚ = FIRE HYDRANT
- ⊕ = SANITARY SEWER MANHOLE
- ⊙ = UTILITY POLE-PROPOSED DIRECTIONAL AREA LIGHT
- = PROPOSED SHRUB

Property is Zoned "Industrial"

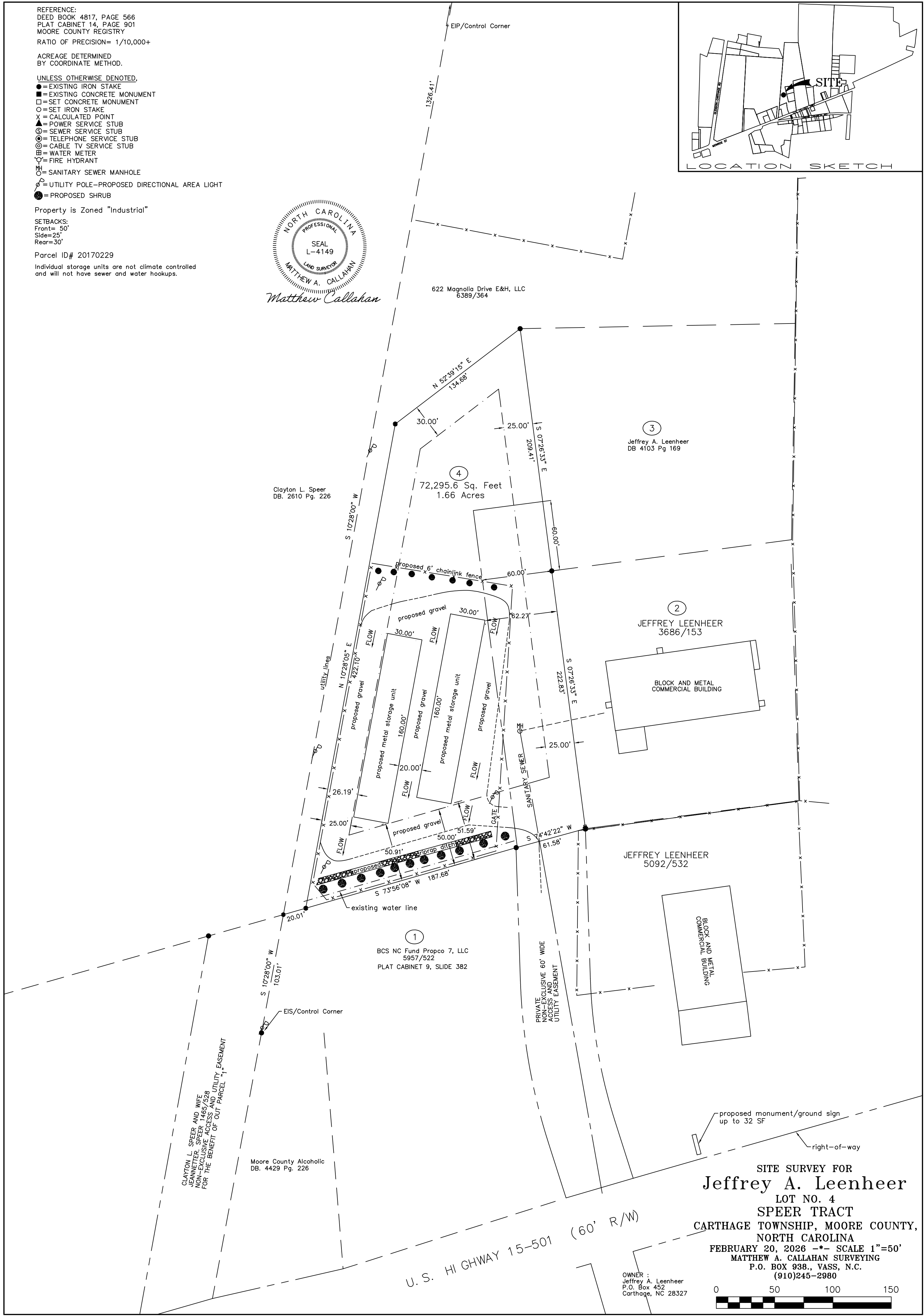
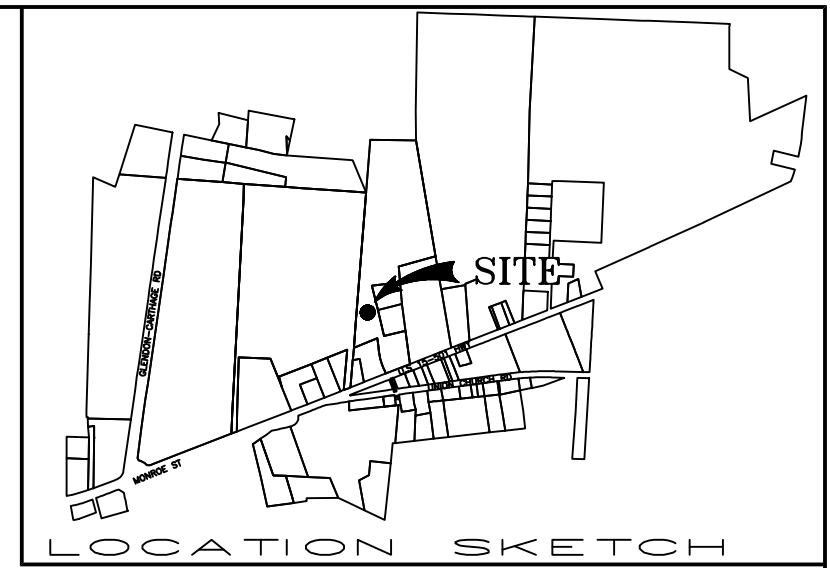
SETBACKS:
 Front= 50'
 Side=25'
 Rear=30'

Parcel ID# 20170229

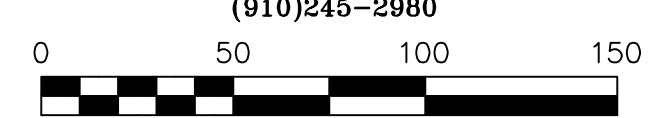
Individual storage units are not climate controlled
 and will not have sewer and water hookups.



Matthew Callahan



SITE SURVEY FOR
Jeffrey A. Leenheer
 LOT NO. 4
 SPEER TRACT
 CARTHAGE TOWNSHIP, MOORE COUNTY,
 NORTH CAROLINA
 FEBRUARY 20, 2026 -- SCALE 1"=50'
 MATTHEW A. CALLAHAN SURVEYING
 P.O. BOX 938., VASS, N.C.
 (910)245-2980



OWNER :
 Jeffrey A. Leenheer
 P.O. Box 452
 Carthage, NC 28327



MEMORANDUM

Date: March 5, 2026

To: Planning Board

From: Jennifer Locklear, Town Planner

Subject: PUD-01-26: Conditional Zoning Request for project known as "Priest Hill" a mixed-use development of approximately 134+ acres of land located at Parcel: 00005664, 00005666, 00000262, 20030408, 00005671, 00990018, and 00005663;
Zone RA-40, R-20 and TBD to Planned Unit Development (PUD);
Petitioner: Rhetson Companies, Inc.

I. SUMMARY OF APPLICATION REQUEST:

Rhetson Companies Inc. has submitted a conditional zoning request for a mixed-use project known as "Priest Hill" North of US 15-501 and west of Priest Hill Road. This project is proposed as a Planned Unit Development. This project is proposing to include townhomes, single family homes, commercial/industrial flex lots, office commercial, commercial outparcel and a retail center. Please view Attachment 1. The following are attachments that are very important as a quick reference and overview of the project, but it is just a snapshot, not the full details.

Attachment 1- Exhibit V- Conceptual Master Plan, (p, 47 out of 367)

Attachment 2- Exhibit IX- Development Program, (p, 60 out of 367)

Attachment 3- TIA Recommended Lane Configurations (p. 67 out of 367)

Attachment 4- Conceptual Site Plan Concept A (p. 75 out of 367)

Attachment 5- Wetlands and Waters Delineation Map (p. 115 out of 367)

The submitted materials for this project are 367 pages. This includes the following:

- a. **Conditional Zoning Application (p. 1-7)**
- b. **Agreement for Purchase and Sale of Real Property (p. 8-30)**
- c. **Planned Unit Development Application (p.31-60)**
- d. **Traffic Impact Analysis (p. 61-114)**
- e. **Timmons Group: Environmental Risk Information Services (p. 115-367)**

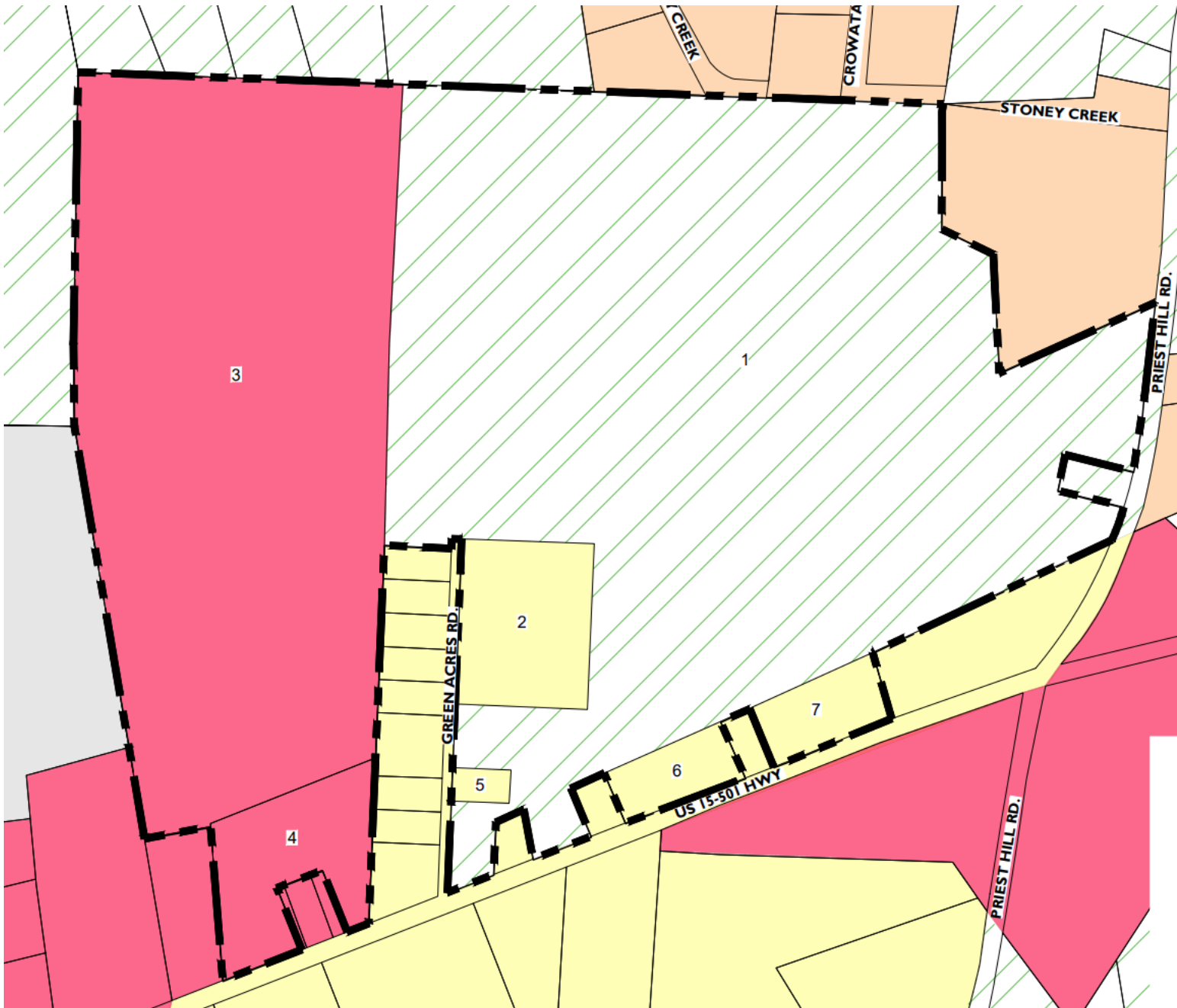
II. PROJECT INFORMATION:

- | | | | | |
|----|---------------------|-------------------|---------------------|----------------------|
| 1. | (1) PARID: 00005664 | PIN: 858800429392 | Current Zone: RA-40 | Approx. Acres: 75.87 |
| 2. | (2) PARID: 00005666 | PIN: 858818414606 | Current Zone: RA-20 | Approx. Acres: 4.59 |
| 3. | (3) PARID: 00000262 | PIN: 858800325246 | Current Zone: TBD | Approx. Acres: 44.66 |
| 4. | (4) PARID: 20030408 | PIN: 858800307913 | Current Zone: TBD | Approx. Acres: 4.45 |
| 5. | (5) PARID: 00005671 | PIN: 858818412187 | Current Zone: RA-20 | Approx. Acres: 0.41 |
| 6. | (6) PARID: 00990018 | PIN: 858818418261 | Current Zone: RA-20 | Approx. Acres: 1.54 |
| 7. | (7) PARID: 00005663 | PIN: 858804513410 | Current Zone: RA-20 | Approx. Acres: 0.96 |

8. Applicant: Rhetson Companies, Inc.

9. Owner: Multiple, See p. 8-30 of 367 page application, "Agreement for Purchase and Sale of Real Property"
10. Current Zoning: See above.

Figure 1: Site Map



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 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.

A. Staff Comments:

This is a conditional zoning request as a Planned Unit Development, per UDO Section 100.56A*(Special Requirement 9) "SR 9." Please view the entire proposal with the breakdown of the submittal in the "Project Overview Section." A traffic impact analysis (TIA) was completed. Per the TIA on page 63 under "Development Overview" "it says:

Build out of the proposed development is projected to occur by 2034, is assumed to consist of the following uses:

- *130 single-family detached homes*
- *90 single-family attached homes*

- 166,000 SF shopping center
- 340,000 SF businesses park
- 10,000 SF general office building
- 6,000 SF drive-in bank
- 6,000 SF high-turnover restaurant
- 6,000 SF fast-food restaurant with drive-through window

Site access is proposed via three full-movement driveways, two (2) along US 15-501 and one (1) along Priest Hill Road, and one (1) right-in/right-out driveway along Priest Hill Road. Connectivity to Green Acres Road is also proposed.

The recommendations for traffic control improvements are listed on page 65 and for convenience I have included the excerpt below. Also, please view **Attachment 3 for the Recommended Lane Configurations:**

Recommended Improvements by Developer

US 15-501/Priest Hill Road

- Provide a westbound right turn lane on US 15-501 with 200' full width storage/decel and appropriate taper.
- Extend existing eastbound left turn lane on US 15-501 to provide 300' of full width storage/decel and appropriate taper.
- Provide a southbound left turn lane on Priest Hill Road with 300' of full width storage/decel and appropriate taper.
- Install a traffic signal when warranted and approved by NCDOT.

Priest Hill Road/Access A

- Construct Access A to have one (1) ingress lane and one (1) egress lane striped as a shared left and right turn lane.
- Provide a northbound left turn lane on Priest Hill Road with 100' of full width storage/decel and appropriate taper.

Priest Hill Road/Access B

- Construct Access B as a right-in/right-out driveway with one (1) ingress lane and one (1) egress lane.

US 15-501/Access C

- Construct Access C to have one ingress lane and two (2) egress lanes striped as separate left and right turn lanes. Provide a minimum of 150' full width storage for the left turn lane.
- Provide a westbound right turn lane on US 15-501 with 150' of full width storage/decel and appropriate taper.
- Restripe the existing two-way left turn lane on US 15-501 to provide 150' of full width Storage/decel.

US 15-501/Access D

- Construct Access D to have one ingress lane and two (2) egress lanes striped as separate left and right turn lanes. Provide a minimum of 150' full width storage for the left turn lane.
- Provide a westbound right turn lane on US 15-501 with 125' of full width storage/decel and appropriate taper.
- Provide an eastbound left turn lane on US 15-501 with 175' of full width storage/decel and appropriate taper.

IV. SOME ATTACHMENTS PROVIDED BY THE APPLICANT:

1. Attachment 1- Exhibit V- Conceptual Master Plan, (p, 47 out of 367)
2. Attachment 2- Exhibit IX- Development Program, (p, 60 out of 367)
3. Attachment 3- TIA Recommended Lane Configurations (p. 67 out of 367)
4. Attachment 4- Conceptual Site Plan Concept A (p. 75 out of 367)
5. Attachment 5- Wetlands and Waters Delineation Map (p. 115 out of 367)
6. For the full file, please email planning@townofcarthage.org, or the Planning Board Clerk Jamie Sandoval, jmsandoval.admin@townofcarthage.org.

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 PUD-01-26 and describe its consistency with the adopted Land Use Plan.

or

OPTION 2

Reject PUD-01-26 and describe its inconsistency with the adopted Land Use Plan.

or

OPTION 3

Approve PUD-01-26 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 PUD-01-26 as written and presented.

or

OPTION 2

Approve PUD-01-26 with the following conditions.....

OPTION 3

Deny PUD-01-26 for the following reasons.....

**TOWN OF CARTHAGE
PLANNING BOARD**

STATEMENT OF LAND USE PLAN CONSISTENCY

**FOR PROPOSED CONDITIONAL ZONING REQUEST FOR PROJECT KNOWN AS “PRIEST HILL” A
MIXED-USE DEVELOPMENT ON PARCELS: 00005664, 00005666, 00000262, 20030408, 00005671,
0099018, AND 00005663 ZONE RA-40, R-20 AND TBD TO PLANNED UNIT DEVELOPMENT (PUD);
PETITIONER: RHETSON COMPANIES, INC.**

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

Conditional Zoning Request from RA-40, RA-20 and TBD to Planned Unit Development (PUD)

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.**

Rhetson Companies Inc. has submitted a conditional zoning request for a mixed-use project known as “Priest Hill” North of US 15-501 and west of Priest Hill Road. This project is proposed as a Planned Unit Development. This project is proposing to include townhomes, single family homes, commercial/industrial flex lots, office commercial, commercial outparcel and a retail center. Please view Attachment 1. The following are attachments that are very important as a quick reference and overview of the project, but it is just a snapshot, not the full details.

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 _____, 2026

David Norris, Chair

Jamie Sandoval, Clerk to the Planning Board

PRIEST HILL
CONCEPTUAL SITE PLAN
CONCEPT A
CARTHAGE, NORTH CAROLINA
JULY 21, 2025



DEVELOPMENT TABULATION

OUTPARCELS (±2 AC EACH)	- 7 LOTS
OFFICE OUTPARCEL	- ±1 AC
RETAIL CENTER	- ±70,652 SF
COMMERCIAL/INDUSTRIAL FLEX	- ±340,000 SF
RESIDENTIAL DEVELOPMENT	
SINGLE-FAMILY COTTAGES (40'-50' WIDTH)	- 93 UNITS
SINGLE-FAMILY LOTS (65' WIDTH)	- 37 UNITS
TOWNHOMES	- 90 UNITS
RESIDENTIAL TOTAL	= 220 UNITS

EXHIBIT IX -DEVELOPMENT PROGRAM

CATEGORY	AREA A	AREA B	AREA C	SUBTOTAL	TOTAL
Acreage	50.41 acres	33.91 acres	49.84 acres	134.16 acres	134.16 acres
Recreation Areas and Amenities (including, golf courses, trails and other community/resort amenities)	Permitted in all locations	Permitted in all locations	Permitted in all locations		Permitted in all locations
Residential Maximum Dwelling Units Allowable Mix Single-Family Detached Single Family Attached Multi-Family Units		225 maximum (6.6 units/acre) Up to 270 Up to 180 Up to 300 (no combination may exceed 225 total units)	200 maximum (4.0 units/acre) Up to 100 Up to 90 Up to 100 (no combination may exceed 200 total units)	400 maximum (3.0 units/acre) (no combination may exceed 400 total units)	Combined maximum residential units 400 Residential units may be converted at a 1:1 ratio so long as units/rooms do not exceed subtotal maximums for either category.
Assisted Living	up to 200 units		Up to 200 units	200 units maximum	200 units maximum
Industrial/Commercial/Office Flex	up to 400,000 sf			400,000 sf max	
Office			up to 100,000 sf	100,000 sf maximum	Commercial/Retail and office may be used interchangeably, subject to the maximum limits stated above. For example, Commercial/Retail could be 100,000 sf if the office has a maximum of 50,000 sf. At no time may the total exceed 150,000 sf
Commercial/Retail			up to 200,000 sf	200,000 sf maximum	

Priest Hill

Exhibit V - Conceptual Master Plan

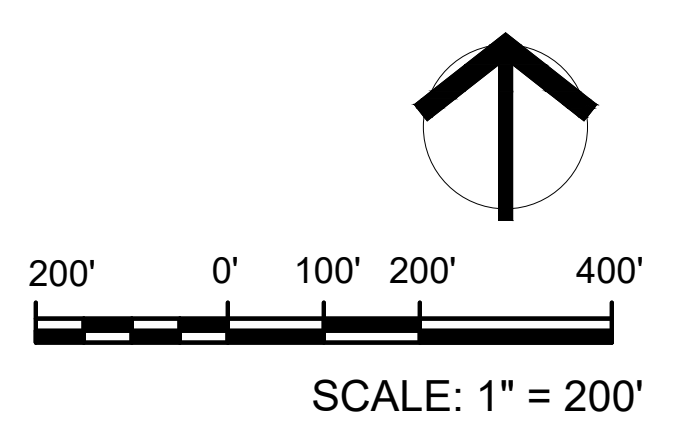
Carthage, North Carolina

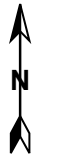


***NOTE:**
 THIS PLAN IS CONCEPTUAL IN NATURE AND IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. LAYOUT, CONFIGURATION, AND FEATURES SHOWN ARE SUBJECT TO CHANGE BASED ON MARKET NEEDS, FURTHER DESIGN DEVELOPMENT, ENGINEERING, AND REGULATORY REVIEW.

LEGEND:

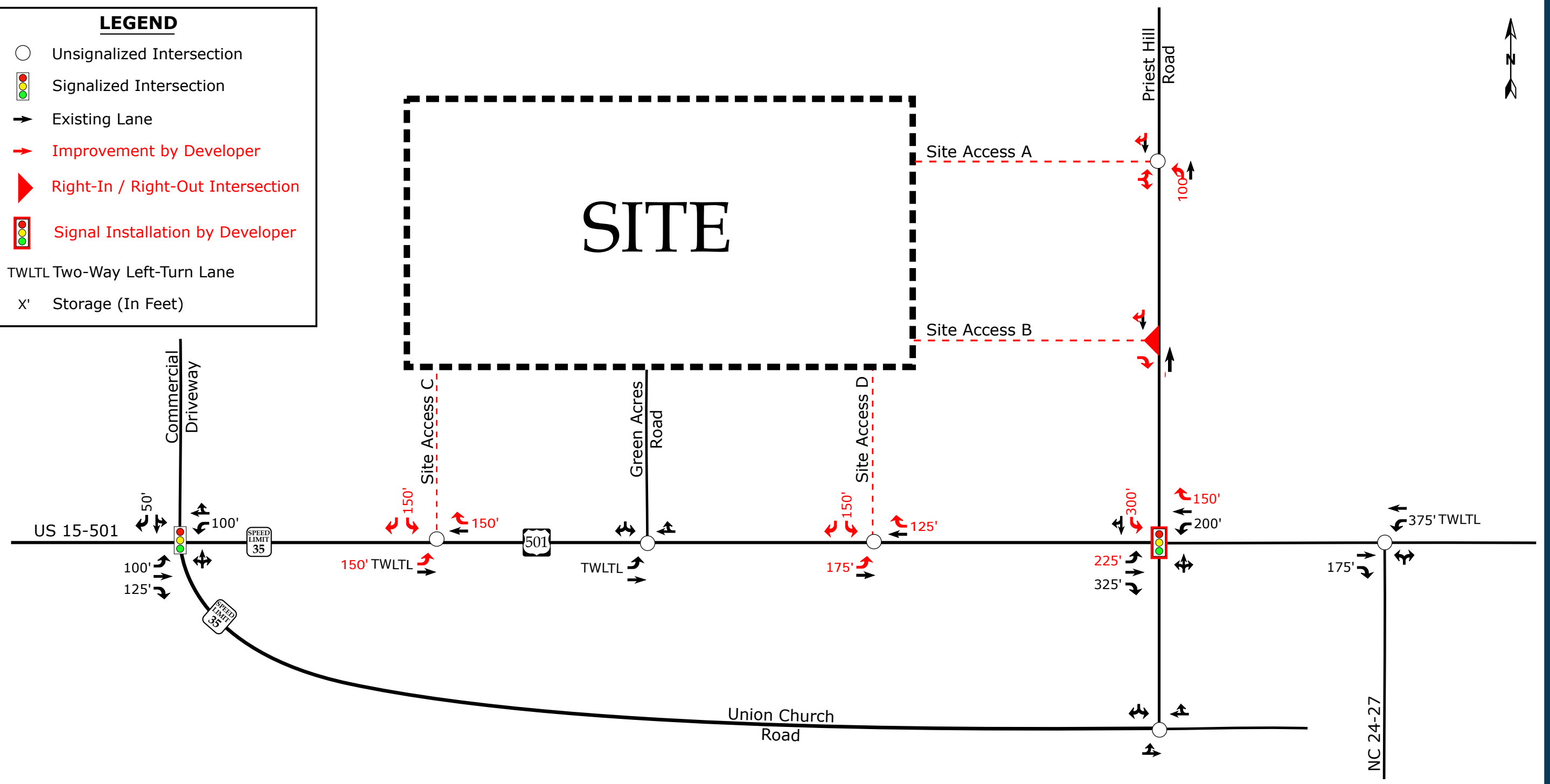
	PROPERTY BOUNDARY
	EX. MAJOR CONTOUR
	EX. MINOR CONTOUR
	EXISTING PARCEL
	EXISTING WETLAND




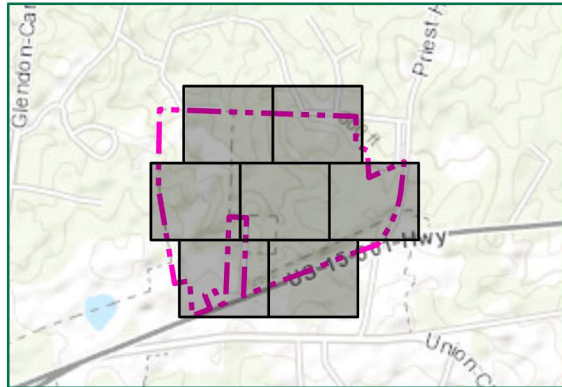


LEGEND

- Unsignalized Intersection
- 🚦 Signalized Intersection
- ➡ Existing Lane
- ➡ Improvement by Developer
- ▶ Right-In / Right-Out Intersection
- 🚦 Signal Installation by Developer
- TWLTL Two-Way Left-Turn Lane
- X' Storage (In Feet)



	<p>Carthage Landing Mixed-Use Carthage, NC</p>	<p>Recommended Lane Configurations</p>
		<p>Scale: Not to Scale Figure E-1</p>

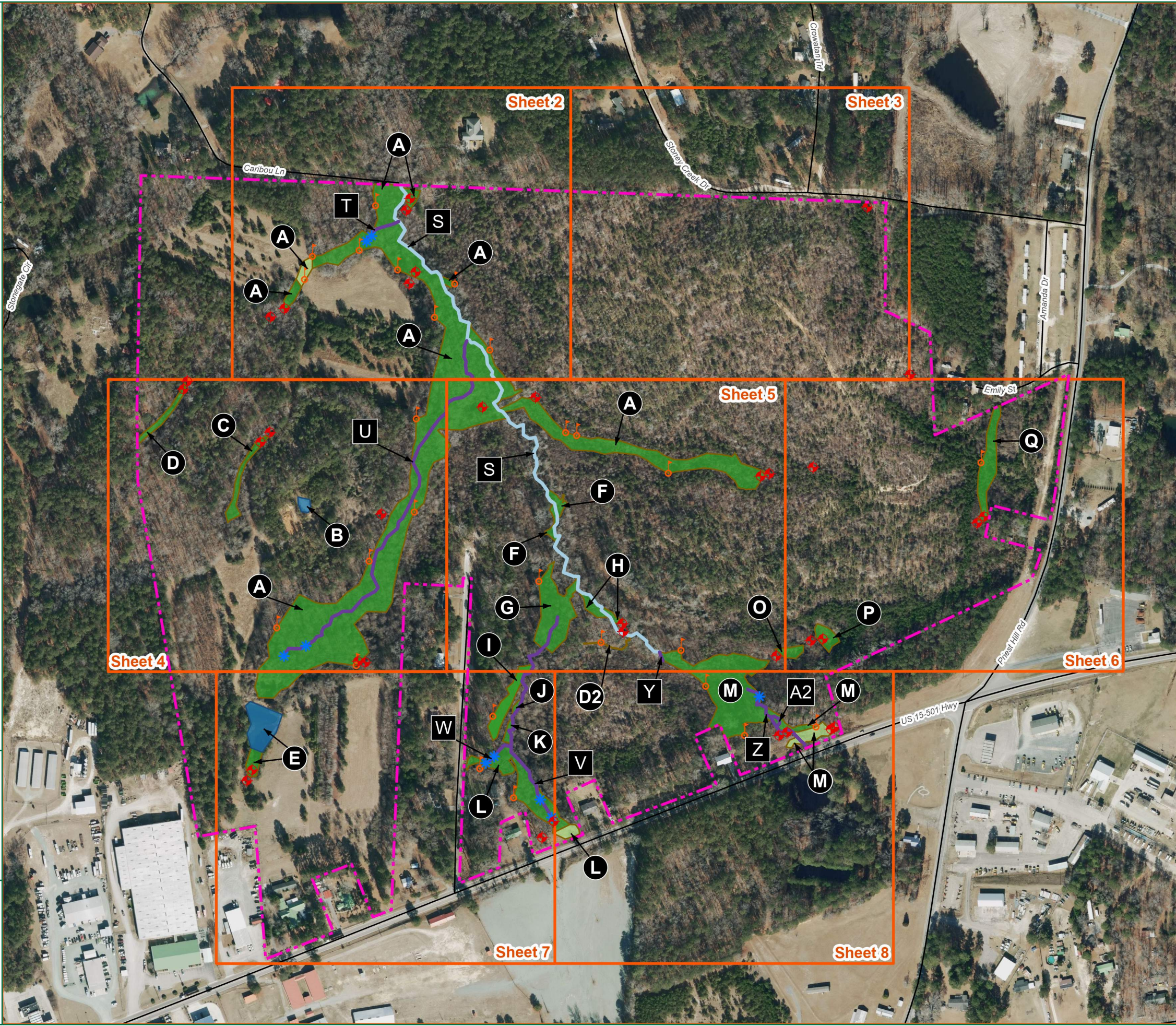
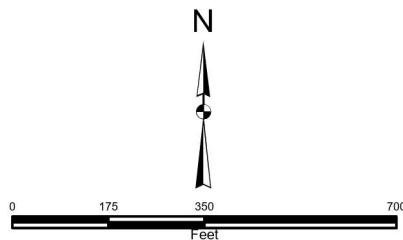


See Sheet 9 for delineation table.

Legend

- Project Limits - 134.2 Acres
- X Stream Identifier
- X Wetland Identifier
- o Flag
- ♦ Field Data Station
- * PSA Point
- Culvert
- Potential Non-wetland Waters - Perennial Stream
- Potential Non-wetland Waters - Intermittent Stream
- Potential Wetlands - Palustrine Emergent (PEM)
- Potential Wetland - Palustrine Forested (PFO)
- Potential Non-wetland Waters - Palustrine Open Water (POW)

1. Waters of the U.S. within the project study limits have been located using submeter, Bluetooth GPS antennas by Timmons Group.
2. Waters of the U.S. have not been confirmed by the U.S. Army Corps of Engineers until stamped.
3. Project limits are approximate.
4. Cowardin Stream Classifications are based on NC DWQ Stream Identification form version 4.11.



TIMMONS GROUP

CARTHAGE MIXED USE
MOORE COUNTY, NORTH CAROLINA

FIGURE 7: WETLANDS AND WATERS DELINEATION MAP

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YOUR VISION ACHIEVED THROUGH OURS

Site Development	Residential	Infrastructure	Technology	Environmental

REVISION DESCRIPTION

DATE	REVISION DESCRIPTION

DATE
12/10/2025

DRAWN BY
E. MITCHELL

DESIGNED BY
E. MITCHELL

CHECKED BY
K. HEFNER

SCALE
1" = 350'

JOB NUMBER
52314.001

SHEET NO.
1 of 9

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