AGENDA

Wednesday, March 2, 2022: 6:00 PM
Town Council Agenda Meeting
C. Michael Haney Community Room: Southern Pines Police Department
450 W. Pennsylvania Ave

1. CALL TO ORDER

2. TOWN MANAGER'S COMMENTS

3. PRESENTATIONS

a. AR-06-22: The Murphy Insurance Agency Expansion

Jammin Management, LLC has applied for an Architectural Compliance Permit to add approximately 1,140 square feet to the back of an existing commercial structure that is located at 250 W. Pennsylvania Ave. The applicant is being represented by Neal Smith Engineering.

4. REVIEW PUBLIC HEARING APPLICATIONS FOR UPCOMING BUSINESS MEETING AGENDA

a. AX-01-22: 3900 Youngs Road

Michael Tveter and Jamie Tveter are requesting voluntary annexation of a 1.8 acre contiguous parcel of land that is currently outside of the corporate limits of the Town of Southern Pines.

b. PD-01-22: Ace Hardware Conceptual Development Plan

Mr. Bob Koontz of Koontz Jones Design has submitted a Planned Development District – Conceptual Development Plan application for a commercial development containing GB (General Business) and OS (Office Services) uses. The property owner is Southern Pines Ace Land Company, LLC.

c. Z-01-22: Blue Farm Lots Initial Zoning

Benjamin Stout Real Estate Services, Inc. has submitted a request to zone 4.10 acres RS-2 (Residential Single-Family requiring 20,000 SF minimum lot size) following annexation into the corporate limits of the Town of Southern Pines in order to develop five (5) single-family dwellings on five (5) existing lots. The subject parcels are currently located within the Village of Whispering Pines' extra-territorial jurisdiction and are zoned RS (Residential Single-Family).

5. REVIEW PROPOSED ACTION ITEMS FOR UPCOMING BUSINESS MEETING AGENDA

a. Resolution of Intent to Consider Amending the Town Charter Relative to Municipal Election Structure

Per discussion at the January 24 Council work session, staff has prepared a draft Resolution of Intent that, once adopted by Council, is the first step in amending the Town's charter relative to the municipal election structure.

b. Condemn Unsafe Structure at 274 N. Hale Street and Authorize Expenditure of $6,925 for Demolition

Work.

Chief Building Inspector John Bullock and Code Enforcement Officer Lisa Webb request that Council condemn this unsafe structure and authorize the expenditure to proceed with demolition.

c. RA-01-22: Hill Crest Road Set Hearing

Mr. Will Huntley, on behalf of Longleaf Pines Storage, LLC, has submitted a request for the abandonment of a 5,050 square foot section of Hill Crest Road extending from its intersection with Bell Avenue between the parcels identified as PIN 857100865323 (PARID 00055046) and PIN 857100865141 (PARID 00047591). The purpose of the request is to allow the recombination of the aforementioned parcels. Pursuant to NCGS §160A-299 as well as UDO §2.29, in order for a public right-of-way to be abandoned, a public hearing regarding the request must be held and a Resolution to Vacate a Section of Town Right of Way must be adopted by the Town Council.

6. REVIEW PROPOSED CONSENT AGENDA FOR UPCOMING BUSINESS MEETING AGENDA

a. Approve AC Sandhills Property Use Agreement

The AC Sandhills soccer club has been using the Town's fields for a number of years without a formal agreement. Staff has negotiated an agreement with the club's staff and Board and recommends approval.

b. Approve Talamore Irrigation Agreement

The Town has an existing agreement with Talamore golf course, that allows for pumping from Reservoir Park under certain conditions to irrigate the golf course. Staff has negotiated a renewal agreement with the owners and recommends approval.

c. Approve January 2022 Meeting Minutes

i. January 5, 2022 Town Council Agenda Meeting Minutes
ii. January 11, 2022 Town Council Business Meeting Minutes
iii. January 24, 2022 Town Council Work Session Minutes

Approve January 2022 Town Council Meeting Minutes

d. Approve Utility Construction Agreement with NCDOT

Council recently approved a Municipal Agreement with NCDOT and the Town of Aberdeen for the relocation of various water and sewer utilities as part of the US1 roadway project. The Utility Construction Agreement is between Southern Pines and NCDOT for the cost of relocating the Town's facilities.

e. Approve Updated Investment Policy

Staff has identified the need to update the Town's investment policy, which is adopted by Council.

7. ADJOURNMENT

Meetings/work sessions of the Southern Pines Town Council are now available on the Town's YouTube channel. Video of the Town Council meetings will be live streamed on the channel for viewing either during the meetings or after they have concluded. Please note, the video is provided only for the purposes of viewing the meetings; public comments or questions are not accepted via the live stream. To receive notifications when new content is published, please "subscribe" to the Town's channel at https://bit.ly/3hXx2Qk

Agenda Item

To: **Reagan Parsons, Town Manager**

From: **Jennifer Hunt, Planner I**

Subject: **AR-06-21 The Murphy Insurance Agency**

Date: **March 8, 2022**

I. SUMMARY OF APPLICATION REQUEST:

Neil Smith Engineering, Inc. on behalf of JAMMIN MANAGEMENT, LLC. is requesting approval of an architectural compliance permit for a 1,285 square foot building expansion to an existing building within the CB-Central Business zoning district. This is an addition behind the 1,194 square foot existing building located at 250 W Pennsylvania Avenue. Although the proposed expansion is less than 3,500 square feet, the project requires Town Council review of the Architectural Compliance Permit because one of more of the architectural standards are not met.

II. PROJECT INFORMATION:

1. **PARID** 20020528; **PIN** 858105293001

2. **Owners:**
   JAMMIN MANAGEMENT, LLC
   250 W. Pennsylvania Avenue
   Southern Pines, NC 28387

3. **Applicant / Agent:**
   Neil Smith Engineering, Inc.
   139 Pinehurst Avenue
   Suite C
   Southern Pines, NC 28387

Figure 1: Vicinity Map and Zoning Map for Subject Property Outlined in Red:

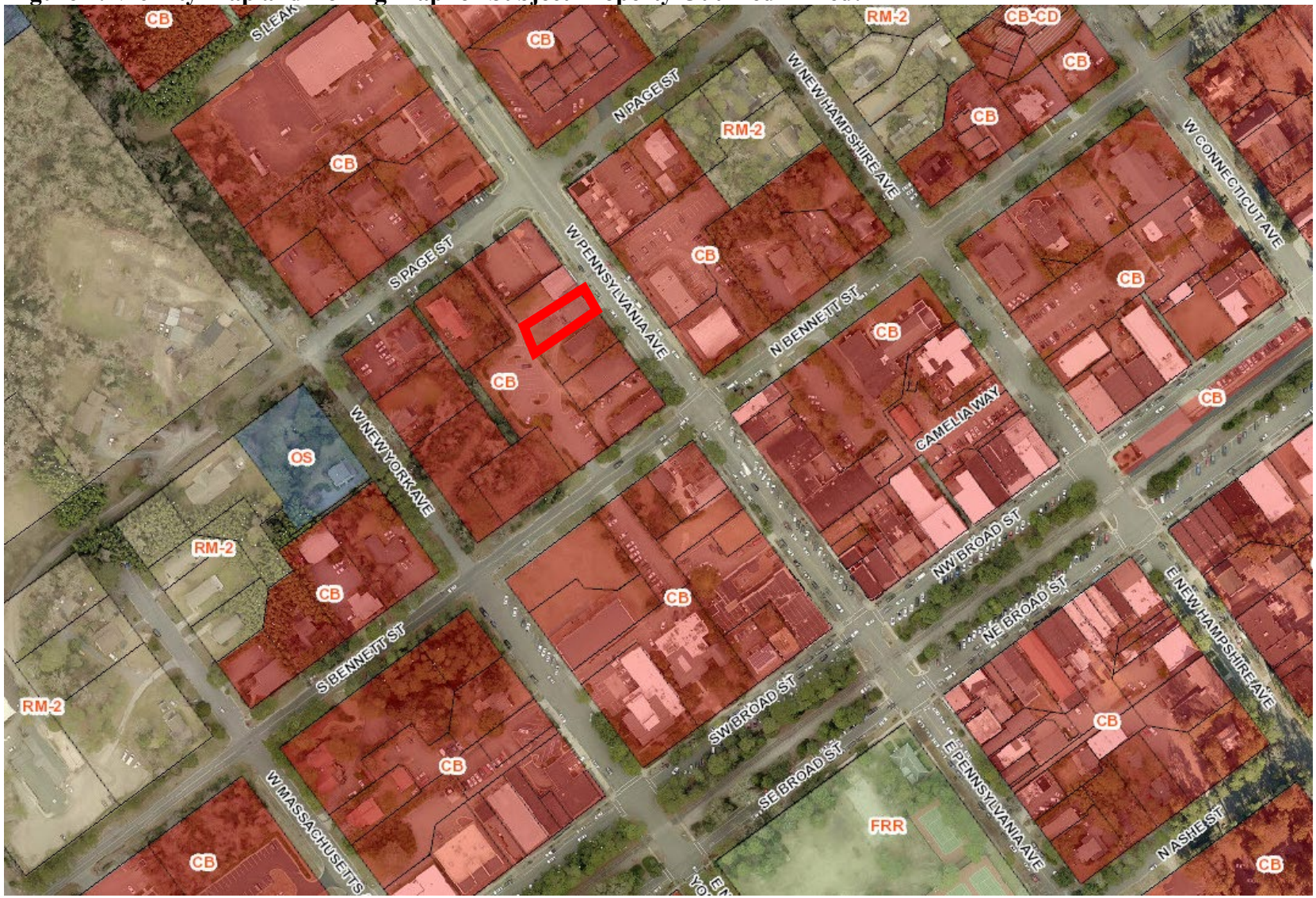
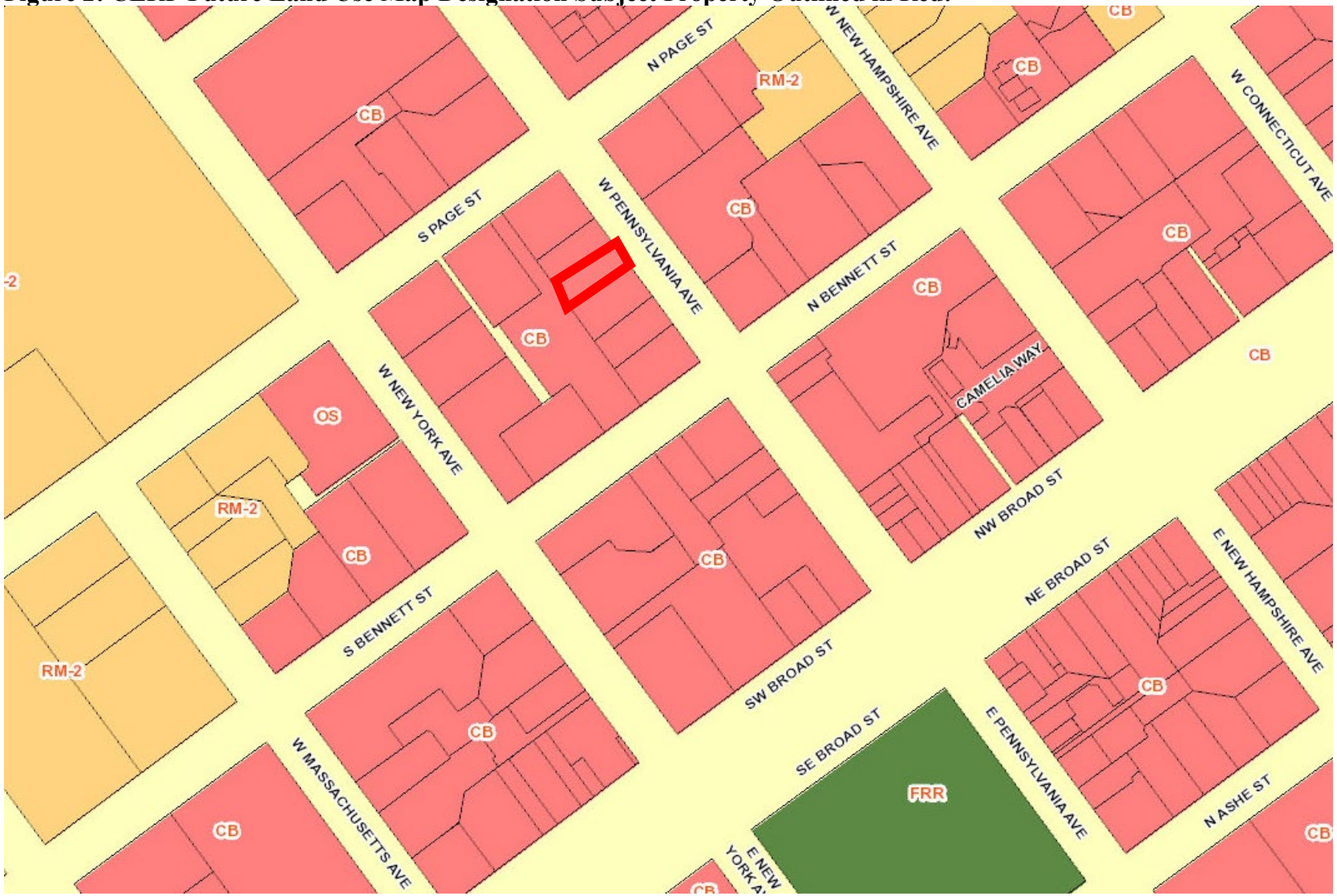


Figure 2: CLRP Future Land Use Map Designation Subject Property Outlined in Red:



4. **Comprehensive Long-Range Plan Designation:**
The area is designated as commercial on the Future Land Use Map in the Comprehensive Long-Range Plan (CLRP). *The commercial designation applies to all land dedicated to retail, professional office, or other primarily non-residential, commercial use. It includes the downtown portions along Broad Street and Pennsylvania Avenue, the regional commercial corridor on US 15/501, and all commercial land in between. Higher density residential may be incorporated into mixed-use developments within areas designated for this future land use category*.

5. **Zoning:**
The parcel is currently zoned Central Business (CB) (See figure 1). The CB district is designed to accommodate a wide variety of commercial activities (particularly those that are pedestrian oriented) in an intensive Development Pattern in the Town's central business district. The regulations of this district are intended to:
    1. Preserve the general character and integrity of the current Development in the central business district;
    2. Encourage land uses that provide for a multi-purpose central business district including retail, offices, services, entertainment and living space;
    3. Encourage land uses that do not require large amounts of outdoor use areas; and
    4. Encourage common or shared off-street parking.

III. STAFF REVIEW:

1. **Review Process:**
Applications for Architectural Compliance Permits are reviewed pursuant to UDO §2.26.

2. **Application Review Dates:**
Application Submitted: February 7, 2022
Application Complete: February 18, 2022
Town Council Agenda Meeting: March 2, 2022
Town Council Meeting: March 8, 2022

3. **Criteria for Review:**
When reviewing an application for an Architectural Compliance Permit, the Town Council shall approve, conditionally approve or deny the application based on the following criteria, as set forth in **UDO §2.26.7**:

    1. *The application is consistent with applicable Comprehensive Plan goals and policies;*
    2. *The application substantially conforms with the applicable multi-family or commercial design standards and other applicable provisions of the UDO, including the purposes of the zoning district in which the property is located;*
    3. *The application is consistent with applicable conditions of prior Development approvals; and*
    4. *The development as proposed will be compatible with neighboring development and has mitigated potential conflicts.*

4. **Staff Comments based on Commercial Building Design Requirements per UDO §4.10.4:**
The proposed new building would be a one story 1,285 square feet in area building. Staff has reviewed the project for compliance for the proposed new building with §4.10.4 *Building Design Requirements*.

- UDO §4.10.4 (A) states that the front of buildings shall face and have the primary customer entry facing that street. Corner lot buildings shall face and have the primary customer entry facing the higher order street, facing the cornier or facing each street. Buildings that extend the full depth of a block may be required to have entries on each street frontage. Maximum entries for the GB zoning district between customer entries shall not exceed 150'. This 150' may be increased for buildings located at least 40' back from the sidewalk and buildings that have common entries serving multiple businesses.
  Generally Compliant:
  - The front of the building already exists and faces W Pennsylvania Avenue, the higher order street.
  - The customer entry already exists in the front existing building and will not change. It does not apply to the new proposed building.

- UDO §4.10.4 (B) states the width of the buildings or building segments shall not be more than twice the building height. Building segments may be created through a combination of vertical features such as changes in material, building offsets, courtyards, changes in rooflines or architectural features that create the appearance of building segments.
  Generally Compliant:
  - The building width in total measures 40' and the height of the building is 17.45' provided in the "Drawing attachment" of this packet. The CB zoning district allows for a maximum height of 45'. Twice the height would be 90'. Each building segment does not exceed 90'.
  - Building segments are created through changes in rooflines and architectural features for each building segment.

- UDO §4.10.4 (C) states the exterior finish of building walls shall be primarily comprised of brick. Cementitious horizontal lap siding, textured concrete masonry, cast stone and stucco may be used for accents, provided that they cover no more than twenty (20) percent of the exterior walls, exclusive of doors and windows. Wood and metal may be used as trim around doors and windows.
  Requesting a Deviation:
  - The applicant does not meet the 80% brick requirement. The applicants desire is to use Hardie Board siding to match the existing building façade.

- UDO §4.10.4 (D) states that windows shall be glazed in non-reflective clear glass. Windows and doors shall comprise at least 25% of street facing building facades between the elevations of 2 and 10 feet above the grade of the building entry.

Generally Compliant:

- The applicant has stated that the windows will be glazed in non-reflective clear glass.
- The applicant's proposed building expansion does not have windows that are front facing. The proposed windows are 4' height and 3'wide.

- UDO §4.10.4 (E) states awnings shall be canvas or material of similar appearance and flexibility unless otherwise approved by the Town Council. Street facing awnings shall not be taller than six (6) feet unless specifically approved by the Town Council.
  Generally Compliant:
  - There are no planned awnings proposed by the applicant.

- UDO §4.10.4 (G) states buildings may use parapets and changes in parapet height or design in the roofline as viewed from any public street shall be required for any building that is wider that 100'.
  Generally Compliant:
  - The changes in parapet height or design in the roofline as viewed from any public street is not applicable. The building is not wider than 100 feet.

- UDO §4.10.4 (H) states that mechanical equipment shall be screened from view from the street and cannot be located between the building and the street.
  Generally Compliant:
  - The applicant has stated that all mechanical equipment will be located towards the rear of the property and screened in accordance with our UDO regulations. They will not be located between the street and the building.

- UDO §4.10.4 (I) states garage doors and loading bays shall face an interior lot line alley or service drive and shall not face a street unless buffered or screened per the landscaping code in UDO §4.3.
  Generally Compliant:
  - The applicant has stated there are no garage doors or loading bays.

- UDO §4.10.4 (J) states no new signage is planned at this time.

IV. ATTACHMENTS PROVIDED BY THE APPLICANT:

1. Application
2. Deed
3. Narrative Addressing Building Design Requirements per UDO §4.10.4
4. Drawings
5. Elevation
6. Color Elevations
7. Color Sample
8. Site Plan

V. TOWN COUNCIL ACTION:

The Town Council should consider the purpose of an architectural compliance permit per UDO §2.26 and shall vote on whether the proposed application complies with the criteria per UDO §2.26 and the commercial building design requirements per UDO §4.10.4 as well as the central business zoning district purpose and development standards per UDO §3.5.8.

The Town Council may make one of the following motions or any alternative they wish:

I move to:

1. Approve AR-06-22;

2. Approve AR-06-22 with the following conditions…

3. Deny AR-06-22;

Architectural Compliance Permit

REQUIRED APPLICATION MATERIALS:

____ **Application fee** in the amount of **$100.00** (gross floor area of 3,499 sq. ft. or less); or **$300.00** (gross floor area of 3,500 sq. ft. or greater).

____ **Completed Application** signed by the applicant. Please do not leave anything blank and make sure that all of the information provided is correct.

____ **Appointment of Agent**, if applicable, signed by the property owner(s) and the agent.

____ **Deed** copy to provide proof of ownership and property boundaries.

____ **Written narrative:** It is the responsibility of the applicant to demonstrate compliance with **UDO §2.26.7**. Please also address **UDO §4.10.4** as part of the narrative.

____ **Renderings of elevations** (color).

____ **Site plan** if applicable.

____ **Electronic copy (PDF) of all application materials** submitted to plan@southernpines.net.

PLEASE SUBMIT ONLY ONE (1) COMPLETE SET OF ALL MATERIALS.

REVIEW AND APPROVAL:

1. **Staff review**: Planning staff will review the application and notify the applicant if additional information or materials are needed.
2. **Public hearing**: A public hearing will be held before the Town Council at its regular monthly meeting. (Please refer to the **Application Processing Timeline** to determine the hearing date.) In addition to the regular meeting, the applicant or a representative is expected to attend the Town Council agenda meeting the Wednesday prior to the regular meeting.
3. **Approval:** The Town Council may approve, conditionally approve or deny the application based on the criteria listed in **UDO §2.26.7**.
4. **Issuance of an Architectural Compliance Permit**: If the request is approved by the Town Council, an Architectural Compliance Permit setting forth any conditions of approval will be issued to the applicant.

PLANNING DEPARTMENT
TOWN OF SOUTHERN PINES
801 SE Service Road, Southern Pines, NC 28387
plan@southernpines.net **(910) 692-4003** www.southernpines.net

1/12/22

Town of Southern Pines
Chartered 1887
North Carolina

Architectural Compliance Permit Application

Date Received: _____ Fee Paid: _____ Case No.: AR-____-____

TO THE TOWN COUNCIL OF THE TOWN OF SOUTHERN PINES:

I, the undersigned, do hereby make application for an Architectural Compliance Permit regarding for the following project:

Project Information:

Project Name: The Murphy Insurance Agency

Street Address: 250 W. Pennsylvania Ave., Southern Pines, NC 28387

PIN: 858105293001 Parcel ID: 20020528 Zoning: CB

Type of building (retail, office, etc.): Office Total square footage: Ex. 1194/Demo 85/New 1285 Total 2393

Applicant:

Name: Neal Smith Engineering, Inc.

Email: nsmith@nsengineering.com Phone: 910-695-8825

Mailing Address: 139 Pinehurst Avenue - Ste. C, Southern Pines, NC 28387

Legal Property Owner(s), if different from Applicant:

Name(s): JAMMIN MANAGMENT, LLC

Email: mike@murphinsurance.com Phone: 919-757-9400

Mailing Address: 250 W. Pennsylvania Ave., Southern Pines, NC 28387

Date: 02/03/2022

Applicant

1/12/22

APPOINTMENT OF AGENT

The undersigned owner(s), JAMMIN MANAGMENT, LLC, hereby appoint(s) Neal Smith Engineering, Inc. as the exclusive agent for the purpose of making an application to the Town of Southern Pines for an **Architectural Compliance Permit** for improvements to the property described in the attached application. The owner(s) hereby agree(s) that this agent has the authority to act for and on behalf of the owner(s) as follows:

1. to submit an application and required supplemental materials;

2. to appear at public meetings and give representation and comments on behalf of the owner(s);

3. to accept conditions or recommendations made by the Town of Southern Pines Town Council for the issuance of an **Architectural Compliance Permit** for improvements to the subject property; and

4. to act on behalf of the owner(s) without limitations with regard to any and all things directly or indirectly connected with or arising out of any application for an **Architectural Compliance Permit** under the Southern Pines Unified Development Ordinance.

This Appointment of Agent shall remain in effect until final resolution of the attached application.

Signed this 03 day of February, 2022.

Property Owner

Property Owner

Agent

1/12/22

For Registration Register of Deeds
Judy D. Martin

Moore County, NC
Electronically Recorded
September 2, 2021 1:36:40 PM
Book: 5693 Page: 549 - 552 #Pages: 4

Fee: $26.00 NC Rev Stamp: $0.00

Instrument # 2021019669

Brief description for the Index: **Stamps: $0.00**

BLK L 5 PT LOT 11 – Parcel Id. 20020528

This instrument was prepared by: **Sandhills Law Group** *NO TITLE SEARCH COMPLETED BY PREPARER*

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 2nd **day of September 2021**, by and between,

GRANTOR	GRANTEE
The Murphy Agency, LLC, a NC LLC Mailing Address: 250 W. Pennsylvania Avenue Southern Pines, NC 28387	**Jammin Management, LLC** Mailing Address: 250 W. Pennsylvania Ave Southern Pines, NC, 28387 Property Address: 250 W. Pennsylvania Ave Southern Pines, NC, 28387

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, have bargained and sold, and by these presents do grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot, tract, or parcel of land situated in **McNeill Township, Moore County, North Carolina**, and more particularly described as follows:

See Exhibit A attached hereto for legal description.

250 W. Pennsylvania Ave, Southern Pines, NC, 28387
Property Identification Number – 20020528

Submitted electronically by "Sandhills Law Group"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Moore County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 4035, Page 580, Moore County Registry.

All or a portion of the property herein conveyed _____ includes or _____ does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD the aforesaid lot, tract, or parcel of land, and all privileges and appurtenances thereto belonging to the said Grantee in fee simple; subject, however, to the exceptions, reservations and conditions herein above referred to.

And the Grantor covenants with the Grantee, that Grantor is seized of said premises in fee simple and has the right to convey in fee simple; that the title is marketable and free and clear of all encumbrances; and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except: ad valorem taxes for the current year (prorated to the date of closing); utility easements; unviolated covenants, conditions and restrictions that do not materially affect the value of the property being conveyed herein; and such other encumbrances as may be assumed or specifically approved by Grantee as referenced herein.

The designation Grantor or Grantee as used herein shall include the singular as well as the plural and the masculine, feminine or neuter gender may be read in either the masculine, feminine or neuter gender or a combination thereof as the context may require in order to accurately refer to the person or persons first named hereinabove as Grantor and Grantee.

**** THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK ****

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal, or if Corporate, has caused this instrument to be signed in its Corporate name in the ordinary course of business by its duly authorized officer, pursuant to authorization from the Board of Directors, or if Limited Liability Company (Company), in its Company name in the ordinary course of business by its duly authorized manager, pursuant to authorization from its members, the day and year first above written.

The Murphy Agency, LLC

_____(SEAL)
By: James M. Murphy, Managing Member

STATE OF NC,

COUNTY OF Moore, to wit:

I certify that the following person(s) personally appeared before me this day, and each acknowledging to me that he or she signed the foregoing document in the capacity indicated: **James M. Murphy, Managing Member of The Murphy Agency, LLC.**

Witness my hand and notarial seal this 2nd day of September 2021.

_____
Notary Public
Christina Ray
(Printed Name of Notary)
My Commission Expires: 10-22-2024

PLACE NOTARY SEAL INSIDE THIS BOX ONLY!

Christina Ray
Notary Public
Montgomery County
North Carolina

EXHIBIT A

A certain lot or parcel of land in the Town of Southern Pines, North Carolina, McNeill Township, Moore County, fronting on the southwest line of Pennsylvania Avenue, about 150 feet southeast of the intersection of the southwest line of Pennsylvania Avenue with the southeast line of Page Street, Block L & 5, Southern Pines, adjoining the lands of Pines Associates, Inc. on the northwest and west and Gouger, O'Neal & Saunders Realty & Insurance Co , Inc. on the southeast, and being described as follows

BEGINNING at an iron pipe in the southwest line of Pennsylvania Avenue (80 feet wide), said iron pipe being the common front corner of Lots 11 and 12, Block L & 5, Southern Pines, said iron pipe being further located South 36 degrees 45 minutes East 148.33 feet from a concrete monument at the intersection of the southwest line of Pennsylvania Avenue and the southeast line of Page Street, running thence from said beginning, as the southwest line of Pennsylvania Avenue, South 36 degrees 45 minutes East 54 00 feet to an iron stake in the southwest line of Pennsylvania Avenue and in the center of an alley, the north corner of Gouger, O'Neal & Saunders Realty & Insurance Co , Inc. tract, thence as the centerline of the alley and as the northwest line of Gouger, O'Neal & Saunders Realty & Insurance Co Inc. South 53 degrees 15 minutes West 125.00 feet to an iron stake in the centerline of said alley, the west corner of Gouger, O'Neal & Saunders Realty & Insurance Co , Inc , thence a new line North 36 degrees 54 minutes West 54.00 feet to an iron pipe, in the common line of Lots 11 and 12, Block L & 5, Southern Pines, thence as said line, North 53 degrees 15 minutes East 125.14 feet to the BEGINNING, containing 6,754 square feet, more or less, and being a portion of Lot No 11 and a portion of the alley adjoining Lot No 11, Block L & 5, Southern Pines, North Carolina.

Neal Smith Engineering, Inc.
139 Pinehurst Ave. – Suite C
Southern Pines, NC 28387
Phone: (910) 695-8825 | Fax: (910) 695-8832
www.nsengineering.com | NC License No. C-1425

NARRATIVE AND ARCHITECTURAL COMPLIANCE
FOR
THE MUPRHY INSURANCE AGENCY
250 W. PENNSYLVANIA AVE.
NSE PROJECT NO. 2124402
FEBRUARY 7, 2022

NARRATIVE:

This is a project that will consist of a 1285 square footage addition to the existing business located in the business district of downtown. This space will be used for expansion of the current business.

ARCHITECTURAL COMPLIANCE – CHAPTER 4 DEVELOPMENT AND DESIGN STANDARDS:

4.10.4(A)(1): The front of buildings shall face and have the primary customer entry facing that street. Corner Lot buildings shall face and have the primary customer entry facing the higher order street, facing the corner or facing each street. Buildings that extend the full depth of a block may be required to have entries on each street frontage.

The main entry for the business is still the door located at the front of the existing building and fronts on Pennsylvania.

4.10.4(A)(2): Maximum spacing or distance between customer entries shall not exceed the standards established in Exhibit 4-16.

N/A

4.10.4(B)(1): In the CB and DTO districts, buildings or building segments shall be taller than wide.

The building is not taller than it is wide. However, the building is located on a sloping lot and is attaching to the rear of the building and will not be the primary structure seen from the main street.

4.10.4(B)(2): In other districts, the width of buildings or building segments shall not be more than twice the building height.

N/A

4.10.4(B)(3): Building segments may be created through a combination of vertical features such as changes in material, building offsets, courtyards, changes in rooflines or architectural features that create the appearance of building segments.

This addition is located in the rear of an existing building with the roof turned perpendicular to the existing roofs to allow for break in the roof lines. Windows (similar to the existing) are also being used to break up long areas of the building's façade.

4.10.4(B)(4): Large scale retail structures shall comply with Section 4.10.6.

This is not a retail structure.

4.10.4(C): The exterior finish of building walls shall be primarily comprised of brick. Cementitious horizontal lap siding, textured concrete masonry, cast stone and stucco may be used for accents, provided that they cover no more than twenty (20) percent of the exterior walls, exclusive of doors and windows. Wood and metal may be used as trim around doors and windows.

The new building will have Hardie Board siding closely matching the existing building façade. However, the owner is requesting to have the existing building façade replaced (still resembling the current style) with the new material in order to provide consistency between the two buildings.

4.10.4(D): Windows

(1) Windows being added to the addition will match (as close as possible) the existing building and will not be reflective. (2.a) None of the building addition exterior walls will face a main street. (2.b) N/A. There are no upper floors to this building

4.10.4(E): Awnings

None are planned.

4.10.4(F): Galleries and Arcades

None are planned.

4.10.4(G): Roofs

Roof covering will match the existing facility.

4.10.4(H): Mechanical Equipment

All new mechanical equipment will be located towards the rear of the property and screened in accordance with the regulations.

4.10.4(I): Loading Zones and Garage Bays

No garage bays are planned for this building addition and the existing loading zone will be used.

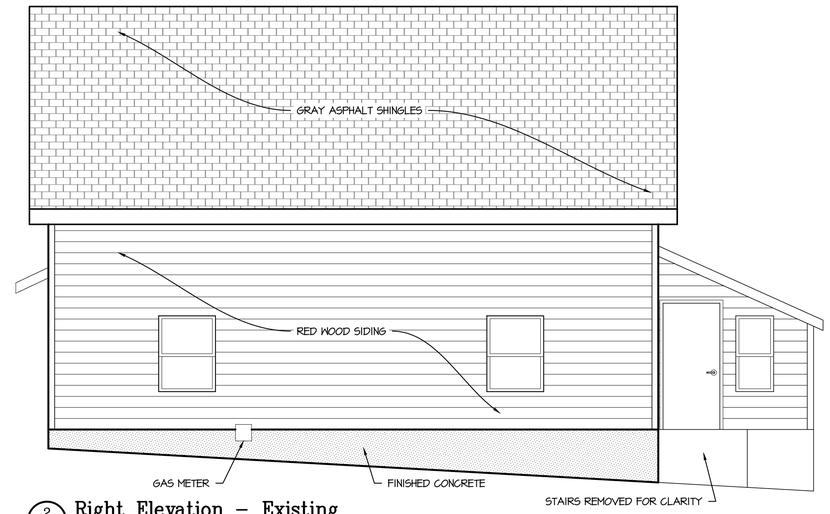
4.10.4(J): Signage

No new signage is planned at this time.

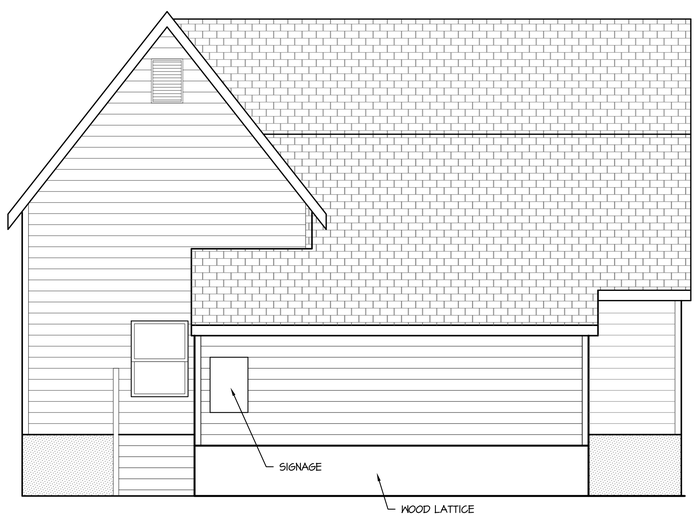
If you any additional questions or concerns, please feel free to contact us at any time.

Sincerely,
NEAL SMITH ENGINEERING, INC.

1 X1.1 **Front Elevation – Existing**
1/4" = 1'-0"



2 X1.1 **Right Elevation – Existing**
1/4" = 1'-0"



3 X1.1 **Rear Elevation – Existing**
1/4" = 1'-0"

4 X1.1 **Left Elevation – Existing**
1/4" = 1'-0"

THE MURPHY INSURANCE AGENCY
Southern Pines, NC

EXISTING EXTERIOR ELEVATIONS

REVISIONS:

REVISIONS:

Neal Smith Engineering, Inc.
139 Pinehurst Avenue - Suite C
Southern Pines, NC 28387
Phone: (910) 695-8825
Fax: (910) 695-8823
www.nsengineering.com
License No. C-1425

NSE

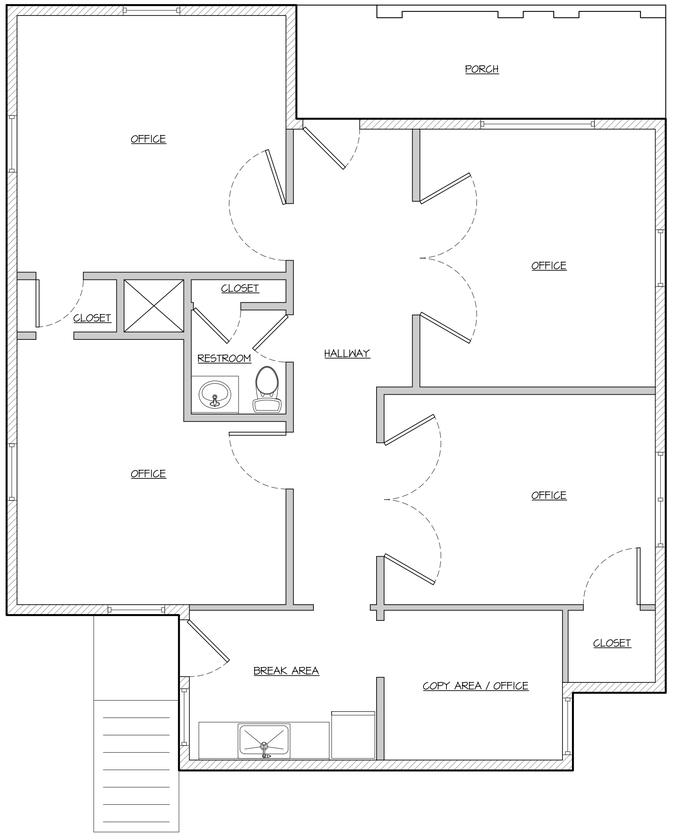
SEAL

NORTH CAROLINA PROFESSIONAL SEAL 19311 ENGINEER NEAL E. SMITH 02/07/22

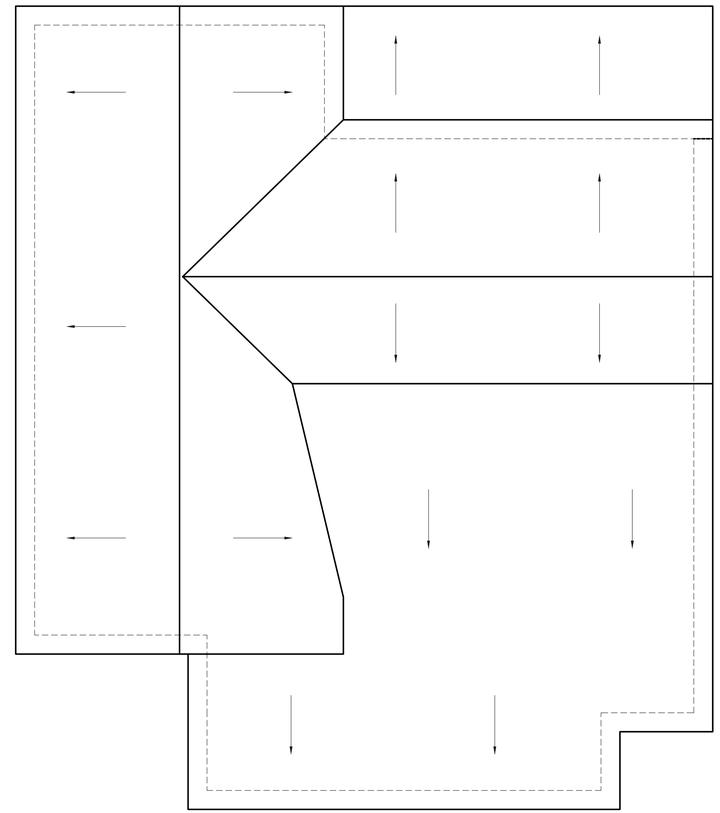
PRELIMINARY
Do not use for construction

DRAWN BY: BKB
SCALE: As Noted
DATE: 02/07/22
JOB NUMBER: 2124402
DRAWING KEY: X1.1

THIS DRAWING IS THE PROPERTY OF NEAL SMITH ENGINEERING, INC., AND MAY NOT BE REPRODUCED WITHOUT WRITTEN AUTHORIZATION FROM THE ENGINEER. THIS DRAWING IS VOID WITHOUT ORIGINAL SIGNATURE AND SEAL.



1 X2.1 Floor Plan – Existing Layout
1/4" = 1'-0"



2 X2.1 Roof Slope Plan – Existing Layout
1/4" = 1'-0"

THE MURPHY INSURANCE AGENCY
Southern Pines, NC
EXISTING FLOOR AND ROOF PLAN

REVISIONS:
REVISIONS:

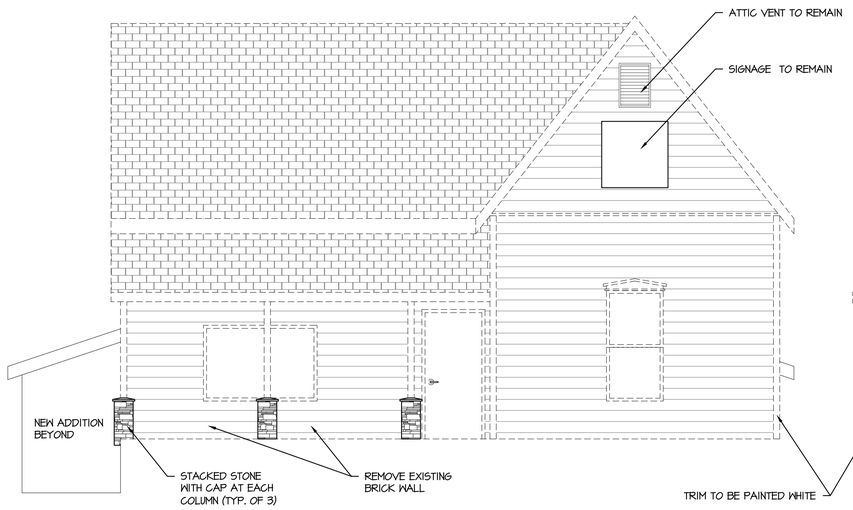
Neal Smith Engineering, Inc.
139 Pinehurst Avenue - Suite C
Southern Pines, NC 28387
Phone: (910) 685-8825
Fax: (910) 695-8825
www.nsengineering.com
License No. C-1425

SEAL
NORTH CAROLINA PROFESSIONAL SEAL 19311 ENGINEER NEAL E. SMITH 02/07/22

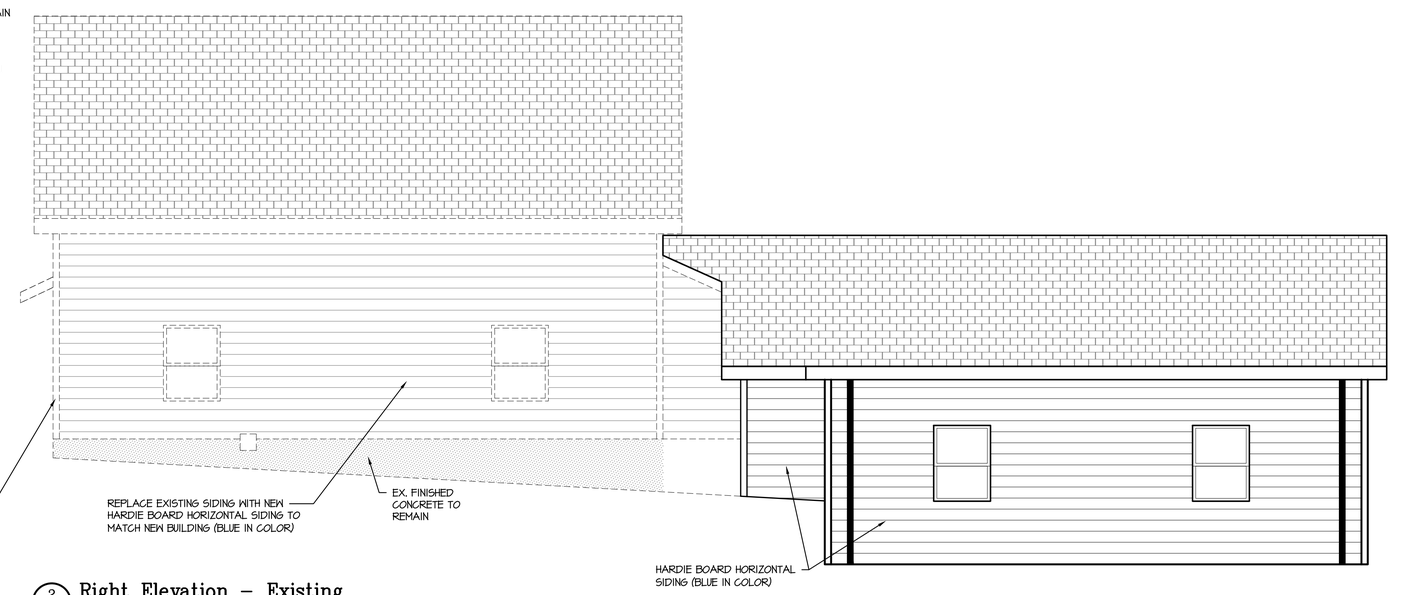
PRELIMINARY
Do not use for construction

DRAWN BY: BKB
SCALE: As Noted
DATE: 02/07/22
JOB NUMBER: 2124402
DRAWING KEY: X2.1

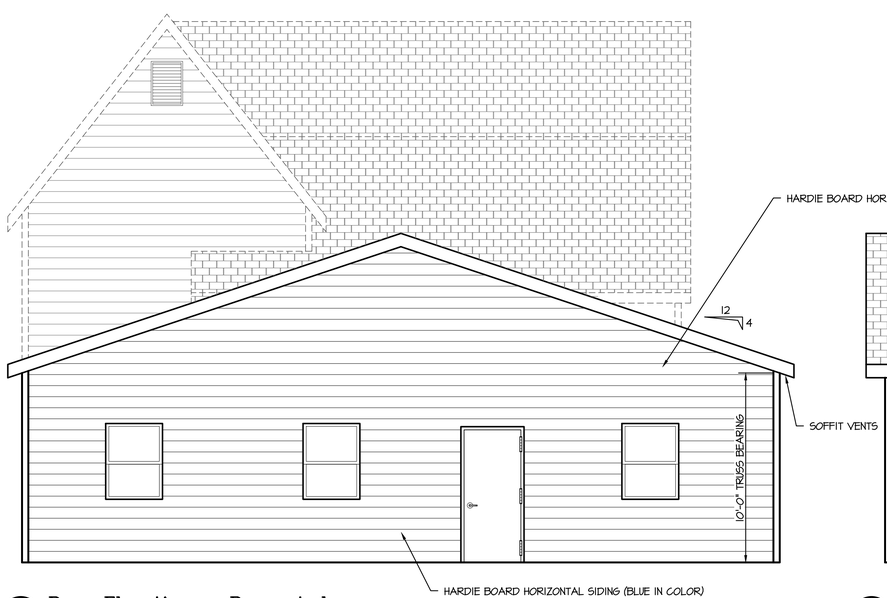
THIS DRAWING IS THE PROPERTY OF NEAL SMITH ENGINEERING, INC., AND MAY NOT BE REPRODUCED WITHOUT WRITTEN AUTHORIZATION FROM THE ENGINEER. THIS DRAWING IS VOID WITHOUT ORIGINAL SIGNATURE AND SEAL.



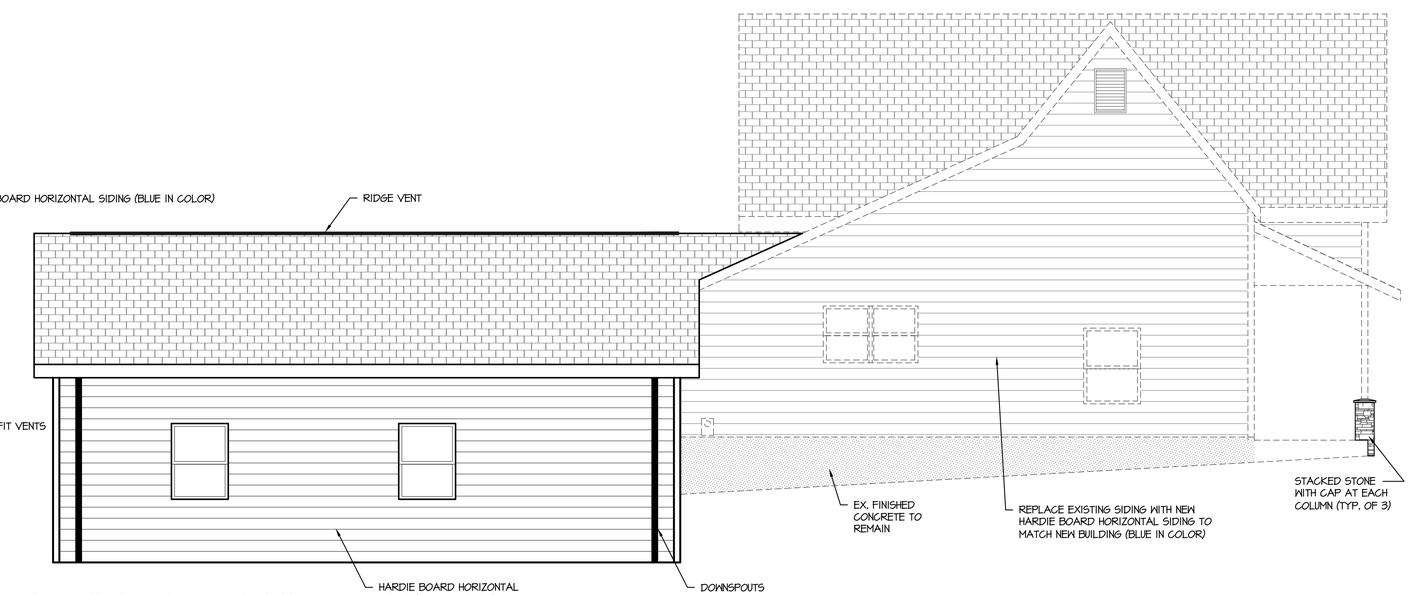
1 G1.1 **Front Elevation – Renovated**
1/4" = 1'-0"



2 G1.1 **Right Elevation – Existing**
1/4" = 1'-0"



3 G1.1 **Rear Elevation – Renovated**
1/4" = 1'-0"



4 G1.1 **Left Elevation – Existing**
1/4" = 1'-0"

THE MURPHY INSURANCE AGENCY
Southern Pines, NC

RENOVATED EXTERIOR ELEVATIONS

REVISIONS:

REVISIONS:

Neal Smith Engineering, Inc.
139 Pinehurst Avenue - Suite C
Southern Pines, NC 28387
Phone: (910) 695-8825
Fax: (910) 695-8823
www.nsengineering.com
License No. C-1425

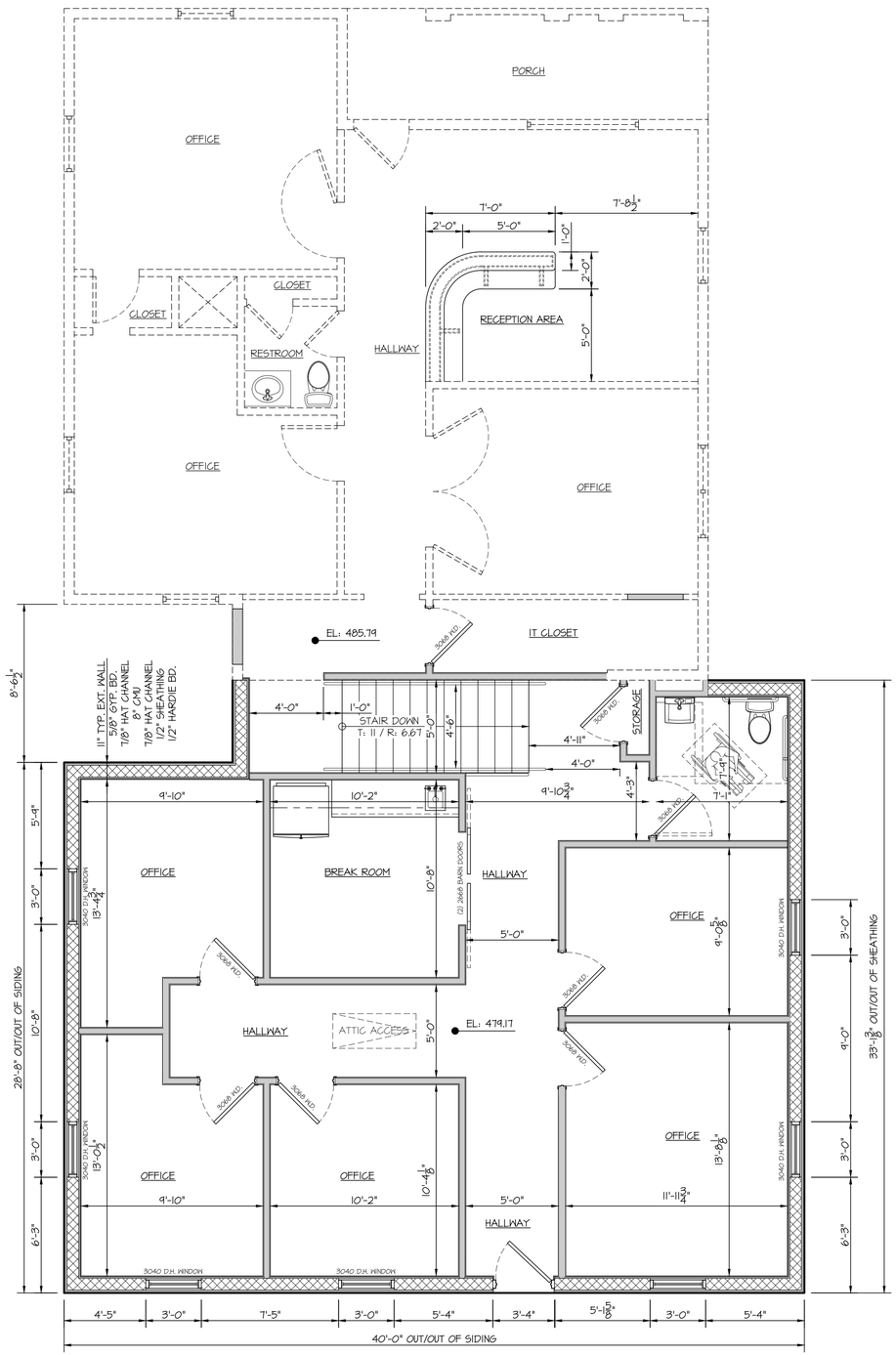
SEAL

NORTH CAROLINA PROFESSIONAL SEAL 19311 02/07/22 ENGINEER NEAL E. SMITH

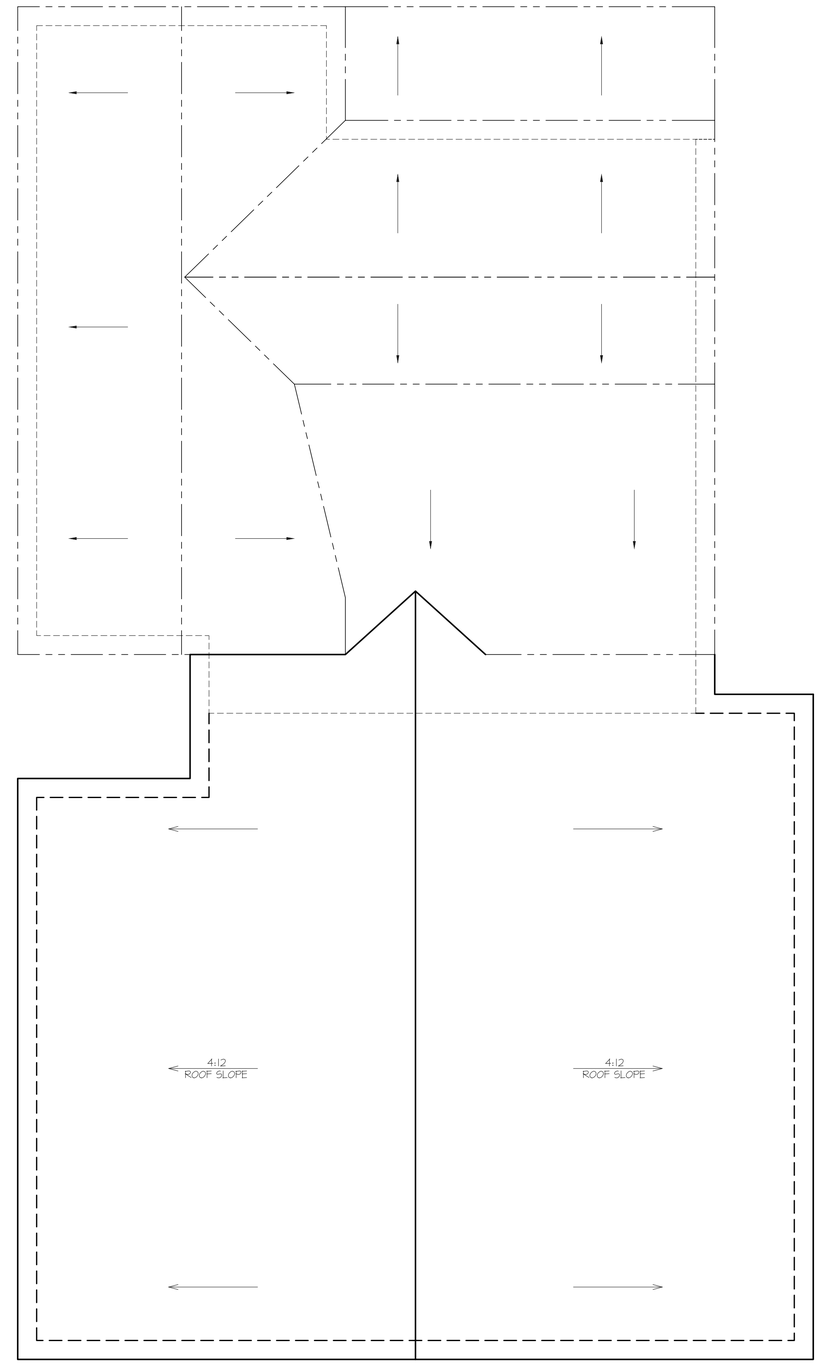
PRELIMINARY
Do not use for construction

DRAWN BY: BKB
SCALE: As Noted
DATE: 02/07/22
JOB NUMBER: 2124402
DRAWING KEY: G1.1

THIS DRAWING IS THE PROPERTY OF NEAL SMITH ENGINEERING, INC., AND MAY NOT BE REPRODUCED WITHOUT WRITTEN AUTHORIZATION FROM THE ENGINEER. THIS DRAWING IS VOID WITHOUT ORIGINAL SIGNATURE AND SEAL.



1 G2.1 Floor Plan – Existing Layout with Addition
1/4" = 1'-0"



2 G2.1 Roof Slope Plan – Existing Layout with Addition
1/4" = 1'-0"

THE MURPHY INSURANCE AGENCY
Southern Pines, NC

EXISTING FLOOR AND ROOF PLAN WITH ADDITION

REVISIONS:

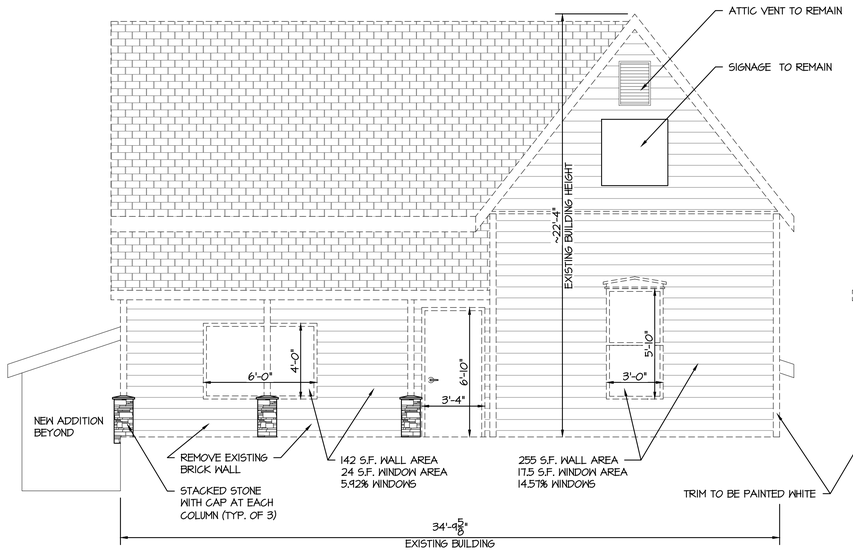
Neal Smith Engineering, Inc.
139 Pinehurst Avenue - Suite C
Southern Pines, NC 28387
Phone: (910) 695-8825
Fax: (910) 695-8823
www.nsengineering.com
License No. C-1425

SEAL
NORTH CAROLINA PROFESSIONAL SEAL 19311 02/07/22 ENGINEER NEAL E. SMITH

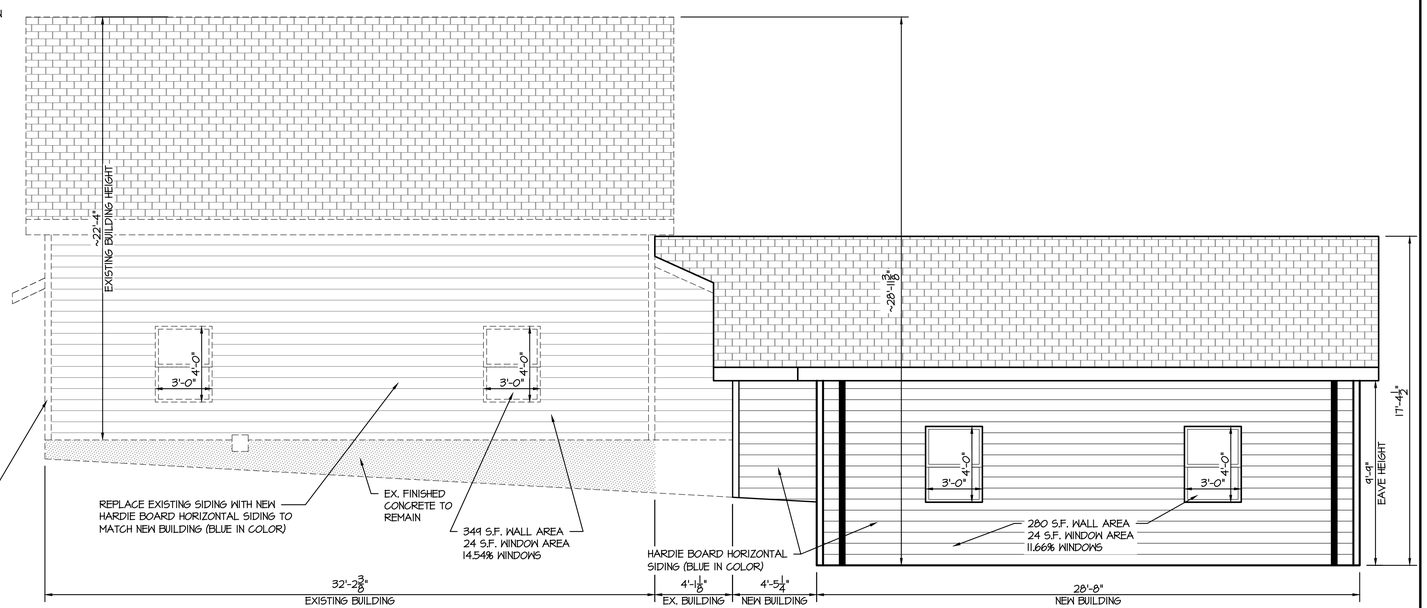
PRELIMINARY
Do not use for construction

DRAWN BY: BKB
SCALE: As Noted
DATE: 02/07/22
JOB NUMBER: 2124402
DRAWING KEY: G2.1

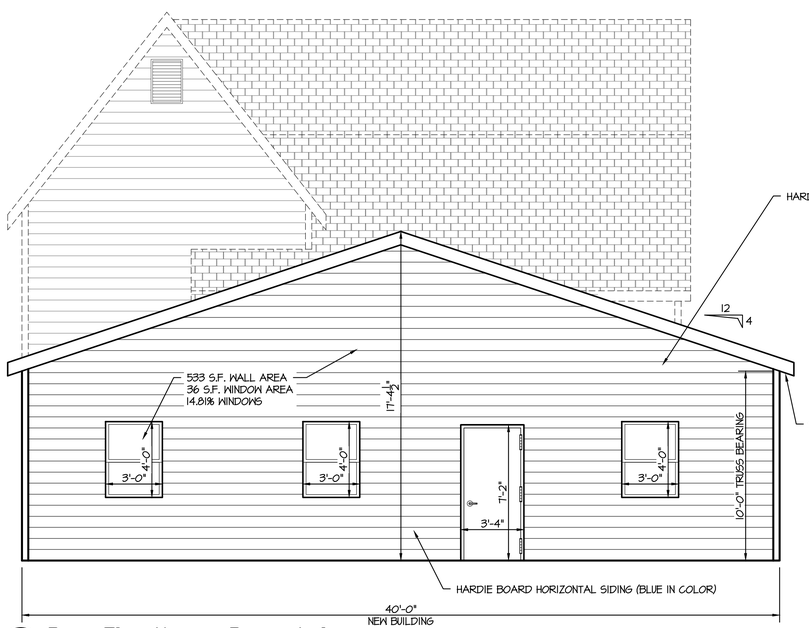
THIS DRAWING IS THE PROPERTY OF NEAL SMITH ENGINEERING, INC., AND MAY NOT BE REPRODUCED WITHOUT WRITTEN AUTHORIZATION FROM THE ENGINEER. THIS DRAWING IS VOID WITHOUT ORIGINAL SIGNATURE AND SEAL.



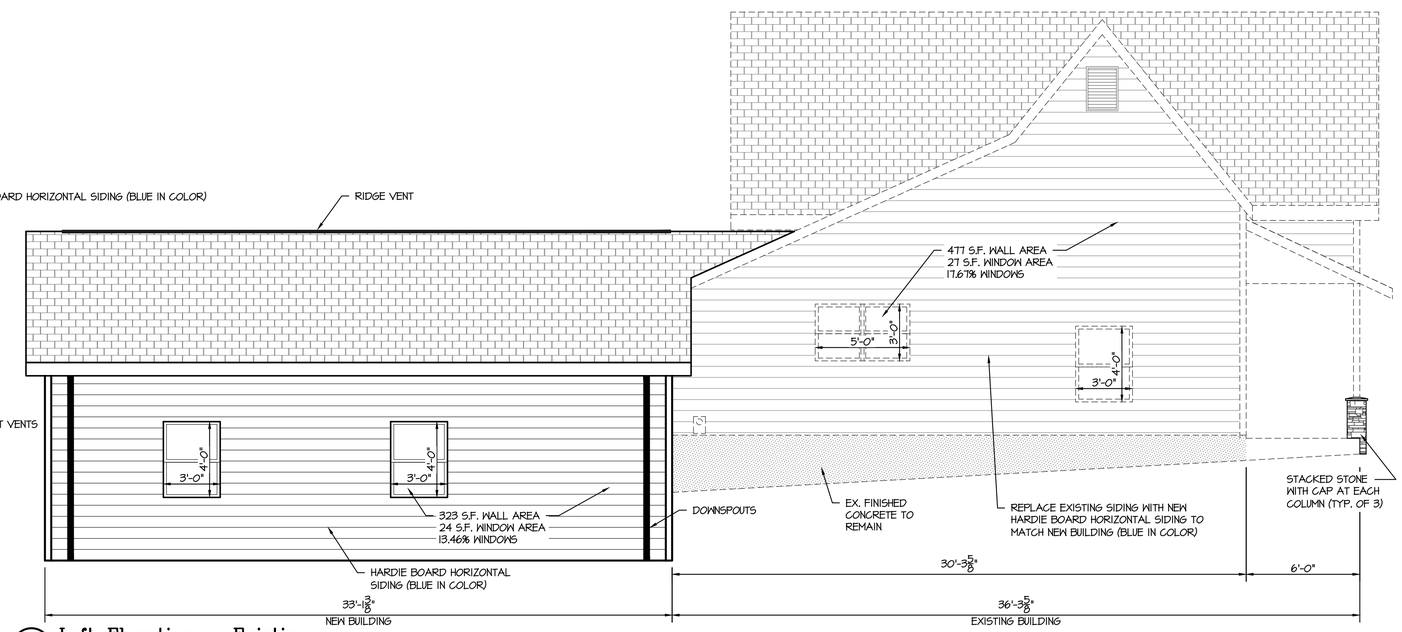
1 G1.1 Front Elevation – Renovated
1/4" = 1'-0"



2 G1.1 Right Elevation – Existing
1/4" = 1'-0"



3 G1.1 Rear Elevation – Renovated
1/4" = 1'-0"



4 G1.1 Left Elevation – Existing
1/4" = 1'-0"

THE MURPHY INSURANCE AGENCY
Southern Pines, NC

RENOVATED EXTERIOR ELEVATIONS

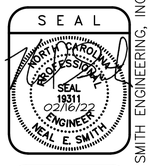
REVISIONS:		
1	02/14/22	BKB
2	02/16/22	BKB

REVISIONS:

Neal Smith Engineering, Inc.
139 Pinehurst Avenue - Suite C
Southern Pines, NC 28387
Phone: (910) 695-8825
Fax: (910) 695-8822
www.nsengineering.com
License No. C-1425

NSE

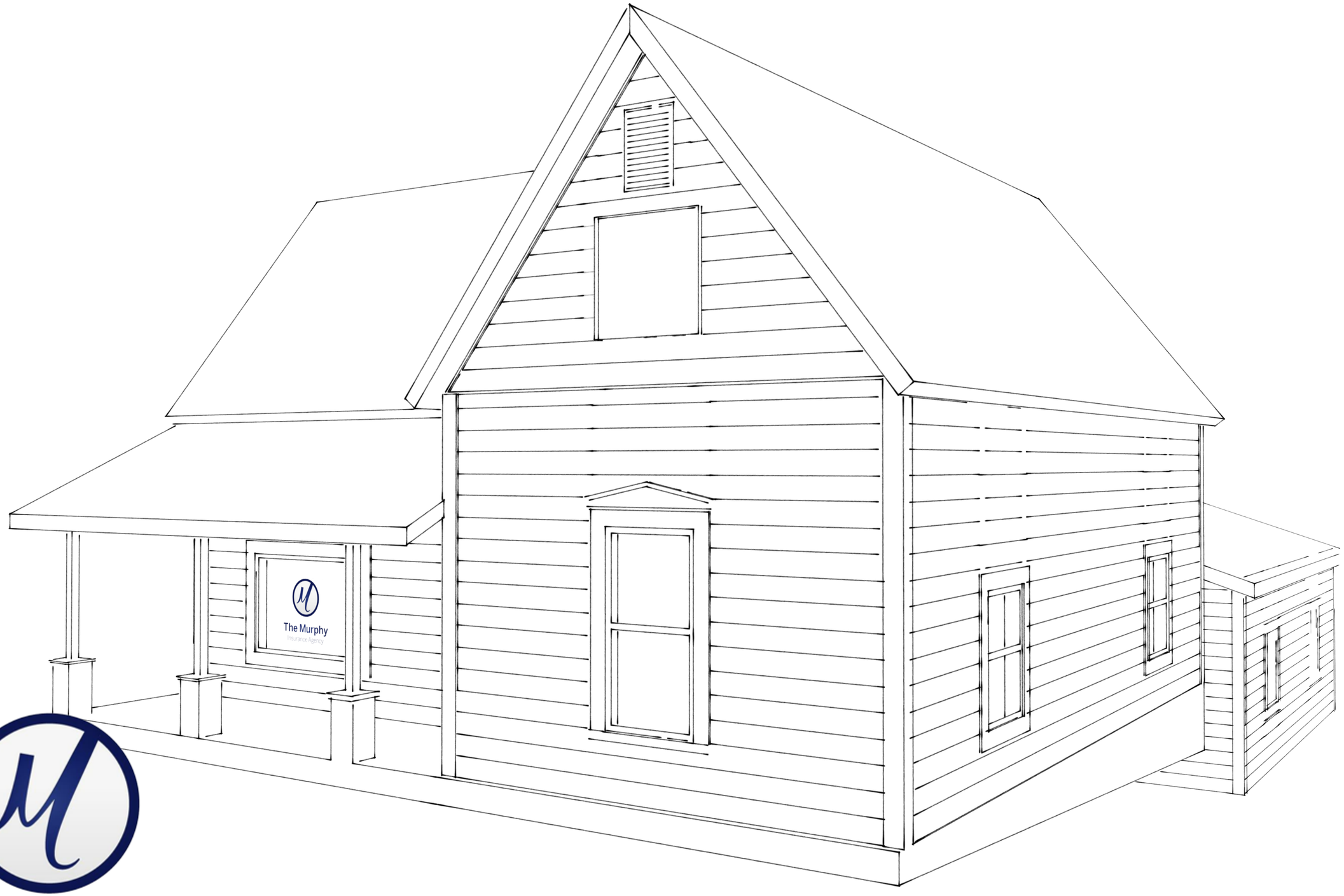
SEAL



PRELIMINARY
Do not use for construction

DRAWN BY:	BKB
SCALE:	As Noted
DATE:	02/07/22
JOB NUMBER:	2124402
DRAWING KEY:	G1.1

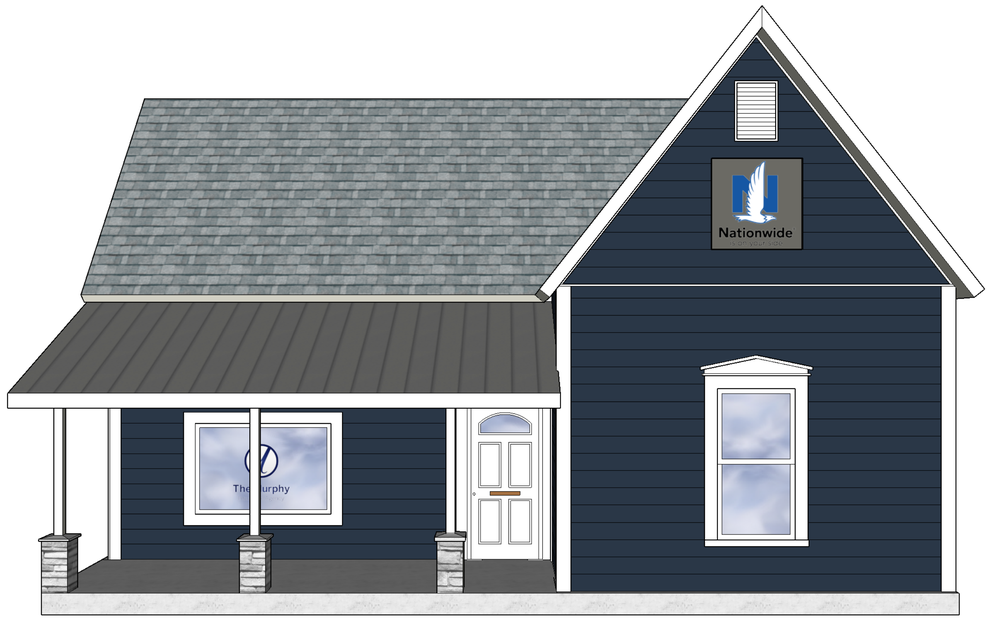
THIS DRAWING IS THE PROPERTY OF NEAL SMITH ENGINEERING, INC., AND MAY NOT BE REPRODUCED WITHOUT WRITTEN AUTHORIZATION FROM THE ENGINEER. THIS DRAWING IS VOID WITHOUT ORIGINAL SIGNATURE AND SEAL.



The Murphy
Insurance Agency

SOUTHERN PINES, NC

The Murphy
Insurance Agency



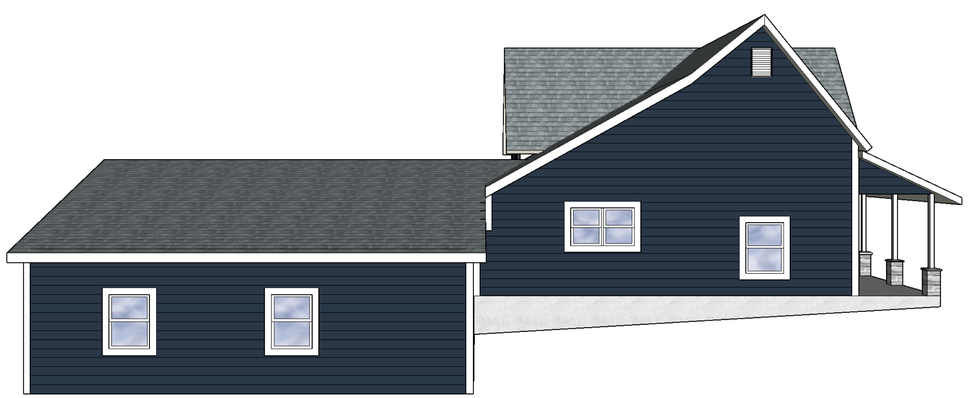
1 FRONT ELEVATION

2 REAR ELEVATION

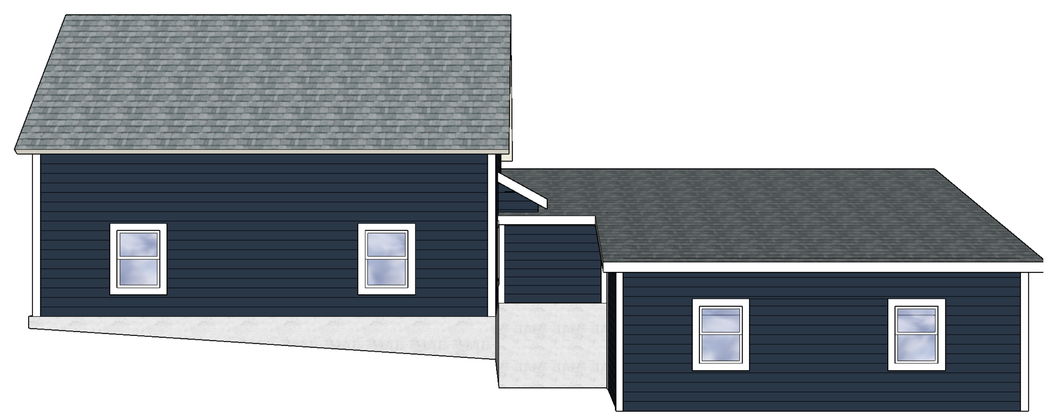
COLOR PALETTE

SW- NAVAL

SW- ALABASTER

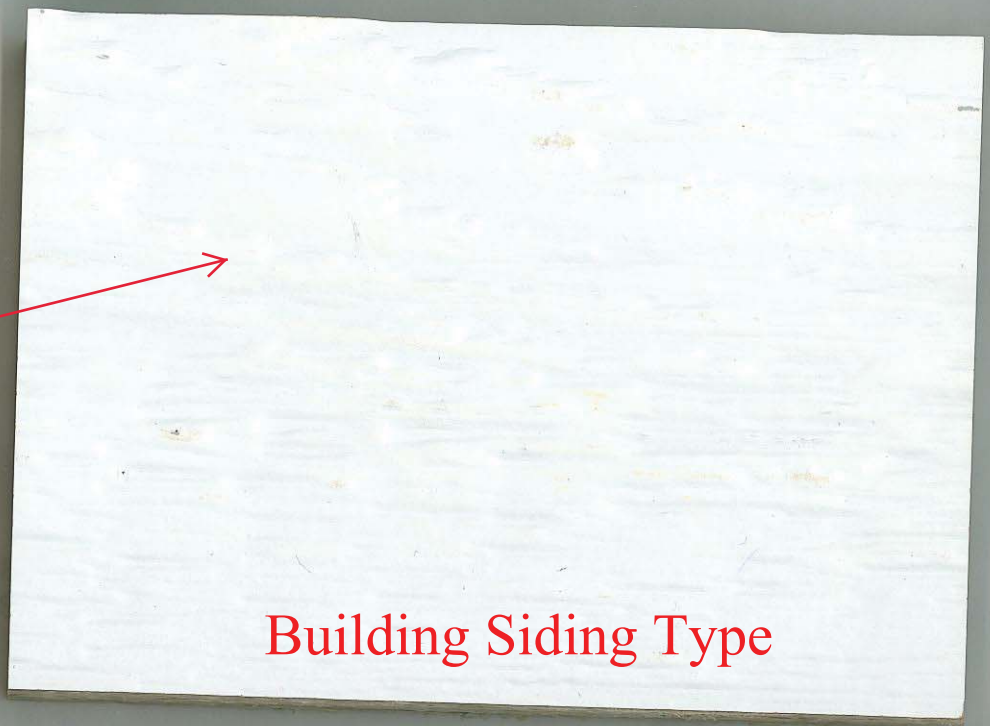


3 LEFT ELEVATION

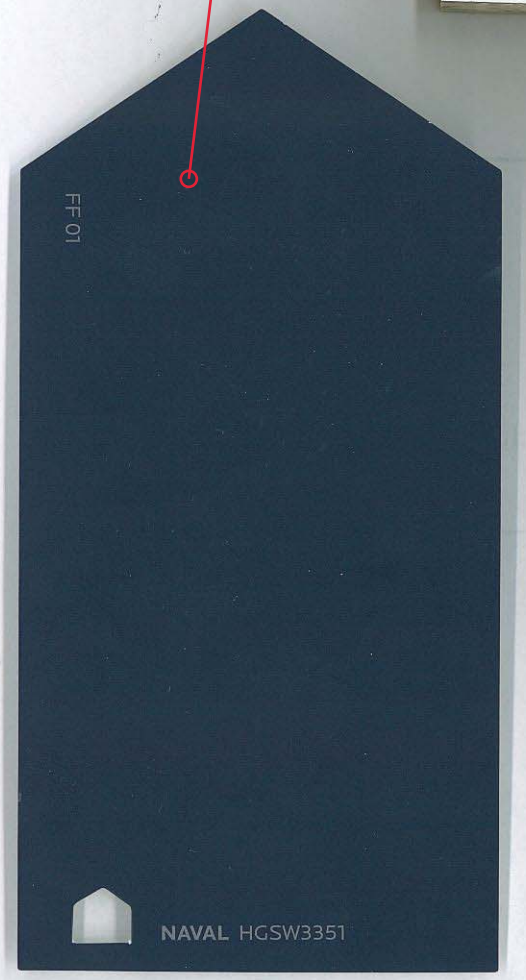


4 RIGHT ELEVATION

A0.1



Building Siding Type



Main Building Color

Trim Building Color

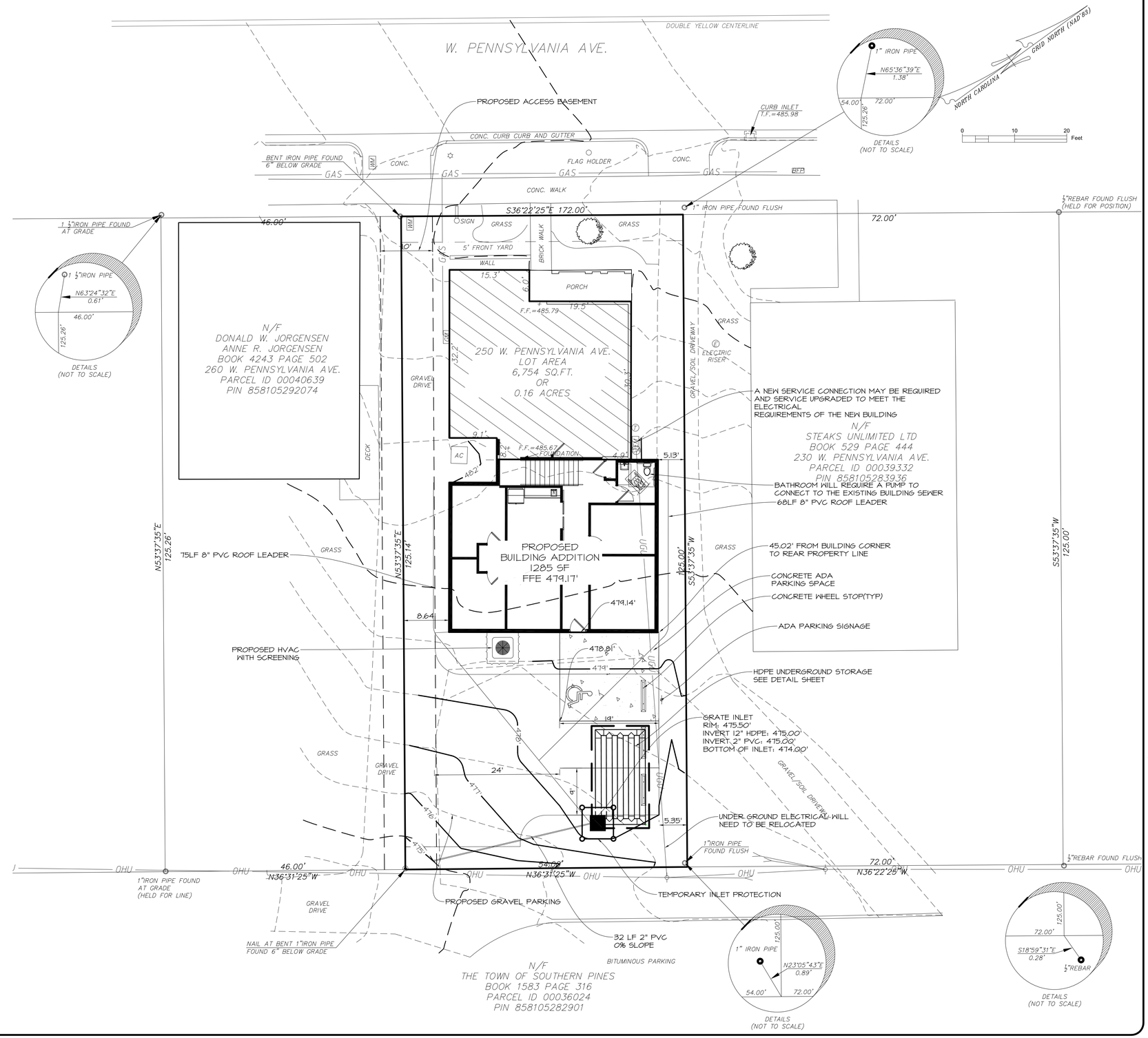
Legend:

- IPF = Iron Stake Found
- IRF = Iron Stake Set
- CMF = Concrete Monument Found
- = PK Nail Found
- PKS = PK Nail Set
- = Existing Right of Way
- = Proposed Right of Way
- = Boundary Line
- = Adjacent Property Lines not Surveyed
- = Existing Setback Lines
- = Proposed Setback Lines
- 100' = Existing Contour
- 100 = Proposed Contour
- W = Approximate Location of Existing Waterline
- 6WL = Proposed 6" Waterline
- GAS = Approximate Location of Existing Gas line
- SS = Existing Sanitary Sewer Line
- 8SS = Proposed 8" Sanitary Sewer Line
- = Existing Easement
- = Proposed Easement
- = Existing Overhead Utility
- = Existing Underground Utility
- = Existing Wetland Limits
- = Existing Fence
- = Proposed Fence
- = Proposed 4" Sewer Service
- = Proposed 2" Water Service
- = Limits of Disturbance
- SF = Proposed Silt Fence
- TD = Proposed Temporary Diversion
- = Existing Stream Centerline
- = Existing Soil Road
- = Existing Gravel Road
- = Existing Light Pole
- = Proposed Light Pole
- = Existing Utility Pole
- = Proposed Utility Pole
- = Existing Water Meter
- = Proposed Water Meter
- = Existing Water Valve
- = Proposed Water Valve
- = Existing Fire Hydrant
- = Proposed Fire Hydrant
- = Existing Sanitary Sewer Manhole
- = Proposed Sanitary Sewer Manhole
- CO = Existing Sewer Clean out
- = Proposed Sewer Clean out
- CI = Curb Inlet
- SD = Existing Storm Drain Manhole
- HDPE = High Density Polyethylene Pipe
- RCP = Reinforced Concrete Pipe
- FES = Flared End Section
- 278.00 = Proposed Spot Elevation
- 10P = 10" Pine (typ.)
- = Existing Tree to be Removed

PARKING DATA

PROPOSED PARKING

USE:	OFFICE 1 SPACE/300SF GROSS FLOOR AREA
BUILDING AREA:	1285 SF 85 SF PART OF EXISTING BUILDING DEMO 1200 SF NET 1200/300 = 4.00
PARKING SPACES REQUIRED	4
PARKING SPACES PROVIDED	3(ADMINISTRATIVE REDUCTION)
HANDICAP SPACES REQUIRED	1
HANDICAP SPACES PROVIDED	1



THE MURPHY AGENCY, LLC
SOUTHERN PINES, NC

SITE PLAN

REVISIONS:
1 02-28-22 BCW

REVISIONS:

Neal Smith Engineering, Inc.
139 Pinehurst Avenue - Suite C
Southern Pines, NC 28387
Phone: (910) 695-8825
Fax: (910) 695-8832
www.nseng ineering.com
License No. C-1425

NSE

SEAL
NORTH CAROLINA PROFESSIONAL SEAL 19311 ENGINEER NEAL E. SMITH 02-28-22

PRELIMINARY
Do not use for construction

DRAWN BY: BCW
SCALE: As Noted
DATE: 10-06-2021
JOB NUMBER: 2124402
DRAWING KEY: SP-1

THIS DRAWING IS THE PROPERTY OF NEAL SMITH ENGINEERING, INC., AND MAY NOT BE REPRODUCED WITHOUT WRITTEN AUTHORIZATION FROM THE ENGINEER. THIS DRAWING IS VOID WITHOUT ORIGINAL SIGNATURE AND SEAL.

Agenda Item

To: **Reagan Parsons, Town Manager**

From: **Cindy Williams, Planning Technician**

Subject: **AX-01-22: Public Hearing on a Request for Voluntary Annexation of Property Contiguous to the Corporate Limits of the Town of Southern Pines; 1.875 Acres; Petitioners: Michael Tveter and Jamie Tveter**

Date: **March 8, 2022**

I. SUMMARY OF APPLICATION REQUEST:

Michael Tveter and Jamie Tveter are requesting voluntary annexation of a contiguous parcel that is currently outside of the corporate limits of the Town of Southern Pines. The subject parcel is identified as PIN 858100892377 (PARID 20210139) and is owned by Michael Tveter and Jamie Tveter.

II. PRIOR TOWN COUNCIL ACTION:

During the January 24, 2022 Town Council Work Session, the Town Council approved a *Resolution Directing the Clerk to Investigate a Petition Received Under G.S. 160A-31*.

During the February 8, 2022 Town Council Regular Meeting, the Town Council approved a *Resolution Fixing Date of Public Hearing on Question of Annexation Pursuant to G.S. 160A-31, As Amended.*

III. PROJECT INFORMATION:

A. Physical Address:
3900 Youngs Road
Southern Pines, NC 28387

B. Property Owners/Applicants:
Michael and Jamie Tveter
3900 Youngs Road
Southern Pines, NC 28387

C. Property Identification & Parcel Identification Number:
PIN 858100892377; PARID 20210139

D. Size of Property:
Total current combined acreage: 1.875 acres

IV. STAFF COMMENTS:

- The applicants have submitted an annexation petition accompanied by a map and a written metes and bounds description of the subject property.

- A revised written metes and bounds description of the area to be annexed was forwarded to Moore County for review and confirmed to be accurate.

- The request is a voluntary request for contiguous annexation as the adjacent properties are within the corporate limits of the Town of Southern Pines (see Figure 1).

- A majority of the subject property is presently zoned RS-1 (Residential Single-Family) and the remainder is zoned RE (Rural Estate). The adjacent properties are presently zoned RS-1 (Residential Single-Family) and RE (Rural Estate).

- During the January 24, 2022 Town Council Work Session, the Interim Town Clerk was directed to investigate the sufficiency of the petition for voluntary annexation of the subject property.

- During the February 8, 2022 Town Council Regular Meeting, the Town Council approved a *Resolution Fixing Date of Public Hearing on Question of Annexation Pursuant to G.S. 160A-31, As Amended.*

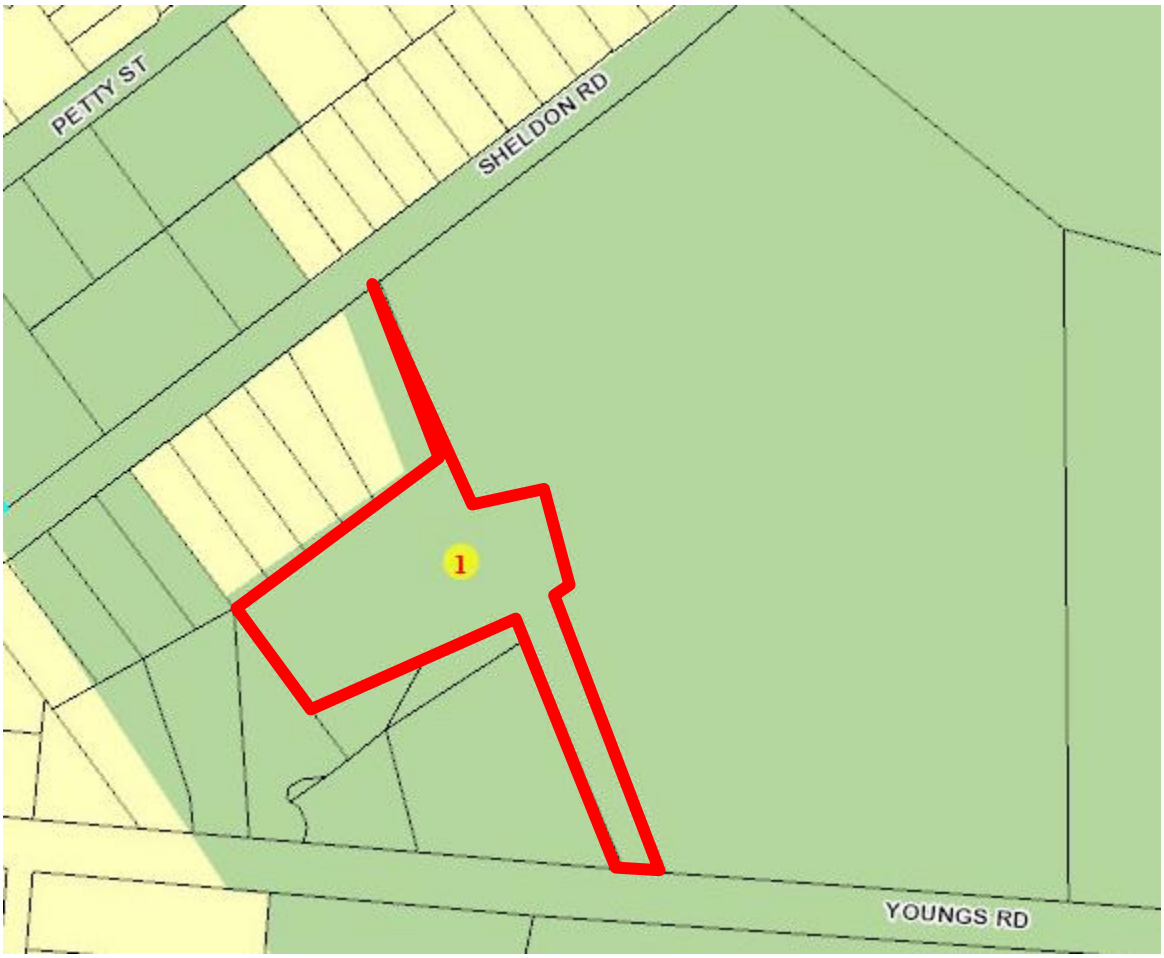
- The purpose of this agenda item is to hold a public hearing to consider the annexation request.

- **Comprehensive Long Range Plan Analysis:**

    - The subject property is identified as "Rural/Equestrian" on the Comprehensive Long Range Plan (CLRP) Future Land Use Map (see Figure 3). Per the CLRP 2015-2016 update:

      "This designation provides for large-lot residential/equestrian use, with property sizes generally ranging upward from five acres per parcel. Land uses under this designation include single-family residential, along with those other ancillary uses normally associated with horse farms, the keeping of large animals or other small-scale architectural pursuits."

Figure 1: Adjacent Property (Areas to be Annexed Outlined in Red)



Town of Southern Pines Corporate Limits Town of Southern Pines ETJ

Figure 2: Zoning Map (Area to be Annexed Outlined in Black)

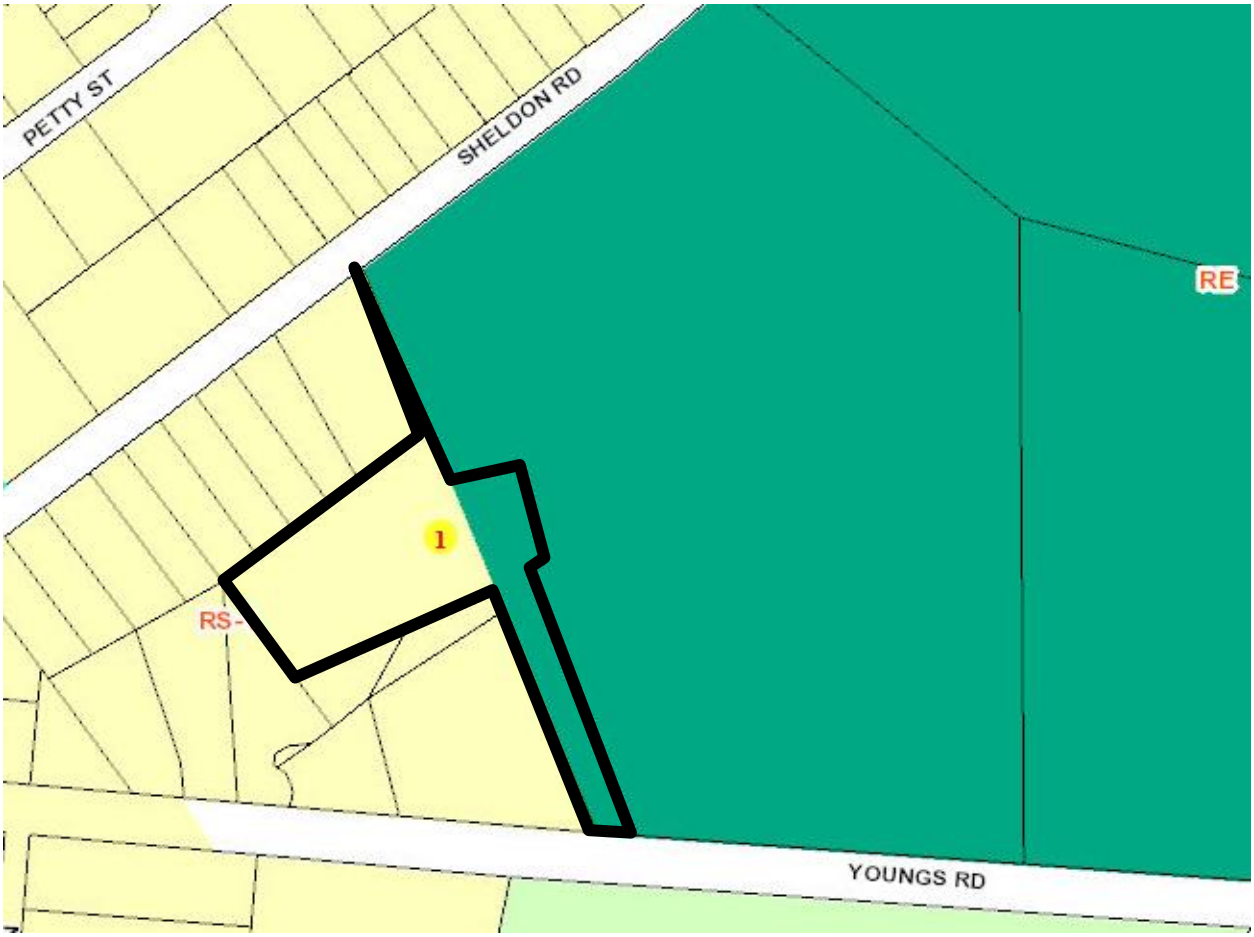
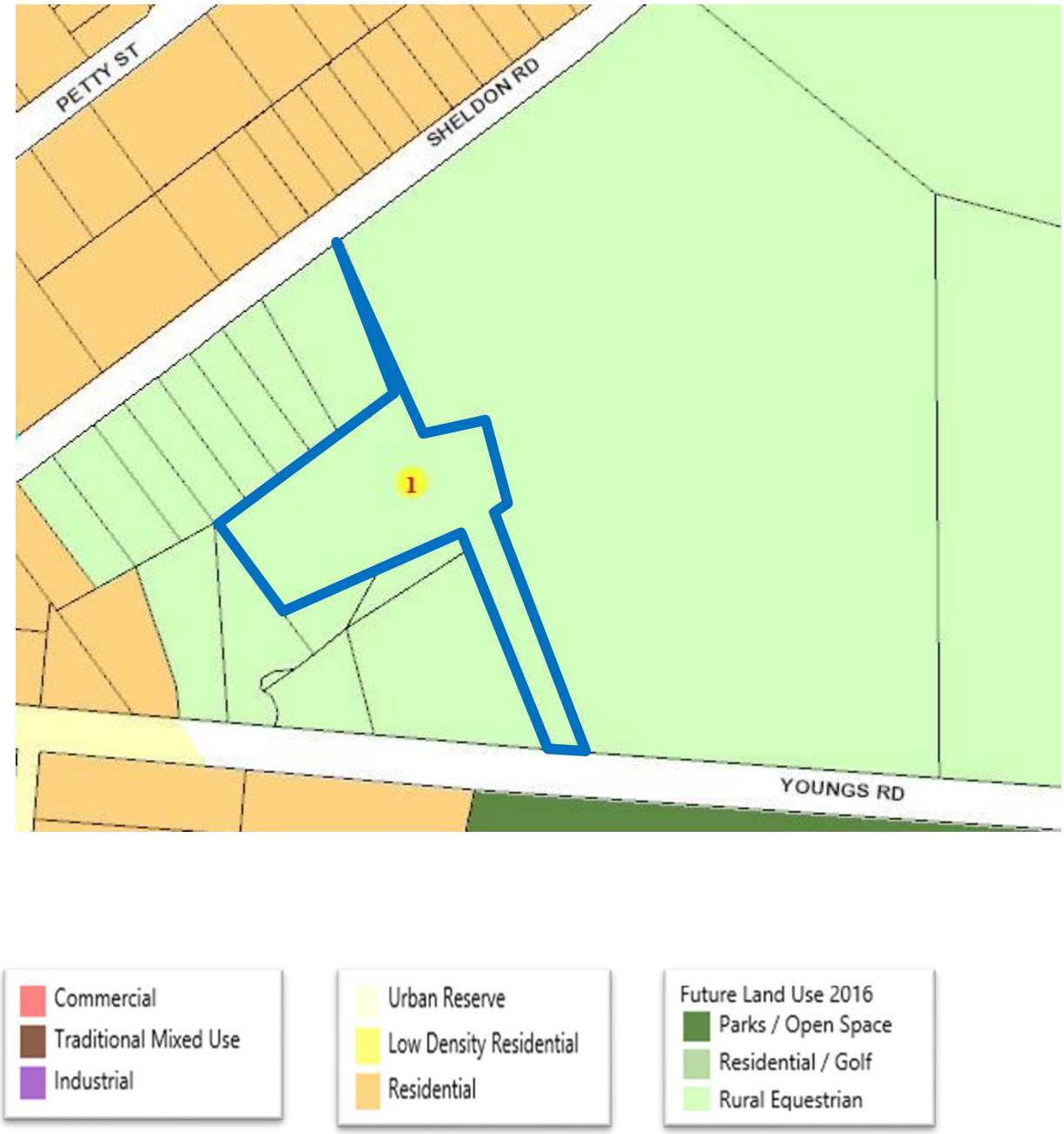


Figure 3: CLRP Future Land Use Map (Area to be Annexed Outlined in Blue)



V. ATTACHMENTS:

1. Petition
2. Revised written metes and bounds description
3. Survey of subject property

VI. TOWN COUNCIL ACTION:

To either approve or deny the Voluntary Annexation, the Town Council may choose one of the following motions or any alternative they wish:

1) I move to adopt an Ordinance approving the Voluntary Annexation request in application AX-01-22 for the property as defined in the submitted written metes and bounds description, and to have the Ordinance effective immediately.

-or-

2) I move to deny the Voluntary Annexation in application AX-01-22 for the property as defined in the submitted metes and bounds description.

PETITION FOR VOLUNTARY ANNEXATION

To the Town Council of the Town of Southern Pines, North Carolina:

1. I/We the undersigned owner(s) of real property respectfully request that the area described in the attached Exhibit A be annexed to the Town of Southern Pines.

2. The area to be annexed is **contiguous** to the Town of Southern Pines and the boundaries of such territory are described in the attached metes and bounds description, Exhibit A.

3. The area is identified as PIN: 858100892377; PARID: 20210139.

Property Owner(s):

Name: Michael Tveter Signature: michael tveter

Address: 3900 Youngs Rd

Southern Pines, NC 28387

Name: Jamie Tveter Signature: Jamie Tveter

Address: 3900 Youngs Rd

Southern Pines, NC 28387

Name: _____ Signature: _____

Address: _____

_____

(Duplicate this form to add names, addresses and signatures of property owners, as necessary.)

7-28-21

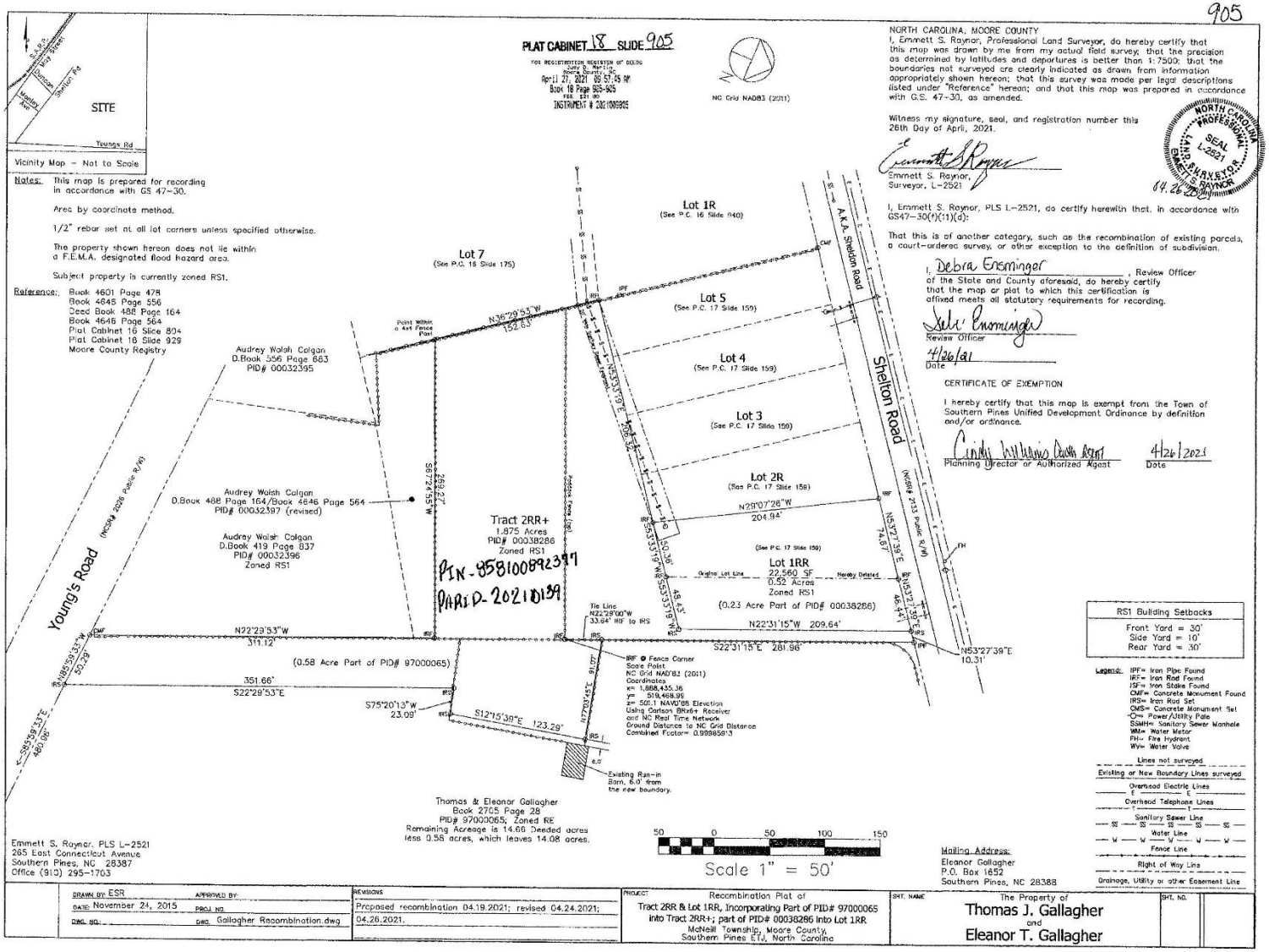
A certain tract or parcel of land situate in McNeill Township, Moore County, near Southern Pines, North Carolina, fronting and lying on the north side of Young's Road, and being further described as follows:

BEGINNING on an existing concrete monument found in the north right of way line of Young's Road, said monument being the Southeast corner of Audrey Walsh Colgan's PID# 00032396 described in Deed Book 419, Page 837 in the Moore County Register of Deeds Office (ROD); running thence from said beginning N22°29'53"W a distance of 311.12 feet to an iron rod found; thence S67°24'55"W a distance of 269.27 feet to an iron rod found; thence N36°29'53"W a distance of 152.63 feet to an iron rod found; thence N53°33'19"E a distance of 206.32 feet to an iron rod found; thence N53°33'19"E a distance of 50.36 feet to an iron rod found; thence N53°33'19"E a distance of 48.43 feet to an iron rod found; thence N22°31'15"W a distance of 209.64 feet to an iron rod found in the southeast right of way line of Shelton Road (current signage shows "Sheldon Road"); thence with said right of way line N53°27'39"E a distance of 10.31 feet; thence S22°31'15"E a distance of 281.96 feet to an iron rod found; thence N77°03'45"E a distance of 91.07 feet to an iron road found; thence S12°15'39"E a distance of 123.29 feet to an iron rod found; thence S75°20'13"W a distance of 23.09 feet to an iron rod found; thence S22°29'53"E a distance of 351.66 feet to an iron rod situate in said right of way line of Young's Road; thence N85°59'33"W a distance of 50.29 feet to the BEGINNING, containing 1.875 acres, more or less, and being Lot 2RR+ as shown in Plat Cabinet 18, Slide 905 in the Moore County Register of Deeds Office.

905

PLAT CABINET 18 SLIDE 905

FOR REGISTRATION REGISTER OF DEEDS
Robert B. Martin, Jr.
Moore County
April 27, 2021 09:57:45 AM
Book 18 Page 905-905
FEE: $21.00
INSTRUMENT # 202108895



Notes: This map is prepared for recording in accordance with GS 47-30.

Area by coordinate method.

1/2" rebar set at all lot corners unless specified otherwise.

The property shown hereon does not lie within a F.E.M.A. designated flood hazard area.

Subject property is currently zoned RS1.

Reference: Book 4601 Page 478
Book 4645 Page 556
Deed Book 488 Page 164
Book 4646 Page 564
Plat Cabinet 16 Slide 804
Plat Cabinet 18 Slide 929
Moore County Registry

NORTH CAROLINA, MOORE COUNTY

I, Emmett S. Raynor, Professional Land Surveyor, do hereby certify that this map was drawn by me from my actual field survey; that the precision as determined by latitudes and departures is better than 1:7500; that the boundaries not surveyed are clearly indicated as drawn from information appropriately shown hereon; that this survey was made per legal descriptions listed under "Reference" hereon; and that this map was prepared in accordance with G.S. 47-30, as amended.

Witness my signature, seal, and registration number this 26th Day of April, 2021.

Emmett S. Raynor
Surveyor, L-2521

NORTH CAROLINA PROFESSIONAL SEAL L-2521 LAND SURVEYOR EMMETT S. RAYNOR
04.26.2021

I, Emmett S. Raynor, PLS L-2521, do certify herewith that, in accordance with GS47-30(f)(11)(d):

That this is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exception to the definition of subdivision.

I, Debra Ensminger, Review Officer of the State and County aforesaid, do hereby certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Review Officer

4/26/21
Date

CERTIFICATE OF EXEMPTION

I hereby certify that this map is exempt from the Town of Southern Pines Unified Development Ordinance by definition and/or ordinance.

Planning Director or Authorized Agent — Date 4/26/2021

RS1 Building Setbacks

Front Yard = 30'
Side Yard = 10'
Rear Yard = 30'

Legend:
IPF= Iron Pipe Found
IRF= Iron Rod Found
ISF= Iron Stake Found
CMF= Concrete Monument Found
IRS= Iron Rod Set
CMS= Concrete Monument Set
Power/Utility Pole
SSMH= Sanitary Sewer Manhole
WM= Water Meter
FH= Fire Hydrant
WV= Water Valve

Lines not surveyed

Existing or New Boundary Lines surveyed

Overhead Electric Lines
Overhead Telephone Lines
Sanitary Sewer Line
Water Line
Fence Line
Right of Way Line
Drainage, Utility or other Easement Line

Emmett S. Raynor, PLS L-2521
265 East Connecticut Avenue
Southern Pines, NC 28387
Office (910) 295-1703

Mailing Address:
Eleanor Gallagher
P.O. Box 1652
Southern Pines, NC 28388

DRAWN BY: ESR	APPROVED BY:	REVISIONS	PROJECT:	SHT. NAME	SHT. NO.
DATE: November 24, 2015	PROJ. NO.	Proposed recombination 04.19.2021; revised 04.24.2021; 04.26.2021.	Recombination Plat of Tract 2RR & Lot 1RR, Incorporating Part of PID# 97000065 Into Tract 2RR+; part of PID# 00038286 Into Lot 1RR McNeill Township, Moore County, Southern Pines ETJ, North Carolina	The Property of Thomas J. Gallagher and Eleanor T. Gallagher	
DWG. NO.:	DWG. Gallagher Recombination.dwg				

AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE TOWN OF SOUTHERN PINES, NORTH CAROLINA AX-01-22: 3900 YOUNGS ROAD

THAT WHEREAS, the Town Council has been petitioned under G.S. 160A-31 as amended to annex the area described herein; and

WHEREAS, the Town Council has by resolution directed the Town Clerk to investigate the sufficiency of said petition; and

WHEREAS, the Town Clerk has certified the sufficiency of said petition and a public hearing on the question of this annexation, AX-01-22, was scheduled to be held in regular session of the Town Council at the Douglass Community Center at 6:00 P.M. on the 8th day of March, 2022 after due notice by publication on February 20, 2022; and

WHEREAS, after the completion of said public hearing and upon consideration of any comments, objections or presentation at that hearing, and

WHEREAS, based on the certification of the Town Clerk and other information presented at said hearing, Council finds it proper and in the best interest of the Town to annex the following parcel according to the requirements of G.S. 160A-31:

> Starting at the southwest corner of 3900 Youngs Rd, go easterly along Youngs Rod for 50.29',
> Then northwesterly for 361.66', then northeasterly for 23.09', then northwesterly for 123.29',
> then southwesterly for 91.07', then northwesterly for 281.3' to Sheldon Road. Then 10.31' southwesterly along Sheldon Rd.,
> then southeasterly for 209.64', then southwesterly for 305.11', then southeasterly for 152.63', then northeasterly for 269.27',
> then southeasterly for 311.12' back to Youngs Road.

A map of the area herein described has been recorded at the Moore County Registry of Deeds Plat Cabinet 18 Side 905, a copy of which is provided with this Ordinance as Attachment A.

NOW, THEREFORE, BE IT ORDAINED AND ESTABLISHED by the Town Council of the Town of Southern Pines, North Carolina in regular session this 8th day of March, 2022:

> **Section 1.** By virtue of the authority granted by G.S. 160A-31, as amended, the above described territory is hereby annexed and made part of the Town of Southern Pines as of the 8th day of March, 2022.
>
> **Section 2.** Upon and after the 8th day of March, 2022 the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the Town of Southern Pines and shall be entitled to the same privileges and benefits as other parts of the Town of Southern Pines. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.
>
> **Section 3.** The Mayor of the Town of Southern Pines shall cause to be recorded in the office of the Register of Deeds of Moore County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 hereof. Such a map shall also be delivered to the County Board of Elections as required by G.S. 163-288.1.

Section 4. This Ordinance shall be and remain in full force and effect from and after the date of its adoption.

Adopted this 8th day of March, 2022.

ATTEST: TOWN OF SOUTHERN PINES

_____ _____
Elizabeth Robertson, Town Clerk Carol R. Haney, Mayor

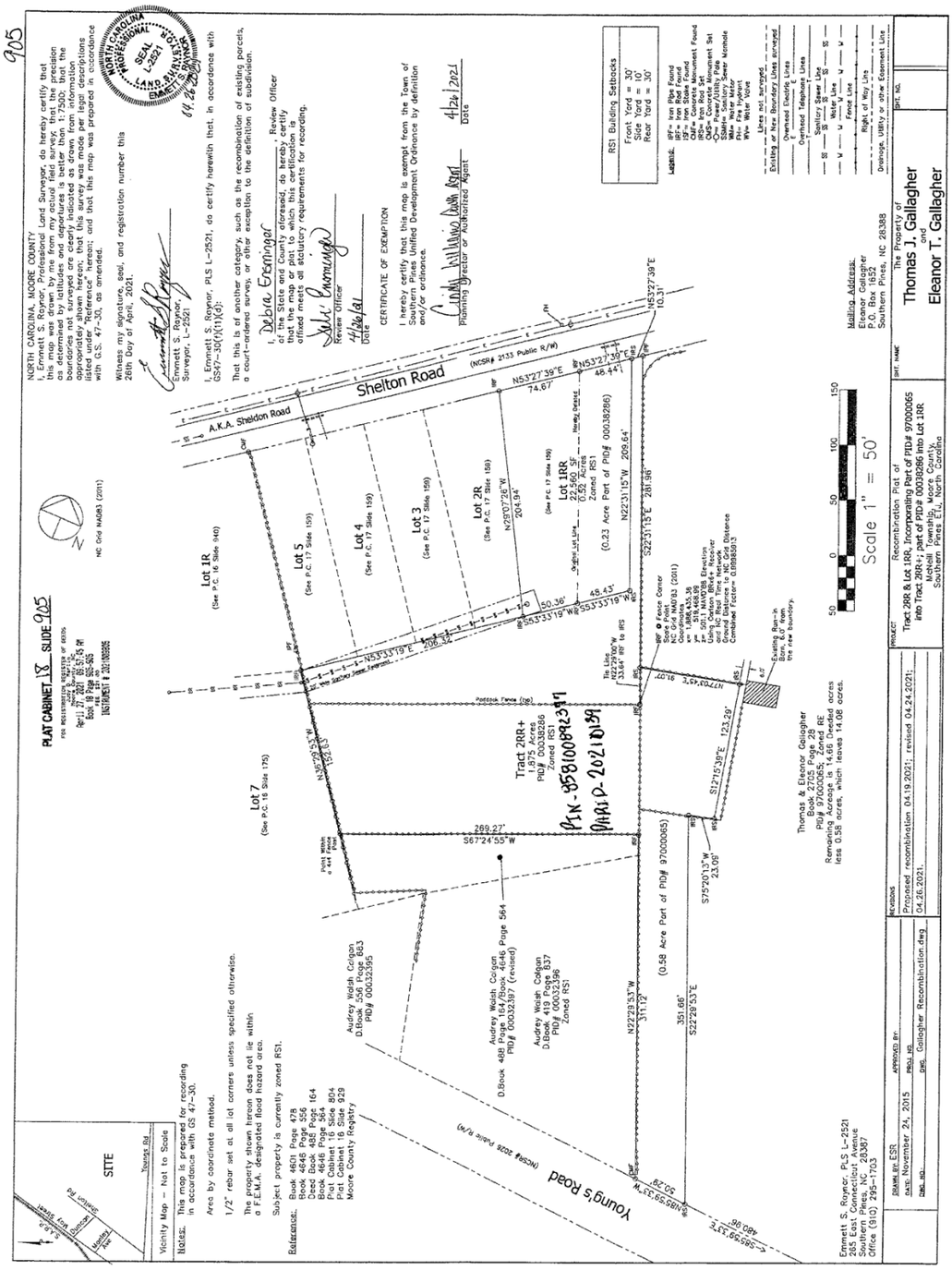
APPROVED AS TO FORM:

_____
Douglas R. Gill, Town Attorney

I certify that Ordinance #1969 was adopted by the Town Council of the Town of Southern Pines at its meeting on March 8, 2022 as shown in the Minutes of the Town Council for that date.

_____
Elizabeth Robertson, Town Clerk

ATTACHMENT "A"



COUNTY OF MOORE
STATE OF NORTH CAROLINA

I swear that this is a true and accurate copy of Ordinance #1969 amending the Zoning Map of the Town of Southern Pines adopted on March 8, 2022 (AX-01-22).

_____
Elizabeth Robertson, Town Clerk

_____
Date

Agenda Item

To: **Reagan Parsons, Town Manager**

From: **BJ Grieve, Planning Director**

Subject: **PD-01-22: Planned Development District - Conceptual Development Plan for 12.62+/- acres on the south side of Airport Road between Capital Drive and Lindbergh Place**

Date: **March 8, 2022**

I. SUMMARY OF APPLICATION REQUEST:

Mr. Bob Koontz of Koontz Jones Design, on behalf of Rhetson Companies, Inc., has submitted a Planned Development District – Conceptual Development Plan application pursuant to §2.18.4 of the Town of Southern Pines Unified Development Ordinance (UDO) to allow a commercial development containing any of the land uses that are allowed in the Town's GB-General Business and OS-Office Services zoning districts. Development of the subject property will require connecting Capital Drive through the subject property to Airport Road, providing a greenway connection from Sandhills Community College paths through the development to sidewalks in the Tyler's Ridge development and on to paths connecting to Reservoir Park, four-sided compliance with UDO 4.10 for commercial structures adjoining Airport Road, and parking configuration oriented internally, towards the proposed Capital Drive extension. The subject parcels are currently zoned PD (Planned Development) and are identified as PIN: 857300963887 (PARID: 00033603) and PIN: 857300974411 (PARID: 00033604). The property owner is Southern Pines Ace Land Company, LLC.

II. PLANNING BOARD RECOMMENDATION:

On February 17, 2022, the Southern Pines Planning Board held a legislative public hearing and heard from those in attendance regarding application PD-01-22. Planning staff presented a review of the Ace Hardware Planned Development (PD) Conceptual Development Plan (CDP) application. Planning staff briefly reviewed the location and orientation of the subject property, deviations from the UDO proposed in the CDP, additional project-specific design standards proposed by the applicants in the CDP, details regarding the Airport Hazard Overlay and Watershed Protection Overlay, open space and greenway path details and a summary of agency comments.

Following staff's comments, Mr. Bob Koontz with the applicant's representative KoontzJones Design spoke to the Planning Board. Mr. Koontz presented information regarding paths, proposed deviations from the UDO, orientation and architecture of the proposed buildings, the requested Water Supply Watershed exemption allocation, issues related to Moore County Airport and sidewalks on Capital Drive. Mr. Koontz answered

questions regarding deceleration lanes on Airport Road, landscape buffers, preparation of a Traffic Impact Analysis for the future PDP, residential uses of the subject property, pedestrian connections from Sandhills Community College to the proposed development, the proposed internal roadway cross sections and the number of buildings in the first phase of development (answer: one, a 53,000 square foot Ace Hardware). Mr. Ron Layne from Sandhills Community College answered questions from the Planning Board and Mr. Tony Bornhorst with Rhetson Companies, Inc. (builder) answered questions from the Planning Board.

During public comment, Scotty Malta, Moore County Airport Director presented a copy of his written comments (attached below) and raised overall concerns with the orientation of parking and buildings on proposed outparcels directly beneath the runway approach. Mr. Malta commented on the need for an avigation easement, completion of FAA Form 7460, prohibiting illumination that may distract or disorient pilots, prohibiting balloons, flashing lights, lasers and balloons, prohibiting residential land uses and prohibiting drone use without coordination with the airport. (Note: Planning staff did coordinate with Moore County Airport officials prior to flying the CDP site and collecting aerial imagery.) No additional comment from members of the public was presented to the Planning Board.

Following public comment, the Planning Board asked the applicants a variety of clarifying questions and discussed various aspects of project design. After closing the public hearing, the Planning Board commented that a letter of agreement with Sandhills Community College may be a good idea to present to the Town Council, the use seems appropriate for the subject property, and discussed concerns with regard to airplanes and building height. Following discussion, the Planning Board unanimously found the proposed CDP to be consistent with the CLRP as stated in Attachment A to the staff report for PD-01-22. The Planning Board added one additional matter as part of their written recommendation prior to unanimously recommending approval of PD-01-22.

Please find the signed Planning Board Resolution to Adopt a Written Recommendation for Conceptual Development Plan application PD-01-21 in the attachments section of this report.

Figure 1: Vicinity & Current Zoning Map (Subject Property outlined in Red):

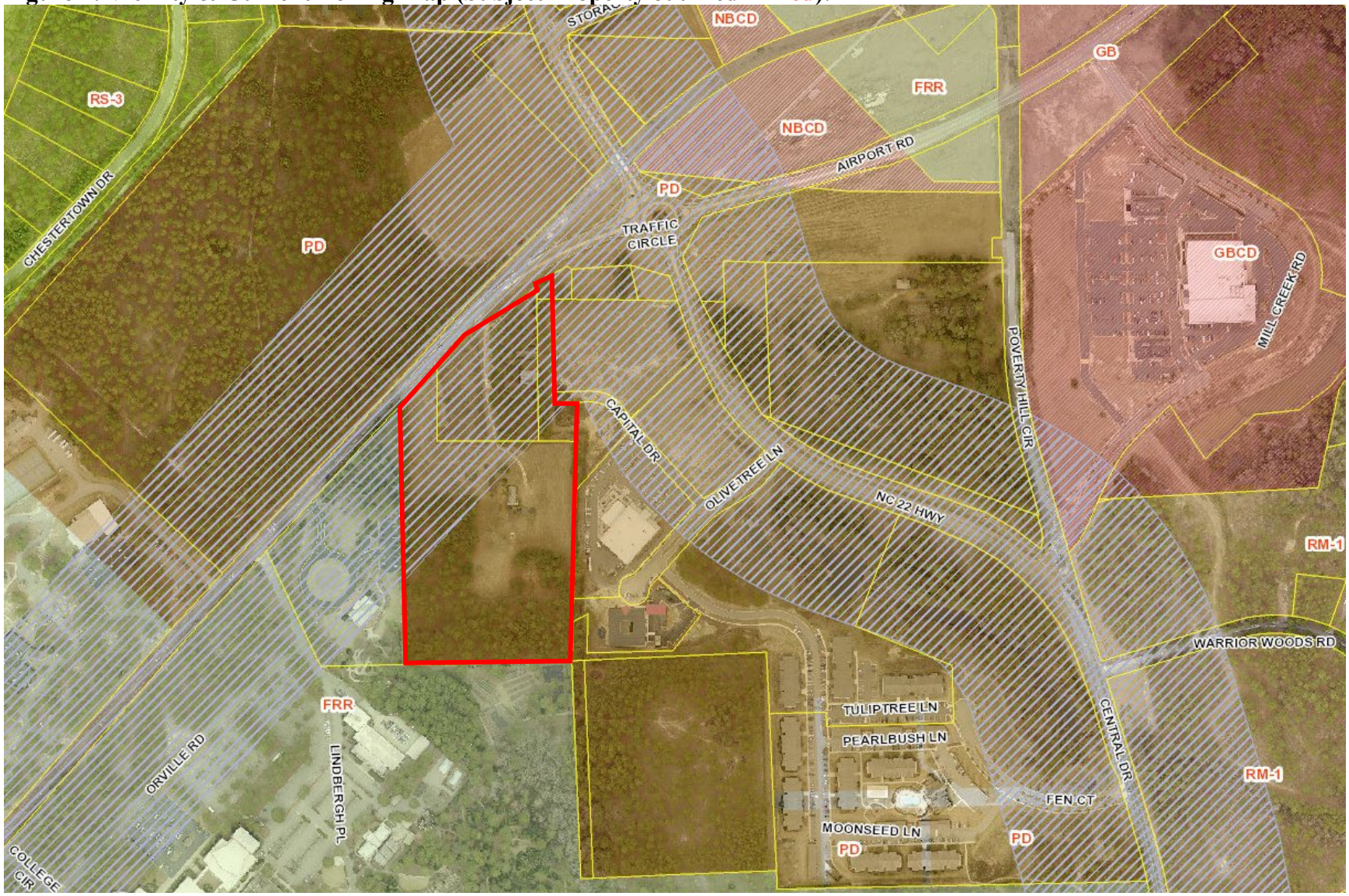
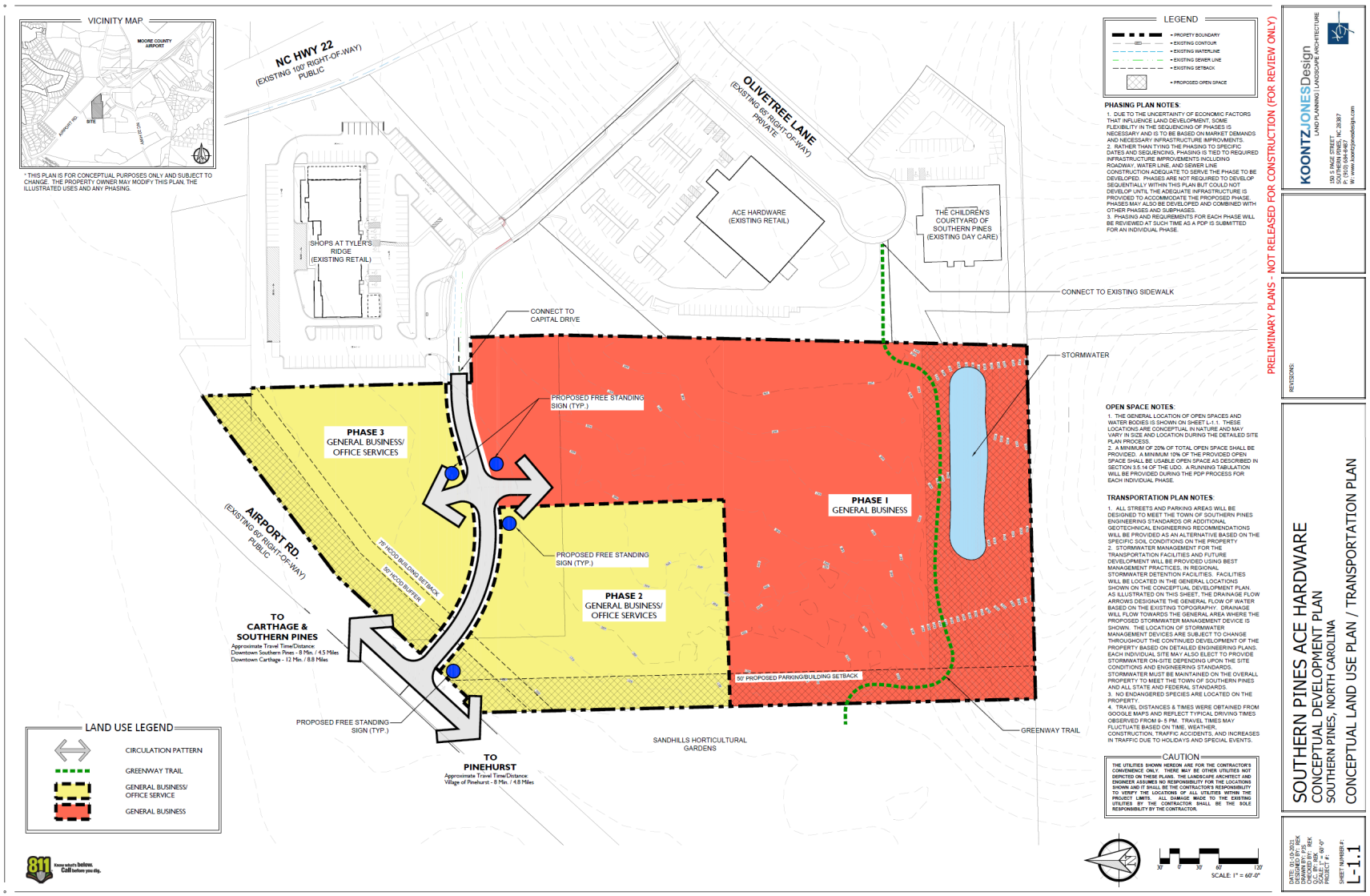


Figure 2: Oblique Aerial Image of Present Condition of Subject Property (January 21, 2022):

Figure 3: Proposed Conceptual Development Plan Layout (PD-01-22):



III. STAFF REVIEW:

A. Review Process:

Applications for a Planned Development District (PD) are reviewed in accordance with UDO §2.18. Creating a Planned Development District is a three-step process including Conceptual Development Plan (CDP), Preliminary Development Plan (PDP) and Final Development Plan (FDP). The first step, CDP, is when the unique zoning standards to which the entire project will be subject in the future are established via a rezoning process. This application is for a CDP.

B. Application Review Dates:

- CDP Application Submitted: January 10, 2022
- Application Deemed Incomplete: January 13, 2022
- The developers held a Neighborhood Meeting on January 18, 2022 in compliance with UDO §2.18.3(D). Meeting minutes, copies of materials presented and a sign-in sheet from the meeting are all attached to this staff report.
- Application Deemed Complete: January 22, 2022
- Notice of February 17, 2022 Planning Board Public Hearing:
  - Posted On-site: January 25, 2022
  - Mailed: January 28, 2022
  - Publication Dates: February 2 and February 9, 2022
- Planning Board Regular Meeting: February 17, 2022
- Notice of March 8, 2022 Town Council Public Hearing:
  - Posted On-site: January 25, 2022
  - Mailed: February 11, 2022
  - Publication Dates: February 23, 2022 and March 2, 2022
- Town Council Regular Meeting: March 8, 2022

C. Criteria for Review:

The criteria for review and approval of a Conceptual Development Plan (CDP) are found in UDO §2.18.4(H):

Conceptual Development Plan

1. *The proposed PDD satisfies the criteria for a zoning map amendment established in this chapter;*
2. *The Conceptual Development Plan represents an overall Development Pattern that is consistent with the goals and policies of the Comprehensive Plan, Official Zoning Map, Capital Improvements Program, and any other applicable planning documents adopted by the Town;*
3. *The proposed Development is appropriate for the area of the Town in which it is located; and*
4. *The proposed Development will not generate the need for inefficient extensions and expansions of public facilities, utilities and services.*

D. Staff Comments:

i. Consistency with Goals and Policies of the Comprehensive Long Range Plan (CLRP):

The applicant has provided narratives addressing consistency of the proposed CDP with the Town's Comprehensive Long-Range Plan. The applicant's narratives are attached to this staff report. The CLRP designation of the subject property is "Traditional Mixed Use," a designation with which the proposed Planned Development generally complies.

ii. Consistency with Criteria for a Zoning Map Amendment and for a Conceptual Development Plan:

An application for approval of a Conceptual Development Plan (CDP) follows the procedure for a rezoning because the CDP document, once approved, will constitute the zoning of the subject properties.

The criteria against which a CDP shall be reviewed are found in UDO §2.18.4(H). The applicants have provided a narrative addressing the purpose of a Planned Development per UDO §2.18.4(A), and a narrative addressing the criteria for a CDP per UDO §2.18.4(H). Copies of the applicant's narrative documents containing their descriptions of the manner in which the project meets applicable criteria are attached to this staff report.

iii. Deviations from Unified Development Ordinance (UDO):

The applicant has provided a CDP containing the design standards within the ACE Hardware Planned Development. Any development design requirements not specifically modified within the CDP will default to the requirements set forth in the UDO.

The CDP contains two requests for easing of otherwise-applicable UDO design standards. Section 4.2.2 of the CDP allows a reduction of buffer plantings for outdoor seating areas located within the Highway Corridor Overlay, and Section 4.2.4 appears to permit a reduction of buffer plantings when there is a conflict with the location of a greenway trail.

At planning staff's request, the applicants have included additional restrictions on parking lot orientation for outparcels adjoining Airport Road (to orient parking internally, not adjoining Airport Road) and to require front of building architecture for portions of buildings facing both Capital Drive and/or Airport Road. Following comments made by Scotty Malta with Moore County Airport at the Planning Board meeting, planning staff discussed building and parking orientation on outparcels and it was determined that regardless of the orientation of parking and buildings on outparcels, both are beneath the runway approach and are, in the opinion of Mr. Malta, not ideal land uses beneath a runway approach in case there is an "unscheduled landing" or crash.

iv. Consultation with Technical Review Committee:

The proposed development was presented to the Town of Southern Pines Technical Review Committee (TRC) on February 8, 2022. Discussion was held regarding potential airport concerns based on the concerns that were raised with Tyler's Ridge CUP was undergoing review. It was discussed that the airport authority had been notified and comments were expected (see agency referrals below).

At this time, the TRC is unable to provide further specific feedback because much of the proposed CDP is zoning standards, not specific design to review. Due to the lack of specificity in the CDP regarding future land uses, specific location(s) of land uses and overall site layout (i.e. parking circulation, etc.) the TRC must wait and review more specific plans submitted with future applications for Preliminary Development Plans.

v. Noteworthy Project Elements for Planning Board & Town Council Consideration:

- The proposed Planned Development is located within the Airport Hazard Overlay (AHO). This overlay consists of two restriction areas, a large "Approach Zone" and a smaller, more restrictive "Clear Zone." The proposed Planned Development is located within the "Approach Zone," but not within the more restrictive "Clear Zone." The "Approach Zone" restricts the height of trees and buildings to below an inclined plane located in the sky as described in UDO §3.6.7(B)(1). The Planned Development does not establish building height restrictions that are unique, so the building heights within the Ace Hardware Planned Development default to those set forth in the RM-1 district, per UDO §3.5.14(O)(2). Building heights within the Ace Hardware Planned Development are therefore 40'.

- The proposed Planned Development is located within the Little River Intake No. 2 Water Supply Watershed. Since all phases of development of the property will involve built-upon area in excess of 24%, the applicants have requested 8.83 acres of exemption allocation to be granted by the Town Council concurrently with the Planned Development CDP. The current balance of exemption allocation in the Little River Intake No. 2 Water Supply Watershed is 577.50 acres (not including the pending request for 25.4 acres of allocation for the Patrick's Pointe project). If Town Council grants the requested 8.83 acres of allocation to the Ace Hardware Planned Development, the balance will be 568.67 acres and the proposed development will be permitted to develop to a maximum of 65% built-upon area (maximum per the Urban Transition Highway Corridor Overlay).

- A Traffic Impact Analysis (TIA) is not required to be submitted with a Planned Development CDP application. General transportation planning information is provided on the CDP plan. A TIA will be required with each phase of development that will be reviewed individually as Preliminary Development Plans (PDP).

IV. Cooperating Agency Review and Comments:

A request for comments from agencies was emailed to representatives of the Town's Technical Review Committee (TRC), the North Carolina Department of Transportation (NCDOT), Sandhills Community College (given location of proposed PD), U.S. Fish and Wildlife Service, Regional Land Use Advisory Commission (RLUAC) and Moore County Airport on January 25, 2022.

- Dagoberto JuarezPozos with NCDOT commented on January 25, 2022 that his agency is *"…currently working with the developer on access and possible roadway improvements. Do not have things hashed out yet, but definitely will prior to approving a new connection to Airport Rd."* A copy of NCDOT's comments are attached to this staff report.

- Vagn Hansen with RLUAC provided written comments via email on January 25, 2022. A copy of RLUAC's comments are attached to this staff report.

- Doug Smith with Sandhills Community College provided written comments via email on January 27, 2022. A copy of SCC's comments are attached to this staff report.

- Comments were received from Moore County Airport on February 9, 2022. The airport stated that prior to construction on the subject property, the developers must complete FAA Form 7460. Furthermore, the airport provided a list of activities that may not take place on the subject property. The airport recommends something to give land owners notice that they are near an airport, and this could be added to the CDP that will guide future development.

- Comments were received from Mr. John Hammond at the US Fish and Wildlife Service on February 10, 2022. Mr. Hammond stated that the CDP site "falls within the ½-mile radius foraging partition of one active red-cockaded woodpecker cluster." A copy of Mr. Hammond's comments are attached to this report.

V. ATTACHMENTS:

The following materials are provided as attachments to this staff memorandum:

1. Planning Board Written Recommendation
2. CDP Application
3. Neighborhood Meeting Report
4. Applicant Narratives
    a. Addressing UDO §2.18.4(A)
    b. Addressing UDO §2.18.4(H)
5. CDP Plan
6. CDP Text

7. Survey of Subject Property
8. Watershed Protection Permit appliction
9. RLUAC Comments
10. NCDOT Comments
11. SCC Comments
12. MCA Comments
13. USFWS Comments

VI. TOWN COUNCIL ACTION:

A request for approval of a Conceptual Development Plan is a request for a rezoning. Per North Carolina General Statute 160D-605(a), when approving or denying a request for a rezoning, the Town Council shall also approve a statement addressing consistency with the Comprehensive Long Range Plan. Furthermore, per North Carolina General Statute 160D-605(b), the Town Council must also approve a statement about the reasonableness of the rezoning.

To assist the Town Council, town staff have prepared the following draft motions consideration, modification as necessary, and adoption:

I move that after reviewing the proposed Conceptual Development Plan and the criteria for consideration of a Conceptual Development Plan, and after considering the comments received at the Town Council's public hearing and the Planning Board's written recommendation:

1. The requested Conceptual Development Plan is consistent with the Comprehensive Long Range Plan and is a reasonable request for rezoning for the reasons set forth in the written Planning Board recommendation attached to staff report PD-01-22;

2. The requested Conceptual Development Plan is consistent with the Comprehensive Long Range Plan and is a reasonable request for rezoning for the reasons set forth in the written Planning Board recommendation attached to staff report PD-01-22 and as modified by Town Council as follows:

3. The requested Conceptual Development Plan is inconsistent with the Comprehensive Long Range Plan and is not a reasonable request for rezoning for the following reasons:

And, therefore, I move to:

1. Approve PD-01-22 as submitted and as set forth in attachments to staff report PD-01-22 and also to grant 8.83 acres of Water Supply Watershed Exemption Allocation to the proposed development;

2. Approve PD-01-22 as submitted and as set forth in attachments to staff report PD-01-22 and also to grant 8.83 acres of Water Supply Watershed Exemption Allocation to the proposed development, with the condition that the CDP also be modified as stated below…,

3. Deny PD-11-21;

Town of Southern Pines
Chartered 1887
North Carolina

ATTACHMENT A

PLANNING BOARD
RESOLUTION TO ADOPT A WRITTEN RECOMMENDATION
FOR CONCEPTUAL DEVELOPMENT PLAN APPLICATION
PD-01-22

WHEREAS, Section 160D-604(d) of the North Carolina General Statutes specifies that the Planning Board shall provide a written recommendation to the Town Council that addresses plan consistency and other matters as deemed appropriate by the planning board, but that a comment by the Planning Board that a proposed amendment is inconsistent with the comprehensive plan shall not preclude consideration or approval of the proposed amendment by the governing board.

WHEREAS, pursuant to Section 160D-701 of the North Carolina General Statutes, zoning regulations shall be made in accordance with a comprehensive plan and shall be designed to promote the public health, safety, and general welfare.

WHEREAS, the Planning Board conducted a public hearing on February 17, 2022 for consideration of a Planned Development - Conceptual Development Plan for the Ace Hardware Planned Development;

NOW, THEREFORE BE IT RESOLVED that the Planning Board finds and recommends to the Town Council that the Conceptual Development Plan application PD-01-22 is consistent with the Town of Southern Pines Comprehensive Long Range Plan (CLRP) because the entire subject property is specifically designated for a future land use of "Traditional Mixed Use" and the proposed Conceptual Development Plan (CDP) allows all the land uses permitted in the General Business and Office Services zoning districts. The proposed CDP is adjacent to existing commercial and multi-family residential development, can be served by existing water and sewer facilities, is accessible via existing internal private streets that will connect to Airport Road, and contains design requirements that will mitigate impacts of commercial development. Prior to connecting Capital Drive to Airport Road, the developer will be required to meet the access improvement requirements of the North Carolina Department of Transportation.

AND, THERFORE, BE IT FURTHER RESOLVED that the following additional matters were considered by the Planning Board as a basis for a recommendation of approval to the Town Council regarding PD-01-22:

1. The applicants will revise the CDP to include site and building design requirements that will mitigate the concerns raised in written comments from Moore County Airport and U.S. Fish and Wildlife Service.

2. The applicants will take into consideration comments raised by Scotty Malta, Airport Manager, at the February 2022 Planning Board public hearing, and receive a letter from Sandhills Community College expressing its position regarding the project.

ADOPTED this the 17th day of February, 2022.

Gary Carroll, Chairman

ATTEST:

Cindy Williams
Secretary to the Planning Board

Planned Development District
Conceptual Development Plan Application

Fee: $1,800.00 Date Received: _____ Case No.: PD-____-____

Project Information:

Project Name: ACE Hardware Conceptual Master Plan

Physical address: TBD Capital Drive, Southern Pines, NC

PIN: 857300963887 and 857300974411 Parcel ID: 00033603 and 00033604

Site Size: 12.62 acres +/- , final acreage to be determined by final Survey Zoning: CB-CD and PD

Applicant:

Name(s): Rhetson Companies, Inc.

Email: tony@rhetson.com Phone: (910) 944-0881

Mailing Address: 2075 Juniper Lake Road, West End, NC 27376

Authorized Agent, if different from Applicant:

Name(s): Koontz Jones Design

Email: bkoontz@koontzjones.com Phone: (910) 684-8487

Mailing Address: 150 S. Page Street, Southern pines, NC 28387

Legal Property Owner(s), if different from Applicant:

Name(s): Southern Pines Ace Land Company, LLC

Email: RSaunders@southernpinesace.com Phone: _____

Mailing Address: 215 Capital Drive, Whispering Pines, NC 28327

8-27-21

TO THE TOWN OF SOUTHERN PINES PLANNING BOARD AND TOWN COUNCIL:

I, the undersigned, do hereby make application to and petition the Planning Board and Town Council for approval of a Planned Development District – Conceptual Development Plan as required by the Town of Southern Pines Zoning Ordinance. The following information is submitted in support of this application:

The property which is the subject of this application is located on the South side of Airport Road (St./Ave.), between Capital Drive (St./Ave.) and Lindbergh Place (St./Ave.). The property has a frontage of approx. 660 feet and a depth of approx. 892 feet.

The request is based upon **Section 2.18** of the **Town of Southern Pines Unified Development Ordinance**. The proposed use of the property is as follows:
General business to include offices, retail, grocery, hardware, equipment repairs, construction related businesses, education/public administration/health care/other institutions, transportation/communication/information/utilities, manufacturing/wholesale trades, and general sales or services

Date: 1/10/2022

Applicant

PLANNING DEPARTMENT
TOWN OF SOUTHERN PINES
plan@southernpines.net (910) 692-4003 www.southernpines.net

8-27-21

APPOINTMENT OF AGENT

The undersigned owner(s), Randall Saunders, hereby appoint(s) Rhetson Companies, Inc. and Koontz Jones Design as the exclusive agent for the purpose of making an application to the Town of Southern Pines for the approval of the Planned Development District – Conceptual Development Plan described in the attached application. The owner(s) hereby agree(s) that this agent has the authority to act for and on behalf of the owner(s) as follows:

1. to submit an application and required supplemental materials;

2. to appear at public meetings and give representation and comments on behalf of the owner(s);

3. to accept conditions or recommendations made by the Town of Southern Pines Planning Board and Town Council for the approval of a Planned Development District – Conceptual Development Plan; and

4. to act on behalf of the property owner(s) without limitations with regard to any and all things directly or indirectly connected with or arising out of any application for a Planned Development District -Conceptual Development Plan under the Southern Pines Unified Development Ordinance.

This Appointment of Agent shall remain in effect until final resolution of the attached application.

Signed this 10th day of January, 2022.

Property Owner

Agent ~~Property Owner~~ Rhetson Companies, Inc

Agent
Koontz Jones Design

8-27-21

NEIGHBORHOOD MEETING REPORT

DATE: January 19, 2022

PROJECT: Ace Hardware CDP

LOCATION: Koontz Jones Design Office
150 South Page Street
Southern Pines, NC

SUBMITTED BY: Bob Koontz

ATTENDEES: Bob Koontz, Koontz Jones Design, PLLC
Paul Saathoff, Koontz Jones Design, PLLC
Randy Saunders, Southern Pines Ace Hardware
Tony Bornhorst, Rhetson Companies, Inc.

An informal Neighborhood Meeting was held on Tuesday January 18, 2022, from 4:00 pm to 6:00 pm in the design office of Koontz Jones Design located at 150 South Page Street in downtown Southern Pines. This meeting is required by the Town of Southern Pines Unified Development Ordinance (UDO) for rezoning applications. The owner and project team held this meeting with the adjoining property owners to present the project and solicit feedback on the preliminary plans for the proposed mixed-use Conceptual Development Plan for Southern Pines Ace Hardware. The development of the +/- 12.62-acre property will allow for a mixture of commercial, retail, restaurant, and office uses that will be carefully integrated into the surrounding area and compatible with the surrounding development areas. All adjoining parcel owners within 200' of the proposed development were notified by letter (see attached copy of the letter) ten (10) days prior to the meeting date.

The meeting was informal in nature to allow adjoining property owners the opportunity to drop by at their convenience to review preliminary plans and ask questions of the development team. No formal presentation was provided. Drawings of the conceptual master plan and site location map were provided for review by the property owners. The land planner/landscape architects, the owner, and the owner's representatives were available to answer questions regarding the proposed project.

Adjoining property owners consisting mainly of representatives from Sandhills Community College and the Tyler's Ridge development took the opportunity to review the plans and discuss the project with the development team. A sign-in sheet, showing the name, address, and email address of the nine (9) attendees was kept and is attached to this document.

Randy Saunders introduced himself and provided information on his business and the proposed relocation to the area described in the CDP. The development team presented and reviewed the preliminary plans

with the attendees. Questions relating to many aspects of the proposed development were raised and responded to by the development team. The following is a list of the questions posed to the development team:

- How/Where will the proposed greenway trail connect to the adjacent properties? The development team discussed possible connection points to the adjacent Sandhills Community College (SCC) properties. After discussing with representatives from SCC, it was agreed that a connection near the parking area of the Horticultural Gardens could be a great opportunity to connect to extend the Southern Pines greenway system. The development team also discussed the connection to the existing sidewalk along Olivetree Lane which would then allow for a connection to the reservoir park via Tyler's Ridge apartments.
- What buffers/setbacks will exist between the proposed development and SCC? The development team reviewed the proposed 50' building/parking setback on the west side of the property along the SCC property. It was explained that due to the flat conditions in much of this area that there was a real possibility to leave much of the existing vegetation in this proposed setback.
- Where will storm water be directed and maintained? The development team advised that the stormwater would be directed and maintained on site in the general area as shown in the CDP towards the southern property boundary. A wet pond or dry retention pond will be designed as required by Town and State of North Carolina requirements.
- Roadway connections and circulation throughout the Conceptual Development Plan Area were presented. The development team explained that a connection to Captial Drive at the existing stub near the Shops at Tyler's Ridge would be made. A Captial Drive intersection at Airport Road would also be created. The development team explained that they are working with NCDOT on the intersection and any improvements that would need to be made and that a road widening and turn lane would be necessary.
- Who are the proposed retailers? The development team explained that Ace Hardware would be relocated to the proposed 'Phase 1' area as shown in the conceptual development plan area. Other phases could have a mixture of office, retail, or restaurant uses. It was explained that a list of permittable uses was included with the CDP which eliminated several GB/OS services that would not fit the character of the property.

Robert Koontz, RLA

These notes reflect the author's interpretation of the events during the referenced meeting. Any additions or modifications required should be submitted to the author in writing.

ACE HARDWARE CONCEPTUAL DEVELOPMENT PLAN
NEIGHBORHOOD MEETING SIGN-IN SHEET

Name	Address	Email Address
Randy Saunders	215 Capital Drive Carthage, NC, 28327	Rsaunders@southernpinesace.com
Tony Borhhorst	2075 Juniper Lake West End, NC 27376	TONY@RHETSON.COM
Jim O'Malley	121 National Drive Pinehurst, NC 28374	JOmalley@omalleydevelopment.com
Brenda Jackson	3295 Airport Rd Pinehurst NC	jacksonbr@sandhills.edu
Jonas Dunlap	3527 Airport Rd, Pinehurst NC 28374 Aberdeen	
Tim Carpenter	146 Aqua Shed Ct	tim@lkengineering.com
Ron Layne	SCC	layner@sandhills.edu
George W. Little	SCC	gwlittle51@gmail.com
Doug Smith	SCC	smithdo@sandhills.edu

January 6, 2022

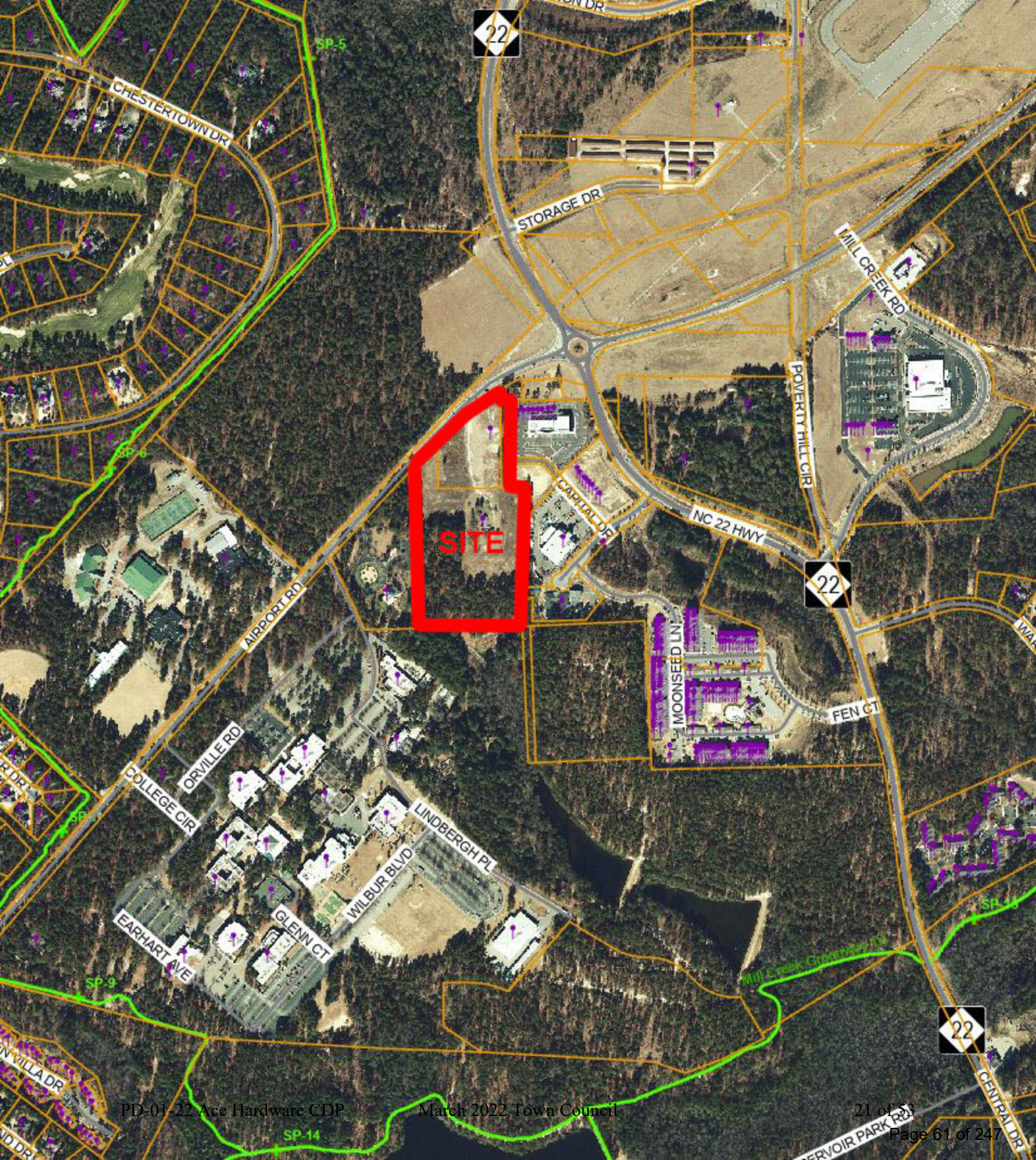
Dear adjoining property owner,

A Neighborhood Meeting will be held to discuss the proposal of a Conceptual Development Plan for a ±13.46-acre property on the south side of Airport Road between Lindbergh Place and NC Highway 22. The property is currently zoned PD (Planned Development). With the proposed Conceptual Development Plan, the applicant is seeking to create a planned development allowing for commercial and office development.

This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposal and to seek comments. The drop-in meeting will be held on Tuesday January 18, 2022, between the hours of 4:00 pm and 6:00 pm at the offices of Koontz Jones Design, located at 150 South Page Street in Southern Pines. This meeting will be informal, with no scheduled presentation, so feel free to come by at your convenience during the designated hours. Conceptual plans will be made available for review and discussion with members of the project team. Anyone seeking additional information regarding this project may call (910) 639-4058.

Best Regards,

Robert Koontz, PLA


SITE
CHESTERTOWN DR
STORAGE DR
MILL CREEK RD
POVERTY HILL CIR
CAPITAL DR
NC 22 HWY
AIRPORT RD
MOONSEED LN
FEN CT
ORVILLE RD
COLLEGE CIR
LINDBERGH PL
WILBUR BLVD
GLENN CT
EARHART AVE
CENTRAL DR
SP-5
SP-6
SP-9
SP-14
22

Southern Pines Ace Hardware
Conceptual Development Plan Justification

Below are listed the four (4) criteria required to approve a Conceptual Development Plan (CDP) application as described in Section 2.18.4(A) of the Town of Southern Pines UDO. Following the individual criteria is an explanation, indicated in red, describing how the project demonstrates compliance with each of these criteria.

A Conceptual Development Plan is permitted if the Applicant demonstrates that:

(1) The mix and intensity of land uses are consistent with the Comprehensive Plan;

The property is zoned Planned Development (PD) on the official zoning maps. The proposed CDP complies with the submission requirements of the PD district and proposes a mixture of uses. Land uses proposed for the are consistent with the Town's Comprehensive Long-Range Plan (CLRP) and promote its objectives. The CLRP has designated the properties included in the application as Traditional Mixed-Use. This CDP encourages a variety of land uses and building types, including multi-family residential, retail/commercial, and office uses. The CDP results in a master planned development, and discourages disjointed, piecemeal development. These are all goals of the Town's Planning documents.

(2) The general street layout is consistent with mobility needs of the Town and the proposed Development;

Roadway connections will be provided that will efficiently connect adjoining properties to the development's circulation network. Connections to the development will add significant roadway connections and circulation routes for the overall community, adding important mobility connections for all residents. Upon full build-out, connections will be made to existing stub out locations on adjacent parcels and create a comprehensive transportation network.

All roadways and parking areas will be constructed to the Town of Southern Pines standards. Public water and sewer utilities will be connected to existing utilities surrounding the site.

(3) The phasing plan enables each phase to be developed in a way that it creates a sustainable neighborhood that will be enhanced as each successive phase is developed; and

A phasing plan is provided within the CDP documents and is intended to provide a framework that will promote a complete and cohesive development. Due to the uncertainty of economic factors that influence land development some flexibility in the sequencing of phases is necessary and is to be based on market demands and necessary infrastructure improvements. Standards included in the CDP document will govern the development and set the character of each development phase. Even though phases may be developed over different periods, these standards will ensure consistency.

The proposed phasing strategy above will ensure the Town of Southern Pines that development occurs in an orderly fashion, adequate utilities will be developed as needed, and each phase will enhance the overall development area and surrounding development areas.

(4) The proposed arrangement of land uses and the phasing plan are compatible with surrounding neighborhoods.

Uses within the development are compatible with the surrounding land uses. The property is designated as Traditional Mixed-Use in the CLRP. The development proposed in the CDP prescribes a development with retail, commercial, and office elements.

Surrounding development consists of retail/commercial developments, institutional facilities, and multi-family residential. The proposed development is compatible with the surrounding area and will provide additional connections to the adjacent properties. Phasing as proposed allows for adequate infrastructure completion that will ensure the orderly development of the property and provide infrastructure extensions as necessary to serve the overall development area.

Southern Pines Ace Hardware
Conceptual Development Plan Criteria Justification

Below are listed the four (4) criteria required to approve a Conceptual Development Plan (CDP) application as described in Section 2.18.4(H) of the Town of Southern Pines UDO. Following the individual criteria is an explanation, indicated in red, describing how the project demonstrates compliance with each of these criteria.

A Conceptual Development Plan is permitted if the Applicant demonstrates that:

(1) The proposed PDD satisfies the criteria for a zoning map amendment established in this chapter;

The property is zoned Planned Development (PD) on the official zoning maps. The proposed CDP complies with the submission requirements of the PD district and proposes a mixture of uses. Land uses proposed for the CDP for Southern Pines Ace Hardware are consistent with the Town's Comprehensive Long-Range Plan (CLRP) and promote its objectives. The CLRP has designated the properties included in the application as Traditional Mixed-Use. This CDP encourages a variety of land uses and building types, including retail/commercial and office uses. The CDP results in a master planned development, and discourages disjointed, piecemeal development.

(2) The Conceptual Development Plan represents an overall Development Pattern that is consistent with the goals and policies of the Comprehensive Plan, Official Zoning Map, Capital Improvements Program, and any other applicable planning documents adopted by the Town;

The subject property is currently zoned Planned Development (PD). There is no approved Conceptual Development Plan (CDP) in place for the PD zoned area. The property is designated as Traditional Mixed-Use in the Town's CLRP.

The vision for the project is to develop a high-quality commercial center that will be carefully integrated into the surrounding area and compatible with the surrounding development areas. Architectural themes, landscaping, and design elements common to Southern Pines will be utilized as described in the Town of Southern Pines UDO or in this CDP document. The master plan provides for a mixture of commercial and office uses.

The proposed CDP for the property is consistent with the Town's Comprehensive Long-Range Plan (CLRP) and promotes its objectives. As stated above, the CLRP has designated the property as a Traditional Mixed-Use. This CDP encourages a variety of land uses and building types including retail/commercial, and office uses. The CDP results in a master planned development, and discourages disjointed, piecemeal development.

(3) The proposed Development is appropriate for the area of the Town in which it is located; and

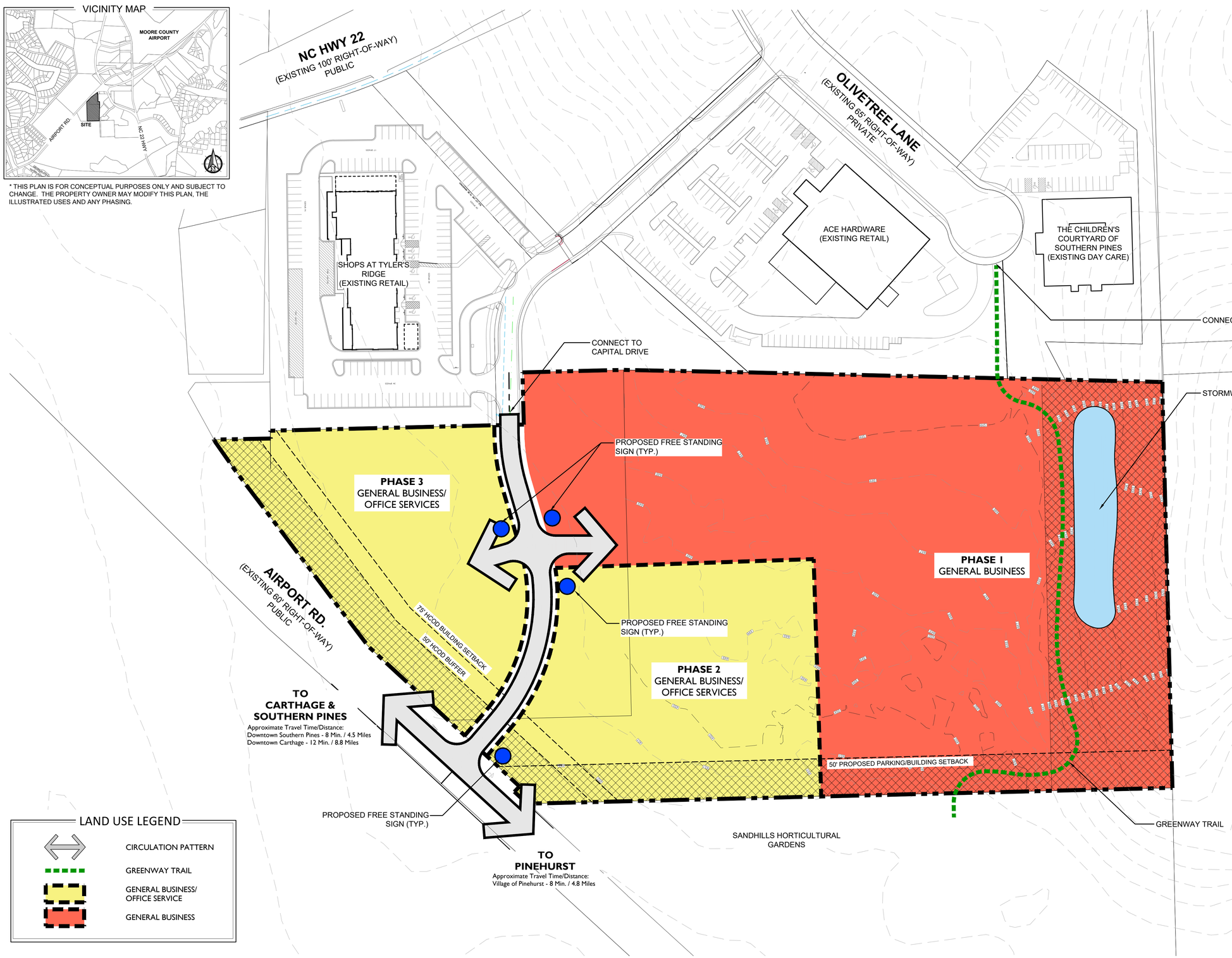
Uses within the development are compatible with the surrounding land uses. The property is designated as Traditional Mixed-Use in the CLRP. The development proposed in the CDP prescribes a development with retail, commercial, and office elements.

Surrounding development consists of retail/commercial developments, institutional facilities, and multi-family residential. The proposed development is compatible with the surrounding area and will provide additional connections to the adjacent properties. Phasing as proposed allows for adequate infrastructure completion that will ensure the orderly development of the property and provide infrastructure extensions as necessary to serve the overall development area.

(4) The proposed Development will not generate the need for inefficient extensions and expansions of public facilities, utilities, and services.

The proposed Development will not generate the need for inefficient extensions and expansions of public facilities, utilities and services. Roadway connections will be provided that will efficiently connect adjoining properties to the development's circulation network.

As described in Sections 4.2.5 of the project narrative, water and sewer utilities are readily available for the project, as well as all other necessary utilities. New utilities to serve the community described in the CDP documents, will follow the existing pattern of utility extensions within the area. Adequate sewer and water capacity to serve the development is available.



* THIS PLAN IS FOR CONCEPTUAL PURPOSES ONLY AND SUBJECT TO CHANGE. THE PROPERTY OWNER MAY MODIFY THIS PLAN, THE ILLUSTRATED USES AND ANY PHASING.

LEGEND

- = PROPETY BOUNDARY
- = EXISTING CONTOUR
- = EXISTING WATERLINE
- = EXISTING SEWER LINE
- = EXISTING SETBACK
- = PROPOSED OPEN SPACE

PHASING PLAN NOTES:

1. DUE TO THE UNCERTAINTY OF ECONOMIC FACTORS THAT INFLUENCE LAND DEVELOPMENT, SOME FLEXIBILITY IN THE SEQUENCING OF PHASES IS NECESSARY AND IS TO BE BASED ON MARKET DEMANDS AND NECESSARY INFRASTRUCTURE IMPROVMENTS.
2. RATHER THAN TYING THE PHASING TO SPECIFIC DATES AND SEQUENCING, PHASING IS TIED TO REQUIRED INFRASTRUCTURE IMPROVEMENTS INCLUDING ROADWAY, WATER LINE, AND SEWER LINE CONSTRUCTION ADEQUATE TO SERVE THE PHASE TO BE DEVELOPED. PHASES ARE NOT REQUIRED TO DEVELOP SEQUENTIALLY WITHIN THIS PLAN BUT COULD NOT DEVELOP UNTIL THE ADEQUATE INFRASTRUCTURE IS PROVIDED TO ACCOMMODATE THE PROPOSED PHASE. PHASES MAY ALSO BE DEVELOPED AND COMBINED WITH OTHER PHASES AND SUBPHASES.
3. PHASING AND REQUREMENTS FOR EACH PHASE WILL BE REVIEWED AT SUCH TIME AS A PDP IS SUBMITTED FOR AN INDIVIDUAL PHASE.

OPEN SPACE NOTES:

1. THE GENERAL LOCATION OF OPEN SPACES AND WATER BODIES IS SHOWN ON SHEET L-1.1. THESE LOCATIONS ARE CONCEPTUAL IN NATURE AND MAY VARY IN SIZE AND LOCATION DURING THE DETAILED SITE PLAN PROCESS.
2. A MINIMUM OF 20% OF TOTAL OPEN SPACE SHALL BE PROVIDED. A MINIMUM 10% OF THE PROVIDED OPEN SPACE SHALL BE USABLE OPEN SPACE AS DESCRIBED IN SECTION 3.5.14 OF THE UDO. A RUNNING TABULATION WILL BE PROVIDED DURING THE PDP PROCESS FOR EACH INDIVIDUAL PHASE.

TRANSPORTATION PLAN NOTES:

1. ALL STREETS AND PARKING AREAS WILL BE DESIGNED TO MEET THE TOWN OF SOUTHERN PINES ENGINEERING STANDARDS OR ADDITIONAL GEOTECHNICAL ENGINEERING RECOMMENDATIONS WILL BE PROVIDED AS AN ALTERNATIVE BASED ON THE SPECIFIC SOIL CONDITIONS ON THE PROPERTY
2. STORMWATER MANAGEMENT FOR THE TRANSPORTATION FACILITIES AND FUTURE DEVELOPMENT WILL BE PROVIDED USING BEST MANAGEMENT PRACTICES, IN REGIONAL STORMWATER DETENTION FACILITIES. FACILITIES WILL BE LOCATED IN THE GENERAL LOCATIONS SHOWN ON THE CONCEPTUAL DEVELOPMENT PLAN. AS ILLUSTRATED ON THIS SHEET, THE DRAINAGE FLOW ARROWS DESIGNATE THE GENERAL FLOW OF WATER BASED ON THE EXISTING TOPOGRAPHY. DRAINAGE WILL FLOW TOWARDS THE GENERAL AREA WHERE THE PROPOSED STORMWATER MANAGEMENT DEVICE IS SHOWN. THE LOCATION OF STORMWATER MANAGEMENT DEVICES ARE SUBJECT TO CHANGE THROUGHOUT THE CONTINUED DEVELOPMENT OF THE PROPERTY BASED ON DETAILED ENGINEERING PLANS. EACH INDIVIDUAL SITE MAY ALSO ELECT TO PROVIDE STORMWATER ON-SITE DEPENDING UPON THE SITE CONDITIONS AND ENGINEERING STANDARDS. STORMWATER MUST BE MAINTAINED ON THE OVERALL PROPERTY TO MEET THE TOWN OF SOUTHERN PINES AND ALL STATE AND FEDERAL STANDARDS.
3. NO ENDANGERED SPECIES ARE LOCATED ON THE PROPERTY.
4. TRAVEL DISTANCES & TIMES WERE OBTAINED FROM GOOGLE MAPS AND REFLECT TYPICAL DRIVING TIMES OBSERVED FROM 9- 5 PM. TRAVEL TIMES MAY FLUCTUATE BASED ON TIME, WEATHER, CONSTRUCTION, TRAFFIC ACCIDENTS, AND INCREASES IN TRAFFIC DUE TO HOLIDAYS AND SPECIAL EVENTS.

CAUTION

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT DEPICTED ON THESE PLANS. THE LANDSCAPE ARCHITECT AND ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE PROJECT LIMITS. ALL DAMAGE MADE TO THE EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY BY THE CONTRACTOR.

811 Know what's below. Call before you dig.

PRELIMINARY PLANS - NOT RELEASED FOR CONSTRUCTION (FOR REVIEW ONLY)

KOONTZJONESDesign
LAND PLANNING | LANDSCAPE ARCHITECTURE
150 S PAGE STREET
SOUTHERN PINES, NC 28387
P: (910) 684-8487
W: www.koontzjonesdesign.com

REVISIONS:

SOUTHERN PINES ACE HARDWARE
CONCEPTUAL DEVELOPMENT PLAN
SOUTHERN PINES, NORTH CAROLINA
CONCEPTUAL LAND USE PLAN / TRANSPORTATION PLAN

DATE: 01-10-2021
DESIGNED BY: REK
DRAWN BY: PJS
CHECKED BY: REK
Q.C. BY: REK
SCALE: 1" = 60'-0"
PROJECT #:

SHEET NUMBER#:
L-1.1

PD DISTRICT CONCEPTUAL DEVELOPMENT PLAN APPLICATION

SOUTHERN PINES ACE HARDWARE

SOUTHERN PINES, NORTH CAROLINA

PROJECT NARRATIVE AND DESIGN STANDARDS

1.0 PURPOSE

The purpose of this PD – Conceptual Development Plan application is to:

- Prepare a Conceptual Development Plan (CDP) for Southern Pines Ace Hardware as required to develop the property located in an established Planned Development (PD) district.
- Establish the permitted uses, density, standards and conditions under which the subject property shall be developed through this narrative and the associated plans being submitted with this application.

The Town's Conceptual Development Plan application form is included in the submitted documents. All required items, per Section 2.18.4, Conceptual Development Plan of the Town's Unified Development Ordinance (UDO) are included as a part of this request. The Conceptual Development Plan of this property shall include all standards and conditions included in this document and the submitted supporting documents.

2.0 PROJECT OVERVIEW

2.1 Location

The proposed project described in this application is geographically located north of downtown Southern Pines on the south side of Airport Road, between Lindbergh Place and the NC Hwy 22 traffic circle. A site location map showing the site and immediate surroundings is included with this application. The property is adjacent to the current Ace Hardware building and the Tyler's Ridge business park properties. The site is accessible from NC Hwy 22 via Olivetree Lane and Capital drive and has frontage on Airport Road. The site is fully annexed into the Town of Southern Pines. Utilities are available at the site with capacity to accommodate the proposed development.

2.2 Vision

The vision for the project is to develop a high-quality commercial and office center that will be carefully integrated into the surrounding area and compatible with the surrounding development areas. Architectural themes, landscaping and design elements common to Southern Pines will be utilized as described in the Town of Southern Pines UDO or in this CDP document. The master plan provides for a mixture of commercial, retail, restaurant and office uses.

The project will have frontage and access from Airport Road. Access from Airport Road will connect to the existing Capital Drive and connect to the existing adjacent commercial development. The project will also have access from NC Highway 22 via Olivetree Lane and Capital Drive.

Adjoining properties are zoned PD and FRR, and consist of commercial, office, multi-family residential, and institutional uses (Sandhills Community College). The Town's Comprehensive Long-Range Plan (CLRP) designates the property as Traditional Mixed Use. Proposed development under this CDP would provide compatible uses with the surrounding properties and is consistent with the CLRP.

2.3 Compliance

All development within the site must adhere to the approved standards and conditions stated in this document. As allowed under UDO Section 3.5.14, unique conditions and standards, differing from baseline UDO conditions and standards, can be established in order to facilitate a planned development district. The conditions and requirements stated in this document that vary from the UDO shall supersede the UDO. Prior to the issuance of a building permit and start of any construction, a Preliminary Development Plan for each phase must be submitted and approved per the requirements of Section 2.18.5 of the UDO. All development and building permits are subject to all Local, State and Federal permitting guidelines, architectural review, rules and regulations and must be approved by the Town of Southern Pines. To the extent this document does not otherwise establish a development standard, the UDO standard in effect at the time of application will apply.

The proposed CDP and land uses are consistent with the Town's Comprehensive Long-Range Plan (CLRP) and is consistent with the uses on surrounding and adjoining properties. The CLRP has designated the property as Traditional Mixed Use and is surrounded by commercial, residential, restaurant, institutional and office uses. This CDP provides locations for land uses which may include commercial, retail, restaurant, or office uses.

3.0 EXISTING CONDITIONS

3.1 Existing Natural Features

3.1.1 Prevalent Tree Canopy and Vegetation

An analysis of the tree canopy and vegetation has been provided in the red-cockaded woodpecker survey provided by Dr. Jay H. Carter III & Associates, Inc. and has been included with this application.

3.1.2 Orchards or Other Agricultural Groves

No portion of the site is currently being used for an orchard or agricultural use nor do any exist on the site.

3.1.3 Streams, Wetlands and Floodplain

No streams or wetlands are located on this property. The proposed development is within a high-quality watershed area and is located in the Little River (Intake No. 2) WS-IIIP watershed.

3.1.4 Topographic Features

A topographic map with two (2') foot contours is included in the application exhibits on sheet L-1.0 Existing Conditions.

3.1.5 Unique Land Formations, Endangered/Threatened Species

A red-cockaded woodpecker survey has been prepared by Dr. Jay H. Carter III & Associates, Inc. and has been included with this application.

All development and building permits within the site are subject to all Local, State and Federal permitting guidelines, rules and regulations. Additional studies will be conducted if required for permitting.

3.2 Existing Man-made Features

3.2.1 Streets, Roads, Parking or Other Structures

A gravel drive off of Airport Road is used to access the existing residential structure on site. In addition, Capital Drive is stubbed to the property boundary and will be extended and utilized for the development described in this CDP.

3.2.2 Storm Water Facilities and Structures

There are no existing stormwater facilities located on the property.

3.2.3 Utilities

Sewer – A sewer line is currently located adjacent to the property and is available for connection to this development. The lines can

accommodate future development. Adequate available service for the proposed development is available from the Town of Southern Pines.

Electric - Electric power is available. All new electric lines will be installed underground.

Telephone/Cable – Telephone and cable service are available for the site. All new service lines will be installed underground.

Water – Public water line connections are located near the site. The lines are adequate to accommodate development as proposed.

3.3 Existing Legal Features

3.3.1 Zoning Information - The subject property is currently zoned PD (Planned Development) as indicated on the Town's Zoning Map. The property is also indicated as Traditional Mixed Use in the Town's CLRP.

3.3.2 Property Lines - See plans and deeds included with this application

3.3.3 Right of Ways – The Adjacent rights-of-way along Airport Road are shown on plans included with this application on sheet L-1.0 – Existing Conditions.

3.3.4 Easements – No utility easements have been identified.

3.3.5 Ownership Information - See existing conditions plan for depictions of the tracts listed in the table below. Copies of the corresponding recorded deeds evidencing ownership are provided as exhibits with this application.

Tract	Owner	Deed Book	Page Number(s)
1	Southern Pines Ace Land company, LLC	5749	375
2	Southern Pines Ace Land company, LLC	4705	265

Property to be rezoned and annexed will be described by using the property descriptions from the attached deeds and by survey.

3.3.6 Adjacent Parcel information - the adjacent parcel owners, zoning, use, PIN numbers and Parcel ID numbers are listed on

the Adjacent Property Owners list in the exhibit included in this application.

4.0 DEVELOPMENT CONDITIONS

4.1 Development Program

The development of the +/- 12.62-acre property will allow for a mixture of commercial, retail, restaurant, and office uses. All development will follow the standards of the Town's UDO for the specific type of development unless specific development standards are included below.

Uses on the property may include items in the General Business (GB) and Office Services (OS) zoning districts. A list of the permitted uses for the property have been included with this application. These uses have been derived from Exhibit 3-15: Table of Uses in the UDO. GB and OS uses that are not intended for the property have been removed from the list. Permitted Uses for the property are included by their LBCS code in the table provided.

4.2 Additional Design Conditions

The following additional development standards will control development on the site:

4.2.1 Vehicular & Pedestrian Circulation, Parking, and Streets

There will be two (2) points of ingress/egress for the property. The main Ingress/egress to the development will be provided from Airport Road which will connect with Capital Drive and the adjacent commercial properties. Access to the property from NC Highway 22 will be available via Olivetree Lane and the Capital Drive connection. A third additional access point may be provided from Olivetree Lane to the property via a site driveway connection from the existing cul-de-sac. This driveway will be coordinated with the adjacent property owner prior to submission of the Preliminary Development Plan (PDP). A letter permitting the connection will be obtained from the adjoining property owner prior to submission of the PDP and site plan applications.

All roadways and parking facilities will be designed to meet the Town of Southern Pines engineering paving standards or additional geotechnical engineering recommendations will be provided as an alternative based on the specific soil conditions on the property. Deviations to the UDO standards for parking areas, including general parking standards and standards included in the Highway Corridor Overlay District (HCOD) requirements may be requested during the

PDP process, as detailed designs for the site are prepared. On parcels adjacent to Airport Road, parking areas will be oriented toward Capital Drive, with no parking between the building and Airport Road. Service Drives or drive thru lanes may be located in this area, but no parking spaces will be permitted. Roadways adjacent to the community are governed by the NCDOT and therefore ingress/egress locations from Airport Road will require NCDOT approval.

Sidewalks and Trails – Sidewalks will be provided throughout the property and will connect to the existing sidewalk along Capital Drive. In an effort to continue the greenway trail system in this area and connect the shopping center to the community trail system, a trail connection will be made from the sidewalks on Olivetree Lane to the property boundary on western side of the property. This will provide an opportunity to connect to the adjacent property would not prohibit a future greenway connection to the Airport Road trail system.

4.2.2 Open Space

A minimum of 20% of total open space shall be provided. A minimum 10% of the provided open space shall be usable open space as described in Section 3.5.14 of the UDO. A running tabulation will be provided during the PDP process for each individual phase.

Outdoor patio/seating spaces for customers and/or employees may be provided within the development. These seating areas may be permitted in the HCOD setback and buffer area to provide outdoor amenities/open space and activiate the streetscape. If these areas are provided in the HCOD, a reduction in the required buffer plantings for the HCOD will reduced by the area of the patio/seating space. Perimetr landscaping will be provided for these outdoor spaces.

4.2.3 Architectural Standards

All buildings will be required to meet the standards of the commercial building design guidelines described in Section 4.10 of the Town of Southern Pines UDO. Architectural plans must be reviewed and approved by the Town's Architectural Review Board (ARB) prior to building permit authorization.

In addition, all building elevations directly facing Capital Drive and/or Airport Road will adhere to the front of building material and design standards contained in Section 4.10.4 and Section 4.10.6, if applicable. Buildings with fronts facing on both Airport Road and Capital Drive will provide common design and materials on all sides of the building.

4.2.4 Landscaping and Buffering

Landscape standards will meet or exceed the requirements of the Town of Southern Pines UDO per Section 3.5.14(H). Landscape buffers will be installed per the UDO, With the exception of areas long the southern property boundary, where the desity of plantings may conflict with a future greenway trail connection. Should a greenway trail be installed in this area, landscape buffering will be provided so as not to prohibit the greenway trail and provide adequate visibility for safety purposes. This buffering will be coordinated with Town staff to provide adequate visibity and screening.

4.2.5 Utilities

Electric, water, and sewer utilities are currently available near the property as described in Section 3.2.3 of this document. Any new utility lines will be installed underground in accordance with the policies of the local utility providers and the Town of Southern Pines.

From time to time, temporary services may be required and shall be allowed at community facilities, temporary construction offices, temporary sales centers and other common amenities such as parks.
Drainage easement areas will be provided as required by the UDO and applicable regulations, the same being designed during, detailed and located during the detailed engineering and permitting of the development phases.

Water and sewer utilities will be provided by the Town of Southern Pines. The cost to construct will be borne by the developer and utility lines, once certified, will be dedicated to the Town of Southern Pines. Power and electric utility will be provided by Duke Energy.

4.2.6 Lighting

Appropriate lighting for any future commercial,retail/office development will be provided. Parking area lighting will be designed in conformance with the requirements of Section 4.8 in the Town of Southern Pines UDO. The cost of installation of any lighting shall not be the responsibility of the Town of Southern Pines. Lighting will be provided by Duke Energy Progress or other utility company.

4.2.7 Signage

All signage will be designed in conformance with the requirements of the Town of Southern Pines UDO in Section 4.6. Signs for “Shopping Centers” will follow Section 4.6.13 and maintain a Unified Sign Plan.

Signs indicated on Sheet L-1.1 of the submission will be permitted in the Unified Sign Plan. Signage, internal to the development, may be provided throughout the property for purposes of identification and wayfinding. Overall Shopping Center signs, along Airport Road, may include signage for businesses from the adjoining retail buildings and shopping center area for parcels with access along Capital Drive and Olivetree Lane.

4.2.8 Temporary Uses/Special Events

Temporary construction trailers including, but not limited to real estate, construction and sales offices may be installed during the period of construction and real estate sales. Any temporary uses or special events must obtain the appropriate permits from the Town of Southern Pines.

4.2.9 Storm Water Management and Water Quality Management

The property is located within a state regulated and protected drainage basin. As such stormwater design will fully comply with all aspects of applicable local and state standards and regulations for storm water management and watershed protection, including specific requirements for erosion and sedimentation control. Best management practices at the time of development for each phase shall be utilized in accordance with NCDEQ guidance. Drainage facilities will be located in the general locations as shown on the conceptual site plan included in this application. These locations are subject to change throughout the continued development of the property based on detailed engineering and grading plans. Stormwater must be maintained on the overall property to meet the Town of Southern Pines, NCDEQ, and any other stormwater regulations.

As permitted by the Town of Southern Pines based on the commercial nature of this project and location within the watersheds, a Watershed Protection Permit has been submitted with this application. This will allow the development to provide up to 70% impervious surface to develop the commercial and office uses.

4.2.10 Setbacks

The setbacks for the property will follow the standards of the UDO for the specific area and uses. A 400’ Urban Transition Highway Corridor Overlay is present along Airport Road. Setbacks and standards within the first 400’ along Airport Road will follow the Highway Corridor Overlay District (HCOD) guidelines. Portions of the property outside of the Highway Corridor Overlay Districts, will follow the standards of the UDO

for the specific area and uses. In addition to these setbacks, a 50' setback will be provided along the western property boundary which connects to the Sandhills Horticultural Gardens at Sandhills Community College.

6.0 Phasing

Due to the uncertainty of economic factors that influence land development, some flexibility in the sequencing of phases is necessary and is to be based on market demands and necessary infrastructure improvements. Rather than tying the phasing to specific dates and sequencing, phasing is tied to required infrastructure improvements including roadway, water line, and sewer line construction adequate to serve the phase to be developed. Phases are not required to develop sequentially within this plan but could not develop until the adequate infrastructure is provided to accommodate the proposed phase. Phases may also be developed and combined with other phases and subphases. Phasing and requrements for each phase will be reviewed at such time as a pdp is submitted for an individual phase.

Phase 1 will include the construction of the Capital Drive extension which will connect Airport Road to Olivetree Lane. Any utilities required by the Town of Southern Pines, to be located in this roadway, will be constructed as part of this phase as well.

I, JEFFRET L. GREEN, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 4705, PAGE 265; BOOK 3914 PAGE 109); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION AS INDICATED; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47–30 AS AMENDED.

FURTHER AS REQUIRED PER G.S. 47–30(F)(11), I JEFFREY L. GREEN, CERTIFY THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT–ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 22ND DAY OF NOVEMBER, A.D., 2021.

PROFESSIONAL LAND SURVEYOR

L–3472
LICENSE NUMBER

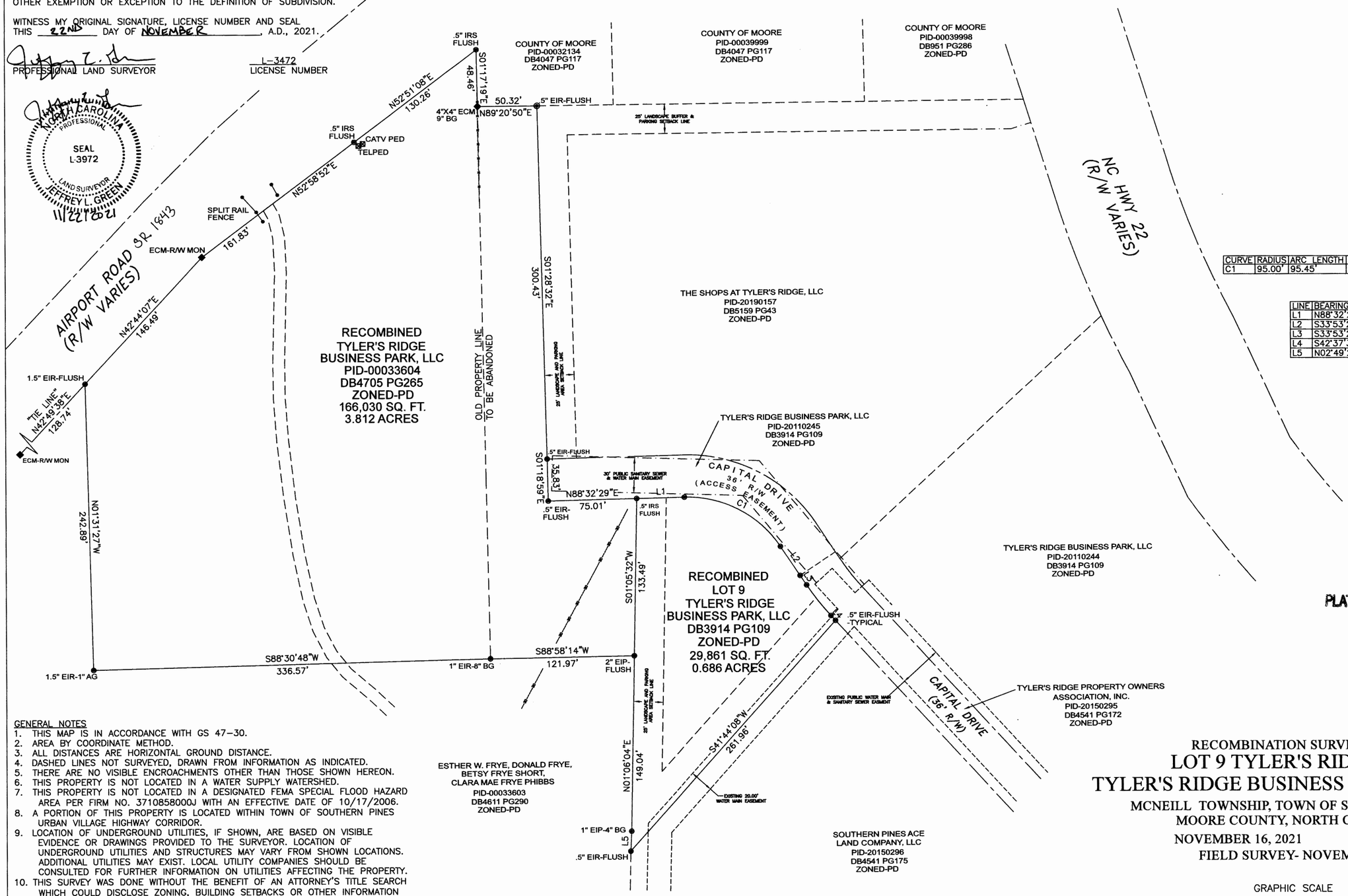
NORTH CAROLINA PROFESSIONAL SEAL L-3972 LAND SURVEYOR JEFFREY L. GREEN
11/22/2021

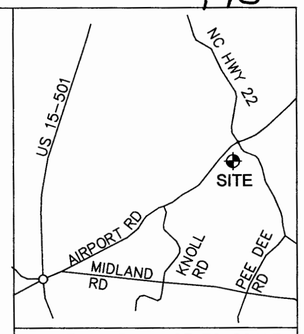
I HEREBY CERTIFY THAT THE SURVEY SHOWN AND DESCRIBED HEREON IS SOLELY FOR THE PURPOSE OF RECOMBINING EXISTING LOTS. THE SURVEY SHOWN BELOW AND DESCRIBED HEREON IS EXEMPT FROM THE SOUTHERN PINES UNIFIED DEVELOPMENT ORDINANCE (UDO) BY DEFINITION AND/OR ORDINANCE AND NO APPROVAL OF THIS SURVEY IS REQUIRED BY THIS OFFICE.

SUBDIVISIOIN ADMINISTRATOR — DATE 11/22/21

I, Jaimie Walters, REVIEW OFFICER OF MOORE COUNTY, NORTH CAROLINA, CERTIFY THAT THE MAP OR PLAT WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER — DATE 11-22-21





VICINITY MAP – NOT TO SCALE

LOT 9, TYLER'S RIDGE BUSINESS PARK, LLC
PID 20190158
PIN 857300976238
DEED BOOK 3914 PAGE 109
PLAT CABINET 18 SLIDE 47
MOORE COUNTY REGISTRY

TYLER'S RIDGE BUSINESS PARK, LLC
PID 00033604
PIN 857300974411
DEED BOOK 4705 PAGE 265
PLAT CABINET 15 SLIDE 772
MOORE COUNTY REGISTRY

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	95.00'	95.45'	91.49'	N62°40'29"W	57°34'04.90"

LINE	BEARING	DISTANCE
L1	N88°32'29"E	40.43'
L2	S33°53'26"E	29.86'
L3	S33°53'26"E	9.72'
L4	S42°37'33"E	5.62'
L5	N02°49'22"E	17.06'

PLAT CABINET 19 SLIDE 193

FOR REGISTRATION REGISTER OF DEEDS
Judy D. Martin
Moore County, NC
November 22, 2021 04:19:31 PM
Book 19 Page 193-193
FEE: $21.00
INSTRUMENT # 2021025554

GENERAL NOTES
1. THIS MAP IS IN ACCORDANCE WITH GS 47–30.
2. AREA BY COORDINATE METHOD.
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCE.
4. DASHED LINES NOT SURVEYED, DRAWN FROM INFORMATION AS INDICATED.
5. THERE ARE NO VISIBLE ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON.
6. THIS PROPERTY IS NOT LOCATED IN A WATER SUPPLY WATERSHED.
7. THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FEMA SPECIAL FLOOD HAZARD AREA PER FIRM NO. 3710858000J WITH AN EFFECTIVE DATE OF 10/17/2006.
8. A PORTION OF THIS PROPERTY IS LOCATED WITHIN TOWN OF SOUTHERN PINES URBAN VILLAGE HIGHWAY CORRIDOR.
9. LOCATION OF UNDERGROUND UTILITIES, IF SHOWN, ARE BASED ON VISIBLE EVIDENCE OR DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND UTILITIES AND STRUCTURES MAY VARY FROM SHOWN LOCATIONS. ADDITIONAL UTILITIES MAY EXIST. LOCAL UTILITY COMPANIES SHOULD BE CONSULTED FOR FURTHER INFORMATION ON UTILITIES AFFECTING THE PROPERTY.
10. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF AN ATTORNEY'S TITLE SEARCH WHICH COULD DISCLOSE ZONING, BUILDING SETBACKS OR OTHER INFORMATION WHICH COULD AFFECT THE SURVEYED PROPERTY.
11. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHT–OF–WAYS AND AGREEMENTS OF RECORD PRIOR TO THE DATE OF THIS PLAT.
12. GPS COORDINATES ESTABLISHED USING SPECTRA PRECISION SP80 MODEL; NC GNSS REAL TIME NETWORK.
13. ZONING INFORMATION– ZONED PD. FOR SETBACK INFORMATION CONTACT THE TOWN OF SOUTHERN PINES PLANNING DEPARMENT AT 910.692.4003

LEGEND
- CP–CALCULATED POINT
- EIP–EXISTING IRON PIPE
- EIR–EXISTING IRON ROD
- ECM–EXISTING CONCRETE MONUMENT
- EPK–EXISTING PK NAIL
- PKS–PK NAIL SET
- RIGHT OF WAY
- BOUNDARY LINE
- BOUNDARY NOT SURVEYED

RECOMBINATION SURVEY
LOT 9 TYLER'S RIDGE & TYLER'S RIDGE BUSINESS PARK, LLC LOT
MCNEILL TOWNSHIP, TOWN OF SOUTHERN PINES
MOORE COUNTY, NORTH CAROLINA
NOVEMBER 16, 2021 SCALE 1"= 60'
FIELD SURVEY- NOVEMBER, 2021

GRAPHIC SCALE
0 60 120 180
1" = 60'

OWNER: TYLER'S RIDGE BUSINESS PARK, LLC
35 MARTIN DRIVE
WHISPERING PINES, N.C. 28327

SURVEYOR: JEFFREY L. GREEN, PLS
140 AQUA SHED COURT
ABERDEEN, N.C. 28315
(910) 975–2306

Watershed Protection Permit Application

Date Received: _____ Case No.: WP-_____-_____

I, the undersigned, do hereby make application to the Town of Southern Pines Town Council for a Watershed Protection Permit for the property described below.

Project Information:

Project Name: ACE Hardware Concept Master Plan Zoning District: CB-CD and PD Total Property Acreage: 12.62 +/-

PIN: 857300963887 and 857300974411 Parcel ID: 00033603 and 00033604 Watershed: WS-III

Type of Development: Planned Development - General Business Total Built-Upon Area*: ±8.83 Ac

% of Total Property Acreage Proposed to be Built-Upon Area*: 70%

Applicant:

Name(s): Rhetson Companies, Inc. Email: tony@rhetson.com

Mailing Address: 2075 Juniper Lake Road, West End, NC 27376 Phone: (910) 944-0881

Authorized Agent, if different from Applicant:

Name(s): Koontz Jones Design

Email: bkoontz@koontzjones.com Phone: (910) 684-8487

Mailing Address: 150 S. Page Street, Southern Pines, NC 28387

Legal Property Owner(s), if different from Applicant:

Name(s): Southern Pines Ace Land Company, LLC

Email: RSaunders@southernpinesace.com Phone: _____

Mailing Address: 215 Capital Drive, Whispering Pines, NC 28387

_____
Signature of Applicant

*Definition of Built-Upon Area May be Found in Chapter 9 of the Unified Development Ordinance.

Please review **UDO §3.6.8 Watershed Protection Overlay District** in its entirety.

COMMUNITY DEVELOPMENT DEPARTMENT
TOWN OF SOUTHERN PINES
180 SW BROAD STREET
SOUTHERN PINES, NORTH CAROLINA 28387
plan@southernpines.net (910) 692-4003 www.southernpines.net

APPOINTMENT OF AGENT

The undersigned owner(s), Randall Saunders, hereby appoint(s) Rhetson Companies, Inc. and Koontz Jones Design as the exclusive agent for the purpose of making an application to the Town of Southern Pines for the approval of the Planned Development District – Conceptual Development Plan described in the attached application. The owner(s) hereby agree(s) that this agent has the authority to act for and on behalf of the owner(s) as follows:

1. to submit an application and required supplemental materials;

2. to appear at public meetings and give representation and comments on behalf of the owner(s);

3. to accept conditions or recommendations made by the Town of Southern Pines Planning Board and Town Council for the approval of a Planned Development District – Conceptual Development Plan; and

4. to act on behalf of the property owner(s) without limitations with regard to any and all things directly or indirectly connected with or arising out of any application for a Planned Development District -Conceptual Development Plan under the Southern Pines Unified Development Ordinance.

This Appointment of Agent shall remain in effect until final resolution of the attached application.

Signed this 10th day of January, 2022.

Property Owner

Agent ~~Property Owner~~ Rhetson Companies, Inc

Agent
Koontz Jones Design

8-27-21

CHESTERTOWN DR
STORAGE DR
MILL CREEK RD
POVERTY HILL CIR
NC 22 HWY
SITE
AIRPORT RD
MOONSEED LN
FEN CT
ORVILLE RD
COLLEGE CIR
LINDBERGH PL
WILBUR BLVD
GLENN CT
EARHART AVE
CENTRAL DR
RESERVOIR PARK RD
22

Watershed Protection Permit Narrative

Below are listed the criteria required to approve a Watershed Protection Permit application as described in Exhibit 3-14, Table Note 3, of the Town of Southern Pines UDO. Following the individual criteria is an explanation describing how the project demonstrates compliance with each of these criteria.

(A) The use and location of the use are consistent with the Comprehensive Plan;

The property is zoned Planned Development (PD) on the official zoning maps. The proposed CDP complies with the submission requirements of the PD district and proposes a mixture of uses. Land uses proposed for the CDP for Southern Pines Ace Hardware are consistent with the Town's Comprehensive Long-Range Plan (CLRP) and promote its objectives. The CLRP has designated the properties included in the application as Traditional Mixed-Use. This CDP encourages a variety of land uses and building types, including retail/commercial and office uses. The CDP results in a master planned development, and discourages disjointed, piecemeal development.

(B) The design of the project is appropriate for the location and is consistent with the purposes of the WPO district;

The design of the project and it's proposed uses are consistent with the area and surrounding properties. The proposed uses are consistent with the Planned Development (PD) zoning district and are compatible with the commercial, office, and residential uses of the surrounding properties. Adjoining properties include retail/commercial, instutional, offices, and residential uses. The project is appropriate for the area in which it is located.

(C) The allocation is minimum necessary to establish the use at a size, scale and design that serves the interests of the neighborhood and the Town as a whole;

The allocation is minimum necessary to develop the property with the proposed uses as described in the proposed CDP. The proposed scale and uses are consistent with the adjoining properties and reflect those of the established businesses and properties in the area.

(D) The allocation will not detract from the viability of similar uses in the area or other parts of the Town

Allocation for this project with not detract from the viability of similar uses in the area or other parts of town. The project will be consistent with the existing land uses in the area and on surrounding properties and not be a burden to existing businesses in the area or Town.

BJ Grieve

From: Cindy Williams
Sent: Tuesday, January 25, 2022 9:55 AM
To: BJ Grieve
Cc: Cindy Williams
Subject: FW: PD-01-22 Ace Hardware CDP

FYI

From: RLUAC Executive Director <director@rluac.com>
Sent: Tuesday, January 25, 2022 9:38 AM
To: Cindy Williams <CWilliams@southernpines.net>
Subject: RE: PD-01-22 Ace Hardware CDP

Cindy,

RLUAC does not have any comments on this case.

Thanks,

Vagn

Vagn K. Hansen II, AICP, Executive Director
Regional Land Use Advisory Commission
6205 Raeford Road
Fayetteville, NC 28304
(910) 398-3743
director@rluac.com
www.rluac.com

From: Cindy Williams <CWilliams@southernpines.net>
Sent: Tuesday, January 25, 2022 9:16 AM
To: Scotty Malta <smalta@moorecountyairport.com>; Douglas Smith <smithdo@sandhills.edu>; Archie Daniel <adaniel@southernpines.net>; Cindi King <CKing@southernpines.net>; Cory Albers <calbers@southernpines.net>; James Michel <JMichel@southernpines.net>; Ken Skipper <KSkipper@southernpines.net>; Maurice Holland <mbholland63@gmail.com>; NCDOT <djuarezpozos@ncdot.gov>; ncsandhillsrcw@fws.gov; Pete Campbell <director@rluac.com>; Ron Istre <RIstre@southernpines.net>
Cc: BJ Grieve <BJGrieve@southernpines.net>
Subject: PD-01-22 Ace Hardware CDP

Good morning,

Please review the attached Notice and proposed site plan and respond with any comments you may have at your earliest convenience.

Thank you.

Please note: The Planning Department has moved to the Community Development Building, 801 SE Service Road.

Sincerely,

Cindy Williams, CZO
Planning Department
Town of Southern Pines
(910) 692-4003

BJ Grieve

From: Cindy Williams
Sent: Tuesday, January 25, 2022 9:55 AM
To: BJ Grieve
Cc: Cindy Williams
Subject: FW: [External] PD-01-22 Ace Hardware CDP
Attachments: PD-01-22 PB PHN - Agency Comments.pdf

FYI

From: JuarezPozos, Dagoberto <djuarezpozos@ncdot.gov>
Sent: Tuesday, January 25, 2022 9:30 AM
To: Cindy Williams <CWilliams@southernpines.net>
Cc: James, Janet R <jrjames2@ncdot.gov>
Subject: RE: [External] PD-01-22 Ace Hardware CDP

Cindy,

We are currently working with the developer on access and possible roadway improvements. Do not have things hashed out yet, but definitely will prior to approving a new connection to Airport Rd.

Dago

From: Cindy Williams <CWilliams@southernpines.net>
Sent: Tuesday, January 25, 2022 9:16 AM
To: Scotty Malta <smalta@moorecountyairport.com>; Smith, Doug <smithdo@sandhills.edu>; Archie Daniel <adaniel@southernpines.net>; Cindi King <CKing@southernpines.net>; Cory Albers <calbers@southernpines.net>; James Michel <JMichel@southernpines.net>; Ken Skipper <KSkipper@southernpines.net>; Maurice Holland <mbholland63@gmail.com>; JuarezPozos, Dagoberto <djuarezpozos@ncdot.gov>; ncsandhillsrcw@fws.gov; Pete Campbell <director@rluac.com>; ISTRE, RONALD <ristre@southernpines.net>
Cc: BJ Grieve <BJGrieve@southernpines.net>
Subject: [External] PD-01-22 Ace Hardware CDP

CAUTION: External email. Do not click links or open attachments unless you verify. Send all suspicious email as an attachment to Report Spam.

Good morning,

Please review the attached Notice and proposed site plan and respond with any comments you may have at your earliest convenience.

Thank you.

Please note: The Planning Department has moved to the Community Development Building, 801 SE Service Road.

Sincerely,

Cindy Williams, CZO
Planning Department
Town of Southern Pines
(910) 692-4003

Email correspondence to and from this sender is subject to the N.C. Public Records Law and may be disclosed to third parties.

BJ Grieve

From: Cindy Williams
Sent: Friday, January 28, 2022 8:37 AM
To: BJ Grieve
Subject: FW: PD-01-22 Ace Hardware CDP

FYI

Please note: The Planning Department has moved to the Community Development Building, 801 SE Service Road.

Sincerely,

Cindy Williams, CZO
Planning Department
Town of Southern Pines
(910) 692-4003

From: Douglas Smith <smithdo@sandhills.edu>
Sent: Thursday, January 27, 2022 8:21 AM
To: Cindy Williams <CWilliams@southernpines.net>
Cc: Brenda Jackson <jacksonbr@sandhills.edu>
Subject: RE: PD-01-22 Ace Hardware CDP

Good Morning Cindy,
SCC has no comments, per Dr. Dempsey.

Thanks

Doug Smith
Facilities Director

Sandhills
COMMUNITY COLLEGE
LEARN • ENGAGE • BELONG

105 McKean Services Center
598 Lindbergh Place • Pinehurst, NC 28374
910.695-3811
smithdo@sandhills.edu

From: Cindy Williams <CWilliams@southernpines.net>
Sent: Tuesday, January 25, 2022 9:16 AM
To: Scotty Malta <smalta@moorecountyairport.com>; Douglas Smith <smithdo@sandhills.edu>; Archie Daniel <adaniel@southernpines.net>; Cindi King <CKing@southernpines.net>; Cory Albers <calbers@southernpines.net>; James Michel <JMichel@southernpines.net>; Ken Skipper <KSkipper@southernpines.net>; Maurice Holland

<mbholland63@gmail.com>; NCDOT <djuarezpozos@ncdot.gov>; ncsandhillsrcw@fws.gov; Pete Campbell <director@rluac.com>; Ron Istre <RIstre@southernpines.net>
Cc: BJ Grieve <BJGrieve@southernpines.net>
Subject: PD-01-22 Ace Hardware CDP

Good morning,

Please review the attached Notice and proposed site plan and respond with any comments you may have at your earliest convenience.

Thank you.

Please note: The Planning Department has moved to the Community Development Building, 801 SE Service Road.

Sincerely,

Cindy Williams, CZO
Planning Department
Town of Southern Pines
(910) 692-4003

[**EXTERNAL Caution: This email originated outside of the Sandhills Community College's email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.**]

E-mail correspondence to and from this sender may be subject to the North Carolina Public Records law and may be disclosed to third parties.

Moore County Airport
PO Drawer 5809
Pinehurst, NC 28374

(910) 692-3212
7825 Aviation Drive
Carthage, NC 28327

February 9, 2022

BJ Grieve, AICP®, CFM®, CZO
Planning Director
Town of Southern Pines
180 SW Broad Street
Southern Pines, NC 28387

RE: PD-01-22 Planned Development District – Conceptual Plan for 12.62+/- acres on the south side of Airport Road between Capital Drive and Lindbergh Place

Dear Mr. Grieve,

Thank you for the opportunity to review and comment on this proposed "commercial' property development, presumably with a new Ace Hardware Store as an anchor. Based on its location, the airport has several concerns about this development.

Before anything is built in the location, an FAA Form 7460 must be filed with the FAA (Federal Aviation Administration). Additionally, the Moore County Height Ordinance must be reviewed and followed. Our main concerns are:

1. Building and other structure height(s)
2. Illumination that could blind or effect pilots approaching or departing from the airport
3. Marketing devices including, but not limited to balloons, flashing or search lights, laser lights and fireworks are not to be used on the property.
4. No residential dwellings or other sensitive receptors in the parcel
5. No drones without specific coordination with the airport manager

There should also be some acknowledgement by the prospective property owners, perhaps through an Avigation Easement, that the properties are near an airport and particularly in line with the approach and departure paths to the airport and as such they will experience aircraft overflights, noise, vibrations and other effects generated by aircraft. This may already be covered by established ordinance.

If you have any questions, please don't hesitate to contact me.

Respectfully,

Scott C. Malta, A.A.E., C.A.E., Capt USAF (Ret.)
Airport Manager

1 Atch – PD-01-22 PB PHN – agency referral

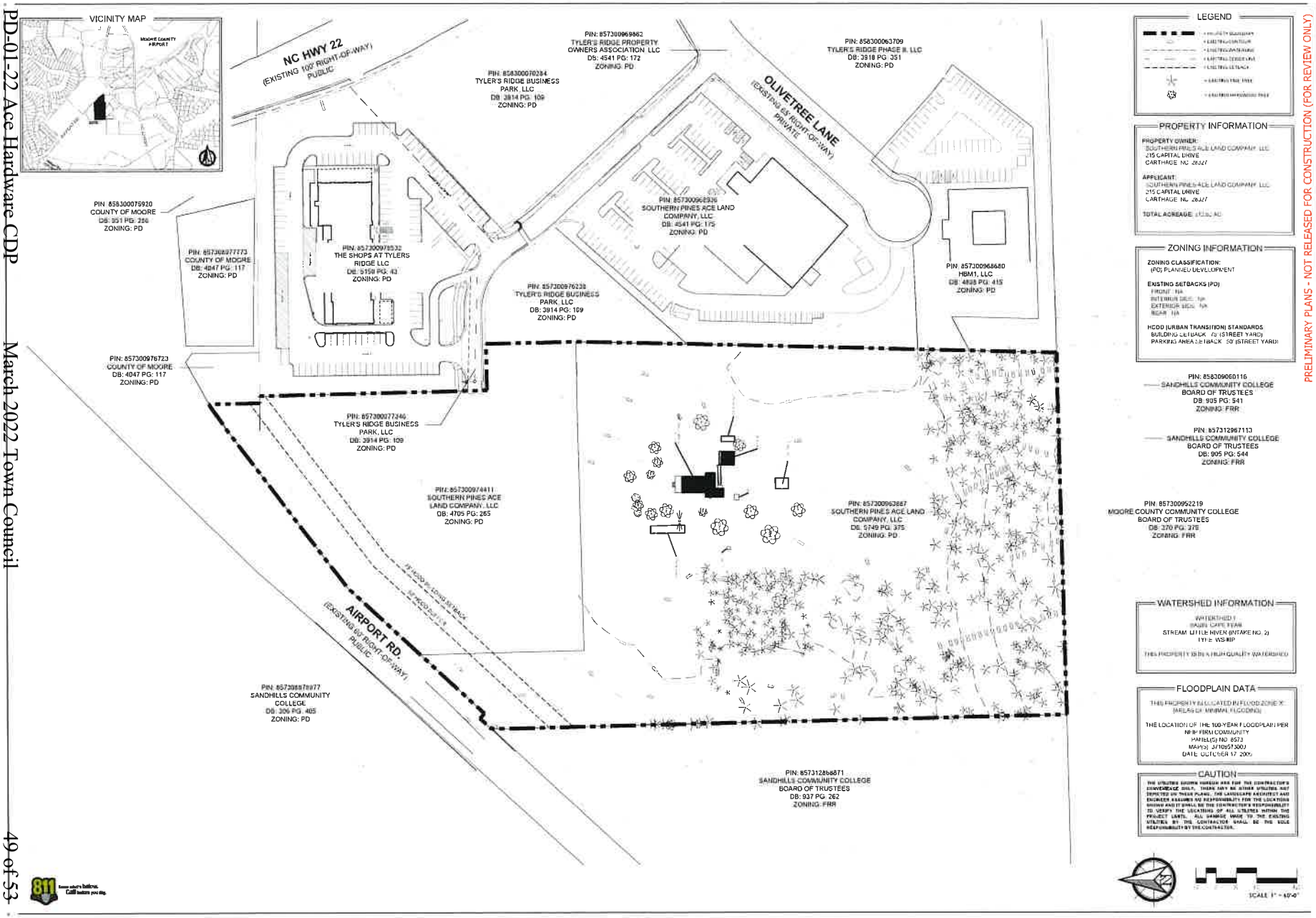
NOTICE OF PUBLIC HEARING BEFORE THE TOWN OF SOUTHERN PINES PLANNING BOARD TO CONSIDER A PROPOSED PLANNED DEVELOPMENT

Notice is hereby given that a regular meeting of the Town of Southern Pines Planning Board will be held on Thursday, February 17, 2022, at 6:00 PM at the Douglass Community Center, 1185 W. Pennsylvania Avenue, Southern Pines, NC. A public hearing on the following proposed Planned Development-Conceptual Development Plan will be held during the meeting:

PD-01-22: Planned Development District - Conceptual Development Plan for 12.62+/- acres on the south side of Airport Road between Capital Drive and Lindbergh Place; Petitioner: Rhetson Companies, Inc. by Koontz Jones Design, Authorized Agent

Mr. Bob Koontz of Koontz Jones Design, on behalf of Rhetson Companies, Inc., has submitted a Planned Development District – Conceptual Development Plan application pursuant to §2.18.4 of the Town of Southern Pines Unified Development Ordinance (UDO) to allow a commercial development containing any of the land uses that are allowed in the Town's GB-General Business and OS-Office Services zoning districts. Development of the subject property will require connecting Capital Drive through the subject property to Airport Road, providing a greenway connection from Sandhills Community College paths through the development to sidewalks in the Tyler's Ridge development and on to paths connecting to Reservoir Park, four-sided compliance with UDO 4.10 for commercial structures adjoining Airport Road, and parking configuration oriented internally, towards the proposed Capital Drive extension. The subject parcels are currently zoned PD (Planned Development) and are identified as PIN: 857300963887 (PARID: 00033603) and PIN: 857300974411 (PARID: 00033604. The property owner is Southern Pines Ace Land Company, LLC.

All interested citizens are invited to attend. The complete application may be reviewed at the Town of Southern Pines Planning office, 801 SE Service Road, Southern Pines, NC or online at www.southernpines.net/Town/Town Services/Agendas & Minutes. Substantial changes to the request may be made following the public hearing.

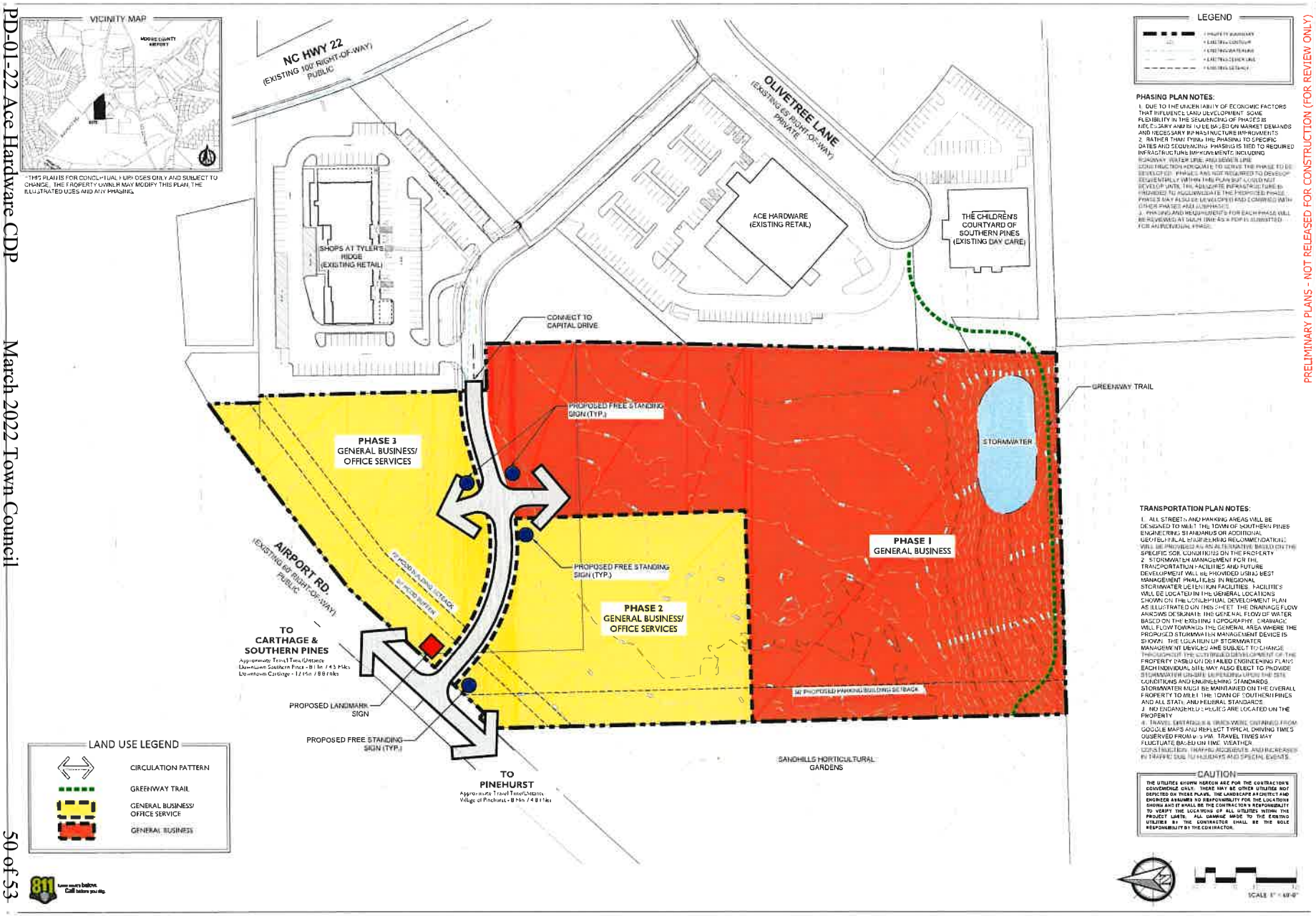


PRELIMINARY PLANS - NOT RELEASED FOR CONSTRUCTION (FOR REVIEW ONLY)

KOONTZJONESDesign
LAND PLANNING LANDSCAPE ARCHITECTURE

SOUTHERN PINES ACE HARDWARE
CONCEPTUAL DEVELOPMENT PLAN
SOUTHERN PINES, NORTH CAROLINA
EXISTING CONDITIONS

L-1.0



PRELIMINARY PLANS - NOT RELEASED FOR CONSTRUCTION (FOR REVIEW ONLY)

KOONTZJONESDesign
LAND PLANNING | LANDSCAPE ARCHITECTURE
105 S PAGE STREET
PINEHURST, NC 28374
P: (910) 684-4987
W: www.koontzjonesdesign.com

REVISIONS

SOUTHERN PINES ACE HARDWARE
CONCEPTUAL DEVELOPMENT PLAN
SOUTHERN PINES, NORTH CAROLINA
CONCEPTUAL LAND USE PLAN / TRANSPORTATION PLAN

DATE: 12-17-21
DRAWN BY: FEH
DESIGNED BY: FEH
CHECKED BY: FEK
SCALE: 1" = 60'-0"
PROJECT #:
SHEET NUMBER#
L-1.1

BJ Grieve

From: Cindy Williams
Sent: Thursday, February 10, 2022 1:59 PM
To: BJ Grieve
Subject: FW: [EXTERNAL] PD-01-22 Ace Hardware CDP
Attachments: PD-01-22 PB PHN - Agency Comments.pdf

Please note: The Planning Department has moved to the Community Development Building, 801 SE Service Road.

Sincerely,

Cindy Williams, CZO
Planning Department
Town of Southern Pines
(910) 692-4003

From: Hammond, John <john_hammond@fws.gov> **On Behalf Of** NC Sandhills RCW, FW4
Sent: Thursday, February 10, 2022 1:56 PM
To: Cindy Williams <CWilliams@southernpines.net>
Cc: Mann, Leigh <leigh_mann@fws.gov>
Subject: Re: [EXTERNAL] PD-01-22 Ace Hardware CDP

Good afternoon, Ms. Williams –

The project site for PD-01-22 Ace Hardware CDP falls within the ½-mile radius foraging partition of one active red-cockaded woodpecker cluster. Rhetson Companies, Inc. hired a consultant, Dr. J.H. Carter III and Associates, Inc. to assess the project for potential impacts to the federally listed red-cockaded woodpecker. Based on our review of the information provided, the Fish and Wildlife Service concurred with the consultant's "may affect, not likely to adversely affect" determination on potential impacts to the red-cockaded woodpecker.

General comments:

The cumulative loss of foraging and nesting habitat caused by residential and commercial construction is one of the primary threats to the continued existence of the red-cockaded woodpecker in the Pinehurst/ Southern Pines area.

To maintain suitability of the remaining habitat, we suggest taking measures to prevent damage to the bole and root system of the remaining longleaf pines.

Where practicable, to minimize loss of pine trees, we recommend retaining smaller pines on the property that are not within the immediate development footprint in order to retain future red-cockaded woodpecker habitat.

In addition to leaving as many small pines in place as possible, we recommend that where cutting is necessary, large branches be removed or trimmed as a first option instead of complete tree removal.

Landscaping, whenever possible, should use native shrub species that do not exceed seven feet in height, and exotic invasive plants should be avoided.

We encourage developers and property owners to reforest with longleaf pine seedlings on their properties wherever practicable.

Thanks for the opportunity to comment on this project.

John S. Hammond
U. S. Fish and Wildlife Service
Fish and Wildlife Biologist
Raleigh Ecological Services Field Office
Post Office Box 33726
Raleigh, North Carolina 27636-3726
919-856-4520 extension 28 (phone)
919-856-4556 (fax)
john_hammond@fws.gov
http://www.fws.gov/raleigh/

From: Cindy Williams <CWilliams@southernpines.net>
Sent: Tuesday, January 25, 2022 2:15 PM
To: Scotty Malta <smalta@moorecountyairport.com>; Douglas Smith <smithdo@sandhills.edu>; Archie Daniel <adaniel@southernpines.net>; Cindi King <CKing@southernpines.net>; Cory Albers <calbers@southernpines.net>; James Michel <JMichel@southernpines.net>; Ken Skipper <KSkipper@southernpines.net>; Maurice Holland <mbholland63@gmail.com>; NCDOT <djuarezpozos@ncdot.gov>; NC Sandhills RCW, FW4 <ncsandhillsrcw@fws.gov>; Pete Campbell <director@rluac.com>; Ron Istre <RIstre@southernpines.net>
Cc: BJ Grieve <BJGrieve@southernpines.net>
Subject: [EXTERNAL] PD-01-22 Ace Hardware CDP

This email has been received from outside of DOI - Use caution before clicking on links, opening attachments, or responding.

Good morning,

Please review the attached Notice and proposed site plan and respond with any comments you may have at your earliest convenience.

Thank you.

Please note: The Planning Department has moved to the Community Development Building, 801 SE Service Road.

Sincerely,

Cindy Williams, CZO
Planning Department
Town of Southern Pines
(910) 692-4003

TOWN OF SOUTHERN PINES ORDINANCE
AMENDING THE ZONING MAP OF THE TOWN OF SOUTHERN PINES
PD-01-22

THAT WHEREAS, after notice being duly given according to law, a public hearing was held before the Town Council of Southern Pines, North Carolina, at its regular business meeting held on March 8, 2022 at 6:00 PM for the purpose of considering a request for a Planned Development Conceptual Development Plan.

WHEREAS, after the completion of said public hearing and upon consideration of any comments, objections or presentations at the hearing, the Town of Southern Pines Town Council deems it advisable and in the best interest of the Town of Southern Pines that the Zoning Map be amended as herein set forth below.

NOW THEREFORE, BE IT ORDAINED AND ESTABLISHED by the Town Council of the Town of Southern Pines, North Carolina assembled in regular session on the 8th day of March, 2022:

Section 1. That the Zoning Map of the Town of Southern Pines be, and the same hereby is, amended by changing the zoning of two existing parcels totaling 12.62 acres from PD (Planned Development) to PD (Planned Development) with an approved Conceptual Development Plan (CDP) to allow a commercial development containing any of the land uses that are allowed in the Town's GB-General Business and OS-Office Services zoning districts. The subject parcels are identified as PIN: 857300963887 (PARID: 00033603) and PIN: 857300974411 (PARID: 00033604) and are described as follows:

BEING ALL OF THAT 9.59 ACRE TRACT AND THAT 3.03 ACRE TRACT SHOWN ON A PLAT RECORDED IN THE MOORE COUNTY REGISTRY IN PLAT CABINET 15, SLIDE 772.

Section 2. That the Planned Development (PD) zoning classification is subject to the mix of land uses set forth in the Conceptual Development Plan (CDP) approved on this date.

Section 3. That development of the property referenced in Section 1 of this Ordinance is subject to conformance with the text and site plan that accompanied Planned Development - Conceptual Development Plan (CDP) application PD-01-22. A copy of the final approved Conceptual Development Plan (CDP) may be found on file in the Town of Southern Pines Planning office, 801 SE Service Road, Southern Pines, North Carolina.

Section 4. That this Ordinance shall be and shall remain in full force and effect from the date of its adoption.

Adopted this 8th day of March, 2022.

ATTEST: TOWN OF SOUTHERN PINES

_____ _____
Elizabeth Robertson, Town Clerk Carol R. Haney, Mayor

APPROVED AS TO FORM:

_____
Douglas R. Gill, Town Attorney

I certify that this Ordinance was adopted by the Town Council of the Town of Southern Pines at its meeting on March 8, 2022 as shown in the Minutes of the Town Council meeting for that date.

_____
Elizabeth Robertson, Town Clerk

Agenda Item

To: **Reagan Parsons, Town Manager**

Via: **BJ Grieve, Planning Director**

From: **Jennifer Hunt, Planner I**

Subject: **Z-01-22: Initial zoning of 4.10 acres on NC Hwy 22 presently zoned RS (Residential Single-Family) to RS-2 (Residential Single-Family) following annexation into the Town of Southern Pines; Applicant: Benjamin Stout Real Estate Services Inc.**

Date: **March 8, 2022**

I. SUMMARY OF APPLICATION REQUEST:

Mr. Benjamin Stout, on behalf of Benjamin Stout Real Estate Services, Inc., has submitted a request to establish the zoning of five (5) existing parcels totaling 4.10 acres as RS-2 (Residential Single-Family) following annexation of the subject parcels into the Town of Southern Pines. The subject parcels are located on the northeast side of NC Hwy 22 between Sullivan Drive and Belhaven Drive (See Figure 1 and Figure 1a). The subject parcels were located within the Village of Whispering Pines' Extra Territorial Jurisdiction and zoned RS (Residential Single-Family) prior to approval of a petition for voluntary annexation by the Town of Southern Pines Town Council on February 8, 2022. The proposed RS-2 zoning is the Town of Southern Pines' closest equivalent zoning district to the Village of Whispering Pines' RS zoning. The subject parcels are identified as PIN 857400849276 (PARID 00041291); PIN 857400940142 (PARID 00041293); PIN 857404931919 (PARID 00041294); PIN 857404932803 (PARID 00041296); and PIN 857404932694 (PARID 00041297). Per the Moore County tax records, the property owner is listed as Benjamin Stout Real Estate Services, Inc.

II. PLANNING BOARD RECOMMENDATION:

On February 17, 2022 the Town of Southern Pines Planning Board convened to hold a legislative public hearing regarding application Z-01-22. The public hearing was concluded on the same day, with public comments from Benjamin Stout, the applicant.

Planning staff presented a brief description of the purpose and process of an initial zoning, per UDO §2.17.9. Planning staff provided a summary of the contents of this staff report, describing the existing and proposed zoning and applicable portions of the Comprehensive Long-Range Plan (CLRP). Planning staff concluded by explaining the criteria for consideration of an initial zoning request as well as suggesting a format for a motion by the Planning Board in order to provide a written recommendation to the Town Council.

Following staff's comments, Mr. Benjamin Stout, the applicant, spoke to the Planning Board. Mr. Stout complimented Planning staff as "first-class people to work with" and confirmed that the lots will be built with one single family residence, there will be no

further clearing of the surrounding vegetation and confirmed the primary reason to annex was to access water with the Town of Southern Pines.

After closing the public hearing, a motion was made by Mr. Lemuel Dowdy which was seconded by Mr. Andy Bleggi. The motion stated that after reviewing the proposed amendments to the Town of Southern Pines Zoning Map and after considering the criteria for approval of Zoning Map Amendments found in UDO §2.17.9, the proposed amendments are consistent with the Comprehensive Long-Range Plan. The reasons are set forth in "Attachment A" to staff report Z-01-22 as revised by the Planning Board and therefore the Planning Board recommends approval of Z-01-22 to the Town Council. The motion carried by a vote of 7-0.

III. PROJECT INFORMATION:

A. Physical Addresses:

100 Sullivan Drive
Southern Pines, NC 28387

7521 NC 22 Hwy
Southern Pines, NC 28387

7541 NC 22 Hwy
Southern Pines, NC 28387

7561 NC 22 Hwy
Southern Pines, NC 28387

7581 NC 22 Hwy
Southern Pines, NC 28387

B. Property Owner/Applicant:

Benjamin Stout Real Estate Services, Inc.
PO Box 53798
Fayetteville, NC 28305

C. Existing Comprehensive Long-Range Plan Designation:

The area proposed to be zoned has annexed into the Town of Southern Pines' corporate limits, but has historically been within the Village of Whispering Pines' Extra-Territorial Jurisdiction (ETJ). Therefore, the property is not included in the Town of Southern Pines Comprehensive Long-Range Plan (CLRP).

D. Existing Zoning:

The area proposed to be zoned was previously located within the Village of Whispering Pines' ETJ and was zoned RS (Residential Single-Family). The adjacent properties are currently zoned RS-2 (Residential Single-Family), RR (Rural Residential) and PD-Planned Development (See Figure 1 and Figure 1a below).

E. Proposed Zoning:

The subject properties were recently annexed into the Town of Southern Pines. The Town is proposing to zone the 4.10-acre subject property from the Whispering Pines RS zoning classification to Southern Pines' RS-2 Residential Single-Family (20,000 sf Lots) zoning classification.

The RS-2 zoning classification has the following purpose (UDO §3.5.4):

"The RS-2 district is established as a district in which to allow primarily low-density Single-Family residential land uses (approximately 2.1 Dwelling Units per acre). The regulations of this district are intended to:

(1) Preserve existing Single-Family residential neighborhoods that have developed at a low-density; and

(2) Encourage new residential Development that is compatible with that in the existing neighborhoods."

Building heights and setbacks in the RS-2 zoning district are similar those in the abutting district, however the lot size is less restrictive. In this case, the zoning districts abutting the subject property are the RS-2 and RR residential zoning districts.

Figure 1: Vicinity and Zoning Map (Subject Parcel Outlined Red).

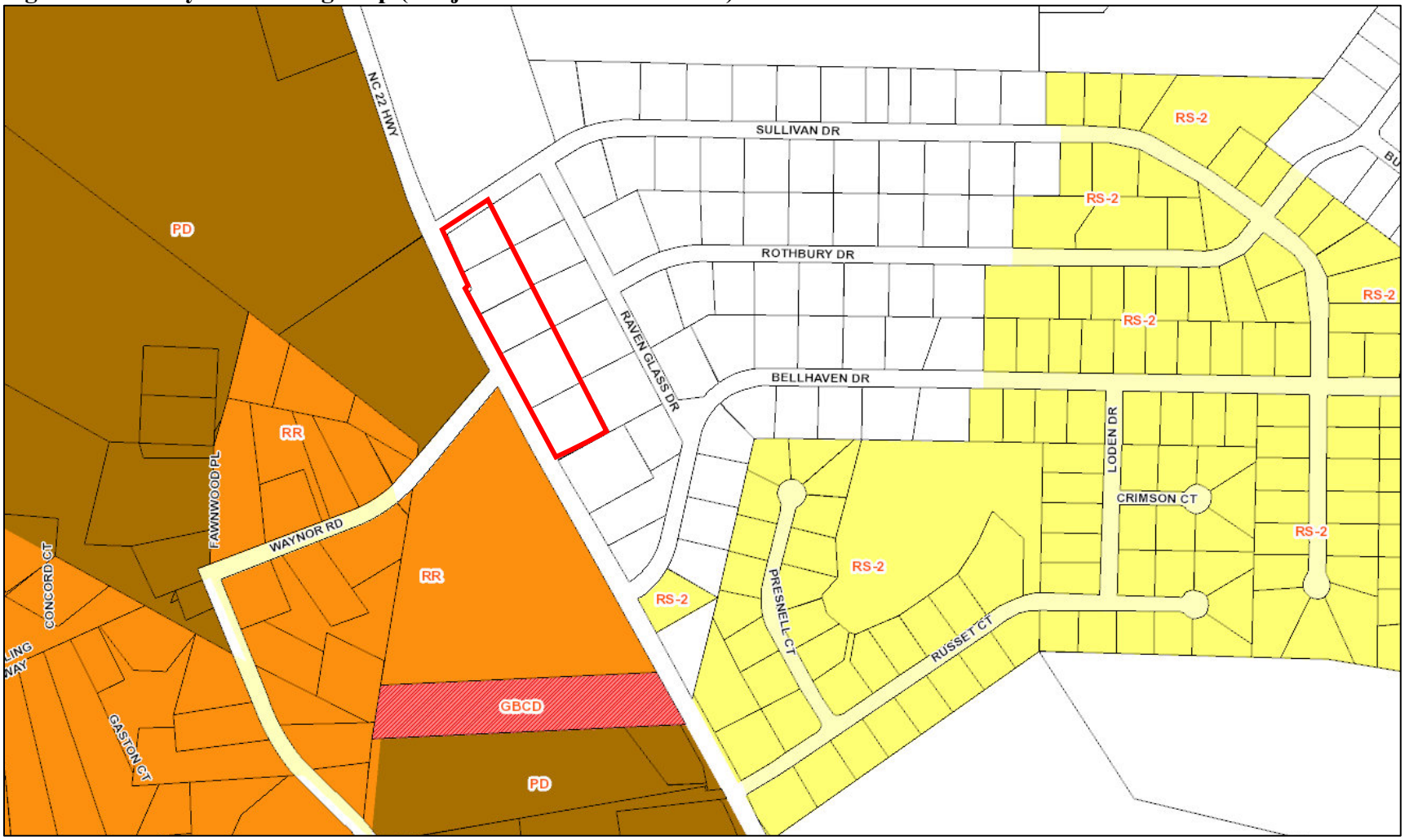
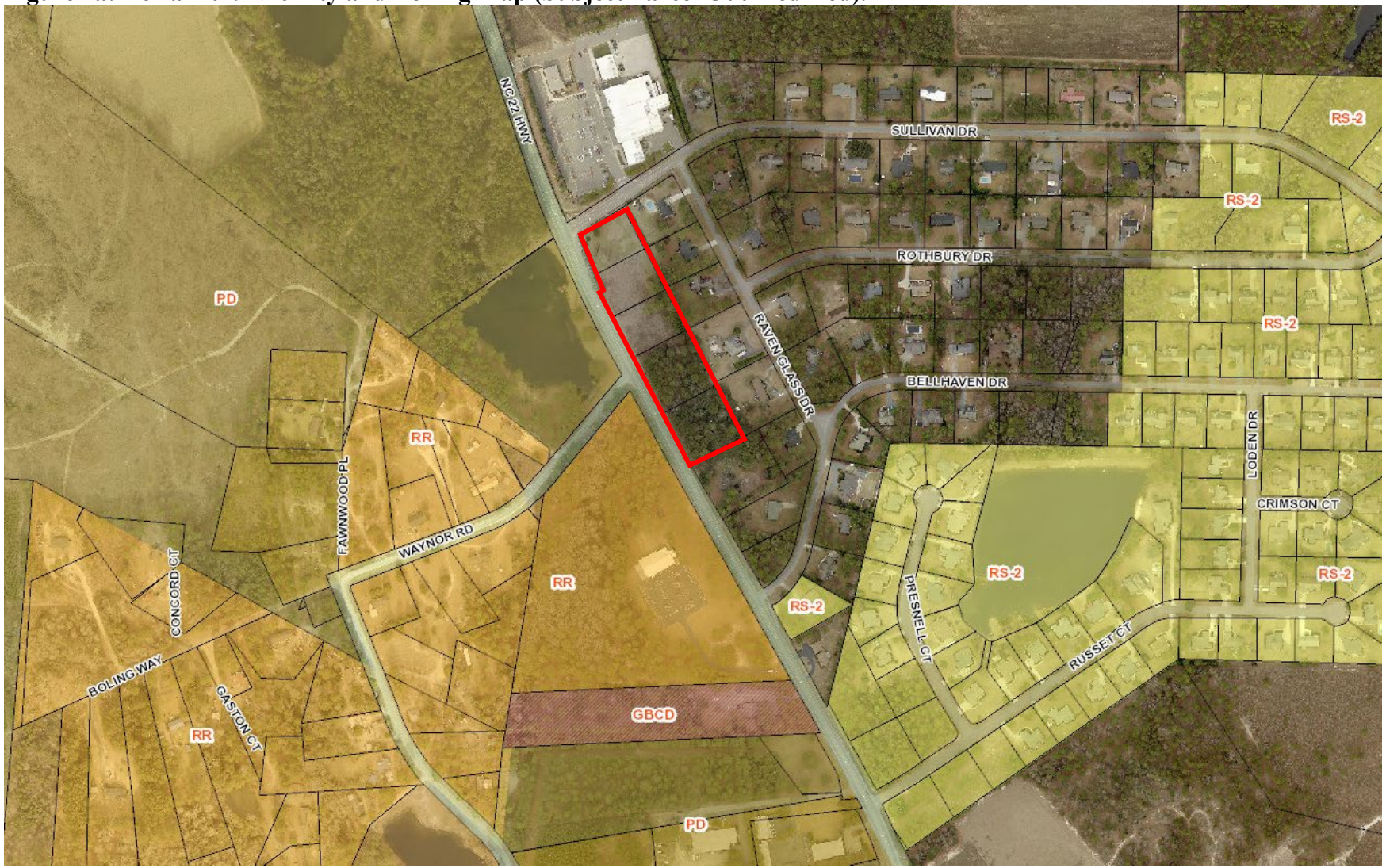


Figure 1a: Aerial 2019 Vicinity and Zoning Map (Subject Parcel Outlined Red).



IV. STAFF REVIEW:

A. Review Process:

Applications for an Initial Zoning are reviewed in accordance with UDO §2.17.9.

B. Application Review Dates:

- Initial Rezoning Application Submitted: January 6, 2022
- Application Deemed Complete: January 21, 2022
- Notice of Planning Board Public Hearing:
  - Posted On-site: January 24, 2022
  - Mailed: January 24, 2022
  - Publication Dates: February 2, 2022 and February 9, 2022
- Planning Board agenda meeting: February 10, 2022
- Planning Board regular meeting and public hearing: February 17, 2022

- Notice of Town Council Public Hearing:
  - Posted On-site: February 10, 2022
  - Mailed: February 11, 2022
  - Publication Dates: February 23, 2022 and March 2, 2022
- Town Council agenda meeting: March 2, 2022
- Town Council Regular Meeting: March 8, 2022

C. Criteria for Review:

The criteria for review and approval of an Initial Zoning are found in UDO §2.17.9:

Zoning Map Amendment

(A) ***Consistency.*** *Rezoning shall be consistent with the adopted Comprehensive Plan.*

(B) ***Adverse Impacts on Neighboring Lands.*** *The Hearing Body shall consider the nature and degree of an adverse impact upon neighboring lands. Lots shall not be rezoned in a way that is substantially inconsistent with the uses of the surrounding area, whether more or less restrictive. The Town finds and determines that vast acreages of single-use zoning produces uniformity with adverse consequences, such as traffic congestion, air pollution, and social alienation. Accordingly, rezonings may promote mixed uses subject to a high degree of design control.*

(C) ***Suitability as Presently Zoned.*** *The Hearing Body shall consider the suitability or unsuitability of the Tract for its use as presently zoned. This factor, like the others, should be weighed in relation to the other standards, and instances can exist in which the land may be rezoned to meet public need, to reflect substantially changed conditions in the neighborhood, or to effectuate important goals, objectives and policies of the Comprehensive Plan or UDO.*

(D) ***Health, Safety, and Welfare.*** *The amending ordinance must bear a substantial relationship to the public health, safety or general welfare, or protect and preserve historical and cultural places and areas. The rezoning may be justified, however, if a substantial public need or purpose exists, even if the private owner of the Tract will also benefit.*

(E) ***Public Policy.*** *Certain public policies in favor of the rezoning may be considered. Examples include a need for affordable housing, economic Development, mixed-use Development, or sustainable environmental features, which are consistent with neighborhood, area, or specific plans.*

(F) ***Size of Tract.*** *The Hearing Body shall consider the size, shape, and characteristics of the Tract in relation to the affected neighboring lands. Amendatory ordinances shall not rezone a single Lot when there have been no intervening changes or other saving characteristics. Proof that a small Tract is unsuitable for use as zoned, or that there have been substantial changes in the immediate area, may justify ordinance rezoning.*

(G) ***Other Factors.*** *The Hearing Body may consider any other factors relevant to a rezoning application under state law.*

(H) ***Applicant Representations****. Except for rezoning requests submitted in accordance with the provisions herein for conditional zoning districts, the Hearing Body shall not consider any representations made by the petitioner that, if the change is granted, the rezoned property will be used for only one of the possible range of uses permitted in the requested classification. Rather, the Hearing Body shall consider whether the entire range of permitted uses in the requested classification is more appropriate than the range of uses in the existing classification.*

D. Staff Comments:

i. Consistency with Goals and Policies of the Comprehensive Long-Range Plan (CLRP):

The five subject properties proposed initial zone of RS-2: "Residential Single Family" is consistent with the existing neighborhood character and the future land use zone for this area in our Current Long-Range Plan (CLRP), which is Residential. A copy of the applicant's narrative is attached to this staff report.

ii. Consistency evaluation with the Unified Development Ordinance (UDO) for the Initial Zoning of Blue Farm Lots:

The proposed zoning is to apply an initial zone to the subject properties following annexation into the Town of Southern Pines. The proposed RS-2 zoning district is the equivalent zoning available in the Town of Southern Pines to the existing zoning in the Village of Whispering Pines. It is important for the Town Council to contemplate all land uses allowed in the RS-2 zoning district for the potential impacts at this particular location. Please reference UDO Exhibit 3-15 *Table of Authorized Land Uses* for a comprehensive list of the permitted land uses in the RS-2 zoning classification.

iii. Consistency with Criteria for a Zoning Map Amendment:

An application for approval of an initial zoning follows the procedure for a rezoning because the initial zoning, once approved, will constitute the zoning of the subject properties. The criteria against which an initial zoning shall be reviewed are found in UDO §2.17.9. The applicants have provided a narrative addressing the criteria for a Zoning Map Amendment per UDO §2.17.9(H).

Copies of the applicant's narrative documents containing their descriptions of the manner in which the project meets applicable criteria are attached to this staff report.

iv. Noteworthy Elements for Town Council:

Overall the applicant's proposal for initial zoning per the Town of Southern Pines and the Village of Whispering Pines Annexation agreement dated from August 8, 2018, is permitted. These five subject properties are part of the agreement and are able to be incorporated via annexation procedures of the Town of Southern Pines, should they desire access to the Town of Southern Pines water or sewer. The annexation agreement states that if they should desire to annex it would be into the Town of Southern Pines. The Town of Southern Pines water line exists along NC HWY 22 and is accessible to the five subject properties.

V. Cooperating Agency Review and Comments:

A request for comments was emailed to agencies on January 24, 2022. Agencies notified include Town of Southern Pines Streets, Utilities, Fire, Recreation and Parks, and Engineering departments, the Regional Land Use Advisory Commission (RLUAC), the Village of Whispering Pines, the Moore County Airport, U.S. Fish and Wildlife Service and the North Carolina Department of Transportation (NCDOT).

- On January 25, 2022 RLUAC emailed to state that they do not have any comments on this case.

- The Planning Department received a letter from the Moore County Airport on February 9, 2022 with comments on this project. They recommend an Avigation Easement, which is an easement or right of overflight in the airspace above a particular property. Please see the attached letter for additional comments from Moore County Airport.

- The U.S. Fish and Wildlife Service sent an email on February 11, 2022 with their comments. The comments are attached to this staff report.

VI. ATTACHMENTS:

The following materials are provided as attachments to this staff memorandum:

1. Planning Board Resolution to Adopt a Written Recommendation
2. Zoning Map Amendment Application
3. List of Adjacent Property Owners
4. Deed- Blue Farm Lots 6-10
5. Narrative for Proposed Amendment
6. Plot Plan- Blue Farm Lots 6-10
7. Legal Description/Survey Blue Farm Lots 6-10
8. Moore County Airport Comments
9. U.S. Fish and Wildlife Comments

Additional documents related to this application including (but not limited to) property deeds, Authorization of Agent forms, email correspondence, meeting Minutes and adjacent property notification records are on file in the Town of Southern Pines Planning Office and available for public inspections during normal business hours.

VII. TOWN COUNCIL ACTION:

A request for approval of an initial zoning is a request for a rezoning. Per North Carolina General Statute 160D-601(a), before adopting the rezoning, the Town Council shall hold a legislative hearing. Per North Carolina General Statute 160D-605(a) the Town Council shall also approve a statement addressing consistency or inconsistency with the Comprehensive Long-Range Plan. Furthermore, per North Carolina General Statute 160D-605(b), the Town Council must also approve a statement about the reasonableness of the rezoning and shall approve a brief statement describing whether its action is consistent with an adopted comprehensive plan.

To assist the Town Council, town staff have prepared the following draft motions consideration, modification as necessary, and adoption:

I move that after reviewing the proposed initial zoning and the criteria for consideration of zoning amendments, and after considering the comments received at the Town Council's public hearing and the Planning Board's written recommendation:

1. The requested initial zoning is consistent with the Comprehensive Long-Range Plan and is a reasonable request for the reasons set forth in the written Planning Board recommendation attached to staff report Z-01-22;

2. The requested initial zoning is consistent with the Comprehensive Long-Range Plan and is a reasonable request for the reasons set forth in the written Planning Board recommendation attached to staff report Z-01-22 as modified by Town Council as follows:

3. The requested initial zoning is inconsistent with the Comprehensive Long-Range Plan and is not a reasonable request for the following reasons:

And, therefore, I move to:

1. Approve Z-01-22 as submitted and as set forth in attachments to staff report Z-01-22;

2. Deny Z-01-22;

Town of Southern Pines
Chartered 1887
North Carolina

ATTACHMENT A

PLANNING BOARD
RESOLUTION TO ADOPT A WRITTEN RECOMMENDATION
FOR ZONING MAP AMENDMENT APPLICATION
Z-01-22

WHEREAS, Section 160D-701 of the North Carolina General Statutes specifies that zoning regulations shall be made in accordance with a comprehensive plan and shall be designed to protect the public health, safety and general welfare; and

WHEREAS, Section 160D-604 of the North Carolina General Statutes specifies that the Planning Board shall, with any ordinance amendment or zoning map amendment, advise and comment on whether the proposed action is consistent with the adopted comprehensive plan and on other matters as deemed appropriate by the Planning Board, and that the Planning Board shall provide this in the form of a written recommendation to the Town Council; and

WHEREAS, the Planning Board has reviewed the proposed initial zoning which includes the written report, documentation and maps showing the proposed district boundaries and has conducted a public hearing on February 17, 2022 to listen to public comments, ask questions of the Town's planning staff and consider Zoning Map Amendment application Z-01-22.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board finds and recommends to the Town Council that the proposed amendment to the Town of Southern Pines Zoning Map is reasonable, in the public interest and consistent with the current character of the residential neighborhood. The Planning Board concludes that zoning the five parcels RS-2 (Residential Single-Family) complies with the Annexation Agreement between the Village of Whispering Pines and the Town of Southern Pines dated August 8, 2018, which states that these parcels may be annexed into the Town of Southern Pines. The Planning Board recommends adopting the requested initial Town of Southern Pines zoning of RS-2 (Residential Single-Family). The proposed initial zoning is consistent with the Town of Southern Pines adopted Comprehensive Long Range Plan as the area is currently zoned Residential by the Village of Whispering Pines, the area will continue to be Residential and is consistent with the Town of Southern Pines Comprehensive Long Range Plan Goal G-4 Neighborhoods, which is to protect and enhance the function, stability and character of the residential neighborhoods. There is no change of land use. The Planning Board recommends that the governing board adopt the initial zoning.

ADOPTED this the 17th day of February, 2022.

Gary Carroll, Chairman

ATTEST:

Cindy Williams
Secretary to the Planning Board

Town of Southern Pines
Chartered 1887
North Carolina

Zoning Map Amendment Application

Fee: $1,500.00 Date Received:_____ Case No.: Z-____-____

Project Information:

Street Address: 100 SULLIVAN DR, 7521 , 7541, 7561 AND 7581 NC 22 HWY, CARTHAGE, NC 28327

PIN: 857404932694, 857404932803, 857404931919, 857400940142 AND 857400849276 Parcel ID: 00041297, 00041296, 00041294, 000041293 AND 00041291

Site Size: 4.10 ACRES Zoning: RS

Applicant:

Name(s): BENJAMIN STOUT REAL ESTATE SERVICES INC

Email: ben@benstoutconstruction.com Phone: 910.476.4502

Mailing Address: PO BOX 53798, FAYETTEVILLE, NC 28305

Authorized Agent, if different from Applicant:

Name(s): SAME

Email: SAME Phone: SAME

Mailing Address: SAME

Legal Property Owner(s), if different from Applicant:

Name(s): SAME

Email: SAME Phone: SAME

Mailing Address: SAME

8-27-21

TO THE TOWN OF SOUTHERN PINES PLANNING BOARD AND TOWN COUNCIL:

I, the undersigned, do hereby make application to and petition the Planning Board and Town Council to grant a zoning map amendment as required by the Town of Southern Pines Zoning Ordinance. The following information is submitted in support of this application:

The property which is the subject of this application is located on the EAST side of NC 22 HIGHWAY (St./Ave.), between BELLHAVEN DRIVE (St./Ave.) and SULLIVAN DRIVE (St./Ave.). The property has a frontage of 863 feet and a depth of 200 feet.

The zoning map amendment sought is based upon Section(s) 3.5.3. RS-1 – Residential Single-Family (10,000 sf Lots) of the **Town of Southern Pines Unified Development Ordinance**.

The proposed use of the property is as follows:

THE OWNER PLANS TO BUILD ONE SINGLE FAMILY RESIDENCE ON EACH OF THE FIVE LOTS.

Date: 13 Jan 2022

Applicant

PLANNING DEPARTMENT
TOWN OF SOUTHERN PINES

8-27-21

PROPERTY OWNERS WITHIN 200 FEET

1. FOOD LION LLC
PO BOX 6500
CARLISLE, PA 17013

2. WILLIAM AND RITA HAIRSTON
102 RAVEN GLASS DRIVE
CARTHAGE, NC 28327

3. TERRENCE AND DENISE HUTTO
106 RAVEN GLASS DR
CARTHAGE, NC 28327

4. ELIZABETH AND DEREK BRANSON
110 RAVEN GLASS DR
CARTHAGE, NC 28327

5. RANDEL AND LAURA ROY
114 RAVEN GLASS DR
CARTHAGE, NC 28327

6. SHANNON STANLEY
118 RAVEN GLASS DR
CARTHAGE, NC 28327

7. JOSEPH AND MEGAN CONRAD
120 RAVEN GLASS DR
CARTHAGE, NC 28327

8. CHARLES HARGROVE
7601 NC HWY 22
CARTHAGE, NC 28327

9. BIBLE TABERNACLE OF SOUTHERN PINES, NC
PO BOX 685
SOUTHERN PINES, NC 28388

10. JAMES D. MABE
7396 NC HWY 22
CARTHAGE, NC 28327

For Registration Register of Deeds
Judy D. Martin

Moore County, NC
Electronically Recorded
October 8, 2021 11:08:09 AM
Book: 5719 Page: 259 - 261 #Pages: 3

Fee: $26.00 NC Rev Stamp: $210.00

Instrument # 2021022322

This Instrument Prepared By: H. Craig Phifer, III
Clarke, Phifer, Vaughn, Brenner & McNeill, PLLC
135 Applecross Road,
Pinehurst, North Carolina 28374
NO TITLE SEARCH COMPLETED BY PREPARER

Revenue Stamps: $210.00 Parcel ID: LRK#00041297; 00041294; 00041291
RETURN TO Atty STEVE Bunn # 51628

STATE OF NORTH CAROLINA
COUNTY OF MOORE

GENERAL WARRANTY DEED

THIS DEED, made this 6th day of October, 2021, by **Edmund E. Garrison and wife, Margaret L. Garrison**, of 514 Dundee Trail, Southern Pines, NC 28387; ***GRANTOR***, to **Benjamin Stout Real Estate Services, Inc.**, ***GRANTEE***;

Tax Address: PO Box 53796, Fayetteville, NC 28305

W I T N E S S E T H:

That said Grantor, for valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot, tract or parcel of land situated in Mineral Springs Township, Moore County, North Carolina, and more particularly described as follows:

BEING all of Lots Numbered 6,8 and 10, as shown on a map entitled "Blue Farm Section Three, Property of A. P. Johnson, and J. H. Wright, McNeills Township, Moore County, North Carolina", made by H. D. Gilhousen, American Surveying & Mapping, Registered Surveyor, dated May 15, 1990, which is recorded in Plat Cabinet 4, at Slide 319, in the Office of the Register of Deeds of Moore County, North Carolina.

This conveyance is made subject to: (i) utility easements of record; (ii) ad valorem taxes for the current year, which taxes shall be prorated as of the date of closing; and (iii) unviolated restrictive covenants of record that do not materially affect the value of the property.

Submitted electronically by "Attorney Steve Bunn"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Moore County Register of Deeds.

The property hereinabove described was acquired by Grantors by instrument recorded in Book 1483, Page 43, Moore County Registry, Carthage, North Carolina.

All or a portion of the property herein conveyed [ ] includes or [X] does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions noted herein.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.

_____ (SEAL)
Edmund E. Garrison

_____ (SEAL)
Margaret L. Garrison

**** THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK ****

==========

STATE OF NORTH CAROLINA

COUNTY OF MOORE

I certify that the following person(s) personally appeared before me this day and ✓ I have personal knowledge of the identity of the principal(s) or, _____ have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a [ ] driver's license or _____, or a credible witness has sworn to the identity of the principal(s); each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:
Name of Principal(s): **Edmund E. Garrison and wife, Margaret L. Garrison.**

Date: October 6, 2021

Notary Public

Homer Craig Phifer III
Printed or typed name of Notary Public

[OFFICIAL SEAL]

HOMER CRAIG PHIFER III
NOTARY
My Comm. Expires
09-27-2025
PUBLIC
MOORE COUNTY, NC

My Commission Expires: 27 Sept 2025

For Registration Register of Deeds
Judy D. Martin

Moore County, NC
Electronically Recorded
October 8, 2021 1:47:37 PM
Book: 5720 Page: 35 - 37 #Pages: 3

Fee: $26.00 NC Rev Stamp: $140.00

Instrument # 2021022389

This Instrument Prepared By: H. Craig Phifer, III
Clarke, Phifer, Vaughn, Brenner & McNeill, PLLC
135 Applecross Road,
Pinehurst, North Carolina 28374
NO TITLE SEARCH COMPLETED BY PREPARER

Revenue Stamps: $ 140.00 Parcel ID: LRK#00041296 & 00041293
Return to Cathy Steve Bunce # 51628

STATE OF NORTH CAROLINA
COUNTY OF MOORE

GENERAL WARRANTY DEED

THIS DEED, made this 6th day of October, 2021, by **Edmund E. Garrison and wife, Margaret L. Garrison**, of 514 Dundee Trail, Southern Pines, NC 28387; ***GRANTOR***, to **Benjamin Stout Real Estate Services, Inc.**, ***GRANTEE***;

Tax Address: PO Box 53798, Fayetteville, NC 28305

WITNESSETH:

That said Grantor, for valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot, tract or parcel of land situated in Mineral Springs Township, Moore County, North Carolina, and more particularly described as follows:

BEING all of Lots Numbered 7 and 9, as shown on a map entitled "Blue Farm Section Three, Property of A. P. Johnson, and J. H. Wright, McNeills Township, Moore County, North Carolina", made by H. D. Gilhousen, American Surveying & Mapping, Registered Surveyor, dated May 15, 1990, which is recorded in Plat Cabinet 4, at Slide 319, in the Office of the Register of Deeds of Moore County, North Carolina.

This conveyance is made subject to: (i) utility easements of record; (ii) ad valorem taxes for the current year, which taxes shall be prorated as of the date of closing; and (iii) unviolated restrictive covenants of record that do not materially affect the value of the property.

Submitted Electronically by "Attorney Steve Bunce"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Moore County Register of Deeds.

The property hereinabove described was acquired by Grantors by instrument recorded in Book 1483, Page 43, Moore County Registry, Carthage, North Carolina.

All or a portion of the property herein conveyed [ ] includes or [X] does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions noted herein.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.

_____ (SEAL)
Edmund E. Garrison

_____ (SEAL)
Margaret L. Garrison

**** THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK ****

==========

STATE OF NORTH CAROLINA

COUNTY OF MOORE

I certify that the following person(s) personally appeared before me this day and ✓ I have personal knowledge of the identity of the principal(s) or, _____ have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a [ ] driver's license or _____, or a credible witness has sworn to the identity of the principal(s); each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:
Name of Principal(s): **Edmund E. Garrison and wife, Margaret L. Garrison.**

Date: 10/06/2021

Notary Public

Homer Craig Phifer III
Printed or typed name of Notary Public

[OFFICIAL SEAL]

HOMER CRAIG PHIFER III
NOTARY
My Comm. Expires
09-27-2025
PUBLIC
MOORE COUNTY, NC

My Commission Expires: 27 Sept 2025

UDO §2.17.9. Criteria for Zoning Map Amendments

In its review of an application for a zoning map amendment, the Hearing Bodies shall consider the following criteria. No single factor is controlling; instead each must be weighed in relation to the other standards.

(A) ***Consistency.*** *Rezoning shall be consistent with the adopted Comprehensive Plan.*

The subject properties are presently outside of the Town of Southern Pine' planning jurisdiction and are therefor not included in the planning area or Future Land Use Map (see attached portion of said map) in the 2016 Town of Southern Pines Comprehensive Long Range Plan (CLRP). However, the subject parcels are in close proximity of properties designated for residential and across Highway 22 from properties designated for low density residential on said map.

The proposed zoning of these five parcels is RS-1. The RS-1 is established as "*a district in which to allow primarily medium density Single-Family residential land uses (approximately 4.3 Dwelling Units per acre). The regulations of this district are intended to: (1) Preserve existing Single-Family residential neighborhoods that have developed at a medium-density; and (2) Encourage new residential Development that is compatible with that in the existing neighborhoods.*"

Therefore, the requested rezoning to RS-1, which is intended for single family residential neighborhoods is consistent with surrounding areas that are included in the CLRP and the stated purpose of the proposed zoning district.

(B) ***Adverse Impacts on Neighboring Lands.*** *The Hearing Body shall consider the nature and degree ofan adverse impact upon neighboring lands. Lots shall not be rezoned in a way that is substantially inconsistent with the uses of the surrounding area, whether more or less restrictive. The Town finds and determines that vast acreages of single-use zoning produces uniformity with adverse consequences, such as traffic congestion, air pollution, and social alienation. Accordingly, rezonings may promote mixed uses subject to a high degree of design control.*

The subject properties were recorded as part of a subdivision of similarly sized lots that were also intended for single family residential use. Those lots are to the east and south of the lots in this request. To the north, across Sullivan Drive, is a professional/commercial area comprised of First Health Family Medicine, Domino's Pizza and Food Lion. The area across Hwy 22 is undeveloped and densely vegetated and contains a pond.

Therefore the requested zoning of RS-1 is the most appropriate zoning classification for the subject properties to avoid adverse impacts to existing or future land uses on neighboring lands and maintains the status quo. It also avoids disruption to neighboring landowners.

(C) ***Suitability as Presently Zoned.*** *The Hearing Body shall consider the suitability or unsuitability of the Tract for its use as presently zoned. This factor, like the others,*

should be weighed in relation to the other standards, and instances can exist in which the land may be rezoned to meet public need, to reflect substantially changed conditions in the neighborhood, or to effectuate important goals, objectives and policies of the Comprehensive Plan or UDO.

As stated previously the subject properties are requesting annexation into the Town of Southern Pines' corporate limits and, if approved, the Village of Whispering Pines' RS zoning district will no longer apply to the subject properties. The similarity of permitted uses in the Town of Southern Pines' RS-2 zoning district to the Village of Whispering Pines' RS zoning district is the basis for zoning the property with the Town of Southern Pines' RS-2 zoning district upon annexation of the properties.

(D) ***Health, Safety, and Welfare**. The amending ordinance must bear a substantial relationship to the public health, safety or general welfare, or protect and preserve historical and cultural places and areas. The rezoning may be justified, however, if a substantial public need or purpose exists, even if the private owner of the Tract will also benefit.*

The subject properties are requesting annexation into the corporate limits of the Town of Southern Pines. If the annexation is approved, the Town of Southern Pines has a limited timeframe within which to apply zoning to the subject properties. Zoning the subject properties with the FRR zoning district is consistent with both the existing zoning under a different jurisdiction and the existing land use. The proposed RS-2 zoning district therefore serves to protect the public health, safety and general welfare by maintaining a similar zoning during a jurisdictional transition of the subject properties. The proposed zoning also protects and preserves the recreationalcharacter and use of the subject properties, for which public services and facilities are presently provided.

(E) ***Public Policy**. Certain public policies in favor of the rezoning may be considered. Examples include a need for affordable housing, economic Development, mixed-use Development, or sustainable environmental features, which are consistent with neighborhood, area, or specific plans.*

According to vision statements found in Chapter 2 of the Town of Southern Pines CLRP, Southern Pines residents recognize the importance and relevance of housing that is diverse, affordable, and compatible with the neighborhood in which it is developed. The Town is committed to promoting these housing goals in all areas of the community.

Much of Southern Pines' charm, livability and pride of place comes from its traditional neighborhood layout and quality of housing stock. Preserving and building upon these characteristics is a Town priority, for reasons including walkability, small-town feel, service efficiency, safety, and community health. Housing types not typical in Southern Pines today but that add to downtown vitality or provide needed options in

under-used areas are also a priority. Appropriate infrastructure is key to neighborhood continuity and value.

As with the full range of services and policies addressing Southern Pines' vision, provisions and support for housing must be based on a comprehensive view of resources, demographic trends, growth projections and civic desire, together helping foster a more sustainable, livable community.

(F) *Size of Tract. The Hearing Body shall consider the size, shape, and characteristics of the Tract in relation to the affected neighboring lands. Amendatory ordinances shall not rezone a single Lot when there have been no intervening changes or other saving characteristics. Proof that a small Tract is unsuitable for use as zoned, or that there have been substantial changes in the immediate area, may justify ordinance rezoning.*

The overall size, shape and configuration of the subject properties consistent with a typical single family residential lot in the RS-2 zoning. Similar arrangements may be found throughout the Town of Southern Pines' planning jurisdiction. The proposed RS-2 zoning on existing residential property is therefore appropriate in both size and shape in relation to affected neighboring lands and the community as a whole.

(G) ***Other Factors**. The Hearing Body may consider any other factors relevant to the rezoning application under state law.*

This request is effective in meeting several of the Town of Southern Pines' visions in the CLRP. The following is taken from Chapter 8:

".....Increase the diversity of housing types, providing buyers with options most suited to their needs, and providing housing options in close proximity to work and services, thereby reducing the household expenses for transportation. As such, many of this Plan's goals, policies and programs work on an indirect level to improve affordability conditions in Southern Pines. These include policies ..... to support infill housing where desired in neighborhoods, and to increase the potential for small-scale commercial areas that are more accessible to neighborhood residents."

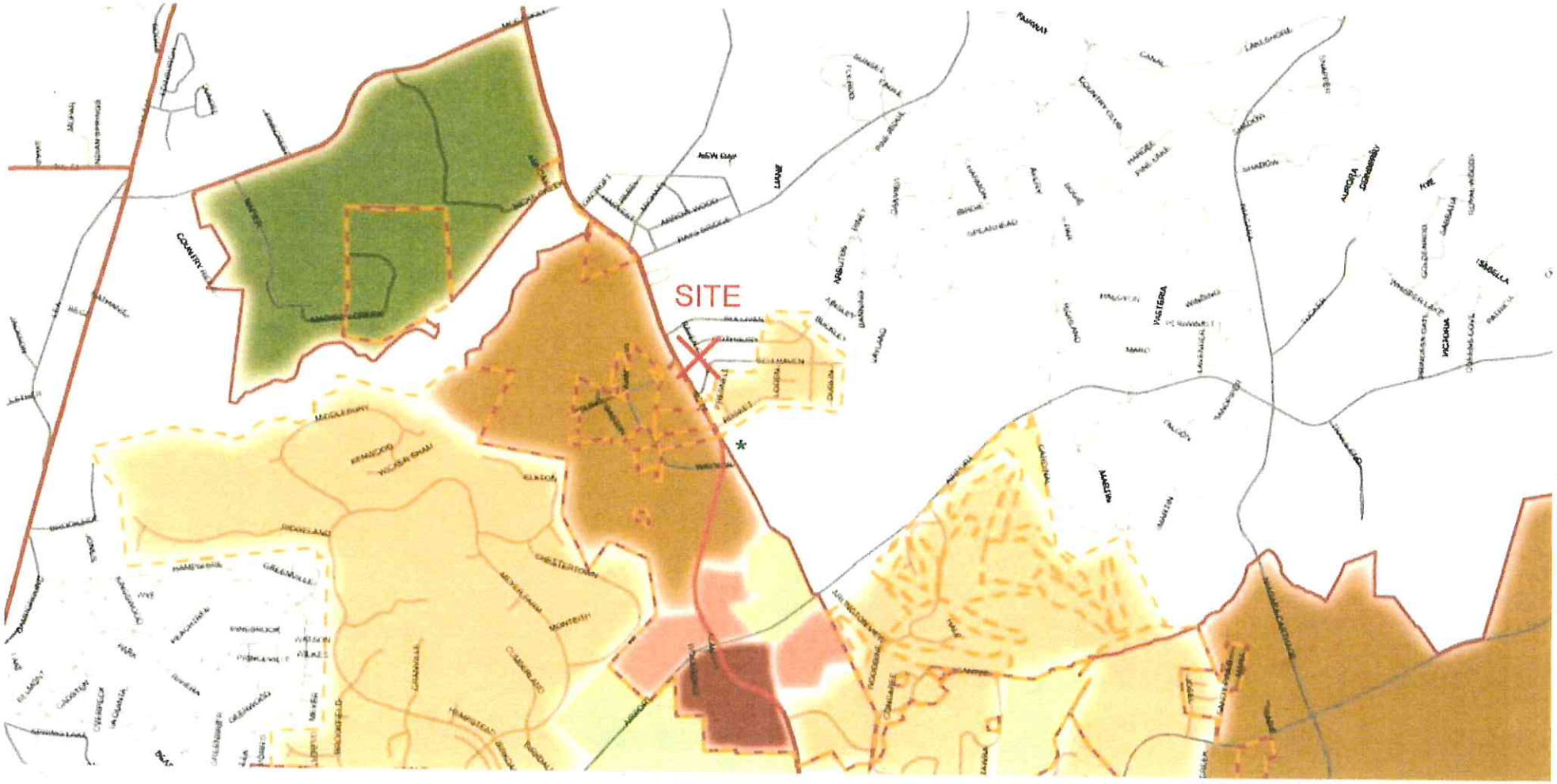
This request is an example of making the most of existing features and services.

As previously stated, this owner of these properties has requested annexation into the Town Limits of Southern Pines. The time frame for which a zoning, in that jurisdiction, must be applied to the subject parcels is limited. theproposed RS-2 zoning district is a Southern Pines zoning classification that maintains the historic and existing land use on the subject properties with minimalchanges that may impact the

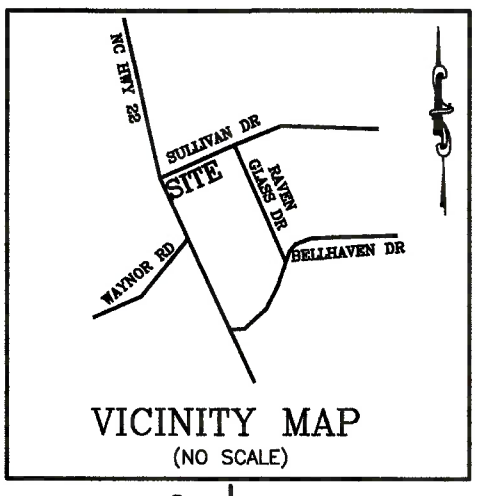
landowner and/or neighboring landowners.

Applicant Representations. Except for rezoning requests submitted in accordance with the provisions herein for conditional use district rezonings, the Hearing Body shall not consider any representations made by the petitioner that, if the change is granted, the rezoned property will be used for only one of the possible range of uses permitted in the requested classification. Rather, the Hearing Body shall consider whether the entire range of permitted uses in the requested classification is more appropriatethan the range of uses in the existing classification.

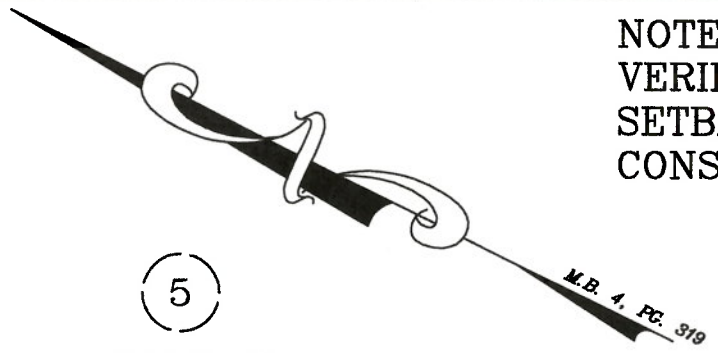
The applicant intends to build one single family residence on each of the five lots in this application and the uses will comply with those allowed in the requested zoning classification.

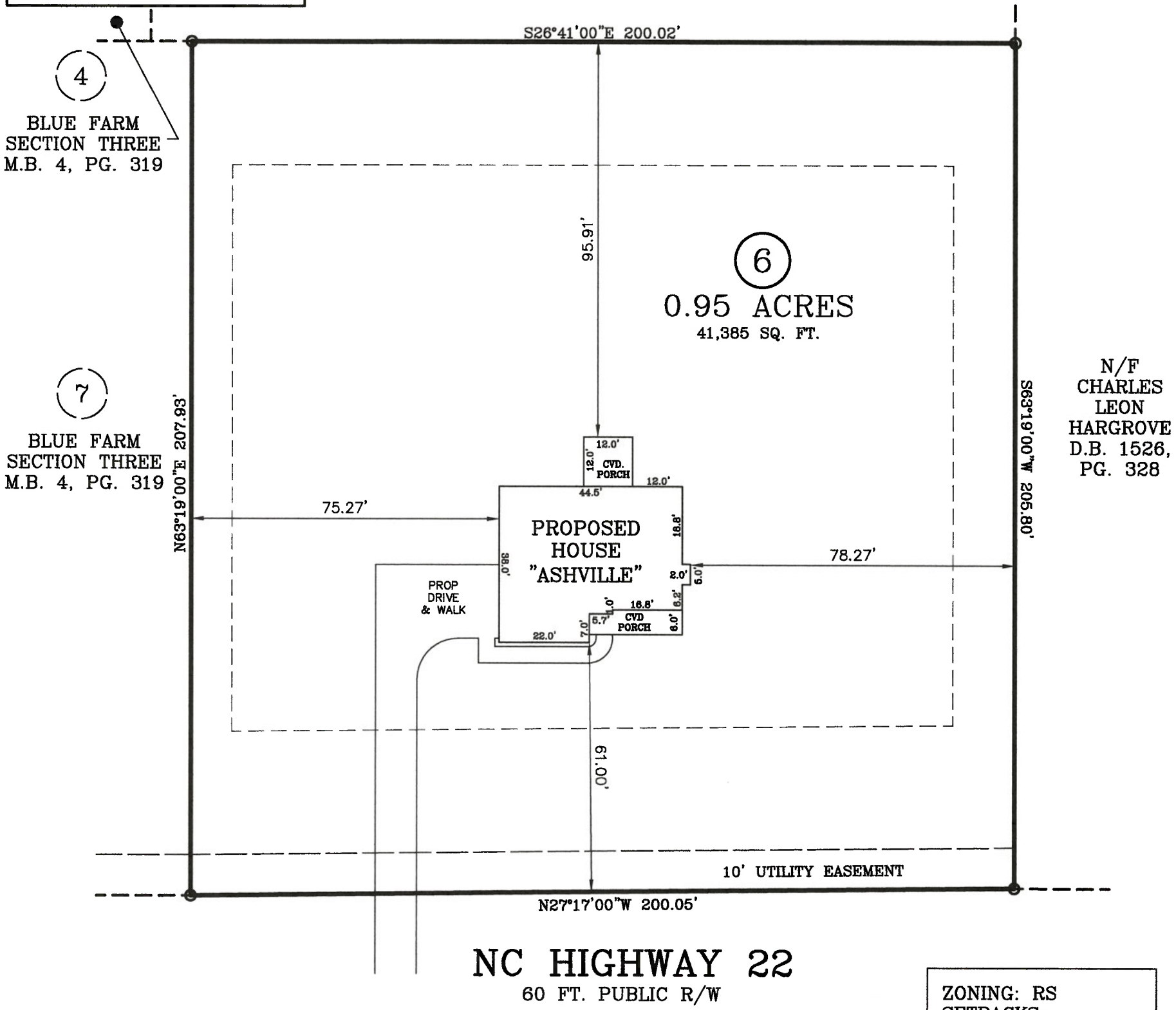

SITE

NOTE : CONTRACTOR TO VERIFY ALL BUILDING SETBACKS PRIOR TO CONSTRUCTION.



VICINITY MAP
(NO SCALE)





ZONING: RS
SETBACKS:
FRONT – 40'
REAR – 30'
SIDE – 10'

IMPERVIOUS AREA:
HOUSE, PORCHES 1,800 SQ. FT.
DRIVEWAY, SIDEWALK 1,993 SQ. FT.
TOTAL 3,793 SQ. FT.

PLOT PLAN

PLOT PLAN FOR: BEN STOUT CONSTRUCTION

ADDRESS: 7581 NC HIGHWAY 22

CITY OF: SOUTHERN PINES, NC

COUNTY OF: MOORE

TOWNSHIP OF: McNEILLS

REV DATE: NOVEMBER 23RD, 2021

DATE: JULY 27TH, 2021

SCALE: 1" = 30'

REFERENCE: LOT 6
BLUE FARM
SECTION THREE
M.B. 4, PG. 319

GRAPHIC SCALE
0 15 30 60

I, W. LARRY KING, CERTIFY THAT THIS MAP IS FOR THE PURPOSE OF PERMITTING ONLY, IT IS NOT A SURVEY AND NO RELLIANCE MAY BE PLACED ON ITS ACCURACY. THE STRUCTURE SHOWN ON THIS PLOT PLAN IS PLACED ACCORDING TO THE INSTRUCTIONS GIVEN BY THE BUILDER. ALL DIMENSIONS AND SETBACKS SHOULD BE VERIFIED FOR COMPLIANCE WITH ZONING AND COVENANTS.

11-23-21

W. Larry King PLS 1339

W. LARRY KING, PLS – L–1339

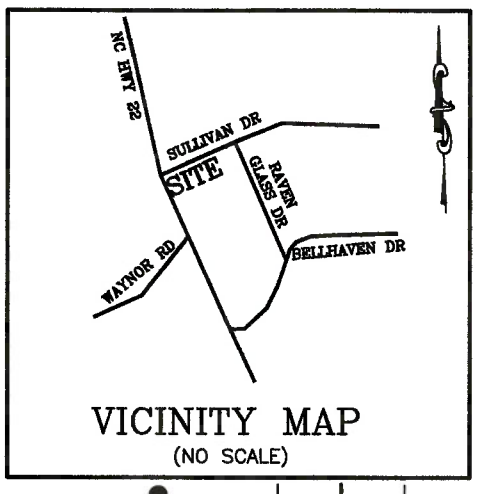
NORTH CAROLINA PROFESSIONAL SEAL L-1339 LAND SURVEYOR W. LARRY KING

Larry King & Associates, R.L.S., P.A.
P.O. Box 53787
1333 Morganton Road, Suite 201
Fayetteville, NC 28305
Phone: (910)483-4300
Fax: (910)483-4052
www.LKandA.com
NC Firm License C-0887

THIS MAP CAN NOT BE USED FOR RECORDATION OR ATTACHED TO A DEED TO BE RECORDED. THIS MAP IS NOT DRAWN IN ACCORDANCE WITH GS 47–30.

THE BOUNDARY AND LOT INFORMATION SHOWN ON THIS MAP IS TAKEN FROM THAT DOCUMENT DESCRIBED IN THE "REFERENCE" LINE SHOWN HEREON. THIS INFORMATION SHOULD BE CONFIRMED AS THE MOST CURRENT FOR THIS PROPERTY BEFORE ISSUANCE OF PERMITS OR COMMENCEMENT OF CONSTRUCTION. NO TITLE SEARCH WAS PERFORMED ON THIS PROPERTY BY THIS SURVEYOR.

K:\sdsk\proj\BEN STOUT\BLUE FARM\LOT 6\dwg\LOT 6 - PLOT PLAN 11-23-21.dwg, 11/23/2021 1:15:17 PM, tanderson, 1:30



VICINITY MAP
(NO SCALE)

NOTE : CONTRACTOR TO VERIFY ALL BUILDING SETBACKS PRIOR TO CONSTRUCTION.

M.B. 4, PG. 319

4
BLUE FARM
SECTION THREE
M.B. 4, PG. 319

5
BLUE FARM
SECTION THREE
M.B. 4, PG. 319

3
BLUE FARM
SECTION THREE
M.B. 4, PG. 319

8
BLUE FARM
SECTION THREE
M.B. 4, PG. 319

7
BLUE
FARM
SECTION
THREE
M.B. 4,
PG. 319

S26°41'00"E 210.00'

7
1.00 ACRES
43,639 SQ. FT.

93.80'

N63°19'00"E 207.65'

20' DRAINAGE EASEMENT

S63°19'00"W 207.93'

85.00'

85.00'

PROPOSED HOUSE "THE WILLIAMS"

5.0' 2.0' 14.0' 21.0' 35.0' 51.0' 11.0' 1.0' 5.0' 6.0' PORCH 17.0' 24.0'

PROP DRIVE & WALK

60.99'

10' UTILITY EASEMENT

N26°36'00"W 210.00'

NC HIGHWAY 22
60 FT. PUBLIC R/W

ZONING: RS
SETBACKS:
FRONT – 40'
REAR – 30'
SIDE – 10'

IMPERVIOUS AREA:

HOUSE, PORCHES	1,890 SQ. FT.
DRIVEWAY, SIDEWALK	1,993 SQ. FT.
TOTAL	3,883 SQ. FT.

PLOT PLAN

PLOT PLAN FOR: BEN STOUT CONSTRUCTION

ADDRESS: 7561 NC HIGHWAY 22

CITY OF: SOUTHERN PINES, NC

COUNTY OF: MOORE

TOWNSHIP OF: McNEILLS
REV DATE: NOVEMBER 23RD, 2021
DATE: JULY 27TH, 2021
SCALE: 1" = 30'
REFERENCE: LOT 7
BLUE FARM
SECTION THREE
M.B. 4, PG. 319

NORTH CAROLINA PROFESSIONAL SEAL L-1339 LAND SURVEYOR W. LARRY KING

11-23-21

GRAPHIC SCALE
0 15 30 60

W. Larry King PLS L-1339
W. LARRY KING, PLS – L-1339

I, W. LARRY KING, CERTIFY THAT THIS MAP IS FOR THE PURPOSE OF PERMITTING ONLY, IT IS NOT A SURVEY AND NO RELLIANCE MAY BE PLACED ON ITS ACCURACY. THE STRUCTURE SHOWN ON THIS PLOT PLAN IS PLACED ACCORDING TO THE INSTRUCTIONS GIVEN BY THE BUILDER. ALL DIMENSIONS AND SETBACKS SHOULD BE VERIFIED FOR COMPLIANCE WITH ZONING AND COVENANTS.

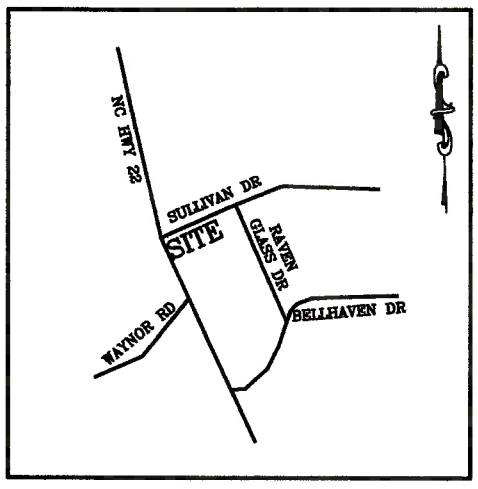
Larry King & Associates, R.L.S., P.A.
P.O. Box 53787
1333 Morganton Road, Suite 201
Fayetteville, NC 28305
Phone: (910)483-4300
Fax: (910)483-4052
www.LKandA.com
NC Firm License C-0887

THIS MAP CAN NOT BE USED FOR RECORDATION OR ATTACHED TO A DEED TO BE RECORDED. THIS MAP IS NOT DRAWN IN ACCORDANCE WITH GS 47–30.

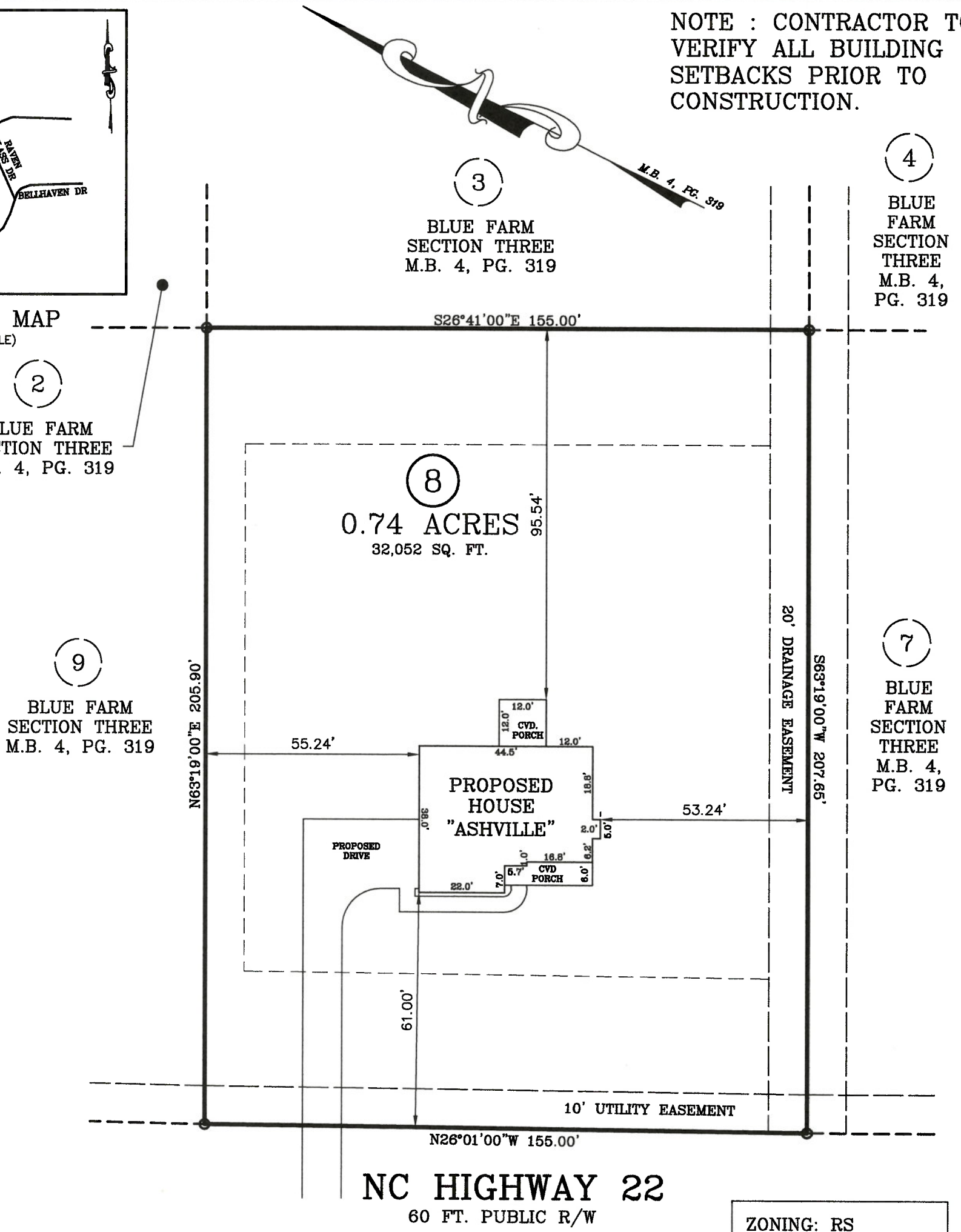
THE BOUNDARY AND LOT INFORMATION SHOWN ON THIS MAP IS TAKEN FROM THAT DOCUMENT DESCRIBED IN THE "REFERENCE" LINE SHOWN HEREON. THIS INFORMATION SHOULD BE CONFIRMED AS THE MOST CURRENT FOR THIS PROPERTY BEFORE ISSUANCE OF PERMITS OR COMMENCEMENT OF CONSTRUCTION. NO TITLE SEARCH WAS PERFORMED ON THIS PROPERTY BY THIS SURVEYOR.

K:\sdsk\proj\BEN STOUT\BLUE FARM\LOT 7\dwg\LOT 7 - PLOT PLAN 11-23-21.dwg, 11/23/2021 1:16:55 PM, tanderson, 1:30

NOTE : CONTRACTOR TO VERIFY ALL BUILDING SETBACKS PRIOR TO CONSTRUCTION.



VICINITY MAP
(NO SCALE)



ZONING: RS
SETBACKS:
FRONT – 40'
REAR – 30'
SIDE – 10'

IMPERVIOUS AREA:
HOUSE, PORCHES 1,800 SQ. FT.
DRIVEWAY, SIDEWALK 1,565 SQ. FT.
TOTAL 3,365 SQ. FT.

PLOT PLAN

PLOT PLAN FOR: BEN STOUT CONSTRUCTION

ADDRESS: 7541 NC HIGHWAY 22

CITY OF: SOUTHERN PINES, NC

COUNTY OF: MOORE

TOWNSHIP OF: McNEILLS

REV DATE: NOVEMBER 23RD, 2021

DATE: JULY 27TH, 2021

SCALE: 1" = 30'

REFERENCE: LOT 8
BLUE FARM
SECTION THREE
M.B. 4, PG. 319

GRAPHIC SCALE
0 15 30 60

I, W. LARRY KING, CERTIFY THAT THIS MAP IS FOR THE PURPOSE OF PERMITTING ONLY, IT IS NOT A SURVEY AND NO RELLIANCE MAY BE PLACED ON ITS ACCURACY. THE STRUCTURE SHOWN ON THIS PLOT PLAN IS PLACED ACCORDING TO THE INSTRUCTIONS GIVEN BY THE BUILDER. ALL DIMENSIONS AND SETBACKS SHOULD BE VERIFIED FOR COMPLIANCE WITH ZONING AND COVENANTS.

W. Larry King PLS L-1339 11-23-21

NORTH CAROLINA PROFESSIONAL SEAL L-1339 LAND SURVEYOR W. LARRY KING

W. LARRY KING, PLS – L-1339

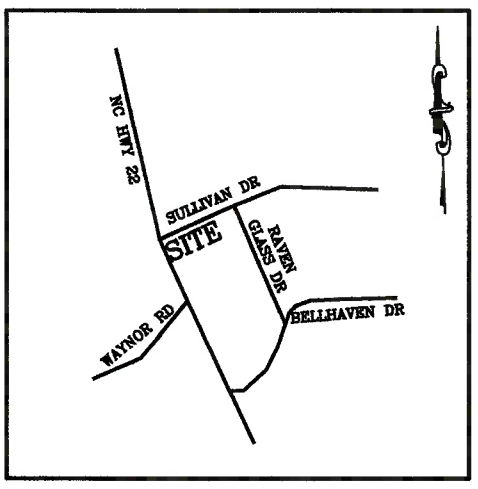
Larry King & Associates, R.L.S., P.A.
P.O. Box 53787
1333 Morganton Road, Suite 201
Fayetteville, NC 28305
Phone: (910)483-4300
Fax: (910)483-4052
www.LKandA.com
NC Firm License C-0887

THIS MAP CAN NOT BE USED FOR RECORDATION OR ATTACHED TO A DEED TO BE RECORDED. THIS MAP IS NOT DRAWN IN ACCORDANCE WITH GS 47–30.

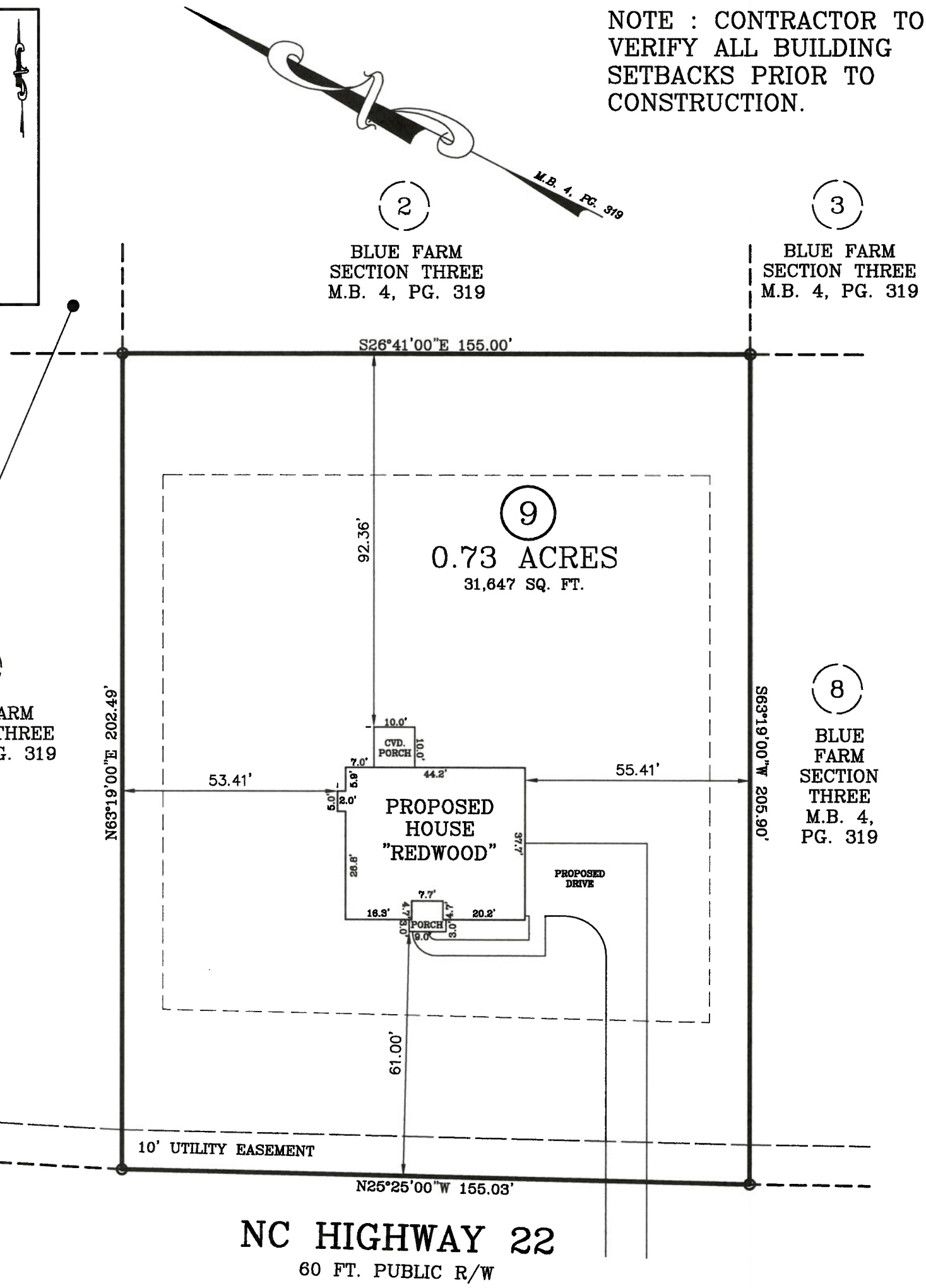
THE BOUNDARY AND LOT INFORMATION SHOWN ON THIS MAP IS TAKEN FROM THAT DOCUMENT DESCRIBED IN THE "REFERENCE" LINE SHOWN HEREON. THIS INFORMATION SHOULD BE CONFIRMED AS THE MOST CURRENT FOR THIS PROPERTY BEFORE ISSUANCE OF PERMITS OR COMMENCEMENT OF CONSTRUCTION. NO TITLE SEARCH WAS PERFORMED ON THIS PROPERTY BY THIS SURVEYOR.

K:\sdsk\proj\BEN STOUT\BLUE FARM\LOT 8\dwg\LOT 8 - PLOT PLAN 11-23-21.dwg, 11/23/2021 1:37:52 PM, tanderson, 1:30

NOTE : CONTRACTOR TO VERIFY ALL BUILDING SETBACKS PRIOR TO CONSTRUCTION.



VICINITY MAP
(NO SCALE)



ZONING: RS
SETBACKS:
FRONT – 40'
REAR – 30'
SIDE – 10'

IMPERVIOUS AREA:

HOUSE, PORCHES	1,801 SQ. FT.
DRIVEWAY, SIDEWALK	1,565 SQ. FT.
TOTAL	3,366 SQ. FT.

PLOT PLAN

PLOT PLAN FOR: BEN STOUT CONSTRUCTION

ADDRESS: 7521 NC HIGHWAY 22

CITY OF: SOUTHERN PINES, NC

COUNTY OF: MOORE

TOWNSHIP OF: McNEILLS

REV DATE: NOVEMBER 23RD, 2021

DATE: JULY 27TH, 2021

SCALE: 1" = 30'

REFERENCE: LOT 9
BLUE FARM
SECTION THREE
M.B. 4, PG. 319

GRAPHIC SCALE
0 15 30 60

I, W. LARRY KING, CERTIFY THAT THIS MAP IS FOR THE PURPOSE OF PERMITTING ONLY, IT IS NOT A SURVEY AND NO RELLIANCE MAY BE PLACED ON ITS ACCURACY. THE STRUCTURE SHOWN ON THIS PLOT PLAN IS PLACED ACCORDING TO THE INSTRUCTIONS GIVEN BY THE BUILDER. ALL DIMENSIONS AND SETBACKS SHOULD BE VERIFIED FOR COMPLIANCE WITH ZONING AND COVENANTS.

11-23-21
PLS 1339
W. LARRY KING, PLS – L-1339

NORTH CAROLINA PROFESSIONAL SEAL L-1339 LAND SURVEYOR W. LARRY KING

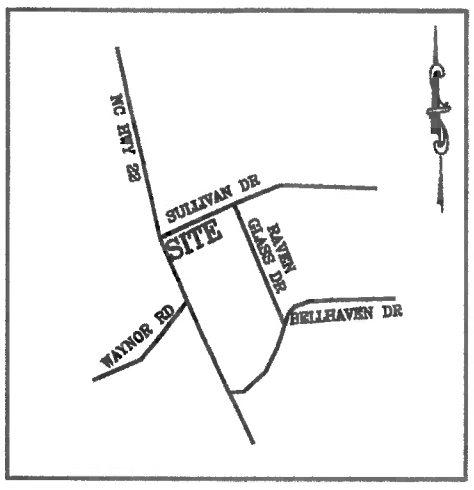
Larry King & Associates, R.L.S., P.A.
P.O. Box 53787
1333 Morganton Road, Suite 201
Fayetteville, NC 28305
Phone: (910)483-4300
Fax: (910)483-4052
www.LKandA.com
NC Firm License C-0887

THIS MAP CAN NOT BE USED FOR RECORDATION OR ATTACHED TO A DEED TO BE RECORDED. THIS MAP IS NOT DRAWN IN ACCORDANCE WITH GS 47-30.

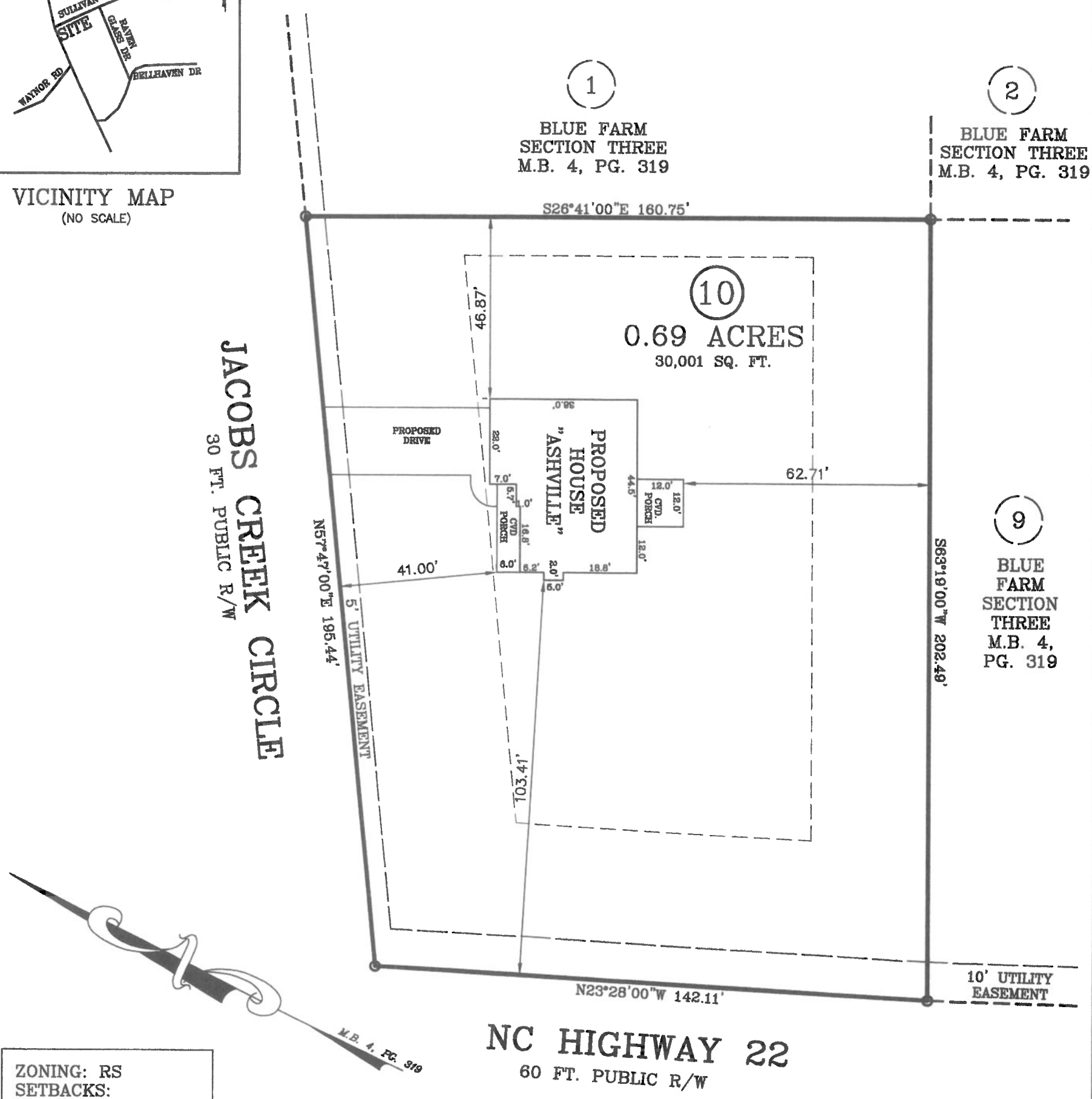
THE BOUNDARY AND LOT INFORMATION SHOWN ON THIS MAP IS TAKEN FROM THAT DOCUMENT DESCRIBED IN THE "REFERENCE" LINE SHOWN HEREON. THIS INFORMATION SHOULD BE CONFIRMED AS THE MOST CURRENT FOR THIS PROPERTY BEFORE ISSUANCE OF PERMITS OR COMMENCEMENT OF CONSTRUCTION. NO TITLE SEARCH WAS PERFORMED ON THIS PROPERTY BY THIS SURVEYOR.

K:\sdsk\proj\BEN STOUT\BLUE FARM\LOT 9\dwg\LOT 9 - PLOT PLAN 11-23-21.dwg, 11/23/2021 1:40:39 PM, tanderson, 1:30

NOTE : CONTRACTOR TO VERIFY ALL BUILDING SETBACKS PRIOR TO CONSTRUCTION.



VICINITY MAP
(NO SCALE)



ZONING: RS
SETBACKS:
FRONT – 40'
REAR – 30'
SIDE – 10'

PLOT PLAN

PLOT PLAN FOR: BEN STOUT CONSTRUCTION

ADDRESS: 100 SULLIVAN DR

CITY OF: SOUTHERN PINES, NC

COUNTY OF: MOORE

TOWNSHIP OF: McNEILLS
REV DATE: SEPTEMBER 2ND, 2021
DATE: JULY 27TH, 2021
SCALE: 1" = 30'
REFERENCE: LOT 10
BLUE FARM
SECTION THREE
M.B. 4, PG. 319

GRAPHIC SCALE
0 15 30 60

I, W. LARRY KING, CERTIFY THAT THIS MAP IS FOR THE PURPOSE OF PERMITTING ONLY, IT IS NOT A SURVEY AND NO RELLIANCE MAY BE PLACED ON ITS ACCURACY. THE STRUCTURE SHOWN ON THIS PLOT PLAN IS PLACED ACCORDING TO THE INSTRUCTIONS GIVEN BY THE BUILDER. ALL DIMENSIONS AND SETBACKS SHOULD BE VERIFIED FOR COMPLIANCE WITH ZONING AND COVENANTS.

NORTH CAROLINA PROFESSIONAL SEAL L-1339

9.2.21

W. Larry King PLS 1339

W. LARRY KING, PLS – L-1339

Larry King & Associates, R.L.S., P.A.
P.O. Box 53787
1333 Morganton Road, Suite 201
Fayetteville, NC 28305
Phone: (910)483-4300
Fax: (910)483-4052
www.LKandA.com
NC Firm License C-0887

THIS MAP CAN NOT BE USED FOR RECORDATION OR ATTACHED TO A DEED TO BE RECORDED. THIS MAP IS NOT DRAWN IN ACCORDANCE WITH GS 47–30.

THE BOUNDARY AND LOT INFORMATION SHOWN ON THIS MAP IS TAKEN FROM THAT DOCUMENT DESCRIBED IN THE "REFERENCE" LINE SHOWN HEREON. THIS INFORMATION SHOULD BE CONFIRMED AS THE MOST CURRENT FOR THIS PROPERTY BEFORE ISSUANCE OF PERMITS OR COMMENCEMENT OF CONSTRUCTION. NO TITLE SEARCH WAS PERFORMED ON THIS PROPERTY BY THIS SURVEYOR.

K:\sdsk\proj\BEN STOUT BLUE FARM LOT 10\dwg\LOT 10 - PLOT PLAN 09-02-21.dwg, 9/2/2021 11:40:11 AM, tanderson, 1:30

ENGINEERING - SURVEYING - DESIGNING - DRAFTING
Larry King & Associates, R.L.S., P.A.
P.O. Box 53787
1333 Morganton Road, Suite 201
Fayetteville, North Carolina 28305
P. (910) 483-4300 F. (910) 483-4052
www.LKandA.com
NC Firm License C-0887

December 6, 2021

LEGAL DESCRIPTION

BLUE FARM SECTION THREE
LOTS 6, 7, 8, 9 and 10

Moore County

4.10 ACRES

LYING in McNeills Township, Moore County, North Carolina, this subject tract being bounded on the northeast by Lots 1, 2, 3, 4 and 5, "Blue Farm, Section Three" as described and recorded in Plat Cabinet 4, Page 319, Moore County Registry; bounded on the southeast by the tract as conveyed to Charles Leon Hargrove, as described and recorded in Deed Book 1526, Page 328, Moore County Registry; bounded on the southwest by the northeast right of way margin NC Highway 22, a 60 foot public right of way; bounded on the northwest by the southeast right of way margin of Sullivan Drive, a 60 foot public right of way, and being more particularly described as follows:

COMMENCING from the northernmost corner of Lot 10, "Blue Farm, Section Three" as described and recorded in Plat Cabinet 4, Page 319, Moore County Registry, said corner of Lot 10 also being the **TRUE POINT AND PLACE OF BEGINNING**;

THENCE as and with the southwest boundary line of Lots 1, 2, 3, 4 and 5 "Blue Farm, Section Three" (Plat Cabinet 4, Page 319), South 26 degrees 41 minutes 00 seconds East for a distance of 880.77 feet to the southernmost corner of Lot 5;

THENCE as and with the southeast boundary line of Lot 6, South 63 degrees 19 minutes 00 seconds West for a distance of 205.80 feet to a point, the southernmost corner of Lot 6, located in northeastern right of way margin of NC Highway 22, a 60 foot public right of way;

THENCE as and with the southwest boundary line of Lot 6, North 27 degrees 17 minutes 00 seconds West for a distance of 200.05 feet to a point;

THENCE as and with the southwest boundary line of Lot 7, North 26 degrees 36 minutes 00 seconds West for a distance of 210.00 feet to a point;

THENCE as and with the southwest boundary line of Lot 8, North 26 degrees 01 minutes 00 seconds West for a distance of 155.00 feet to a point;

THENCE as and with the southwest boundary line of Lot 9, North 25 degrees 25 minutes 00 seconds West for a distance of 155.03 feet to a point;

THENCE as and with the southwest boundary line of Lot 10, North 23 degrees 28 minutes 00 seconds West for a distance of 124.99 feet to a point;

THENCE a curve to the right having a radius of 20.00 feet, an arc length of 28.36 feet and a chord bearing and distance of North 17 degrees 09 minutes 30 seconds East for a distance of 26.04 feet to a point located in the southeast right of way margin of Sullivan Drive (S.R. 1911);

THENCE as and with said right of way margin of Sullivan Drive, North 57 degrees 47 minutes 00 seconds East for a distance of 178.14 feet to the northernmost corner of Lot 10, said point also being the **TRUE POINT AND PLACE OF BEGINNING**.

Together with and subject to covenants, easements, and restrictions of record.
Said property contains 4.10 acres (178,591 square feet).

This description prepared by Larry King & Associates, R.L.S., P.A. on this 06th day of December, 2021, under the supervision of W. Larry King, a Professional Land Surveyor.

W. Larry King, P.L.S., L-1339

NORTH CAROLINA REGISTERED SEAL 1339 LAND SURVEYOR W. LARRY KING

Moore County Airport
PO Drawer 5809
Pinehurst, NC 28374

(910) 692-3212
7825 Aviation Drive
Carthage, NC 28327

February 9, 2022

BJ Grieve, AICP®, CFM®, CZO
Planning Director
Town of Southern Pines
180 SW Broad Street
Southern Pines, NC 28387

RE: Z-01-22: Initial zoning of 4.01 acres located on the east side of NC Highway 22 between Belhaven Drive and Sullivan Drive to RS-2 following annexation

Dear Mr. Grieve,

Thank you for the opportunity to review and comment on this proposed "residential' property annexation. As there is planned to be residential properties in that location, the airport has no concerns about building height and illumination.

There should however be some acknowledgement by the prospective property owners, perhaps through an Avigation Easement, that the properties are near an airport and as such they could experience aircraft overflights, noise, vibrations and other effects generated by aircraft. This may be covered by established ordinance.

If you have any questions, please don't hesitate to contact me.

Respectfully,

Scott C. Malta

Scott C. Malta, A.A.E., C.A.E., Capt USAF (Ret.)
Airport Manager

1 Atch – Z-01-22 PB PHN – agency referral

NOTICE OF PUBLIC HEARING BEFORE THE TOWN OF SOUTHERN PINES PLANNING BOARD TO CONSIDER A PROPOSED AMENDMENT TO THE TOWN OF SOUTHERN PINES ZONING MAP

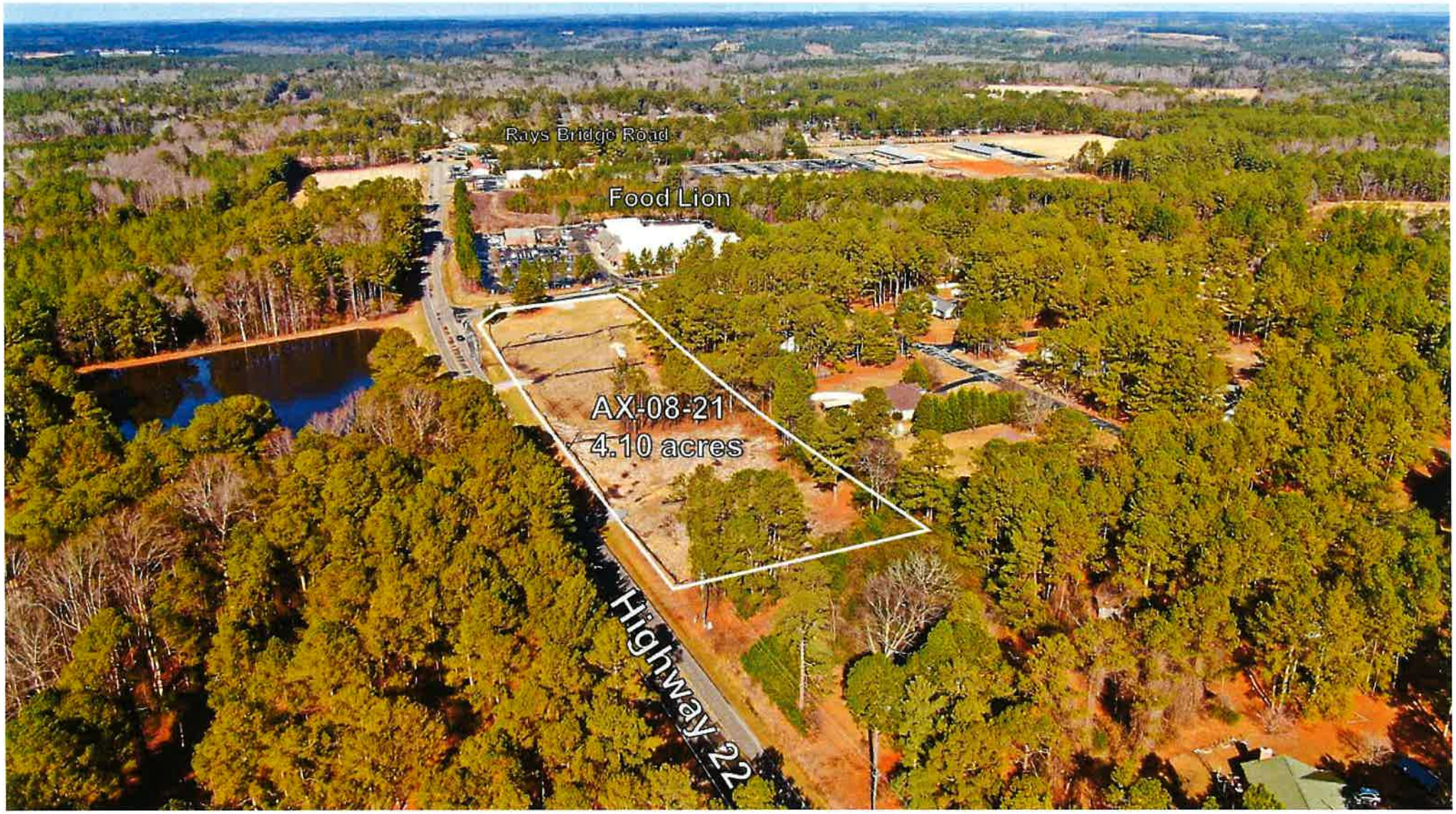
A regular meeting of the Town of Southern Pines Planning Board will be held on Thursday, February 17, 2022 at 6:00 PM at the Douglass Community Center, 1185 W. Pennsylvania Avenue, Southern Pines, NC. Notice is hereby given that a public hearing on the following Zoning Map Amendment will be held during the meeting:

Z-01-22: Initial zoning of 4.10 acres located on the east side of NC Highway 22 between Bellhaven Drive and Sullivan Drive to RS-2 following annexation; Petitioner: Benjamin Stout Real Estate Services, Inc.

Benjamin Stout Real Estate Services, Inc. has submitted a request to zone 4.10 acres RS-2 (Residential Single-Family requiring 20,000 SF minimum lot size) following annexation into the corporate limits of the Town of Southern Pines in order to develop five (5) single-family dwellings on five (5) existing lots. The subject parcels are currently located within the Village of Whispering Pines' extra-territorial jurisdiction and are zoned RS (Residential Single-Family). The subject parcels are identified as PIN 857404932694 (PARID 00041297); PIN 857404932803 (PARID 00041296); PIN 857404931919 (PARID 00041294); PIN 8857400940142 (PARID 00041293); and PIN 857400849276 (PARID 00041291) and pursuant to the Moore County tax records, the property owner is listed as Benjamin Stout Real Estate Services, Inc.

All interested citizens are invited to attend this hearing and be heard. The complete application may be reviewed at the Planning office, 801 SE Service Road, Southern Pines, North Carolina, or online at www.southernpines.net/Town Services/Agendas & Minutes. Substantial changes in the proposed amendment may be made following the public hearing.

NC 22 HWY
SULLIVAN DR
ROTHBURY DR
RAVENGLASS DR
BELLHAVEN DR
LODEN DR
CRIMSON CT
PRESNELL CT
RUSSET CT
WAYNOR RD
FAWNWOOD PL
CONCORD CT
BOLING WAY
GASTON CT
RS-2
RR
PD
GBCD


Rays Bridge Road
Food Lion
AX-08-21
4.10 acres
Highway 22

From: Jennifer Hunt
To: Cindy Williams
Cc: BJ Grieve
Subject: RE: DUE DATE: FEBRUARY 17, 2022 Fw: [EXTERNAL] Z-01-22 Blue Farm Lots
Date: Friday, February 11, 2022 8:54:00 AM

Thank you.

Sincerely,

Jennifer Hunt
Planner I
Town of Southern Pines
180 SW Broad St.
Southern Pines, NC 28387

Office: (910) 692-4003
Planning Dept. - Ext. 3

From: Cindy Williams
Sent: Friday, February 11, 2022 8:48 AM
To: Jennifer Hunt <jhunt@southernpines.net>
Cc: BJ Grieve <BJGrieve@southernpines.net>
Subject: FW: DUE DATE: FEBRUARY 17, 2022 Fw: [EXTERNAL] Z-01-22 Blue Farm Lots

Hi Jennifer,

Please see the following comments from US Fish & Wildlife regarding your rezoning application.

Please note: The Planning Department has moved to the Community Development Building, 801 SE Service Road.

Sincerely,

Cindy Williams, CZO
Planning Department
Town of Southern Pines
(910) 692-4003

From: Hammond, John <john_hammond@fws.gov>
Sent: Friday, February 11, 2022 8:45 AM
To: Cindy Williams <CWilliams@southernpines.net>
Cc: Mann, Leigh <leigh_mann@fws.gov>
Subject: Fw: DUE DATE: FEBRUARY 17, 2022 Fw: [EXTERNAL] Z-01-22 Blue Farm Lots

Good morning, Ms. Williams -

The area identified for rezoning for Z-01-22 - 4.10 acres located on the east side of NC Highway 22 between Bellhaven Drive and Sullivan Drive falls within the ½-mile radius foraging partition of an inactive or abandoned red-cockaded woodpecker cluster. The Fish and Wildlife Service is not aware of any recent surveys for undetected red-cockaded woodpecker cavity trees on the property.

General comments:

- Recovery efforts for the red-cockaded woodpecker are underway and may result in potential breeding groups becoming reestablished in currently unoccupied areas.
- The cumulative loss of foraging and nesting habitat caused by residential and commercial construction is one of the primary threats to the continued existence of the red-cockaded woodpecker in the Pinehurst/ Southern Pines area.
- To maintain suitability of the remaining habitat, we suggest taking measures to prevent damage to the bole and root system of the remaining longleaf pines.
- Where practicable, to minimize loss of pine trees, we recommend retaining smaller pines on the property that are not within the immediate development footprint in order to retain future red-cockaded woodpecker habitat.
- In addition to leaving as many small pines in place as possible, we recommend that where cutting is necessary, large branches be removed or trimmed as a first option instead of complete tree removal.
- Landscaping, whenever possible, should use native shrub species that do not exceed seven feet in height, and exotic invasive plants should be avoided.
- We encourage developers and property owners to reforest with longleaf pine seedlings on their properties wherever practicable.

Thanks,
John

We are currently teleworking to lessen risk of COVID-19 transmission. Email is the best way to reach me.

John S. Hammond
U. S. Fish and Wildlife Service
Fish and Wildlife Biologist
Raleigh Ecological Services Field Office
Post Office Box 33726
Raleigh, North Carolina 27636-3726
919-856-4520 extension 28 (phone)
919-856-4556 (fax)
john_hammond@fws.gov
http://www.fws.gov/raleigh/

From: Mann, Leigh <leigh_mann@fws.gov> on behalf of NC Sandhills RCW, FW4 <ncsandhillsrcw@fws.gov>
Sent: Wednesday, January 26, 2022 9:30 AM
To: Hammond, John <john_hammond@fws.gov>
Subject: DUE DATE: FEBRUARY 17, 2022 Fw: [EXTERNAL] Z-01-22 Blue Farm Lots

---

From: Cindy Williams <CWilliams@southernpines.net>
Sent: Monday, January 24, 2022 5:52 PM
To: Linda Christopher <clerk@vwpnc.org>; rmaness@moorecountyairport.com <rmaness@moorecountyairport.com>; Scotty Malta <smalta@moorecountyairport.com>; Archie Daniel <adaniel@southernpines.net>; Cindi King <CKing@southernpines.net>; Cory Albers <calbers@southernpines.net>; James Michel <JMichel@southernpines.net>; Ken Skipper <KSkipper@southernpines.net>; Maurice Holland <mbholland63@gmail.com>; NCDOT <djuarezpozos@ncdot.gov>; NC Sandhills RCW, FW4 <ncsandhillsrcw@fws.gov>; Pete Campbell <director@rluac.com>; Ron Istre <RIstre@southernpines.net>
Cc: Jennifer Hunt <jhunt@southernpines.net>; Cindy Williams <CWilliams@southernpines.net>
Subject: [EXTERNAL] Z-01-22 Blue Farm Lots

This email has been received from outside of DOI - Use caution before clicking on links, opening attachments, or responding.

Good afternoon,

Please review the attached legal notice regarding the initial zoning of five (5) existing parcels which have been submitted for annexation into the Town of Southern Pines' corporate limits and respond with any comments or concerns as soon as possible.

Thank you.

Please note: The Planning Department has moved to the Community Development Building, 801 SE Service Road.

Sincerely,

Cindy Williams, CZO
Planning Department
Town of Southern Pines
(910) 692-4003

TOWN OF SOUTHERN PINES ORDINANCE
AMENDING THE ZONING MAP OF THE TOWN OF SOUTHERN PINES
Z-01-22

THAT WHEREAS, after notice duly given according to law, a public hearing was held before the Town of Southern Pines Town Council at its regular business meeting on March 8, 2022 at 6:00 PM for the purpose of considering and passing of an ordinance amending the Zoning Map of the Town of Southern Pines, North Carolina; and

WHEREAS, after the completion of said public hearing, and upon consideration of the reasonableness of the request, compliance with the criteria for a zoning map amendment found in UDO §2.17.9, as well as consistency with the adopted Comprehensive Long Range Plan, the Southern Pines Town Council approved petition Z-01-22 to amend the Zoning Map of the Town of Southern Pines;

NOW, THEREFORE, BE IT ORDAINED AND ESTABLISHED by the Town of Southern Pines Town Council, in regular session assembled on the 8th day of March, 2022:

Section 1. That the Zoning Map of the Town of Southern Pines on file in the office of the Town Clerk be amended to reflect that the five (5) existing parcels located on the northeast side of NC Highway 22 between Sullivan Drive and Bellhaven Drive which have been annexed into the corporate limits of the Town of Southern Pines be zoned Residential Single-Family (RS-2). The subject parcels are described as follows:

Lying in McNeills Township, Moore County, North Carolina, this subject tract being bounded on the northeast by Lots 1, 2, 3, 4 and 5, "Blue Farm, Section Three" as described and recorded in Plat Cabinet 4, Page 319, Moore County Registry; bounded on the southeast by the tract as conveyed to Charles Leon Hargrove, as described and recorded in Deed Book 1526, Page 328, Moore County Registry; bounded on the southwest by the northeast right of way margin NC Highway 22, a 60 foot public right of way; bounded on the northwest by the southeast right of way margin of Sullivan Drive, a 60 foot public right of way, and being more particularly described as follows:

COMMENCING from the northernmost corner of Lot 10 of "Blue Farm, Section Three" as described and recorded in Plat Cabinet 4, Page 319, Moore County Registry, said corner of Lot 10 also being the TRUE POINT AND PLACE OF BEGINNING; THENCE as and with the southwest boundary line of Lots 1, 2, 3, 4 and 5 "Blue Farm, Section Three" (Plat Cabinet 4, Page 319), South 26 degrees 41 minutes 00 seconds East for a distance of 880.77 feet to the southernmost corner of Lot 5; THENCE as and with the southeast boundary line of Lot 6, South 63 degrees 19 minutes 00 seconds West for a distance of 205.80 feet to a point, the southernmost corner of Lot 6, located in the northeastern right of way margin of NC Highway 22, a 60 foot public right of way; THENCE as and with the southwest boundary line of Lot 6, North 27 degrees 17 minutes 00 seconds West for a distance of 200.05 feet to a point; THENCE as and with the southwest boundary line of Lot 7, North 26 degrees 36 minutes 00 seconds West for a distance of 210 feet to a point; THENCE as and with the southwest boundary line of Lot 8, North 26 degrees 01 minutes 00 seconds West for a distance of 155.00 feet to a point; THENCE as and with the southwest boundary line of Lot 9, North 25 degrees 25 minutes 00 seconds West for a distance of 155.03 feet to a point; THENCE as and with the southwest boundary line of Lot 10, North 23 degrees 28 minutes 00 seconds West for a distance of 124.99 feet to a point; THENCE a curve to the right having a radius of 20.00 feet, an arc length of 28.36 feet and a chord bearing and distance of North 17 degrees 09 minutes 30 seconds East for a distance of 26.04 feet to a point located in the southeast right of way margin of Sullivan Drive (S.R.1911); THENCE as and with said right of way margin of Sullivan Drive, North 57 degrees 47 minutes 00 seconds East for a distance of 178.14 feet to the northernmost corner of Lot 10, said point also being the TRUE POINT AND PLACE OF BEGINNING.

Together with and subject to covenants, easements and restrictions of record. Said property contains 4.10 acres (178,591 square feet).

Section 2. That this Ordinance shall be and shall remain in full force and effect from the date of its adoption until otherwise amended.

Adopted this 8th day of March 2022.

ATTEST:

TOWN OF SOUTHERN PINES

_____
Elizabeth Robertson, Town Clerk

_____
Carol R. Haney, Mayor

APPROVED AS TO FORM:

_____
Doug Gill, Town Attorney

I certify that this Ordinance was adopted by the Town Council of the Town of Southern Pines at its meeting on March 8, 2022 as shown in the Minutes of the Town Council meeting for that date.

_____
Elizabeth Robertson, Town Clerk

MEMORANDUM

To: Reagan Parsons, Town Manager

From: Jessica Roth, Assistant Town Manager

Re: Proposed Charter Amendment to Change Election Method

Date: February 22, 2022

Status Quo in Southern Pines

Per Section 3.1 of the Town's Charter, Southern Pines elects its Mayor and Councilmembers through the nonpartisan primary and election method. Per state law, this method requires a primary if the field of candidates is larger than two candidates for each position to be filled, i.e. 5+ candidates to fill 2 seats or 3+ candidates to fill one seat. In this situation, a primary is held to narrow the field to twice as many candidates as there are seats open who will then appear on the ballot for general election day. During the general election, the candidates who receive the highest number of votes are deemed the winners through a plurality vote.

In reviewing municipal elections held over the past 20 years, there have been 11 election cycles in Southern Pines; 3 of those required primaries. Voter turnout has historically been low for the Town's primary elections, with only 7-8% of registered voters participating in the last two primary elections. [1]

The Moore County Board of Elections (BOE) administers the elections and invoices the Town for the actual costs. For the 2021 election, the BOE invoiced the Town $22,487.89 for the primary and $15,590.49 for the general election. Given this cost coupled with the historically low voter turnout, Council asked staff to research other options that could be considered for conducting elections.

Council Review

During the work session on January 24, 2022, Council reviewed the four election methods that are authorized for North Carolina municipalities in G.S. Chapter 163, Article 23. While no formal vote was held, there was a general consensus that there would be value in further exploring a change to the nonpartisan plurality method where the winners are the candidates who receive the most votes, even if no one gets a majority. No primary is held, so there is only a general election on the first Tuesday of November in odd numbered years.

Steps to Change the Election Method

Per G.S. § 160A-102, Council is authorized to change the Town's method of electing its Mayor and Councilmembers through a local amendment to the charter. The process for doing so is mandated by state law

[1] Source: North Carolina State Board of Elections (NCSBE)

and requires various steps and accompanying deadlines. Based on discussion at the January work session, the following are the required steps, with suggested dates.

- [March 8, 2022] Council adopts a resolution declaring its intent to consider amending the charter and calling a public hearing to receive comments. The hearing must occur within 45 days of adopting the resolution of intent.
- [April 2, 2022 or earlier] At least 10 days prior to the hearing, the Town publishes a notice of the public hearing in *The Pilot*.
- [April 12, 2022] The Town holds the public hearing. Action may not be taken on the proposed charter amendment during the same meeting.
- [May 10, 2022] The Council votes on an ordinance amending the charter. This vote must take place within 60 days from the public hearing.
- [May 20, 2022 or earlier] Within 10 days of the ordinance approval, the Town publishes a notice in *The Pilot* confirming adoption of the ordinance.
- [June 19, 2022] For the thirty days following the notice of adoption, the ordinance is subject to a petition calling for a voter referendum to approve the charter amendment, per G.S. 160A-103.
- [November 7, 2023] The first nonpartisan plurality election is held for Southern Pines. Should the ordinance not be approved per the above timeline, the last date that the charter can be amended to address the 2023 election is August 9, 2023.
- [December 2025] Per G.S. 160A-107, the charter amendment must be in effect for a minimum of two years after officials who are elected under the new method take office. The earliest that another amendment could be considered to adopt a different election method would be December 2025.

RESOLUTION OF INTENT TO CONSIDER AN ORDINANCE AMENDING THE CHARTER OF THE TOWN OF SOUTHERN PINES TO CONDUCT NONPARTISAN MUNICIPAL ELECTIONS USING THE PLURALITY METHOD AND SETTING A PUBLIC HEARING ON APRIL 12, 2022

WHEREAS, pursuant to G.S.160A-101 and 160A-102, the Town Council of the Town of Southern Pines may adopt an ordinance to amend the Town's Charter to change the type of municipal election method used by the Town; and

WHEREAS, G.S. 160A-102 requires that the Town Council call a public hearing on the proposed charter amendments and that notice thereof be published not less than ten (10) days prior to the public hearing date; and

NOW, THEREFORE, BE IT RESOLVED AND ESTABLISHED by the Town Council of the Town of Southern Pines that:

1. As authorized by G.S. 160A-101(7)(b), the Town Council intends to consider an ordinance amending the Town's Charter to conduct nonpartisan municipal elections using the plurality method in accordance with G.S. 163-292.

2. A public hearing on the proposed charter amendment is hereby called for 6:00 pm on Tuesday, April 12, 2022 at the Douglass Community Center, 1185 W. Pennsylvania Ave.

3. Following the public hearing, the Town Council will consider adopting the ordinance at its regular meeting on Tuesday, May 10, 2022.

4. The Town Clerk is hereby directed to publish in *The Pilot* notice of the public hearing, which shall contain a summary of the proposed charter amendment.

Adopted this 8th day of March, 2022.

ATTEST:

_____
Elizabeth Robertson, Town Clerk

TOWN OF SOUTHERN PINES:

_____
Carol R. Haney, Mayor

APPROVED AS TO FORM:

_____
Douglas R. Gill, Town Attorney

DRAFT

NOTICE OF SOUTHERN PINES PUBLIC HEARING ON PROPOSED CHARTER AMENDMENT REGARDING MUNICIPAL ELECTIONS

The Southern Pines Town Council will conduct a public hearing at 6:00 pm on Tuesday, April 12, 2022 at the Douglass Community Center, 1185 W. Pennsylvania Ave. The hearing concerns a proposed ordinance amending the Town Charter to conduct nonpartisan municipal elections using the plurality method in accordance with G.S. 163-292.

_____
Elizabeth Robertson, Town Clerk

DRAFT

Work Session Agenda Item

To: Reagan Parsons, Town Manager

From: John Bullock, Chief Building Inspector

Subject: Requesting approval for demolition of unsafe building – Minimum Housing

Date: February 28, 2022

I. SUMMARY:

On August 23, 2021, the Inspections Department received a complaint concerning the abandoned structure at 274 N. Hale Street (ParId0038804/PIN 858217200917) owner listed in Moore County Tax Records as Madeline Strickland,. After site inspection on September 10, 2021, it was verified the structures were below the Minimum Housing Requirements of the Town of Southern Pines, Code of Ordinances, Section 151.21. Photos were taken of the current conditions and the first Violation notice was sent certified on September 14, 2021. This notice stated the violations and asked the property owner(s) to contact the Inspections Department with a plan to correct the structural issues before October 14, 2021. The Town never received certified signature card from USPS showing the notice was delivered. After tracking the parcel, USPS could not locate the mailed notice. A complaint was filed with USPS.

On October 18, 2021, a condemnation notice was placed on the structure. Staff then mailed a certified violation notice informing the owners of a public hearing on November 17, 2021, in the Chief Building Inspectors office to discuss the situation. Public Notice was posted in the Pilot two times concerning the hearing. Again, USPS cannot locate the parcel. Another complaint was filed with USPS.

On December 7, 2021, a notice was mailed certified giving a second public hearing date of January 5, 2022, due to the first notices not being delivered. This hearing was posted twice in the newspaper, along with a Public Hearing Notice placed on the structure itself at 274 N. Hale St. After

tracking this mail, it was found delivered, left with individual, on December 11, 2021.

On January 10, 2022, Town sent the certified notice explaining the necessary demolition paperwork is being processed and notice of demolition will be presented to Town Council for their decision.

The Inspections and Planning Departments have done their due diligence trying to contact Ms. Strickland by US Postal Service, posting legal notices for the hearing in the Pilot twice, as well as posting this date on structure because only one certified letter was delivered. No one has contacted the Inspections Department so the Chief Building Inspector acquired bids for the demolition. The Inspections Department is requesting approval of $6,925.00 for the demolition of the unsafe structure at 274 N. Hale St. Southern Pines, NC.

II. ATTACHMENTS:

1. Minimum Housing/Demolition Checklist
2. Photos of unsafe building
3. Copy of Notice dated September 14, 2021
4. Copy of Notice dated October 18, 2021
5. Copy of Notice dated December 7, 2021
6. Copy of USPS Delivery Notice
7. Copy of Notice dated January 10, 2022
6. Copy of Legal Notices
7. Copy of bid invoice for $6,925.00

III. TOWN COUNCIL RECOMMENDED ACTION:

Town Council is being asked to approve the condemnation of the unsafe structure at 274 N. Hale St and approve the requested funding of $6, 925 for demolition of said property.

Demolition Check List

Property Owner: MADELINE STRICKLAND, C/O STUART SIMPSON

Property Address: 274 N. HALE ST, SOUTHERN PINES

1) 9/10/21 Verify the house is below minimum standards as identified in the Town Ordinance (Take photos of property)

2) 9/14/21 Send First Notice Certified Mail – Property Owners Plan of Action Notice (Lisa)

3) 9/14 Locate property information
   a. Township, subdivision, Block and/or Lot
   b. Person(s) listed on Moore Tax Records

12/7

4) 10/18 Send Second Notice Certified Mail - to person listed on Tax Record of date/time/place for Public Hearing. (Lisa)
   Put Legal Notice in Paper for 2 Sundays prior to hearing. mailed notice again as Neither were delivered

5) 11/18 Placard the Building with "Condemned Notice" and take photo for file

6) 11/17/21 1/5/22 At the public hearing, give responsible parties 30 days or less to either obtain a building permit for repair or demolition permit. 2 public hearings

   If no one appears for hearing, mail certified Third Notice stating what was declared at hearing and that the necessary paperwork for the demolition will be prepared (Lisa)

7) 1/7/22 Get bids on cost of Demolition and clean-up

8) 2/28/22 When time expires for responsible persons to respond to #5 (30 days from Public Hearing), send bid amount and demolition order to the Town Council for Approval

9)_____ Issue service release to ALL applicable utilities for the property prior to demo

10)_____ After Council Approval – Bidder must obtain a Demo Permit

11)_____ When Demolition is complete – check property for cleanup and turn bid into finance for payment and billing property owner (take photos)

Town of Southern Pines
Chartered 1887
North Carolina

COMPLAINT FORM

Date of complaint: 8/23/2021 Time: _____ Received by: _____

Complaint submitted by: [illegible] Phone #: 910-690-4114

Location of concern: 274 N Hill St Southern Pines

Nature of complaint:

Contractor: _____ Unsanitary: X Other: See attachments

Rental property: _____ Illegally occupied: _____

Unsafe: X Condemnation: _____

Details: Property is abandoned - [illegible] overall unsafe

****

THIS SECTION TO BE COMPLETED BY TOWN STAFF:

REPORT OF INVESTIGATION:

Date: _____ Time: _____ By: _____

RECOMMENDATIONS:

FINAL DISPOSITION:

Date: _____ Signature: _____

COMMUNITY DEVELOPMENT DEPARTMENT
TOWN OF SOUTHERN PINES
180 SW BROAD STREET, SOUTHERN PINES, NORTH CAROLINA 28387
(910) 692-4003
www.southernpines.net

"CONDEMNED"
THIS BUILDING HAS BEEN CONDEMNED
AS UNSAFE BY THE CHIEF BUILDING
INSPECTOR OF THE TOWN OF
SOUTHERN PINES.
THIS BUILDING IS TO REMAIN CLOSED
AND UNOCCUPIED UNTIL EXISTING
CONDITIONS ARE SAFE TO THE PUBLIC
AND COMPLIES TO CODE STANDARDS.
UNDER PENALTY
OF THE LAW ANYONE IS PROHIBITED
FROM REMOVING THIS NOTICE
EXCEPT A LOCAL INSPECTOR.

PUBLIC
HEARING

PUBLIC
HEARING
MINIMUM HOUSING
CONDEMNATION
274 N. Hale St.
JANUARY 5, 2022
10:30 A.M.
180 SW Broad St.
Southern Pines, NC 28387
Chief Building Insp. Office

Town of Southern Pines
Chartered 1887
North Carolina

Building Department

180 SW Broad Street
Southern Pines, NC 28387

Phone (910) 692-4003
Fax (910) 692-9495

September 14, 2021

Madeline Strickland
C/O Stuart Simpson
149 Moffat St, Apt 2
Brooklyn, NY 11207

RE: 274 N. Hale St., Southern Pines

Dear Mr. Simpson, Ms. Strickland,

It has come to the attention of the Town that the structure at 274 N. Hale St, Southern Pines, does not meet the Minimum Housing Requirements. Per the Town of Southern Pines, Code of Ordinances, 151.21 Structural Conditions: *"(A) Walls or partitions or supporting members, sills, joists, rafters, or other structural members shall not list, lean or buckle; shall not be rotted, deteriorated or damaged; and shall not have holes or cracks which might admit rodents" (G) "The roof, flashing, exterior walls, basement walls, floors, and all doors and windows exposed to weather shall be constructed and maintained so as to be weather and watertight".*

Also in violation is Section 95.008, Code of Ordinances, (Fire Protection), *"No person shall permit any accumulation of waste paper, weeds, litter ..... Every owner or occupant of property shall cut down and remove therefrom all weeds, grass, vines and other growth which endangers the property...."*

Please contact the Building/Inspections Department with a plan of action to correct the structural issues with this building. If we do not hear from you before October 14, 2021, we will begin the process of demolishing the building.

7018 1130 0000 0341 4823

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

Postmark Here

SEP 14 2021
SOUTHERN PINES NC 28387

274 N. Hale

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Town of Southern Pines
Chartered 1887
North Carolina

Building Department

180 SW Broad Street
Southern Pines, NC 28387

Phone (910) 692-4003
Fax (910) 692-9495

October 18, 2021

Madeline Strickland
C/O Stuart Simpson
149 Moffat St, Apt 2
Brooklyn, NY 11207

REF: 274 N. Hale St, Southern Pines, NC
ParID / PIN 00038804 / 858217200917

Dear Ms. Strickland,

The Town of Southern Pines Inspections Department has condemned the structure located at the above referenced address. The town of Southern Pines will be following through with the necessary procedures to have this structure demolished and cleaned up. This action has been taken based on the following findings on a recent inspection of the property:

- The general stability of the structure is very unsafe and poses a hazard
- The structure is home to rodents, snakes and poses a health hazard
- Complaints from neighboring property owners
- Multiple windows are broken out
- Roof is leaking and falling in
- There is trash and debris throughout the structure and on the property

IN its current condition the structure and surrounding property is in violation of the Code of Ordinance's
rth Carolina State Building Code. As a result of the violation, a
, November 17, 2021, at 10:30 a.m. in the Inspections
Southern Pines, NC 28387

ur office Monday through Friday, 8:30 a.m. to 5:00 p.m.

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage and Fees
$
Sent To 274 N. Hall
Street and Apt. No., or PO Box No.
City, State, ZIP+4®

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

2

Town of Southern Pines
Chartered 1887
North Carolina

Building Department

180 SW Broad Street
Southern Pines, NC 28387

Phone (910) 692-4003
Fax (910) 692-9495

December 7, 2021

Madeline Strickland
C/O Stuart Simpson
149 Moffat St, Apt 2
Brooklyn, NY 11207

REF: 274 N. Hale St, Southern Pines, NC
ParID / PIN 00038804 / 858217200917

Dear Ms. Strickland,

The Town of Southern Pines Inspections Department has condemned the structure located at the above referenced address. The town of Southern Pines will be following through with the necessary procedures to have this structure demolished and cleaned up. This action has been taken based on the following findings on a recent inspection of the property:

- The general stability of the structure is very unsafe and poses a hazard
- The structure is home to rodents, snakes and poses a health hazard
- Complaints from neighboring property owners
- Multiple windows are broken out
- Roof is leaking and falling in
- There is trash and debris throughout the structure and on the property

In its current condition the structure and surrounding property is in violation of the Code of Ordinance's for the Town of Southern Pines and the North Carolina State Building Code. As a result of the violation, a [illegible] scheduled for Wednesday, January 5, 2022 at 10:30 a.m. in the Inspections Department, [illegible] NC 28387

[illegible] fice Monday through Friday, 8:30 a.m. to 5:00 p.m.

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee $
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $ 6.99
Total Postage and Fees $
Sent To Madeline Strickland
Street and Apt. No., or PO Box No. 274 N. Hale
City, State, ZIP+4®
Postmark Here
DEC 08 2021
SOUTHERN PINES, NC 28387
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
7018 1130 0000 0341 4991

USPS Tracking®

Tracking FAQs

Track Another Package +

Track Packages
Anytime, Anywhere

Get the free Informed Delivery® feature to receive automated notifications on your packages
Learn More

Remove
Tracking Number: 70181130000003414991

Your item was delivered to an individual at the address at 1:32 pm on December 11, 2021 in BROOKLYN, NY 11207.

USPS Tracking Plus™ Available

Status

Delivered, Left with Individual

December 11, 2021 at 1:32 pm
BROOKLYN, NY 11207

Get Updates

Town of Southern Pines
Chartered 1887
North Carolina

Building Department

180 SW Broad Street
Southern Pines, NC 28387

Phone (910) 692-4003
Fax (910) 692-9495

January 10, 2022

Madeline Strickland
C/O Stuart Simpson
1419 Moffat St, Apt 2
Brooklyn, NY 11207

RE: 274 N. Hale St., Southern Pines, NC
ParID / PIN 00038804 / 858217200917

Dear Ms. Strickland;

On Wednesday, January 5, 2025, at 10:30 a.m., a hearing was held in the Town of Southern Pines Inspections Office at 180 SW Broad Street, concerning the property and structure located at the above referenced address. The owner of record is Madeline Strickland. All the necessary paperwork was sent to Ms. Strickland by certified mail. The hearing was opened at 10:30 am and closed at 11:00 am. Ms. Strickland nor anyone to speak on their behalf, failed to appear to discuss the condemnation of the structure in question.

The necessary demolition paperwork will be processed and an ordinance of demolition will be sent to the Town Council for their decision on this matter.

Sincerely,

7020 1810 0001 3427 0927

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $ 63
Adult Signature Restricted Delivery $
Postage
$
Total Postage and Fees
$
Sent To
Street and Apt. No., or PO Box No. 274 N. Hale St
City, State, ZIP+4®
Postmark Here
USPS
JAN 10 2022
SOUTHERN PINES, NC 28387
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Town of Southern Pines
Chartered 1887
North Carolina
The Mid South Resort
Internationally Recognized for Program Excellence

PLANNING DEPARTMENT
180 S.W. BROAD STREET
SOUTHERN PINES, NC 28387

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

CERTIFIED MAIL®

CHARLOTTE NC 280

JAN 2022 PM 5 L

7020 1810 0001 3427 0927

UNITED STATES POSTAGE
PITNEY BOWES
02 1P $ 006.99⁰
0000931280 JAN 10 2022
MAILED FROM ZIP CODE 28387

NSN

Madeline Strickland
C/O Stuart Simpson
1419 Moffat St, Apt 2
Brooklyn, N

NIXIE 100 DE 1 0001/17/22
RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

IA BC: 28387540580 *2448-08064-10-43

1120[illegible]

AFFIDAVIT OF PUBLICATION

NORTH CAROLINA
MOORE COUNTY

DAVID WORONOFF, PUBLISHER of The Pilot, LLC, a bi-weekly newspaper published in Moore County and the State of North Carolina, being duly sworn, deposes and says: that the attached advertisement:

condemnation of 274 N. Hale St.

Was published in the aforesaid newspaper for 2 consecutive week(s)/day(s) beginning with the issue dated December 12, 20 21 and ending with the issue dated December 19, 20 21

LEGAL NOTICE

Notice of hearing before the Building Inspector under G.S. 160A-428 of Chapter 160A of the General Statutes of North Carolina relating to condemnation of building located at 274 N. Hale St., Southern Pines, NC 28387 (Tax Reference: PIN #858217200917, LRK #00038804, Owner of Record: Madeline Strickland, by the Moore County Tax Department), in the Town of Southern Pines.

The Building is located at the place above designated and is in such condition as appears to constitute a fire or safety hazard or is dangerous to life, health or other property.

A hearing will be held before the Building Inspector of the Town of Southern Pines, North Carolina, at his office located at 180 SW Broad St on Wednesday, January 5, 2022 at 10:30 A.M., for the purpose of finding the fasts as to whether or not the condition of such building falls within the scope of the above referenced General Statute. The property owner is entitled to be heard in person or by council at the hearing and to present arguments and evidence pertaining to the matter.

If upon such hearing the Building Inspector shall find that the above described building is a fore or safety hazard or to be dangerous to live, death or to other property, the Building Inspector will require the owner to remedy such conditions so found to exist or to demolish and remove said building(s) as appear appropriate.

Further information is posted at the site of the building and is available from the undersigned.

John Bullock
Building Inspector
Town of Southern Pines

424817 12:12,19

me, this 20 day of December,

Michele Bungarz

MICHELE BUNGARZ
Notary Public, North Carolina
Moore County
My Commission Expires
6-1-24

AFFIDAVIT OF PUBLICATION

NORTH CAROLINA
MOORE COUNTY

DAVID WORONOFF, PUBLISHER of The Pilot, LLC, a bi-weekly newspaper published in Moore County and the State of North Carolina, being duly sworn, deposes and says: that the attached advertisement:

274 N. Hale St.

Was published in the aforesaid newspaper for 2 consecutive week(s)/day(s) beginning with the issue dated October 24, 2021 and ending with the issue dated October 31, 2021.

LEGAL NOTICE

Notice of hearing before the Building Inspector under G.S. 160A-428 of Chapter 160A of the General Statutes of North Carolina relating to condemnation of building located at 274 N. Hale St., Southern Pines, NC 28387 (Tax Reference: PIN #858217200917, LRK #00038804, Owner of Record: Madeline Strickland, by the Moore County Tax Department), in the Town of Southern Pines.

The Building is located at the place above designated and is in such condition as appears to constitute a fire or safety hazard or is dangerous to life, health or other property.

A hearing will be held before the Building Inspector of the Town of Southern Pines, North Carolina, at his office located at 180 SW Broad St on Wednesday, November 17, 2021 at 10:30 A.M., for the purpose of finding the fasts as to whether or not the condition of such building falls within the scope of the above referenced General Statute. The property owner is entitled to be heard in person or by council at the hearing and to present arguments and evidence pertaining to the matter.

If upon such hearing the Building Inspector shall find that the above described building is a fore or safety hazard or to be dangerous to live, death or to other property, the Building Inspector will require the owner to remedy such conditions so found to exist or to demolish and remove said building(s) as appear appropriate.

Further information is posted at the site of the building and is available from the undersigned.

John Bullock
Building Inspector
Town of Southern Pines

422796 10:24,31

his 2 day of November,

Michele Bungarz

MICHELE BUNGARZ
Notary Public, North Carolina
Moore County
My Commission Expires
6-1-24

554559

Statement

DATE 1-7-22

TERMS

TO Town of Southern Pines
Proposal for Demo work
274 Hale St.

IN ACCOUNT WITH

Kenny Ring Grading
P.O. Box 512 Vass NC. 28394

Take down house
+ haul away debris

Seed + Straw disturbed
area.

Proposed Amount Total $ 6,925 00

CURRENT	OVER 30 DAYS	OVER 60 DAYS	TOTAL AMOUNT

adams DC5512 01-11

TOWN OF SOUTHERN PINES ORDINANCE
AUTHORIZING THE DEMOLITION OF AN UNSAFE BUILDING
274 HALE STREET

NOW, THEREFORE, BE IT ORDAINED AND ESTABLISHED by the Town Council of the Town of Southern Pines, North Carolina in regular session this 8th day of March, 2022:

WHEREAS, the Town Council has authorized the demolition of the unsafe buildings – minimum housing located at 274 Hale Street, PARID 0038804 PIN 858217200917 as follows:

Section 1. That in accordance with the General Statues of North Carolina, Section 160A-428 and the Town of Southern Pines Code of Ordinances, Title XV "Land Usage", Section 151.21, the Building Inspector for the Town of Southern Pines, based upon information at said session is hereby ordered, directed and empowered to cause the buildings at the following location to be demolished and removed, the owner having failed to comply with the order to demolish said buildings declared to be unfit for human habitation and a danger to the adjoining property: Demolition Ordinance for 830 Clark Street, PARID 00032320 PIN 858216726773; Owner of Record per Moore County Tax Office is Madeline Strickland.

Section 2. That in accordance with the General Statues of North Carolina, Section 160A-428, the cost of such demolition shall become a lien against the real property where said buildings are located.

Section 3. This ordinance shall be and remain in full force and effect from the date of adoption.

Adopted this 8th day of March, 2022.

I certify that this Ordinance was adopted by the Town Council of the Town of Southern Pines at its meeting on March 8, 2022 as shown in the Minutes of the Town Council for that date.

_____
Elizabeth Robertson, Town Clerk

Agenda Item

To: **Reagan Parsons, Town Manager**

From: **Cindy Williams, Planning Technician**

Subject: **RA-01-22: Request for Abandonment of a Town Right-of-Way to Vacate a Section of Hill Crest Road**

Date: **March 8, 2022**

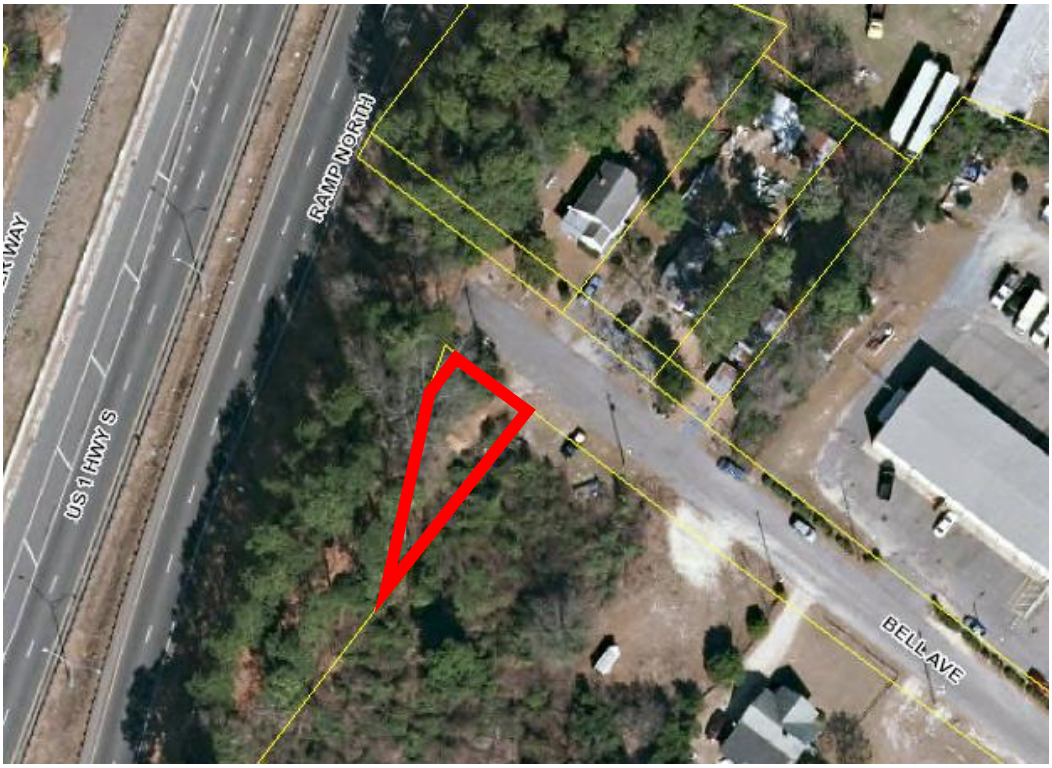
I. SUMMARY OF REQUEST:

Mr. Will Huntley, on behalf of Longleaf Pines Storage, LLC, has submitted a request for the abandonment of a 5,050 square foot section of Hill Crest Road extending from the intersection with Bell Avenue between the parcels identified as PIN 857100865323 (PARID 00055046) and PIN 857100865141 (PARID 00047591) (see Figure 1). The purpose of the request is to allow the recombination of the aforementioned parcels.

II. STAFF COMMENTS:

The section of right-of way for which the petitioner is requesting abandonment is not included in the Town's street listing and the Town does not receive any state street aide allocations under the NCDOT Powell Bill Program for this section of right-of-way. There is no public transportation infrastructure nor are there any public utilities located within the right-of-way. Pursuant to NCGS §160A-299 and UDO §2.29, in order for a public right-of-way to be abandoned, a Resolution of Intent to Vacate a Section of Town Right of Way must be adopted by the Town Council and a public hearing regarding the request must be held. A draft of the Resolution for the Council's consideration is attached to this report.

Figure 1: Vicinity Map (approximate location of right-of-way outlined in red)



III. ATTACHMENTS:

1. Request to abandon the right-of-way
2. Draft Resolution

IV. TOWN COUNCIL ACTION:

The Town Council is being asked to consider a Resolution to call for a public hearing on a request to vacate a section of a Town right-of-way for Hill Crest Road based upon the provisions outlined in UDO §2.29. The Council may choose one of the following motions, or any alternative they wish:

1) I move to approve the Resolution calling for a public hearing on a request to vacate a section of Town right-of-way for Hill Crest Road under application RA-01-22.

   OR

2) I move to deny approval of the Resolution calling for a public hearing on a request to vacate a section of Town right-of-way for Hill Crest Road under application RA-01-22.

Longleaf Pines Storage, LLC
8 Clark Court
Pinehurst, NC 28374

January 7, 2022

Reagan Parsons. Town Manager,
Town of Southern Pines
125 SE Broad Street
Southern Pines, NC 28387

RE: Right-of-Way Abandonment Request
Hill Crest Road at the intersection of Bell Avenue

Dear Mr. Parsons,

On Behalf of Longleaf Pines Storage LLC we respectfully request the abandonment of the remainder of Hill Crest Road of the original Pinedene Subdivision recorded in Map Book 1 Page 7 of the Moore County Register of Deeds. The remainder of the Hill Crest Road right of way divides our property on Bell Avenue. Hill Crest Road right of way currently dead ends into the Right of Way of US Hwy 1 (NCDOT). Our properties consist of PARID 00055046 and PARID 00047591 the latter being part of a recombination survey recorded in the Moore County Register of Deeds Office PC 19 Slide 110.

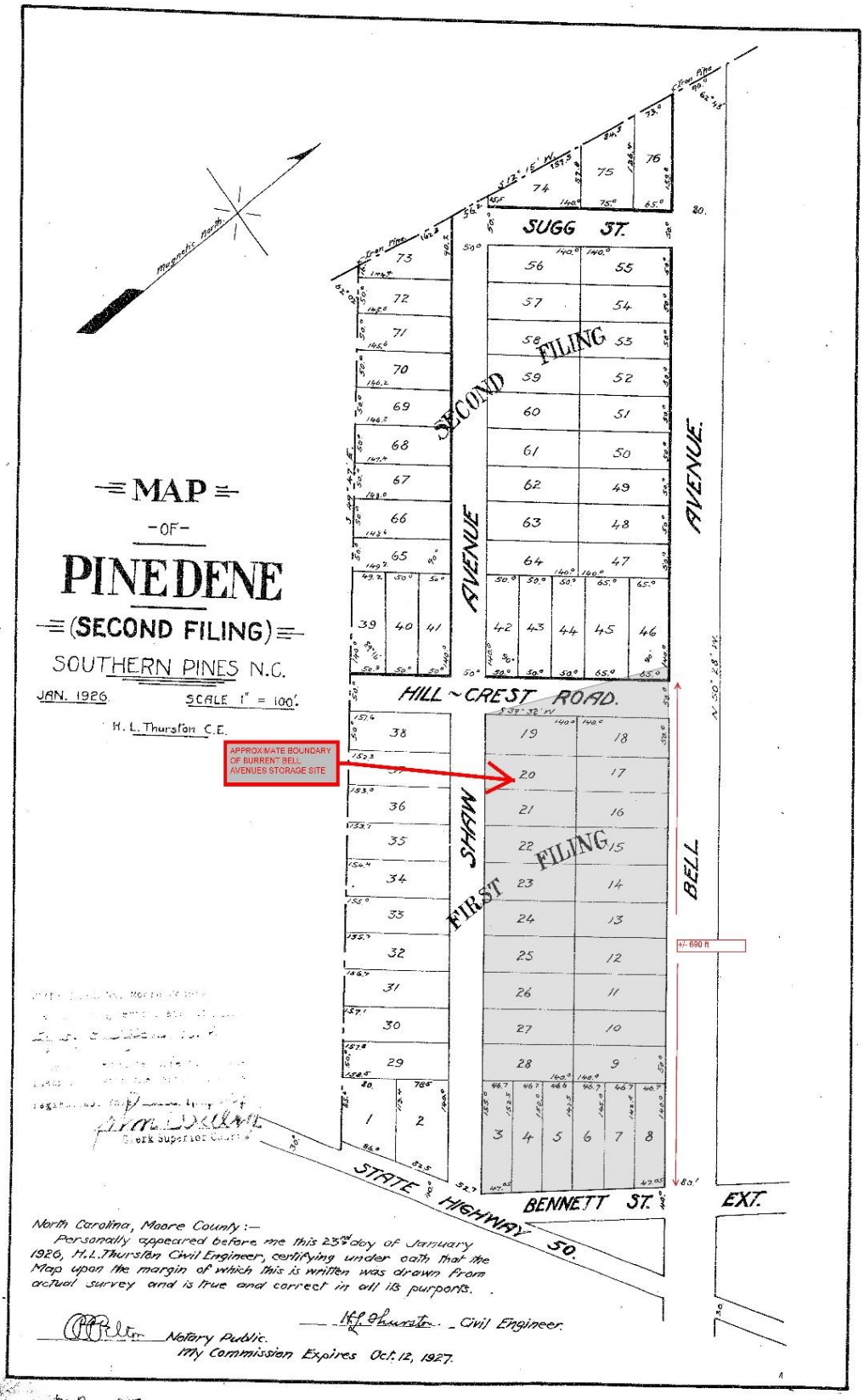
According to the Town's GIS website and previous site design plans approved by the Town there are no water or sewer utilities within the remainder of Hill Crest Road, which contains approximately 5,050 sf. This abandonment would allow us to recombine the afore mentioned parcels into our overall site. There are no residences, roadways or other infrastructure located on this parcel of land.

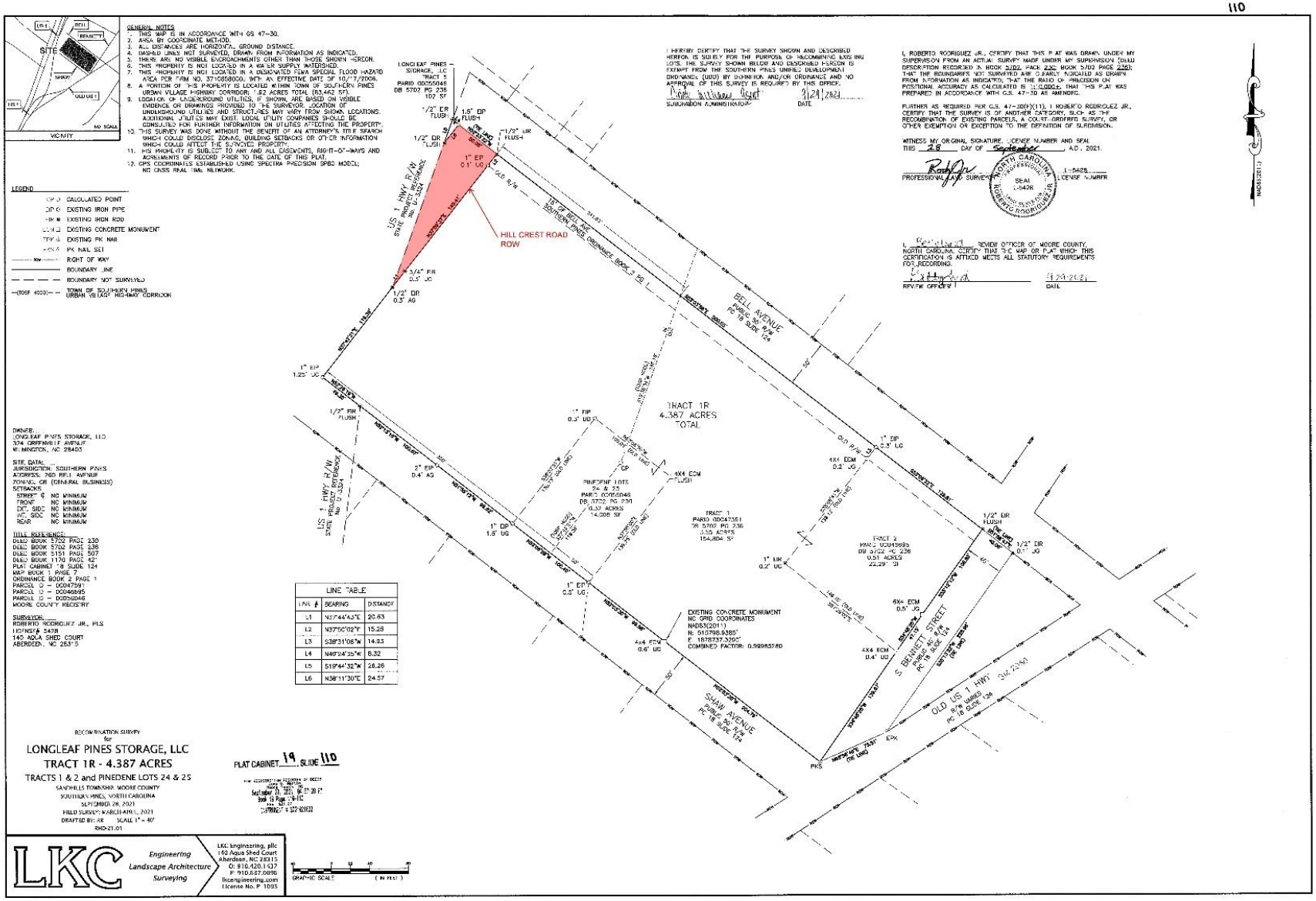
Longleaf Pines Storage, LLC requests the abandonment of the aforementioned road be considered by the Town Council and pursuant to UDO Section 2.29.2 to advertise and conduct a public hearing at its next available meeting.

Please advise of any additional information need by the Town to execute this abandonment process.

Sincerely,

Will Huntley
Longleaf Pines Storage, LLC
8 Clark Court
Pinehurst, NC 28374
919-427-6042


MAP
-OF-
PINEDENE
(SECOND FILING)
SOUTHERN PINES N.C.
JAN. 1926.
SCALE 1" = 100'.
H. L. Thurston C.E.
Magnetic North
SUGG ST.
SECOND AVENUE
FIRST AVENUE
SHAW
BELL
HILL ~ CREST ROAD.
BENNETT ST.
EXT.
STATE HIGHWAY 50.
APPROXIMATE BOUNDARY OF BURRENT BELL AVENUES STORAGE SITE
+/- 690 ft
North Carolina, Moore County:—
Personally appeared before me this 23rd day of January 1926, H.L. Thurston Civil Engineer, certifying under oath that the Map upon the margin of which this is written was drawn from actual survey and is true and correct in all its purports.
Notary Public.
My Commission Expires Oct. 12, 1927.
Civil Engineer.


110
GENERAL NOTES
1. THIS MAP IS IN ACCORDANCE WITH GS 47-30.
2. AREA BY COORDINATE METHOD.
3. ALL DISTANCES ARE HORIZONTAL, GROUND DISTANCE.
4. DASHED LINES NOT SURVEYED, DRAWN FROM INFORMATION AS INDICATED.
5. THERE ARE NO VISIBLE ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON.
6. THIS PROPERTY IS NOT LOCATED IN A WATER SUPPLY WATERSHED.
7. THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FEMA SPECIAL FLOOD HAZARD AREA PER FIRM NO. 3710858000J, WITH AN EFFECTIVE DATE OF 10/17/2006.
8. A PORTION OF THIS PROPERTY IS LOCATED WITHIN TOWN OF SOUTHERN PINES URBAN VILLAGE HIGHWAY CORRIDOR: 1.82 ACRES TOTAL (83,462 SF).
9. LOCATION OF UNDERGROUND UTILITIES, IF SHOWN, ARE BASED ON VISIBLE EVIDENCE OR DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND UTILITIES AND STRUCTURES MAY VARY FROM SHOWN LOCATIONS. ADDITIONAL UTILITIES MAY EXIST. LOCAL UTILITY COMPANIES SHOULD BE CONSULTED FOR FURTHER INFORMATION ON UTILITIES AFFECTING THIS PROPERTY.
10. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF AN ATTORNEY'S TITLE SEARCH WHICH COULD DISCLOSE ZONING, BUILDING SETBACKS OR OTHER INFORMATION WHICH COULD AFFECT THE SURVEYED PROPERTY.
11. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHT-OF-WAYS AND AGREEMENTS OF RECORD PRIOR TO THE DATE OF THIS PLAT.
12. GPS COORDINATES ESTABLISHED USING SPECTRA PRECISION SP80 MODEL; NO CASS REAL TIME NETWORK.
LEGEND
CALCULATED POINT
EXISTING IRON PIPE
EXISTING IRON ROD
EXISTING CONCRETE MONUMENT
EXISTING PK NAIL
PK NAIL SET
RIGHT OF WAY
BOUNDARY LINE
BOUNDARY NOT SURVEYED
TOWN OF SOUTHERN PINES URBAN VILLAGE HIGHWAY CORRIDOR
VICINITY
SITE
NO SCALE
I HEREBY CERTIFY THAT THE SURVEY SHOWN AND DESCRIBED HEREON IS SOLELY FOR THE PURPOSE OF RECOMBINING EXISTING LOTS. THE SURVEY SHOWN HEREON AND DESCRIBED HEREON IS EXEMPT FROM THE SOUTHERN PINES UNIFIED DEVELOPMENT ORDINANCE (UDO) BY DEFINITION AND/OR ORDINANCE AND NO APPROVAL OF THIS SURVEY IS REQUIRED BY THIS OFFICE.
SUBDIVISION ADMINISTRATOR
DATE
I, ROBERTO RODRIGUEZ JR., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 5702, PAGE 236; BOOK 5702 PAGE 238); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION AS INDICATED; THAT THE RATIO OF PRECISION OF POSITIONAL ACCURACY AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.
FURTHER, AS REQUIRED PER G.S. 47-30(F)(11), I ROBERTO RODRIGUEZ JR., CERTIFY THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.
WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 28 DAY OF September AD, 2021.
PROFESSIONAL LAND SURVEYOR
L-5428
LICENSE NUMBER
SEAL L-5428
NORTH CAROLINA PROFESSIONAL SEAL ROBERTO RODRIGUEZ JR.
I, REVIEW OFFICER OF MOORE COUNTY, NORTH CAROLINA, CERTIFY THAT THE MAP OR PLAT WHICH THIS CERTIFICATION IS ATTACHED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
REVIEW OFFICER
DATE
OWNER:
LONGLEAF PINES STORAGE, LLC
324 GREENMILL AVENUE
WILMINGTON, NC 28403
SITE DATA:
JURISDICTION: SOUTHERN PINES
ADDRESS: 260 BELL AVENUE
ZONING: GB (GENERAL BUSINESS)
SETBACKS
STREET ℄ NO MINIMUM
FRONT NO MINIMUM
INT. SIDE NO MINIMUM
EXT. SIDE NO MINIMUM
REAR NO MINIMUM
TITLE REFERENCES:
DEED BOOK 5702 PAGE 230
DEED BOOK 5702 PAGE 236
DEED BOOK 5151 PAGE 507
DEED BOOK 1170 PAGE 42
PLAT CABINET 8 SLIDE 124
MAP BOOK 1 PAGE 7
ORDINANCE BOOK 2 PAGE 1
PARCEL ID – 00047591
PARCEL ID – 00046895
PARCEL ID – 00050046
MOORE COUNTY REGISTRY
SURVEYOR:
ROBERTO RODRIGUEZ JR., PLS
LICENSE# 5428
140 AQUA SHED COURT
ABERDEEN, NC 28315
LONGLEAF PINES STORAGE, LLC TRACT 1 PARID 00050046 DB 5702 PG 236 102 SF
US 1 HWY R/W STATE PROJECT REFERENCE NO. U-3324
HILL CREST ROAD ROW
BELL AVENUE PUBLIC 50' R/W PC 18 SLIDE 124
TRACT 1R 4.387 ACRES TOTAL
PINEDENE LOTS 24 & 25 PARID 00050046 DB 5702 PG 230 0.37 ACRES 14,508 SF
TRACT 1 PARID 00047591 DB 5702 PG 236 3.55 ACRES 154,804 SF
TRACT 2 PARID 00046895 DB 5702 PG 236 0.51 ACRES 22,29 SF
EXISTING CONCRETE MONUMENT NC GRID COORDINATES NAD83(2011) N. 610798.9385' E. 1878737.3295' COMBINED FACTOR: 0.99985780
S. BENNETT STREET PUBLIC 60' R/W PC 18 SLIDE 124
SHAW AVENUE PUBLIC 50' R/W PC 18 SLIDE 124
OLD US 1 HWY 30' R/W PC 18 SLIDE 124
LINE TABLE
L1 N57°44'43"E 20.63
L2 N37°50'02"E 15.26
L3 S38°31'06"W 14.93
L4 N40°24'35"W 8.32
L5 S19°44'32"W 28.26
L6 N38°11'30"E 24.57
RECOMBINATION SURVEY for
LONGLEAF PINES STORAGE, LLC
TRACT 1R - 4.387 ACRES
TRACTS 1 & 2 and PINEDENE LOTS 24 & 25
SANDHILLS TOWNSHIP, MOORE COUNTY
SOUTHERN PINES, NORTH CAROLINA
SEPTEMBER 28, 2021
FIELD SURVEY: MARCH-APRIL, 2021
DRAFTED BY: AR SCALE 1" = 40'
RHD-21.01
FLAT CABINET 19 SLIDE 110
LKC Engineering Landscape Architecture Surveying
LKC Engineering, pllc
140 Aqua Shed Court
Aberdeen, NC 28315
O: 910.420.1437
F: 910.637.0896
lkcengineering.com
License No. P 1095
GRAPHIC SCALE (IN FEET)

TOWN COUNCIL RESOLUTION OF INTENT TO VACATE
A SECTION OF TOWN RIGHT-OF-WAY FOR HILL CREST ROAD
RA-01-22

WHEREAS, Longleaf Pines Storage, LLC has submitted a request for the vacation of an unopened right-of-way for Hill Crest Road which is bounded by the right-of-way for Bell Avenue and US Highway 1;

WHEREAS, G.S. 160A-299 authorizes the Town of Southern Pines Town Council to close any street or public alley within the Town;

WHEREAS, the Town of Southern Pines owns the aforementioned section of right-of-way; and

WHEREAS, the section of right-of-way for which the petitioner has requested vacation is not shown on any Town street listings or transportation maps and the Town has no current or future plans to improve this section of right-of-way;

WHEREAS, there is no public infrastructure or public utility located within the right-of-way; and

WHEREAS, pursuant to § 2.29.2 of the Unified Development Ordinance, in order for a street or alley to be vacated, the Town Council must adopt a Resolution of Intent to Vacate and hold a public hearing.

NOW THEREFORE, BE IT RESOLVED by the Town of Southern Pines Town Council at its regular business meeting held on March 8, 2022 that:

1. The Town of Southern Pines hereby intends to vacate the section of right-of-way for Hill Crest Road bounded by the right-of-way for Bell Avenue and US Highway 1 as shown on the survey attached hereto as Exhibit A.

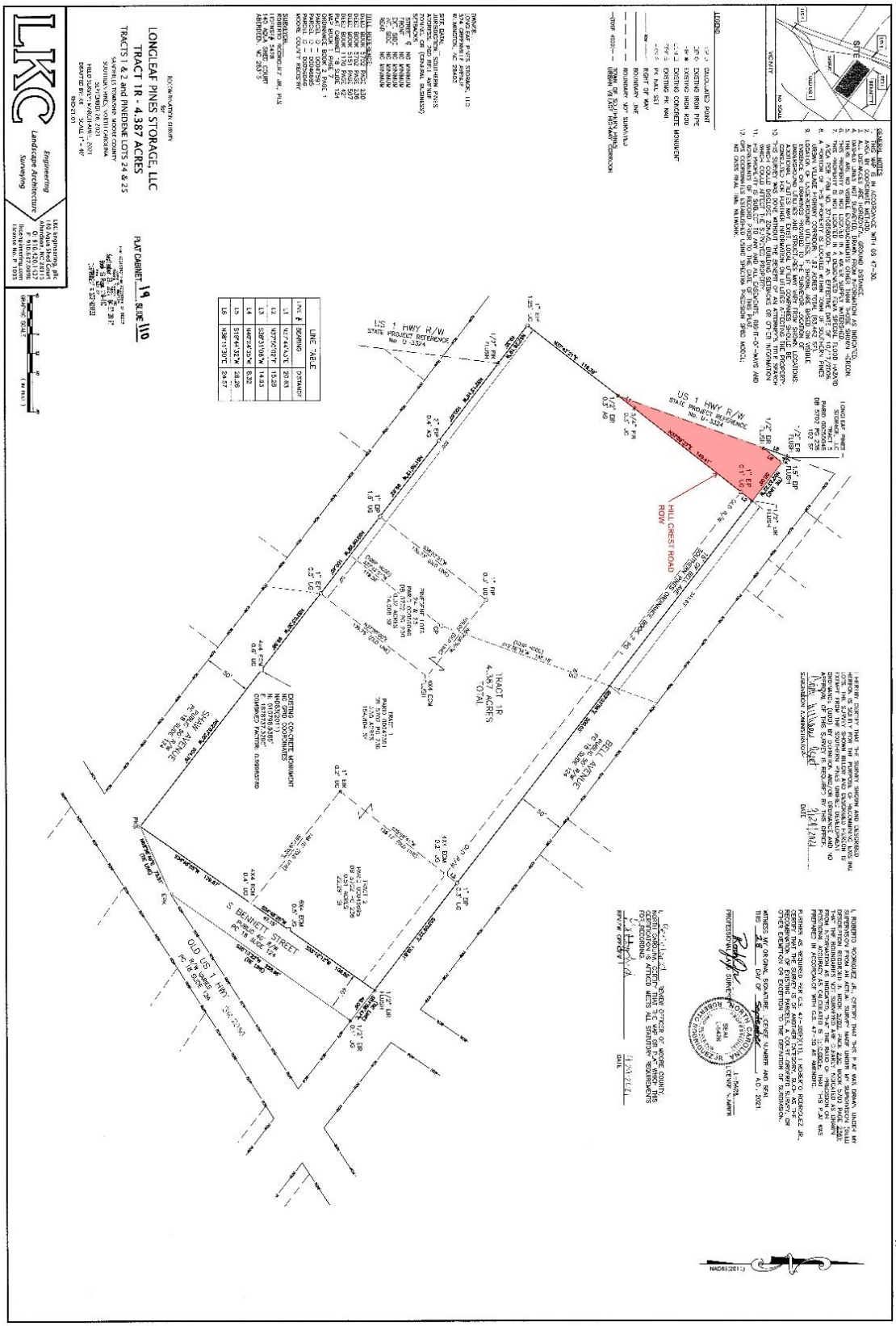
2. A public hearing will be held during the regular business meeting of the Town of Southern Pines Town Council on April 12, 2022 at 6:00 PM to consider adopting an Order to vacate the section of Town right-of-way for Hill Crest Road as shown on the survey attached hereto as Exhibit A.

Adopted this the 8th day of March, 2022.

_____
Carol Haney
Mayor of the Town of Southern Pines

_____
Elizabeth Robertson
Town Clerk

Exhibit A


LONGLEAF PINES STORAGE, LLC
TRACT 1R - 4.387 ACRES
TRACTS 1 & 2 and PINEBENE LOTS 24 & 25
FLAT CABINET 19 SLIDE 110
LKC
Engineering
Landscape Architecture
Surveying
US 1 HWY R/W
HILL CREST ROAD ROW
S BENNETT STREET
OLD US 1 HWY
TRACT 1R 4.387 ACRES TOTAL
BELL AVENUE
SHAW AVENUE
110

TOWN COUNCIL RESOLUTION OF INTENT TO VACATE
A SECTION OF TOWN RIGHT-OF-WAY FOR HILL CREST ROAD
RA-01-22

WHEREAS, Longleaf Pines Storage, LLC has submitted a request for the vacation of an unopened right-of-way for Hill Crest Road which is bounded by the right-of-way for Bell Avenue and US Highway 1;

WHEREAS, G.S. 160A-299 authorizes the Town of Southern Pines Town Council to close any street or public alley within the Town;

WHEREAS, the Town of Southern Pines owns the aforementioned section of right-of-way; and

WHEREAS, the section of right-of-way for which the petitioner has requested vacation is not shown on any Town street listings or transportation maps and the Town has no current or future plans to improve this section of right-of-way;

WHEREAS, there is no public infrastructure or public utility located within the right-of-way; and

WHEREAS, pursuant to § 2.29.2 of the Unified Development Ordinance, in order for a street or alley to be vacated, the Town Council must adopt a Resolution of Intent to Vacate and hold a public hearing.

NOW THEREFORE, BE IT RESOLVED by the Town of Southern Pines Town Council at its regular business meeting held on March 8, 2022 that:

1. The Town of Southern Pines hereby intends to vacate the section of right-of-way for Hill Crest Road bounded by the right-of-way for Bell Avenue and US Highway 1 as shown on the survey attached hereto as Exhibit A.

2. A public hearing will be held during the regular business meeting of the Town of Southern Pines Town Council on April 12, 2022 at 6:00 PM to consider adopting an Order to vacate the section of Town right-of-way for Hill Crest Road as shown on the survey attached hereto as Exhibit A.

Adopted this the 8th day of March, 2022.

ATTEST:

_____
Elizabeth Robertson, Town Clerk

TOWN OF SOUTHERN PINES:

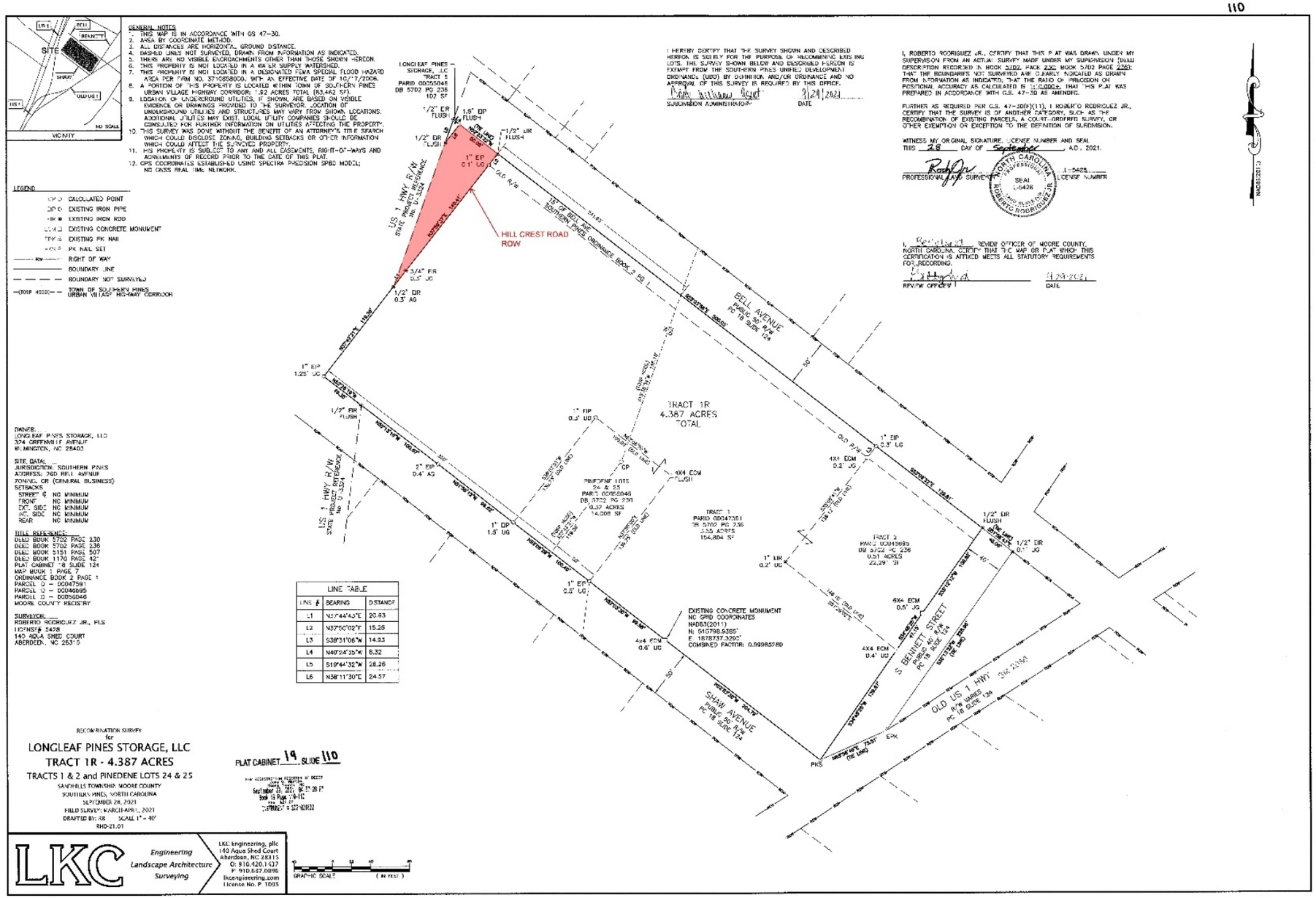
_____
Carol Haney, Mayor

_____
Douglas R. Gill, Town Attorney

I certify that this Order was adopted by the Town Council of the Town of Southern Pines at its meeting on March 8, 2022 as shown in the Minutes of the Town Council meeting for that date.

_____
Elizabeth Robertson, Town Clerk

110



I HEREBY CERTIFY THAT THE SURVEY SHOWN AND DESCRIBED HEREON IS SOLELY FOR THE PURPOSE OF RECOMBINING EXISTING LOTS. THE SURVEY SHOWN BELOW AND DESCRIBED HEREON IS EXEMPT FROM THE SOUTHERN PINES UNIFIED DEVELOPMENT ORDINANCE (UDO) BY DEFINITION, AND/OR ORDINANCE AND NO APPROVAL OF THIS SURVEY IS REQUIRED BY THIS OFFICE.

SUBDIVISION ADMINISTRATOR DATE 9/29/2021

I, ROBERTO RODRIGUEZ JR., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 5702, PAGE 230; BOOK 5702 PAGE 236); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION AS INDICATED; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

FURTHER AS REQUIRED PER G.S. 47-30(F)(11), I ROBERTO RODRIGUEZ JR., CERTIFY THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 28 DAY OF September, A.D., 2021.

PROFESSIONAL LAND SURVEYOR L-5428 LICENSE NUMBER

SEAL L-5428

NORTH CAROLINA PROFESSIONAL SEAL L-5428 ROBERTO RODRIGUEZ JR.

I, [illegible] REVIEW OFFICER OF MOORE COUNTY, NORTH CAROLINA, CERTIFY THAT THE MAP OR PLAT WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER DATE 9-29-2021

Exhibit A

COUNTY OF MOORE
STATE OF NORTH CAROLINA

I swear that this is a true and accurate copy of an Order vacating a section of Hill Crest Road adopted on March 8, 2022 (RA-01-22).

_____
Elizabeth Robertson, Town Clerk

_____
Date

NORTH CAROLINA
MOORE COUNTY

PROPERTY USE AGREEMENT

THIS AGREEMENT is entered into this 10th day of February, 2022, between THE TOWN OF SOUTHERN PINES, an incorporated municipality, a body corporate and politic in Moore County, North Carolina (hereinafter referred to as the "Town"), and A.C. SANDHILLS (hereinafter referred to as the "Organization"). The agreement is for the Organization's use of the Town's Soccer Facilities, associated concession stand and restroom facilities, as part of the Morganton Rd. Sports Complex at 190 Fire Ln. Southern Pines, NC 28387. These facilities, which consist of four soccer fields, one baseball field (divided into 2 spaces), a concession stand, and restrooms shall collectively be known as the "Soccer Facilities." (The fields for soccer use are numbered 1-6 and will be referred to fields 1-6 for booking purposes.) The Recreation and Parks Director is hereinafter referred to as the "Director."

This agreement provides for the Organization's seasonal use of the Soccer Facilities for soccer related purposes during the specified dates and time ranges as laid out in Exhibit A. The Town will continue its multi-purpose use of the Soccer Facilities outside of these agreed upon dates and times, with scheduling and oversight led by the Director or designated staff, specifically Athletics Coordinator. The Town and the Organization wish to cooperate in the continued joint operation of the Soccer Facilities, in accordance with the following terms:

1. **Ownership:** The Town owns all areas at the Morganton Rd. Sports Complex, including all Soccer Facilities, bathrooms, concession stand, and playground area.
2. **Length of Agreement:** The term for which the Organization may use and occupy the Soccer Facilities shall be two (2) years from the date of this agreement, subject to the requirements of law and this agreement, ending on February 10th, 2024. The parties may extend these terms by mutual consent. This agreement may be reviewed and modified at any point during the agreement term upon consensus by both parties. Revisions will be provided within thirty (30) days.
3. **Scheduling:**
   For the purposes of this agreement, there shall be three (3) seasons of use for the Soccer Facilities: "Spring season", "Fall season", and "Off-season." The remainder of the year will be known as the off-season.
   1. During the Spring and Fall seasons, the Organization may use the Soccer Facilities on a schedule approved by the Director/designated staff. The Organization must submit a proposed schedule to the Director/designated staff at least thirty (30) days prior to the intended start date of each season. The schedule shall fall within the range of dates and times as stated above and listed in Exhibit A. The Director/ designated staff reserves the right to deny any request for Soccer Facility use outside of the agreed upon range of dates and times listed in Exhibit A.
   2. The Organization shall accommodate the ability of Town personnel to perform scheduled maintenance during normal business hours. The Organization may use the Soccer Facilities according to that schedule unless the Director has reasonably disapproved the schedule within fifteen (15) days of its receipt. In the event the Soccer Facilities need to be closed due to inclement weather, poor field conditions, and/or maintenance reasons, the Director/designated staff shall notify the Organization with as much advanced notice as possible, but will make that determination no later than 1pm on the day the Organization is scheduled to use the Facilities.

4. **Responsibility for Essential Functions:** During the "Spring and Fall season," the Organization will bear the costs for all supplies necessary to maintain the facility in a clean, safe, and sanitary condition. Examples

include, but not limited to, field paint, string lines, paint sprayers, trash bags, and bathroom supplies. The Town will provide all labor for essential functions to be carried out during normal business hours. The organization will carry out its assigned essential functions at the end of each day, such as emptying trash and cleaning restrooms. Exhibit B further outlines the required maintenance responsibilities for each party during the spring and fall seasons. The parties must review and update the exhibit annually.

A. The Organization will be responsible for correcting any deficiencies in maintenance or violations of fire or building codes within thirty (30) days of notice from the Director/designated staff or any code official. These responsibilities must be addressed regardless of whether they are caused by the Organization's use of the Soccer Facilities.

B. Should the Organization fail to address any deficiencies as noted above, the Town may undertake the necessary corrective work and bill the Organization the costs thereof, plus a 10% administrative fee.

5. <u>Insurance, Liability, and Loss of Use:</u>

A. If the Soccer Facilities are damaged by fire, natural disaster, other casualty, act of God, or deterioration and the cost of remediation is so great that Town decides not to repair or rebuild, the Town may terminate this agreement. Upon written notice of termination, the Organization must vacate the Soccer Facilities.

The Town is not financially responsible for the Organization's loss of income and/or increased expenses for operating elsewhere in the event of fire, natural disaster, other casualty, act of God, deterioration to the Soccer Facilities, and/or federal, state, or local restrictions that impact the operation of the Soccer Facilities.

i. The Organization must indemnify the Town against any third party claims by reason of the Organization's use or occupancy of the Soccer Facilities. The Organization must secure and maintain, at its own expense, public liability insurance in an amount of not less than one million dollars ($1,000,000) in respect to bodily injury, disease, illness, death, or property damage suffered by any one person or entity and/or arising out of any one accident.

ii. The Organization must list the Town as an additional insured on said policy(ies) and provide a certificate(s) of insurance to the Town confirming these minimum coverages at the beginning of each Fall season. Should the Organization make changes associated with its insurance policy(ies), it must provide the Town written notice and updated certificates of insurance within thirty (30) days of said change.

6. **<u>Rental Fees:</u>** The Organization shall pay the following rental fees to the Town for the use of the Facilities:

A. The Soccer Facilities will be rented to the Organization for its soccer program(s) on the following quarterly payment schedule:

<u>Year One $11,000:</u>	<u>Year Two $12,000:</u>
$2,500 due by March 15 2022	$3,000 due by March 15 2023
$2,500 due by June 15 of 2022	$3,000 due by June 15 2023
$3,000 due by Sept 15 2022	$3,000 due by Sept 15 2023
$3,000 due by January 15 2023	$3,000 due by January 15 2024

*Any field rental requested outside of the designated days/month must be requested 2 weeks in advance, must be approved by Director/designated staff and will be an additional $200/week.

**Any outside tournaments collecting participant fees, AC Sandhills will remit payment of $5/participant within 2 weeks of the end of the tournament.

7. <u>Expenses:</u>

A. Supplies: Supplies covered under this section include routine supplies such as field paint, trash bags, bathroom supplies, and the like.

i. During the "off-season," the Town will incur one hundred percent (100%) of all expenses for

supplies.

ii. During the "spring and fall seasons," the Organization must pay one hundred percent (100%) of all expenses for supplies.

iii. The Town will invoice the Organization for their portion of the expenses as described herein. Payment must be remitted within thirty (30) days of the invoice date.

B. Operating Expenses: The Organization must pay one hundred percent (100%) of the expenses for its operations, including programs, staff, and similar.

C. Capital Expenses: The Organization must pay one hundred percent (100%) of capital expenses that are required to keep the Soccer Fields operating properly and/or for code compliance. Capital expenses covered under this section include field resurfacing (sod at goalie areas and any other areas as needed), netting and goals.

Little Tykes Soccer: The Organization will remain a sponsor to the Town's Little Tykes Soccer program and will pay $500 at the beginning of the season, separate from other fees. The Organization will provide training material and one (1) 30-minute training clinic for players and coaches on the first Tuesday after Labor Day.

8. <u>Policies:</u>

A. The Organization may establish policies for the use of the Soccer Fields, or portions of the facility, during its occupancy so long as those policies are consistent with federal, state, and local laws, ordinances, and regulations.

B. The policies adopted by the Organization, as referred to above, may include controlling or denying access to the facility during its sole use as booked through the Recreation & Parks Department.

C. If portable toilets or food trucks are to be utilized, permission and approval must be obtained through the Recreation & Parks department at least 2 weeks prior.

9. <u>Improvements to the Soccer Fields:</u>

A. If the Organization wishes to construct capital improvements to the Soccer Fields or surrounding facilities, install equipment, erect signage, or the like, the Organization must submit a written request to the Director. If the Director does not reply within thirty (30) days, review and provide a response of denial or request for modifications or further review, then the request is deemed granted.

B. The Organization must pay one hundred percent (100%) of the costs for any improvements, which includes purchase, installation, maintenance, and removal or rehabilitation in the event of deterioration or safety concerns.

C. The Organization must provide in Exhibit C of this agreement an inventory of everything which it has purchased and/or installed at the Soccer Fields. Said Exhibit must include a description of each item, an estimated date of purchase/installation, the cost of purchase or construction, and the estimated useful lifespan. The Organization must review and update the Exhibit at least annually or at the point when an improvement is added or removed to the Soccer Facilities by the Organization.

10. <u>Appeals to Decisions and Termination of Agreement:</u>

A. The Director shall have the authority to review issues of discretion and make decisions as described in this agreement. Should the Organization wish to appeal any of the Director's decisions surrounding this agreement, the Organization must submit a written appeal to the Town Manager within ten (10) days.

B. Either party may terminate this agreement upon providing written notice of sixty (60) days.

C. The Organization, upon termination of this lease, may remove all improvements, equipment, etc. as described in Exhibit C so long as they may be removed without damage to the Soccer Facilities. All expenses of such removal must be paid by the Organization and must be completed by the time this agreement terminates.

D. Effective February 10th, 2022, this agreement supersedes all previous agreements between the two parties.

E. This agreement constitutes the entire understanding between the parties and must not be notified except in writing signed by both parties. The agreement is binding on the parties hereto, their heirs, and permitted assigns.

IN WITNESS WHEREOF, the Town and the Organization have executed this agreement in duplicate.

By:_____Date:_____
Kristen Hudson, A.C. Sandhills President

By:_____Date:_____
Carol R. Haney, Mayor, Town of Southern Pines

ATTEST:_____Date:_____
Elizabeth Robertson, Town Clerk – Town of Southern Pines

Exhibit A:

Fall Schedule | AUGUST 15-NOVEMBER 30
To be updated annually pending Director's approval

	AC SANDHILLS (Soccer Fields)	AC SANDHILLS (Optimist Field)	TOSP (Soccer Fields)	TOSP (Optimist Field)
MONDAYS	4:00pm – 8:00 pm	N/A	Sunrise – 4:00pm	Sunrise - Sunset
TUESDAYS	4:00pm – 8:00 pm	5:00pm-8:00pm	Sunrise – 4:00pm	Sunrise – 5:00pm
WEDNESDAYS	4:00pm – 8:00 pm	N/A	Sunrise – 4:00pm	Sunrise - Sunset
THURSDAYS	4:00pm – 8:00 pm	5:00pm-8:00pm	Sunrise – 4:00pm	Sunrise – 5:00pm
FRIDAYS	4:00pm – 8:00 pm	N/A	Sunrise – 4:00pm	Sunrise - Sunset
SATURDAYS	7:00am – 7:00pm	N/A	N/A	Sunrise - Sunset
SUNDAYS	7:00am – 7:00pm	N/A	N/A	Sunrise - Sunset

Spring Schedule | FEBRUARY 21-JUNE 15
To be updated annually pending Director's approval

	AC SANDHILLS (Soccer Fields)	AC SANDHILLS (Optimist Field)	TOSP (Soccer Fields)	TOSP (Optimist Field)
MONDAYS	4:00pm – 8:00 pm	N/A	Sunrise – 4:00pm	Sunrise - Sunset
TUESDAYS	4:00pm – 8:00 pm	N/A	Sunrise – 4:00pm	Sunrise – Sunset
WEDNESDAYS	4:00pm – 8:00 pm	N/A	Sunrise – 4:00pm	Sunrise - Sunset
THURSDAYS	4:00pm – 8:00 pm	N/A	Sunrise – 4:00pm	Sunrise – Sunset
FRIDAYS	4:00pm – 8:00 pm	N/A	Sunrise – 4:00pm	Sunrise - Sunset
SATURDAYS	7:00am – 7:00pm	N/A	N/A	Sunrise - Sunset
SUNDAYS	7:00am – 7:00pm	N/A	N/A	Sunrise - Sunset

- While routine maintenance and repairs can typically occur with minimal or no impact to the public's access to the facility, both parties acknowledge that it may be necessary to close the Soccer Facilities for an extended time to complete more significant repairs. In this situation, every attempt will be made to schedule non-emergency work on Mondays (1st priority), Wednesday (2nd priority) or Friday (3rd priority) to minimize cancellations to the Organization's activities and weekend closures.

Exhibit B:
Assignments for Essential Functions
TOSP =Town of Southern Pines | AC = AC Sandhills

MAINTENANCE RESPONSIBILTIES DURING BUSINESS HOURS	**Spring/Fall Season**	**Off Season**
Mowing Grass	TOSP	TOSP
Lining Fields with Field Paint	TOSP	TOSP
Cleaning Restrooms	TOSP	TOSP
Emptying Trash/ Replacing Trash Bags	TOSP	TOSP
END OF DAY RESPONSIBILITIES	**Spring/Fall Season**	**Off Season**
Removing trash/ Replacing Trash Bags	AC	TOSP
Cleaning Restrooms	AC	TOSP
*Cleaning Concession Stand (No storage in this area)	AC	TOSP

"Spring/Fall season" shall be defined from the day AC Sandhills begins the season through the end of soccer operations that season. "Off season" shall be defined as the period from when AC Sandhills stops operating soccer until the day soccer operations begin again.

*Organization will obtain any required permit or inspection (if needed) to operate concession stand in conjunction with Moore County regulations.

Exhibit C: AC Sandhills Inventory
Current as of February 10, 2022

Item	Purchase Date	Purchase Price
Nets		
Goals		

MOORE COUNTY

NORTH CAROLINA

AGREEMENT BETWEEN THE TOWN OF SOUTHERN PINES AND TALAMORE GOLF PARTNERS REGARDING IRRIGATION WATER FROM RESERVOIR PARK

This agreement is made this 18 day of Feb, 2022 between the Town of Southern Pines, a North Carolina municipal corporation (referred to after this as '"Town"), and Talamore Golf Partners Limited Partnership, a Pennsylvania Limited Partnership, (referred to after this as "Talamore").

1. Talamore, in consideration for the use of water by Talamore as provided in this agreement, will pay to the Town the sums indicated below on or before the date indicated for use at Reservoir Park.

Due Date	Amount
March 31, 2022	$6,500.00
March 31, 2023	$6,662.50
March 31, 2024	$6,829.00
March 31, 2025	$7,000.00
March 31, 2026	$7,175.00

2. Talamore is authorized by the Town of Southern Pines to retain the existing pump and associated accessories in the reservoir at Reservoir Park, as shown on Exhibit "A." Said pump may be used to remove water to irrigate the Talamore golf course from January I, 2022, through December 31, 2026 as provided below.
3. In the event of drought or low water conditions, Talamore will suspend its pumping of any water from the reservoir. This is defined as any time that the water level in the reservoir drops more than two feet below the elevation of the reservoir spillway. Pumping may resume when the water level has increased to a point that is less than or equal to two feet below the spillway elevation.
4. Talamore will maintain or relocate the pump(s) only in a location in the reservoir authorized by the Town; said authorization will not be unreasonably withheld by the Town. The Town acknowledges that the current location of the pump, shown on "Exhibit A," is currently acceptable.
5. Talamore will indemnify and hold harmless the Town from any claims, liability, costs, or other expenses associated with the use and maintenance of the pump(s).
6. If Talamore at any time fails to make a payment as provided in this agreement, the Town, at its option may take any of the following actions: a) terminate this agreement and take necessary steps to prevent Talamore

from removing additional water; b) take necessary steps to prevent Talamore from removing additional water until the payments are current; or c) declare all unpaid amounts and all future payments as due and payable, prohibit the removal of additional water until the payments are made, and pursue collection of the entire amount owed.

7. In the event it is necessary for the Town to drain the lake to a point that is greater than two feet below the spillway, the Town agrees to provide six (6) months' notice to Talamore. If said notice is not possible, the Town will provide notice as soon as reasonably possible following knowledge of the upcoming event.
8. Talamore agrees to maintain the pump(s) and all associated accessories in a manner that is safe and does not detract from the aesthetics of Reservoir Park. Should Talamore fail to meet this requirement, the Town may take necessary steps to a) prevent Talamore from removing additional water until the maintenance needs are met; or b) terminate this agreement and require Talamore to remove the pump(s) and all associated accessories, at Talamore's expense.
9. Current contact information for both parties is as follows. In the event of a personnel change, notification shall be provided to the other party.

	TOWN OF SOUTHERN PINES	TALAMORE GOLF PARTNERS
Contact Name	Cory Albers, Assistant Director of Public Works	Matt Hausser, PGA General Manager
Phone	910-692-1983	910-692-5884 x125
E-mail	calbers@southernpines.net	matt@talamore.com
Mailing Address	801 SE Service Rd. Southern Pines, NC 28387	48 Talamore Dr. Southern Pines, NC 28387

TOWN OF SOUTHERN PINES

_____

Carol R. Haney, Mayor

ATTEST:

_____

Elizabeth Robertson, Town Clerk

TALAMORE GOLF PARTNERS

Matt H

Signature

MATT HAUSSEL

Printed Name

MINUTES
Wednesday, January 5, 2022: 6:00 PM
Town Council Agenda Meeting
C. Michael Haney Community Room: Southern Pines Police Department
450 W. Pennsylvania Ave

1. CALL TO ORDER

Mayor Haney called the meeting to order. The following members of Town Council were present: Mayor Carol Haney; Taylor Clement; Paul Murphy; Bill Pate; and Ann Petersen.

2. TOWN MANAGER'S COMMENTS

Town Manager Reagan Parsons reviewed the agenda.

3. REVIEW PUBLIC HEARING APPLICATIONS FOR UPCOMING BUSINESS MEETING AGENDA

Town Manager Parsons questioned the ordering of items under Section 3, asking the Council if they would like to reorder them to group all of the quasi-judicial hearings together and then all of the legislative together to minimize procedural questions. The Council agreed to reorder the items so like types of hearings were grouped together.

a. SU-02-21 Patrick's Pointe

On behalf of Francis Maser, Mr. Bob Koontz, of Koontz Jones Design, has submitted an application for a Special Use Permit for the new construction of a multi-family residential and office development. The applicant is proposing to develop 13 apartment buildings with 276 multi-family residential units and one (1) office outparcel. The subject property is located along US Highway 1 North between West Connecticut Avenue and Midland Road and is comprised of three (3) parcels for a total of 25.4 acres of presently undeveloped, wooded land. A public hearing was held on this application on December 14, 2021. Council continued this item to the January 11, 2022 meeting.

Town Manager Parsons asked if there were any procedural questions regarding this item.

b. OA-02-21 Various staff-initiated text amendments to UDO

The Planning Division of the Town of Southern Pines Community Development Department is proposing to amend the Unified Development Ordinance (UDO) with a variety of text amendments and are asking for Town Council review per UDO §2.17.

Town Manager Parsons asked if the Council had any questions regarding this item.
Councilmember Petersen questioned the changes in regards to zoning infractions.
Discussion ensued.
Councilmember Clement questioned the origins and reasons behind the height

requirements for structures listed in the UDO. Discussion ensued.
Councilmember Petersen asked for clarification on the code regarding vegetation credits and the measurement unit being used. Discussion ensued.

c. PD-10-21 Pinehurst Surgical Center Site 3N PDP

The applicant has applied for a preliminary development plan (PDP) for the purpose of developing a medical office building as phase 8 of the Morganton Park North. The medical office is a proposed 60,000-68,000 square foot building located on 5.19 acres. The property must be annexed as it is in the Town's ETJ, along S. Carlisle Street on the western side of Patriot Boulevard.

Town Manager Parsons gave a brief overview of the item which is a quasi-judicail hearing.

d. PD-11-21 Waterworks CDP Amendment

Mr. Kevin Lindsay has applied to amend the current approved CDP for the Waterworks development. The proposed project is a mixed-use development with up to 80,000 square feet of retail and/or offices and up to 80 residential units over four phases of development on +28.79 acres. The property is located on the East side of Central Drive/ NC HWY 22 between Warrior Woods Road and Aiken Road.

Town Manager Parsons gave an overview of the item, which will be a legislative hearing.

e. SU-03-21 Townhomes on S. Bennett St.

This application is for a Special Use Permit to develop 20 single-family attached dwelling units on the southeast side of S. Bennett Street between W. Wisconsin Avenue and W. Morganton Road.

Town Manager Parsons asked if they had any procedural questions regarding this quasi-judicial hearing.

4. REVIEW PROPOSED ACTION ITEMS FOR UPCOMING BUSINESS MEETING AGENDA

a. AX-07-21 Morganton Park South (Set Hearing Date)

Robert & Julie Van Camp and Morganton Road Enterprises, LLC have petitioned the Town for a
voluntary annexation of a parcel totaling +54.94acres. The parcels are identified as PIN 857100575720
and 857100572972 and are located between US 15-501 and W. Morganton Rd. The public hearing will be scheduled for February 8, 2022.

Town Manager Parsons gave a brief overview of the application.

b. AX-08-21 Blue Farm Lots (Set Hearing Date)

Mr. Benjamin Stout is requesting voluntary annexation of five parcels totaling +4.10 acres, collectively known as Blue Farm, Section Three and located on NC Hwy 22. The public hearing will be scheduled for February 8, 2022.

Town Manager Parsons gave a brief overview of the application.

5. REVIEW PROPOSED CONSENT AGENDA FOR BUSINESS MEETING

DRAFT

a. Appointment to Library Advisory Board

The Library Advisory Board recommends that Council appoint Carrie Dugas. Ms. Dugas will fill the seat held by Jeff Hutchinson, who has served the maximum two full terms. If appointed, Ms. Dugas' term will be January 1, 2022 through December 31, 2024.

Town Manager Parsons gave a brief overview of the application.

b. Approve Ordinances Amending the FY 21-22 Budget

1. **$43,250 insurance reimbursement to Police Dept.**
2. **$2,500 donation monies transferred to Fire Department**
3. **$8,060 donation monies transferred to Library**
4. **$19,528 transfer from Fund Balance to Legislation**

These budget amendments will allocate donations received to the fire department and library, as well as an insurance reimbursement to the police department. Additionally, funds will be transferred from Fund Balance to Legislation to cover the invoice for the primary election.

Town Manager Parsons gave a brief overview of the budget amendment requests. Councilmember Clement questioned the need for primary elections, which required a budget amendment. Town Manager Parsons suggested that the Council schedule a work session discussion on that issue and presented to the Council a memo regarding that process prepared by Asst. Town Manager Roth that outlined elections options authorized by NCGS.

6. COUNCIL UPDATES & DISCUSSION

Town Manager Parsons requested to add an item to the Agenda. Federal S.A.F.E.R. Grant rules have been announced and the application window is only 30 days. These grants are used to hire firefighters. Chief Cameron is requesting the Council give its support to him applying for the grant monies to be used to hire the 6 positions needed to fully staff the 2 fire stations. Discussion ensued. The council was in general concurrence and gave Chief Cameron its support on the application.

a. Membership Qualifications - Appearance Commission & Library Board

Staff would like to discuss some recommendations related to the Apperance Commission and Library Advisory Board, such as eliminating term limits and other restrictive membership qualifications.

Town Manager Parsons gave a brief overview of the item outlining the changes suggested by staff and the history of the rules currently in place. Discussion ensued. Council was in general concurrence and will vote on the changes in the Code once the legislation is drafted.

b. FFCRA Voluntary Extension

The Town voluntarily extended the FFCRA program through December 31, 2021. With

DRAFT

the surge of the Omicron variant, staff recommends that Council consider an extension through at least March 31, 2022.

Town Manager Parsons gave a brief overview of the request to continue the program. Discussion ensued.

Councilmember Petersen made a motion to continue the FFCRA Program through June 30, 2022. Mayor Pro Tem Murphy seconded and the vote was unanimous.

7. ADJOURNMENT

Councilmember Pate motioned to adjourn the meeting. Mayor Pro Tem Murphy seconded and the vote was unanimous. The meeting adjourned at 7:01 pm.

Respectfully submitted:

_____

DRAFT

MINUTES
Tuesday, January 11, 2022: 6:00 PM
Town Council Business Meeting
Douglass Community Center: 1185 W. Pennsylvania Ave

1. CALL TO ORDER

Mayor Haney called the meeting to order. The following members of Town Council were present: Mayor Carol Haney; Taylor Clement; Paul Murphy; Bill Pate; and Ann Petersen.

2. PLEDGE OF ALLEGIANCE

3. TOWN MANAGER'S COMMENTS

Town Manager Reagan Parsons reviewed the agenda.

4. PUBLIC HEARINGS

Mayor Haney provided some general comments on quasi-judicial hearings.

a. SU-01-21 Patrick's Pointe

On behalf of Francis Maser, Mr. Bob Koontz, of Koontz Jones Design, has submitted an application for a Special Use Permit for the new construction of a multi-family residential and office development. The applicant is proposing to develop 13 apartment buildings with 276 multi-family residential units and one (1) office outparcel. The subject property is located along US Highway 1 North between West Connecticut Avenue and Midland Road and is comprised of three (3) parcels for a total of 25.4 acres of presently undeveloped, wooded land.

Mayor Haney shared that this hearing was opened on December 14, 2021 and continued to January 11, 2022. She swore in new witnesses who did not testify on December 14.

The applicant's attorney, Nick Robinson, submitted the following exhibits to support the application:

- Exhibit T: amended TIA prepared by Travis Fluitt
- Exhibit U: presentation and revised site plan prepared by Bob Koontz

The following witnesses spoke on behalf of the application:

1. Nick Robinson, attorney for the applicant. Mr. Robinson called the following witnesses to testify on behalf of the application. Mr. Robinson and the witnesses discussed some revisions that were being proposed following the December meeting related to density, buffers, dwelling unit design, and similar.

2. Logan Burnett, Volta Global, LLC
3. Bob Koontz, 150 S. Pate Street, Southern Pines, land planner and landscape architect for the application.
4. Travis Fluitt, Kimley Horn, 421 Fayetteville Street, Raleigh, traffic engineer.

There was general consensus from the Council that they needed time to review the new evidence. Mr. Robinson agreed to suspend witness testimony until the hearing.

Carson Crooms, attorney for the opposition, 305 S. Weymouth Road, requested the hearing be continued to a future date in order to allow time to secure witnesses to provide expert testimony.

Councilmember Petersen motioned to continue the hearing to February 8, 2022 at 6pm, which was seconded by Mayor Pro Tem Murphy. The vote was unanimous.

Mayor Haney directed counsel for both parties that all evidence to be considered must be received in the Town's Planning Office by 5pm on January 26 and copied to opposing counsel.

b. PD-10-21 Pinehurst Surgical Center Site 3N PDP

The applicant has applied for a preliminary development plan (PDP) for the purpose of developing a medical office building as phase 8 of the Morganton Park North. The medical office is a proposed 60,000-68,000 square foot building located on 5.19 acres. The property must be annexed as it is in the Town's ETJ, along S. Carlisle Street on the western side of Patriot Boulevard.

Mayor Haney swore in pending witnesses for the hearing. She asked Councilmembers to disclose the following relative to the application and property: any specialized knowledge; a fixed opinion not subject to change; close relation to the applicant or property owner; and/or a financial interest in the outcome.

Councilmember Pate motioned to open the hearing, which was seconded by Mayor Pro-Tem Murphy. The vote was unanimous.

- Town Planner II Suzy Russell presented the staff report and submitted it as Exhibit A.
- Town Engineer James Michel discussed future evaluations that will be considered when the site connects to the Town's water and sewer system.
- Paul Saathof and Bob Koontz, of Koontz Jones Design, presented the application, confirming that the property will be offered to the Town for annexation prior to site plan approval. The application was submitted as Exhibit B.

Councilmember Pate motioned to close the hearing, seconded by Councilmember

DRAFT

Clement, the vote was unanimous.
Councilmember Pate moved to adopt Attachment "A" of the staff report as Findings of Fact regarding the proposed Preliminary Development Plan PD-10-21, seconded by Mayor Pro Tem Murphy, the vote was unanimous.

c. SU-03-21 Townhomes on S. Bennett St.

This application is for a Special Use Permit to develop 20 single-family attached dwelling units on the southeast side of S. Bennett Street between W. Wisconsin Avenue and W. Morganton Road.

Mayor Haney swore in pending witnesses for the hearing. She asked Councilmembers to disclose the following relative to the application and property: any specialized knowledge; a fixed opinion not subject to change; close relation to the applicant or property owner; and/or a financial interest in the outcome. It was noted by the Council that they had received some e-mails from community members which will be entered into the record.

Councilmember Clement motioned to open the hearing, which was seconded by Councilmember Pate. The vote was unanimous.

- Town Planner II Suzy Russell presented the staff report and submitted it as Exhibit A. She confirmed the Council emails will be Exhibit B.
- Town Engineer James Michel clarified some questions from Council on the existing right-of-way.
- The applicant's representative, Kevin Lindsay of 130 Evergreen Court in Pinehurst, presented the application, which was submitted as Exhibit C.
- The applicant, Colin Webster, addressed some questions on the architecture.
- Resident Leslie Brian of 265 W. Illinois Avenue presented herself as an expert in architecture and submitted some comments on the application.

Councilmember Pate motioned, seconded by Mayor Pro Tem Murphy to adopt Attachment A of the SU-03-21 staff report as Findings of Fact, noting that Finding of Fact 'C' shall be amended to read, "The Town Council finds the subject properties have access to and can be served by TOSP public facilities. The Town shall require as minimal right-of-way as necessary based on review with Town staff." The motion passed 4-1 with Councilmember Petersen casting the dissenting vote.

Motion by Councilmember Pate, seconded by Mayor Pro Tem Murphy to approve SU-03-21. The motion passed 4-1 with Councilmember Petersen casting the dissenting vote.

Motion by Councilmember Clement, seconded by Mayor Pro Tem Murphy to adopt Attachment B of the staff report for Preliminary Plat Application S-47-21 as Findings of Fact. The motion passed 4-1 with Councilmember Petersen casting the dissenting vote.

Motion by Councilmember Pate, seconded by Mayor Pro Tem Murphy to approve Preliminary

DRAFT

Plat Application S-47-21. The motion passed 4-1 with Councilmember Petersen casting the dissenting vote.

d. OA-02-21 Various staff-initiated text amendments to UDO

The Planning Division of the Town of Southern Pines Community Development Department is proposing to amend the Unified Development Ordinance (UDO) with a variety of text amendments and are asking for Town Council review per UDO §2.17.

Motion by Councilmember Pate, seconded by Mayor Pro Tem Murphy to open the hearing. The vote was unanimous.

Planning Director BJ Grieve reviewed the proposed changes.

- The following attendees shared concerns about the proposed changes to building heights:
  - Susan Ward, 575 Clark Street
  - Jennifer Williams, 145 W. Maine Avenue
  - John McInerney, Southern Pines, NC
  - Kathleen Simon, 600 W. Rhode Island Avenue

Councilmember Petersen moved to close the hearing. Seconded by Mayor Pro Tem Murphy, the vote was unanimous.

Councilmember Petersen moved to adopt the changes to the language in UDO 2.18, 2.20 and 2.21, respectively, to eliminate evidentiary hearings by the Planning Board and place those hearings with "Preliminary Forums" per UDO 2.5.2. Seconded by Councilmember Pate, the vote was unanimous.

Councilmember Pate moved to adopt amendments to UDO 2.42.7, 4.13.5, 4.13.5, 4.13.6, 5.9.4, 8.18.1 and 8.19.6 to remove criminal penalties for zoning violations per Session Law 2021-138, Part XIII and to clarify that violations of zoning shall simply be subject to a civil penalty in the form of a fine of up to $50 for each day that the violation continues to exist. Seconded by Mayor Pro Tem Murphy, the vote was unanimous.

Councilmember Pate moved to amend UDO 4.2.1 so that only building height is restricted, rather than restricting both the building height and the maximum number of stories inside any building in the CB, GB, PD and I Districts. Seconded by Mayor Pro Tem Murphy, the motion passed with a vote of 3-2 as follows:
Mayor Haney: aye
Mayor Pro Tem : aye
Councilmember Pate: aye
Councilmember Clement: nay
Councilmember Petersen: nay

Councilmember Pate moved to adopt the amendment to UDO 4.3.13 to remove the term

"DBH" so that only the term "caliper" is used throughout the UDO for the measurement of both existing and required trees with the addition of "or 4.5' above ground height" and to clarify that the caliper of a tree is the diameter of the tree measured at breast height. Seconded by Mayor Pro Tem Murphy, the vote was unanimous. t

e. PD-11-21 Waterworks CDP Amendment

Mr. Kevin Lindsay has applied to amend the current approved CDP for the Waterworks development. The proposed project is a mixed-use development with up to 80,000 square feet of retail and/or offices and up to 80 residential units over four phases of development on +28.79 acres. The property is located on the East side of Central Drive/ NC HWY 22 between Warrior Woods Road and Aiken Road.

Councilmember Pate moved to open the public hearing for PD-11-21. Seconded by Mayor Pro Tem Murphy, the vote was unanimous.

- Planning Director Grieve gave an overview of the project and staff report.
- The applicant, Andy Bleggi spoke about the project and answered the Council's questions.
- Bennie Sient of 600 Rhode Island Ave. voiced concerns regarding the traffic volume this project will create.

Councilmember Pate moved to close the public hearing for PD-11-21. Seconded by Mayor Pro Tem Murphy, the vote was unanimous.

Councilmember Pate moved that after reviewing the proposed Conceptual Development Plan and the criteria for consideration of a Conceptual Development Plan, and after considering the comments received at the Town Council's public hearing and the Planning Board's written recommendation, the requested Conceptual Development Plan is consistent with the Comprehensive Long Range Plan and is a reasonable request for rezoning for the reasons set forth in the written Planning Board recommendation attached to staff report PD-11-21. Mayor Pro Tem Murphy seconded, the vote was unanimous.

Councilmember Pate motioned to approve PD-11-21 as submitted and as set forth in attachments to the staff report PD-11-21 with the condition that the CDP be modified to change table 1.1 to a maximum of 40 residential units from it's current number of 8. Mayor Pro Tem Murphy seconded. The vote was unanimous.

5. CONSENT AGENDA

Town Manager Reagan Parsons reviewed the Consent Agenda.

Concilmember Pate moved to approve the Consent Agenda. Seconded by Mayor Pro Tem

DRAFT

Murphy, the vote was unanimous.

a. AX-07-21 Morganton Park South: Set Hearing Date

Robert & Julie Van Camp, Trustees, Thomas Van Camp, Trustee, and Morganton Road Enterprises, LLC have petitioned the Town for a
voluntary annexation of a parcel totaling +54.94acres. The parcels are identified as PIN 857100575720
and 857100572972 and are located between US 15-501 and W. Morganton Rd. The public hearing will be scheduled for February 8, 2022.

b. AX-08-21 Blue Farm Lots: Set Hearing Date

Mr. Benjamin Stout is requesting voluntary annexation of five parcels totaling +4.10 acres, collectively known as Blue Farm, Section Three and located on NC Hwy 22. The public hearing will be scheduled for February 8, 2022.

c. Appoint Carrie Dugas to the Library Advisory Board with a Term to Expire 12/31/2024

The Library Advisory Board recommends that Council appoint Carrie Dugas. Ms. Dugas' term will be January 1, 2022 through December 31, 2024.

d. Approve Ordinances Amending the FY 21-22 Budget

1. **$43,250 insurance reimbursement to Police Dept.**
2. **$2,500 donation monies transferred to Fire Department**
3. **$8,060 donation monies transferred to Library**
4. **$19,528 transfer from Fund Balance to Legislation**

These budget amendments will allocate donations received to the fire department and library, as well as an insurance reimbursement to the police department. Additionally, funds will be transferred from Fund Balance to Legislation to cover the invoice for the primary election.

6. PUBLIC COMMENTS

No public comments were voiced.

7. ADJOURNMENT

Upon motion by Councilmember Pate, seconded by Mayor Pro Tem Murphy and carried unanimously, Council adjourned at 11:43 pm.

Respectfully submitted:

_____

DRAFT

MINUTES
Monday, January 24, 2022: 3:00 PM
Town Council Work Session

VIRTUAL MEETING VIA GOTO WEBINAR

At the meeting start time, please attend using one of the following three options:

Online at https://attendee.gotowebinar.com/register/6656393237553247504

Via GoToWebinar app on tablet/smartphone by entering Webinar ID 933-242-555.

By phone*, dial (415) 930-5321, then use Audio Access Code 434-838-719.

1. CALL TO ORDER

Mayor Haney called the meeting to order. The following members of Town Council were present: Mayor Carol Haney; Taylor Clement; Paul Murphy; Bill Pate; and Ann Petersen.

Mayor Haney thanked the Town staff and Duke Energy staff who helped us all get through the recent storm.

2. TOWN MANAGER'S COMMENTS

Town Manager Reagan Parsons reviewed the agenda.

a. CivicClerk Review

Staff will review the recently launched CivicClerk platform.

Assistant Town Manager Jessica Roth gave the Council an overview of the program and it's capabilities.

3. ACTION ITEMS

a. Authorize Demolition of Unsafe Building at 830 Clark Street and Expenditure of $7,200 for Demolition Work

Chief Building Inspector John Bullock and Code Enforcement Officer Lisa Webb will present the request and history on this property.

Chief Building Inspector John Bullock reviewed the request and answered the Council's questions.

Councilmember Pate moved to approve Condemnation of the Unsafe Structure at 830 Clark Street, Southern Pines and to approve the requested funding of $7,200.00 for

DRAFT

demolition of said property. The motion was seconded by Mayor Pro Tem Murphy and the vote was unanimous.

b. AX-01-22: Direct Clerk to Investigate Petition for Annexation at 3900 Youngs Road

Michael Tveter and Jamie Tveter are requesting voluntary annexation of a contiguous parcel that is currently outside of the corporate limits of the Town of Southern Pines. Per the Moore County tax records, the subject parcel is identified as PIN 858100892377; PARID 20210139 and is owned by Michael Tveter and Jamie Tveter.

Town Manager Reagan Parsons reviewed the request for the Council.

Councilmember Pate moved to approve the Resolution Directing the Clerk to Investigate a Petition for Voluntary Annexation of 3900 Youngs Road. The motion was seconded by Mayor Pro Tem Murphy and the vote was unanimous.

c. SU-03-21 Townhouses on Bennett Written Decision

Planning staff has prepared a draft written decision for SU-03-21 that was heard by the Town Council on January 11, 2022.

Planning Director Grieve presented the report to the Council. This is a written version of a decision that was already voted on and approved by the Council.

Councilmember Pate moved to approve the Written Decision for SU-03-21: Townhouses on Bennett Street. The motion was seconded by Mayor Pro Tem Murphy and the vote was unanimous.

d. PD-10-21: Adopt Written Decision for Pinehurst Surgical Center Site 3N PDP

Planning staff has prepared a draft written decision for PD-10-21 that was heard by the Town Council on January 11, 2022.

Planning Director Grieve presented the request to the Council. This is a written version of a decision that was already voted on and approved by the Council.

Councilmember Pate moved to approve the Written Decision for PD-10-21: Pinehurst Surgical Center Site 3N PDP. The motion was seconded by Mayor Pro Tem Murphy and the vote was unanimous.

4. COUNCIL UPDATES AND DISCUSSION

a. Arts Council of Moore County Public Art Program

Mr. Chris Dunn, Executive Director of the Arts Council of Moore County, has requested time to speak with the Town Council. He wishes to brief the Council about a revised version of a public art program to install privately-funded murals on buildings in Southern Pines. Consideration of such a program was originally initiated as a request from Mr. Steve Harbour in June of 2020.

Planning Director Grieve gave a brief overview of the request and background.
Chris Dunn, Executive Director of the Arts Council of Moore County, detailed the proposed program and answered any questions raised by the Council.

DRAFT

All of the Council members expressed their support for the project.

b. EPA Inspection of Southern Pines Water System

On October 19th, representatives of the Environmental Protection Agency (EPA) performed an inspection of the Town's water treatment and distributions systems. The Town was the only water system in North Carolina that was inspected. The Town passed the inspection with flying colors and no violations were noted by EPA.

The Town's water system passed its recent EPA Inspections. The Council congratulated staff on a job well done.

c. Municipal Elections Discussion

Council-initiated discussion on options for future municipal elections.

Assistant Town Manager Roth presented a report on recent election numbers and costs as well as options authorized under NCGS. Council discussed the rising costs of holding primary elections and the voter turn out numbers. The Council asked staff to proceed with starting the process of amending the Town Charter to eliminate primary elections, asking that the matter be addressed again at the March 2022 Town Council Meeting.

5. ADJOURNMENT

Councilmember Pate motioned, seconded by Mayor Pro Tem Murphy, to adjourn the meeting. The vote was unanimous.

The meeting adjourned at 4:11 pm.

Respectfully submitted:

_____

DRAFT

NORTH CAROLINA

MOORE COUNTY

UTILITY CONSTRUCTION AGREEMENT (UCA)

DATE: 2/7/2022

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION

Project: U-5815BA

AND

WBS Elements: 54041.1.4.FR1

54041.3.5

TOWN OF SOUTHERN PINES

THIS AGREEMENT is made and entered into on the last date executed below, by and between the North Carolina Department of Transportation, an agency of the State of North Carolina, hereinafter referred to as the "Department" and the Town of Southern Pines, hereinafter referred to as the "Municipality."

W I T N E S S E T H:

WHEREAS, the Department has prepared and adopted plans to make certain street and highway improvements under Project U-5815BA, in Moore County, said plans consists of relocating a water transmission line; and,

WHEREAS, the Department, the Municipality and the Town of Aberdeen, on 1/27/2022, entered into an agreement to identify the responsibilities and proposed cost participation by each Party, relative to the above scope of work; and,

WHEREAS, the parties hereto wish to enter into an agreement for said work to be performed by the Department's construction contractor with full reimbursement by the Municipality for the costs thereof as hereinafter set out.

NOW, THEREFORE, it is agreed as follows:

PRELIMINARY ENGINEERING

1. The Department shall use its utility limited service agreement for Project U-5815BA, Moore County.

2. The Municipality shall be responsible for the costs of the Preliminary Engineering Design. The actual cost to the Municipality is $7,561.50 as shown on the attached cost estimate, Exhibit “B”. It is understood by both the Department and the Municipality that this is a final cost unless the Municipality requests additional work not covered under this Agreement, or plan review by the Department and/or Municipality does not properly identify all existing conflicts or Department revises highway plans before or during construction. Under this agreement, the Municipality reserves the right to re-engineer plans due to the Department’s plan revisions.

3. Upon the satisfactory completion of the utility construction plans covered under this Agreement, the Municipality shall review and approve the plans, the associated estimated utility construction cost and special provisions to be made part of the Department’s roadway contract for highway construction; the Municipality shall release the Department of any future responsibility for the design of the utility construction plans. Said releases shall be deemed to be given by the Municipality upon completion of the plans, estimate, special provisions and acceptance by the Department and Municipality for the plans to be made part of the highway roadway contract.

CONSTRUCTION

4. The Department shall place provisions in the construction contract for Project U-5815BA Moore County, for the contractor to adjust and relocate the existing 18” transmission main. The Department will also include a line item for an upgrade to a 24” transmission main. Upon opening bids, the Municipality will determine which size transmission main shall be installed.

    - If the Municipality selects to relocate the existing 18” transmission main, the estimated cost to the Municipality is $514,900.00.

    - If the Municipality selects to upgrade to a 24" transmission main, then the estimated betterment cost difference is $1,378,215.00. Including the estimated relocation, the total estimated reimbursement will be $1,893,115.

    Said work shall be accomplished in accordance with plan sheets, attached hereto as Exhibit “A”, cost estimate attached hereto as Exhibit “B”, and project specific provisions, if applicable, attached hereto as Exhibit “C”.

It is understood by both parties that these are estimated costs and are subject to change. The Municipality shall reimburse the Department for said costs as follows:

REIMBURSEMENT TO THE DEPARTMENT – FINAL BILLING

5. The Municipality shall reimburse the Department for said costs as follows:

   A. Upon completion of the utility construction plans, the Department shall submit an invoice to the Municipality for costs incurred. Billing will be based upon the negotiated cost and any supplemental agreements made part of this agreement. Reimbursement shall be made by the Municipality in one final payment within sixty (60) days of said invoice.

   B. Upon completion of the highway work, the Department shall submit an itemized invoice to the Municipality for costs incurred. Billing will be based upon the actual bid prices and actual quantities used.

   C. Reimbursement shall be made by the Municipality in one final payment within sixty (60) days of said invoice.

   D. If the Municipality does not pay said invoice within sixty (60) days of the date of the invoice, the Department shall charge interest on any unpaid balance at a variable rate of the prime plus (1%) in accordance with G.S. 136-27.3.

   E. Said interest rate shall be set upon final execution of the Agreement by the Department. The Municipality will be notified of the set interest rate by the Department's approval letter upon receipt of the fully executed agreement.

   F. Any cost incurred due to additional utility work requested by the Municipality after award of the construction contract, shall be solely the responsibility of the Municipality. The Municipality shall reimburse the Department 100% of the additional utility cost.

   G. In the event the Municipality fails for any reason to pay the Department in accordance with the provisions for payment hereinabove provided, North Carolina General Statute 136-41.3 authorizes the Department to withhold so much of the Municipality's share of funds allocated to said Municipality by North Carolina General Statute, Section 136-41.1, until such time as the Department has received payment in full.

H. At any time prior to final billing by the Department, the Municipality may prepay any portion of the estimated cost by sending a check with the WBS Element noted to the below address. The Department will provide a final billing based on actual costs, less any previous payments that have been made.

REMITTANCE ADDRESS:
NC Department of Transportation
ATTN: Accounts Receivable
1514 Mail Service Center
Raleigh, NC 27699-1514

6. Upon the satisfactory completion of the relocations and adjustments of the utility lines covered under this Agreement, the Municipality shall assume normal maintenance operations to the said utility lines. Upon completion of the construction of the highway project, the Municipality shall release the Department from any and all claims for damages in connection with adjustments made to its utility lines; and, further, the Municipality shall release the Department of any future responsibility for the cost of maintenance to said utility lines. Said releases shall be deemed to be given by the Municipality upon completion of construction of the project and its acceptance by the Department from its contractor unless the Municipality notifies the Department, in writing, to the contrary prior to the Department's acceptance of the project.

7. It is further agreed that the following provisions shall apply regarding the utilities covered in this Agreement.

I. The Municipality obligates itself to service and to maintain its facilities to be retained and installed over and along the highway within the Department's right-of-way limits in accordance with the mandate of the North Carolina General Statutes and such other laws, rules, and regulations as have been or may be validly enacted or adopted, now or hereafter.

J. If at any time the Department shall require the removal of or changes in the location of the encroaching facilities which are being relocated at the Municipality's expense, the Municipality binds itself, its successors and assigns, to promptly remove or alter said facilities, in order to conform to the said requirement (if applicable per G.S. 136-27.1), without any cost to the Department.

8. The other party to this Agreement shall comply with Title VI of the Civil Rights Act of 1964 (Title 49 CFR, Subtitle A, Part 21) and related nondiscrimination authorities. Title VI and related

authorities prohibit discrimination on the basis of race, color, national origin, disability, gender, and age in all programs or activities of any recipient of Federal assistance.

9. A copy or facsimile copy of the signature of any party shall be deemed an original with each fully executed copy of the Agreement as binding as an original, and the parties agree that this Agreement can be executed in counterparts, as duplicate originals, with facsimile signatures sufficient to evidence an agreement to be bound by the terms of the Agreement.

10. By Executive Order 24, issued by Governor Perdue, and N.C. G.S.§ 133-32, it is unlawful for any vendor or contractor (i.e. architect, bidder, contractor, construction manager, design professional, engineer, landlord, offeror, seller, subcontractor, supplier, or vendor), to make gifts or to give favors to any State employee of the Governor's Cabinet Agencies (i.e., Administration, Commerce, Environmental Quality, Health and Human Services, Information Technology, Military and Veterans Affairs, Natural and Cultural Resources, Public Safety, Revenue, Transportation, and the Office of the Governor).

IN WITNESS WHEREOF, this Agreement has been executed, in duplicate, the day and year heretofore set out, on the part of the Department and the Municipality by authority duly given.

L.S. ATTEST:

BY: _____

TITLE: _____

TOWN OF SOUTHERN PINES

BY: _____

TITLE: _____

DATE: _____

N.C.G.S. § 133-32 and Executive Order 24 prohibit the offer to, or acceptance by, any State Employee of any gift from anyone with a contract with the State, or from any person seeking to do business with the State. By execution of any response in this procurement, you attest, for your entire organization and its employees or agents, that you are not aware that any such gift has been offered, accepted, or promised by any employees of your organization.

This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.

(SEAL)

_____
(FINANCE OFFICER)

Federal Tax Identification Number

_____

Remittance Address:

Town of Southern Pines

_____

_____

DEPARTMENT OF TRANSPORTATION

BY: _____
(CHIEF ENGINEER)

DATE: _____

APPROVED BY BOARD OF TRANSPORTATION ITEM O: _____ (Date)

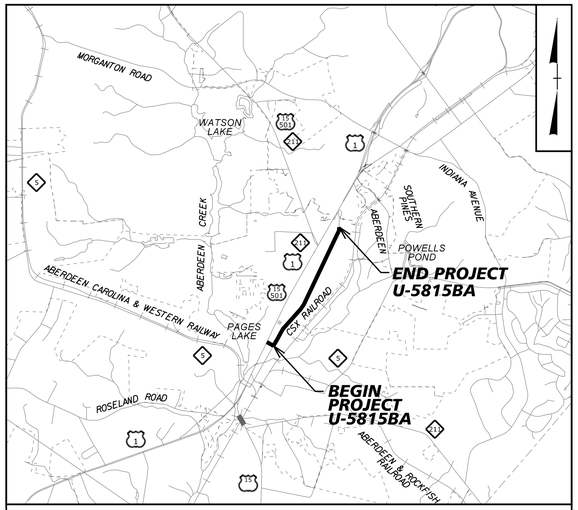
DocuSign Envelope ID: 8008DE62-E1DE-4ECF-BA64-A7A7CF0E29AD

09/08/99

TIP PROJECT: U-5815BA

CONTRACT: C204374

See Sheet 1-A For Index of Sheets
See Sheet 1-B For Conventional Plan Sheet Symbols



VICINITY MAP

FINAL PLANS

STATE OF NORTH CAROLINA
DIVISION OF HIGHWAYS

MOORE COUNTY

STATE	STATE PROJECT REFERENCE NO.	SHEET NO.	TOTAL SHEETS
N.C.	U-5815BA	1	

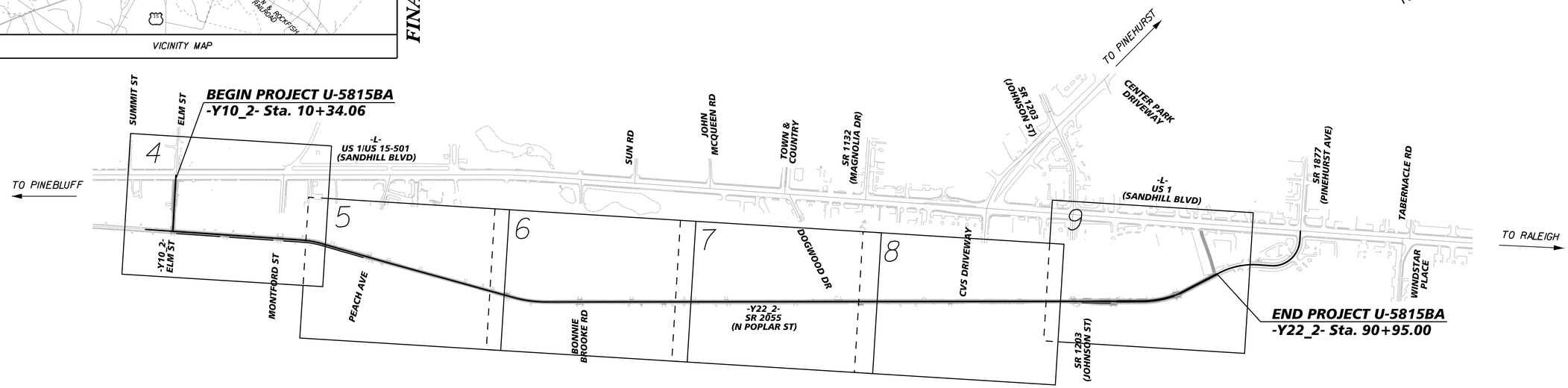
STATE PROJ. NO.	F. A. PROJ. NO.	DESCRIPTION
54041.1.FR1	NHP-0001(148)	P.E. (U-5815BA)
54041.3.5		CONST. (U-5815BA)

Exhibit "A"

LOCATION: SR 2055 (N POPLAR ST) FROM ELM ST IN ABERDEEN TO 500' NORTH OF BLUES CROSSING LN IN SOUTHERN PINES.

TYPE OF WORK: PAVING AND UTILITY CONSTRUCTION

NC GRID
NAD 1983/NA 2011



NCDOT CONTACT: TRAVIS MORGAN, P.E.
DIVISION 8, UTILITY ENGINEER
(910) 773-8030

GRAPHIC SCALES

50 25 0 50 100
PLANS

50 25 0 50 100
PROFILE (HORIZONTAL)

10 5 0 10 20
PROFILE (VERTICAL)

PROJECT LENGTH

LENGTH ROADWAY
TIP PROJECT U-5815BA = 1.453 MILES

TOTAL LENGTH
TIP PROJECT U-5815BA = 1.453 MILES

PLANS PREPARED FOR THE NCDOT BY: Kimley»Horn ©2018
NC LICENSE #F-0102
FAYETTEVILLE STREET, SUITE 600
RALEIGH, NORTH CAROLINA 27601
PHONE: (919) 677-2000

2018 STANDARD SPECIFICATIONS

RIGHT OF WAY DATE:

LETTING DATE:
April 2022

MATTHEW WEST, PE
PROJECT ENGINEER

SEAN KANE, PE
PROJECT DESIGN ENGINEER

HYDRAULICS ENGINEER
SIGNATURE: P.E.

ROADWAY DESIGN ENGINEER
NORTH CAROLINA PROFESSIONAL SEAL 029876 ENGINEER MATTHEW WEST
DocuSigned by: Matthew West
SIGNATURE: 2/15/2022 P.E.

STATE OF NORTH CAROLINA DEPARTMENT OF TRANSPORTATION

2/15/2022

DocuSign Envelope ID: 8008DE62-E1DE-4ECF-BA64-A7A7CF0E29AD

PROJECT REFERENCE NO.	SHEET NO.
U-5815BA	1-A

ROADWAY DESIGN ENGINEER

NORTH CAROLINA PROFESSIONAL SEAL 029876 ENGINEER MATTHEW S. WEST

DocuSigned by: Matthew West 2/15/2022

AC71A1D0706B415...

INDEX OF SHEETS

SHEET NUMBER	DESCRIPTION
1	TITLE SHEET
1A	INDEX OF SHEETS, GENERAL NOTES, AND LIST OF STANDARDS
1B	CONVENTIONAL SYMBOLS
1C-1 THRU 1C-3	SURVEY CONTROL SHEETS
2A-1 THRU 2A-2	TYPICAL SECTIONS, PAVEMENT SCHEDULE, AND MISCELLANEOUS DETAILS
4 THRU 9	PLAN SHEETS AND EROSION CONTROL PLANS
EC-1	EROSION CONTROL TITLE SHEET
PMP-1	PAVEMENT MARKING PLANS
TMP-1 THRU TMP-1C	TRAFFIC MANAGEMENT PLANS
UC-1 THRU UC-14	UTILITY CONSTRUCTION PLANS

PROJECT NOTES

1. EXISTING PAVEMENT MARKING TO BE SURVEYED BY CONTRACTOR AND REPLACED IN THE EXISTING CONDITION.

GENERAL NOTES

GENERAL NOTES:

2018 SPECIFICATIONS
EFFECTIVE: 01-16-2018
REVISED:

GRADING AND SURFACING OR RESURFACING AND WIDENING:

THE GRADE LINES SHOWN DENOTE THE FINISHED ELEVATION OF THE PROPOSED SURFACING AT GRADE POINTS SHOWN ON THE TYPICAL SECTIONS. WHERE NO GRADE LINES ARE SHOWN, THE PROFILES SHOWN DENOTE THE TOP ELEVATION OF THE EXISTING PAVEMENT ALONG THE CENTER LINE OF SURVEY ON WHICH THE PROPOSED RESURFACING WILL BE PLACED. GRADE LINES MAY BE ADJUSTED BY THE ENGINEER IN ORDER TO SECURE A PROPER TIE-IN.

SIDE ROADS:

THE CONTRACTOR WILL BE REQUIRED TO DO ALL NECESSARY WORK TO PROVIDE SUITABLE CONNECTIONS WITH ALL ROADS, STREETS, AND DRIVES ENTERING THIS PROJECT. THIS WORK WILL BE PAID FOR AT THE CONTRACT UNIT PRICE FOR THE PARTICULAR ITEMS INVOLVED.

LIST OF 2018 ROADWAY STANDARD DRAWINGS

2018 ROADWAY ENGLISH STANDARD DRAWINGS — EFF. 01-16-2018, REV.

The following Roadway Standards as appear in "Roadway Standard Drawings" Highway Design Branch - N.C. Department of Transportation - Raleigh, N.C., Dated January, 2018 are applicable to this project and by reference hereby are considered a part of these plans:

STD. NO.	TITLE
DIVISION 6 - ASPHALT BASES AND PAVEMENTS	
654.01	Pavement Repairs
DIVISION 8 - INCIDENTALS	
846.01	Concrete Curb, Gutter and Curb & Gutter

REVISIONS

2/15/2022

DocuSign Envelope ID: 8008DE62-E1DE-4ECF-BA64-A7A7CF0E29AD

PROJECT REFERENCE NO.	SHEET NO.
U-5815BA	1-B

STATE OF NORTH CAROLINA, DIVISION OF HIGHWAYS

CONVENTIONAL PLAN SHEET SYMBOLS

Note: Not to Scale **S.U.E. = Subsurface Utility Engineering*

BOUNDARIES AND PROPERTY:

- State Line
- County Line
- Township Line
- City Line
- Reservation Line
- Property Line
- Existing Iron Pin — EIP
- Computed Property Corner
- Property Monument — ECM
- Parcel/Sequence Number — 123
- Existing Fence Line
- Proposed Woven Wire Fence
- Proposed Chain Link Fence
- Proposed Barbed Wire Fence
- Existing Wetland Boundary — WLB
- Proposed Wetland Boundary — WLB
- Existing Endangered Animal Boundary — EAB
- Existing Endangered Plant Boundary — EPB
- Existing Historic Property Boundary — HPB
- Known Contamination Area: Soil — S
- Potential Contamination Area: Soil — S
- Known Contamination Area: Water — W
- Potential Contamination Area: Water — W
- Contaminated Site: Known or Potential

BUILDINGS AND OTHER CULTURE:

- Gas Pump Vent or U/G Tank Cap
- Sign — S
- Well — W
- Small Mine
- Foundation
- Area Outline
- Cemetery
- Building
- School
- Church
- Dam

HYDROLOGY:

- Stream or Body of Water
- Hydro, Pool or Reservoir
- Jurisdictional Stream — JS
- Buffer Zone 1 — BZ 1
- Buffer Zone 2 — BZ 2
- Flow Arrow
- Disappearing Stream
- Spring
- Wetland
- Proposed Lateral, Tail, Head Ditch — FLOW
- False Sump

RAILROADS:

- Standard Gauge — CSX TRANSPORTATION
- RR Signal Milepost — MILEPOST 35
- Switch — SWITCH
- RR Abandoned
- RR Dismantled

RIGHT OF WAY & PROJECT CONTROL:

- Secondary Horiz and Vert Control Point
- Primary Horiz Control Point
- Primary Horiz and Vert Control Point
- Exist Permanent Easment Pin and Cap
- New Permanent Easement Pin and Cap
- Vertical Benchmark
- Existing Right of Way Marker
- Existing Right of Way Line
- New Right of Way Line — RW
- New Right of Way Line with Pin and Cap — RW
- New Right of Way Line with Concrete or Granite R/W Marker — RW
- New Control of Access Line with Concrete C/A Marker — CA
- Existing Control of Access — CA
- New Control of Access — CA
- Existing Easement Line — E
- New Temporary Construction Easement — E
- New Temporary Drainage Easement — TDE
- New Permanent Drainage Easement — PDE
- New Permanent Drainage / Utility Easement — DUE
- New Permanent Utility Easement — PUE
- New Temporary Utility Easement — TUE
- New Aerial Utility Easement — AUE

ROADS AND RELATED FEATURES:

- Existing Edge of Pavement
- Existing Curb
- Proposed Slope Stakes Cut — C
- Proposed Slope Stakes Fill — F
- Proposed Curb Ramp — CR
- Existing Metal Guardrail
- Proposed Guardrail
- Existing Cable Guiderail
- Proposed Cable Guiderail
- Equality Symbol
- Pavement Removal

VEGETATION:

- Single Tree
- Single Shrub
- Hedge
- Woods Line
- Orchard
- Vineyard — Vineyard

EXISTING STRUCTURES:

MAJOR:

- Bridge, Tunnel or Box Culvert — CONC
- Bridge Wing Wall, Head Wall and End Wall — CONC WW

MINOR:

- Head and End Wall — CONC HW
- Pipe Culvert
- Footbridge
- Drainage Box: Catch Basin, DI or JB — CB
- Paved Ditch Gutter
- Storm Sewer Manhole — S
- Storm Sewer — S

UTILITIES:

POWER:

- Existing Power Pole
- Proposed Power Pole
- Existing Joint Use Pole
- Proposed Joint Use Pole
- Power Manhole — P
- Power Line Tower
- Power Transformer
- U/G Power Cable Hand Hole
- H-Frame Pole
- U/G Power Line LOS B (S.U.E.*) — P
- U/G Power Line LOS C (S.U.E.*) — P
- U/G Power Line LOS D (S.U.E.*) — P

TELEPHONE:

- Existing Telephone Pole
- Proposed Telephone Pole
- Telephone Manhole — T
- Telephone Pedestal — T
- Telephone Cell Tower
- U/G Telephone Cable Hand Hole
- U/G Telephone Cable LOS B (S.U.E.*) — T
- U/G Telephone Cable LOS C (S.U.E.*) — T
- U/G Telephone Cable LOS D (S.U.E.*) — T
- U/G Telephone Conduit LOS B (S.U.E.*) — TC
- U/G Telephone Conduit LOS C (S.U.E.*) — TC
- U/G Telephone Conduit LOS D (S.U.E.*) — TC
- U/G Fiber Optics Cable LOS B (S.U.E.*) — T FO
- U/G Fiber Optics Cable LOS C (S.U.E.*) — T FO
- U/G Fiber Optics Cable LOS D (S.U.E.*) — T FO

WATER:

- Water Manhole — W
- Water Meter
- Water Valve
- Water Hydrant
- U/G Water Line LOS B (S.U.E*) — W
- U/G Water Line LOS C (S.U.E*) — W
- U/G Water Line LOS D (S.U.E*) — W
- Above Ground Water Line — A/G Water

TV:

- TV Pedestal — C
- TV Tower
- U/G TV Cable Hand Hole — HH
- U/G TV Cable LOS B (S.U.E.*) — TV
- U/G TV Cable LOS C (S.U.E.*) — TV
- U/G TV Cable LOS D (S.U.E.*) — TV
- U/G Fiber Optic Cable LOS B (S.U.E.*) — TV FO
- U/G Fiber Optic Cable LOS C (S.U.E.*) — TV FO
- U/G Fiber Optic Cable LOS D (S.U.E.*) — TV FO

GAS:

- Gas Valve
- Gas Meter
- U/G Gas Line LOS B (S.U.E.*) — G
- U/G Gas Line LOS C (S.U.E.*) — G
- U/G Gas Line LOS D (S.U.E.*) — G
- Above Ground Gas Line — A/G Gas

SANITARY SEWER:

- Sanitary Sewer Manhole
- Sanitary Sewer Cleanout
- U/G Sanitary Sewer Line — SS
- Above Ground Sanitary Sewer — A/G Sanitary Sewer
- SS Forced Main Line LOS B (S.U.E.*) — FSS
- SS Forced Main Line LOS C (S.U.E.*) — FSS
- SS Forced Main Line LOS D (S.U.E.*) — FSS

MISCELLANEOUS:

- Utility Pole
- Utility Pole with Base
- Utility Located Object
- Utility Traffic Signal Box — S
- Utility Unknown U/G Line LOS B (S.U.E.*) — ?UTL
- U/G Tank; Water, Gas, Oil
- Underground Storage Tank, Approx. Loc. — UST
- A/G Tank; Water, Gas, Oil
- Geoenvironmental Boring
- U/G Test Hole LOS A (S.U.E.*)
- Abandoned According to Utility Records — AATUR
- End of Information — E.O.I.

REVISIONS

2/15/2022

DocuSign Envelope ID: 8008DE62-E1DE-4ECF-BA64-A7A7CF0E29AD

5/14/99

REVISIONS

Kimley»Horn ©2016
421 FAYETTEVILLE STREET, SUITE 600
RALEIGH, NC 27601

RIGHT-OF-WAY REV.

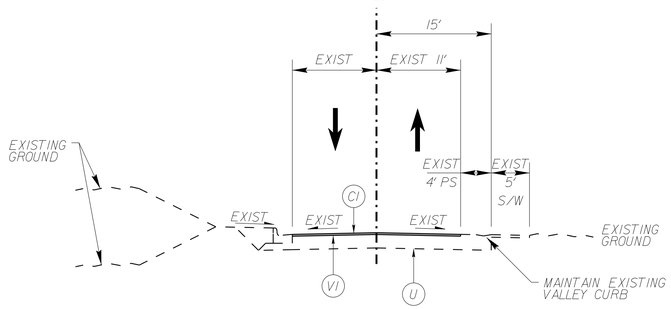
CONST. REV.

PROJECT REFERENCE NO.	SHEET NO.
U-5815BA	2A-1
ROADWAY DESIGN ENGINEER	PAVEMENT DESIGN ENGINEER

NORTH CAROLINA PROFESSIONAL SEAL 029876 ENGINEER MATTHEW S. WEST

DocuSigned by: Matthew West 2/15/2022

ELM ST

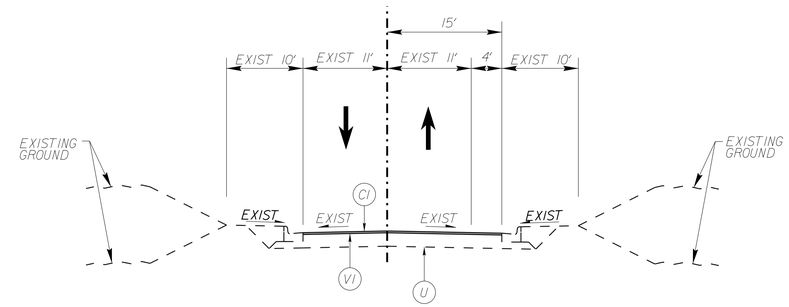


TYPICAL SECTION NO. 1

-Y10_2- STA 10+34.06 TO 12+73.23

NOTE: CONTRACTOR TO REMOVE AND REPLACE EXISTING ASPHALT SWALE AS NECESSARY TO INSTALL PROPOSED WATERLINE. ASPHALT SWALE TO BE RECONSTRUCTED TO ORIGINAL CONDITION PROVIDEING POSITIVE DRAINAGE, OR AS DIRECTED BY THE ENGINEER.

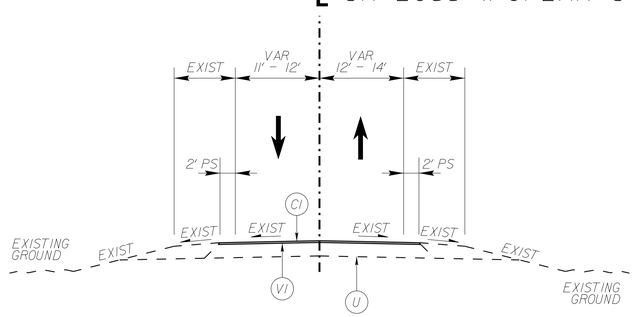
SR 2055 (POPLAR ST)



TYPICAL SECTION NO. 2

-Y22_2- STA 14+21.44 TO 26+75.00

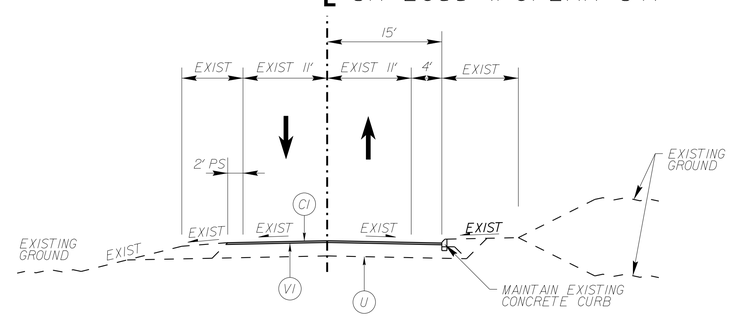
SR 2055 (POPLAR ST)



TYPICAL SECTION NO. 3

-Y22_2- STA 26+75.00 TO 54+10.00

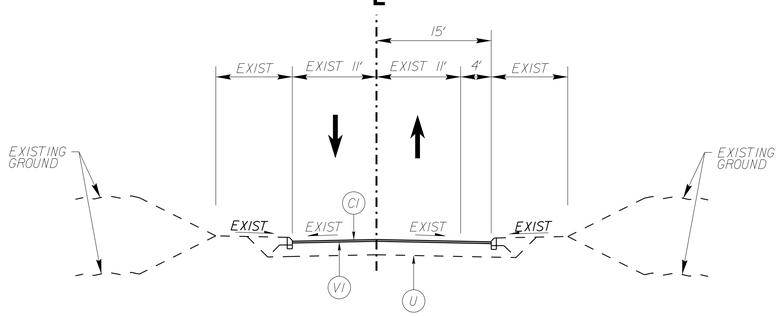
SR 2055 (POPLAR ST)



TYPICAL SECTION NO. 4

-Y22_2- STA 54+10.00 TO 62+30.00

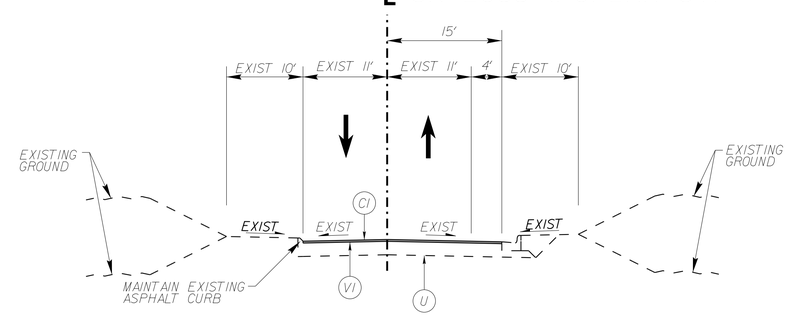
SR 2055 (POPLAR ST)



TYPICAL SECTION NO. 5

-Y22_2- STA 62+30.00 TO 79+75.00

SR 2055 (POPLAR ST)



TYPICAL SECTION NO. 6

-Y22_2- STA 79+75.00 TO 90+95.00

PAVEMENT SCHEDULE

(PRELIMINARY PAVEMENT DESIGN)

CI	PROPOSED APPROX. 1.5" ASPHALT CONCRETE SURFACE COURSE, TYPE S9.5C, AT AN AVERAGE RATE OF 168 LBS. PER SQ. YD.
C2	PROPOSED APPROX. 3" ASPHALT CONCRETE SURFACE COURSE, TYPE S9.5C, AT AN AVERAGE RATE OF 168 LBS. PER SQ. YD. IN EACH OF TWO LAYERS.
DI	PROPOSED APPROX. 4" ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE I19.0C, AT AN AVERAGE RATE OF 456 LBS. PER SQ. YD.
EI	PROPOSED APPROX. 4" ASPHALT CONCRETE BASE COURSE, TYPE B25.0C, AT AN AVERAGE RATE OF 456 LBS. PER SQ. YD.
RI	PROPOSED 2'-6" CONCRETE CURB & GUTTER
T	EARTH MATERIAL
U	EXISTING PAVEMENT
VI	PROPOSED 1.5" MILLING

PAVEMENT EDGE SLOPES ARE 1:1 UNLESS OTHERWISE INDICATED

(1) REPLACE IN PLACE NEW CURB DUE TO DRAINAGE, WATER, AND SANITARY SEWER INSTALLATION.

(2) SEE PLANS FOR DETAILS OF VARIATIONS TO TYPICAL SECTION WIDTHS DUE TO TURN LANES, ETC.

2/15/2022

DocuSign Envelope ID: 8008DE62-E1DE-4ECF-BA64-A7A7CF0E29AD

5/14/99

REVISIONS

Kimley»Horn ©2016
421 FAYETTEVILLE STREET, SUITE 600
RALEIGH, NC 27601

RIGHT-OF-WAY REV.

CONST. REV.

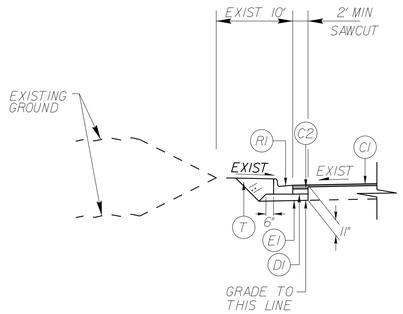
PROJECT REFERENCE NO.	SHEET NO.
U-5815BA	2A-2

ROADWAY DESIGN ENGINEER

NORTH CAROLINA PROFESSIONAL SEAL 029876 ENGINEER MATTHEW S. WEST

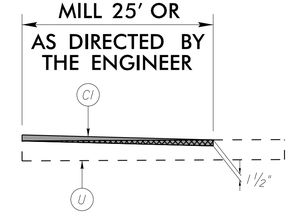
DocuSigned by: Matthew West 2/15/2022

PAVEMENT DESIGN ENGINEER



SAWCUT DETAIL NO. 1

-L- STA 82+82.36 TO 83+68.63 (RT)
-Y22_2- STA 21+40.00 TO 22+70.00 (LT)
-Y22_2- STA 22+84.00 TO 26+71.54 (RT)



PROFILE KEY-IN DETAIL

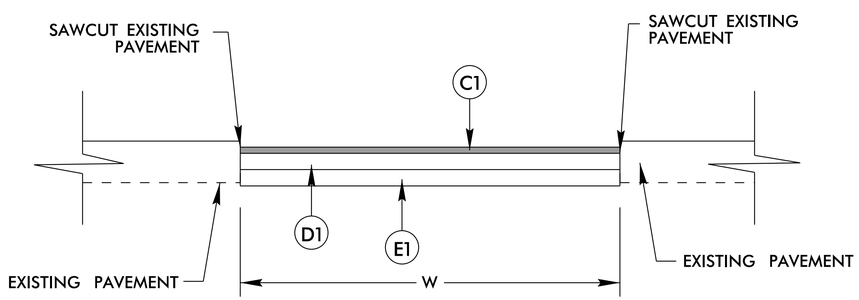
PAVEMENT SCHEDULE

(PRELIMINARY PAVEMENT DESIGN)

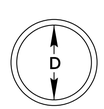
C1	1.5" S9.5C
C2	3" S9.5C
D1	4" I19.0C
E1	4" TYPE B25.0C
R1	2'-6" CONCRETE CURB & GUTTER
T	EARTH MATERIAL
U	EXISTING PAVEMENT
V1	1.5" MILLING

PAVEMENT EDGE SLOPES ARE 1:1 UNLESS OTHERWISE INDICATED

(1) REPLACE IN PLACE NEW CURB DUE TO DRAINAGE, WATER, AND SANITARY SEWER INSTALLATION.



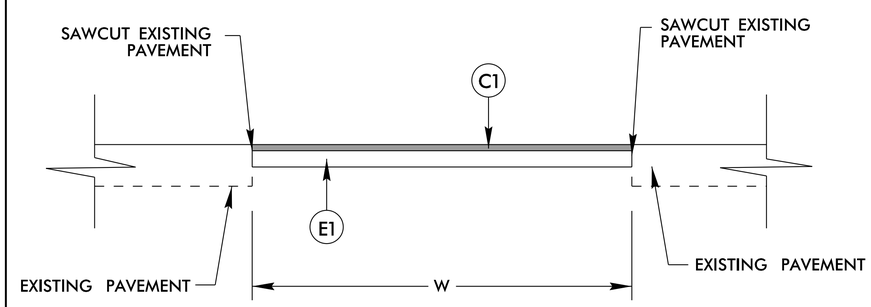
D	W
12"	7'-4"
15"	7'-7"
18"	7'-10"
24"	8'-6"
30"	9'-1"
36"	9'-8"
42"	10'-5"



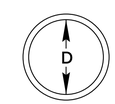
NOT TO SCALE

DETAIL 2 - ROADWAY PAVEMENT REPAIRS

PAVEMENT REPAIR TO BE PAID FOR AS SQUARE FOOTAGE OF PAVEMENT REPAIR UP TO FINAL SURFACE LAYER



D	W
12"	7'-4"
15"	7'-7"
18"	7'-10"
24"	8'-6"
30"	9'-1"
36"	9'-8"
42"	10'-5"



NOT TO SCALE

DETAIL 3 - PARKING LOT PAVEMENT REPAIRS

PAVEMENT REPAIR TO BE PAID FOR AS SQUARE FOOTAGE OF PAVEMENT REPAIR UP TO FINAL SURFACE LAYER

2/15/2022

DocuSign Envelope ID: 8008DE62-E1DE-4ECF-BA64-A7A7CF0E29AD

Kimley»Horn ©2016
421 FAYETTEVILLE STREET, SUITE 600
RALEIGH, NC 27601

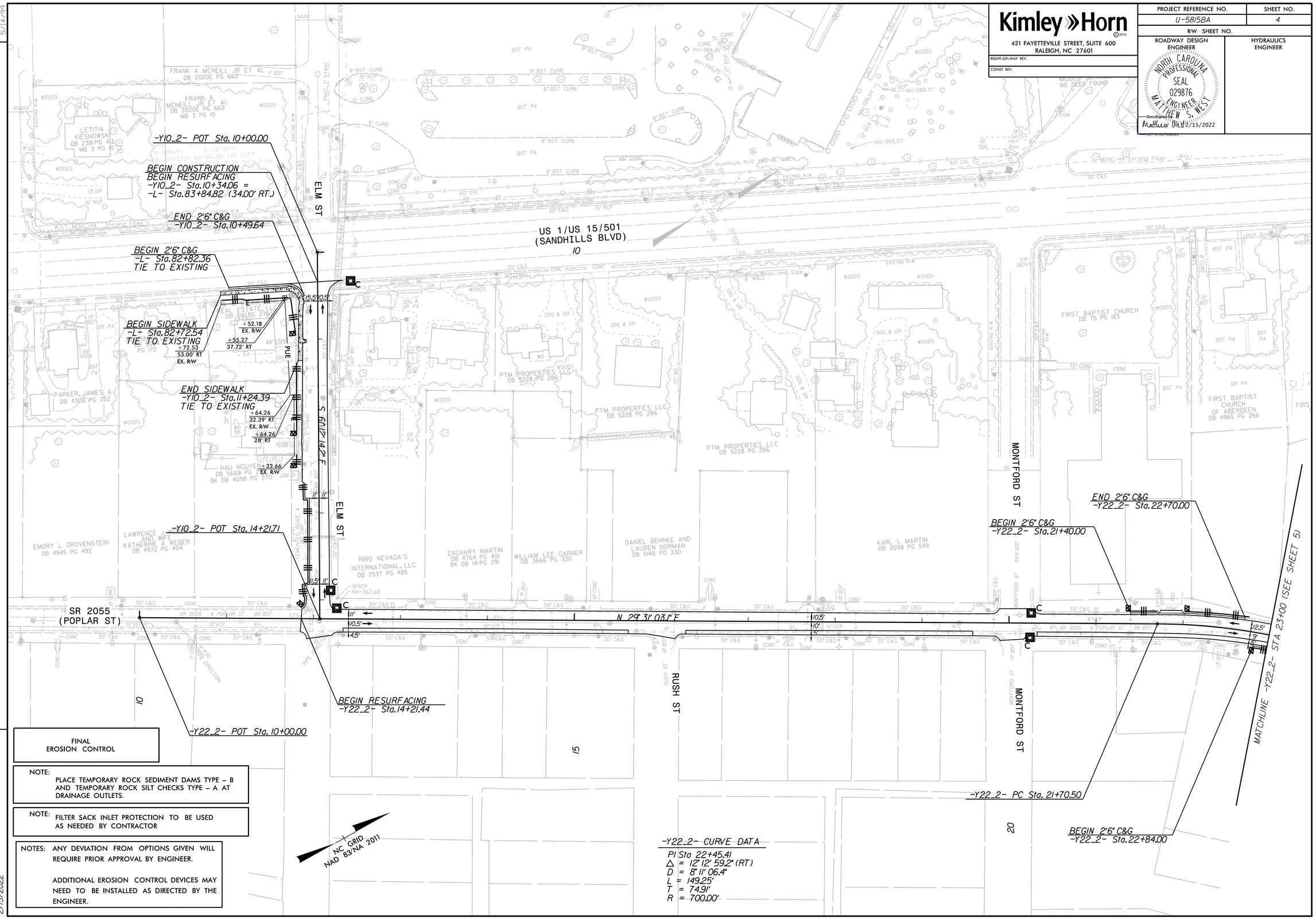
RIGHT-OF-WAY REV.
CONST. REV.

PROJECT REFERENCE NO.	SHEET NO.
U-5815BA	4
R/W SHEET NO.	
ROADWAY DESIGN ENGINEER	HYDRAULICS ENGINEER

NORTH CAROLINA PROFESSIONAL SEAL 029876 ENGINEER MATTHEW S. WEST
DocuSigned by: Matthew West 2/15/2022

REVISIONS

5/14/99



FINAL
EROSION CONTROL

NOTE:
PLACE TEMPORARY ROCK SEDIMENT DAMS TYPE – B AND TEMPORARY ROCK SILT CHECKS TYPE – A AT DRAINAGE OUTLETS.

NOTE: FILTER SACK INLET PROTECTION TO BE USED AS NEEDED BY CONTRACTOR

NOTES: ANY DEVIATION FROM OPTIONS GIVEN WILL REQUIRE PRIOR APPROVAL BY ENGINEER.

ADDITIONAL EROSION CONTROL DEVICES MAY NEED TO BE INSTALLED AS DIRECTED BY THE ENGINEER.

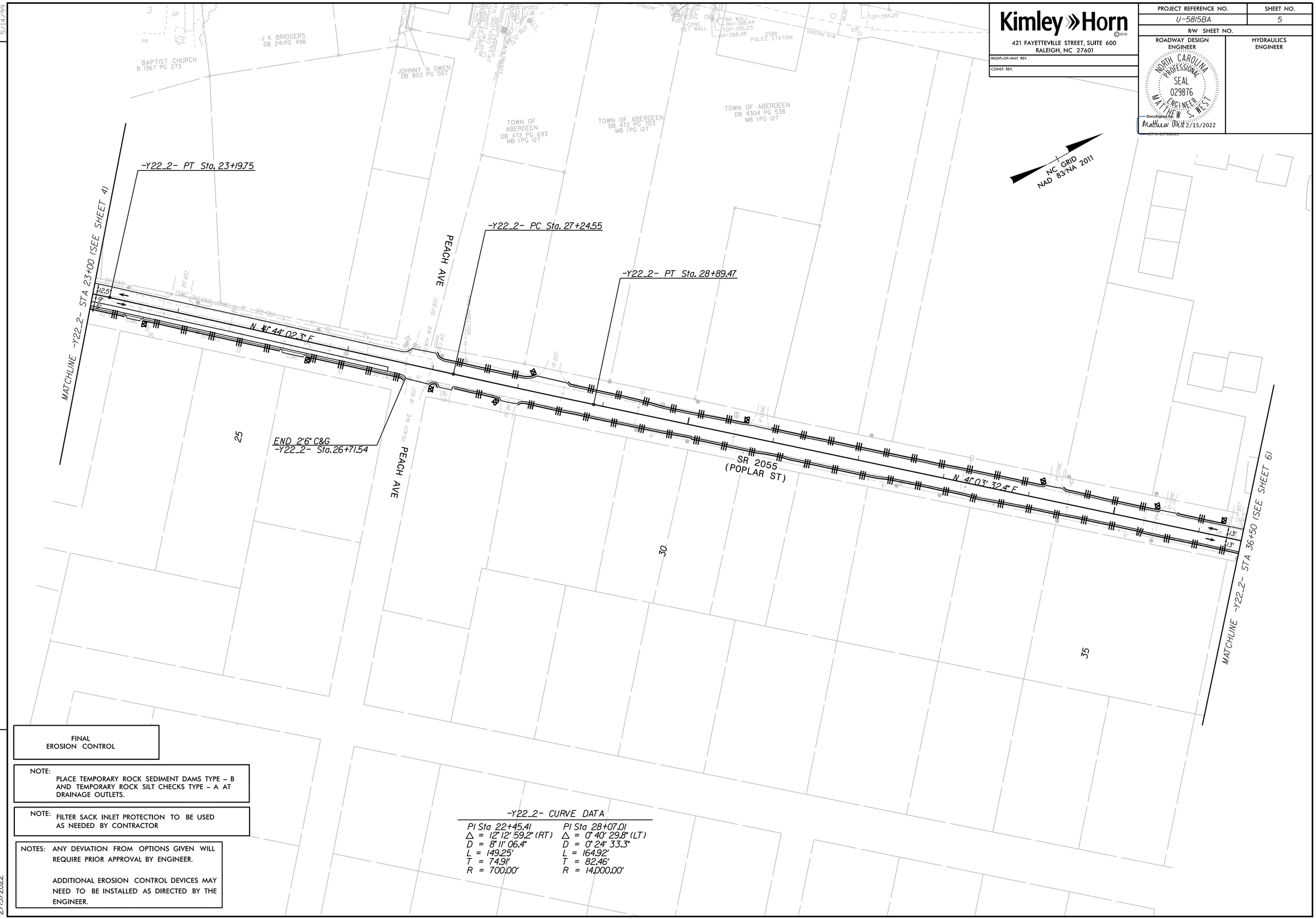
-Y22_2- CURVE DATA
PI Sta 22+45.41
△ = 12° 12' 59.2" (RT)
D = 8° 11' 06.4"
L = 149.25'
T = 74.91'
R = 700.00'

2/15/2022

DocuSign Envelope ID: 8008DE62-E1DE-4ECF-BA64-A7A7CF0E29AD

5/14/99

REVISIONS



-Y22_2- CURVE DATA	
PI Sta 22+45.41	PI Sta 28+07.01
△ = 12° 12' 59.2" (RT)	△ = 0° 40' 29.8" (LT)
D = 8° 11' 06.4"	D = 0° 24' 33.3"
L = 149.25'	L = 164.92'
T = 74.91'	T = 82.46'
R = 700.00'	R = 14,000.00'

FINAL
EROSION CONTROL

NOTE:
PLACE TEMPORARY ROCK SEDIMENT DAMS TYPE – B AND TEMPORARY ROCK SILT CHECKS TYPE – A AT DRAINAGE OUTLETS.

NOTE: FILTER SACK INLET PROTECTION TO BE USED AS NEEDED BY CONTRACTOR

NOTES: ANY DEVIATION FROM OPTIONS GIVEN WILL REQUIRE PRIOR APPROVAL BY ENGINEER.

ADDITIONAL EROSION CONTROL DEVICES MAY NEED TO BE INSTALLED AS DIRECTED BY THE ENGINEER.

2/15/2022

Kimley»Horn ©2016
421 FAYETTEVILLE STREET, SUITE 600
RALEIGH, NC 27601

RIGHT-OF-WAY REV.

CONST. REV.

PROJECT REFERENCE NO.	SHEET NO.
U-5815BA	5
R/W SHEET NO.	
ROADWAY DESIGN ENGINEER	HYDRAULICS ENGINEER

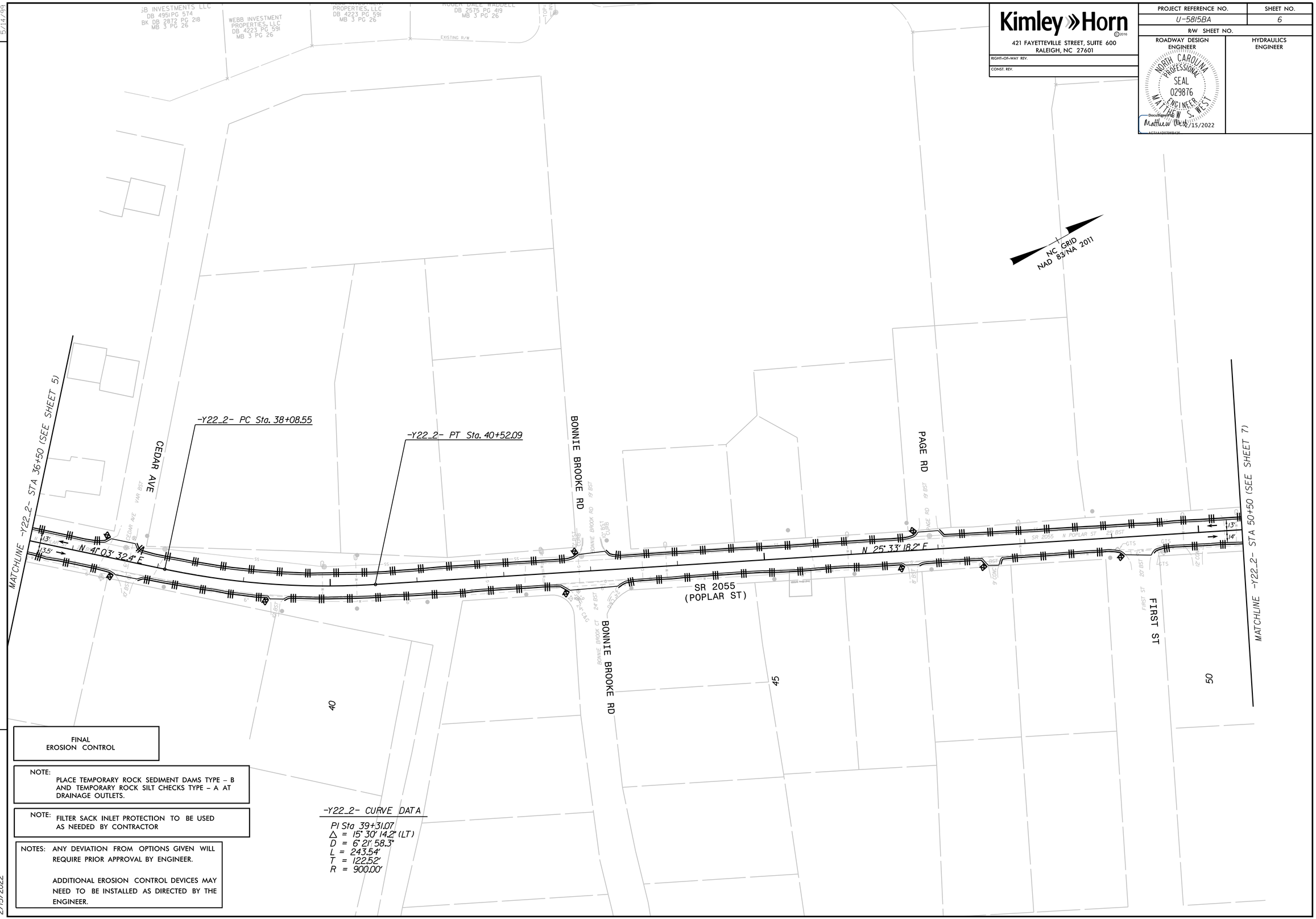
NORTH CAROLINA PROFESSIONAL SEAL 029876 ENGINEER MATTHEW S. WEST

DocuSigned by: Matthew West 2/15/2022

DocuSign Envelope ID: 8008DE62-E1DE-4ECF-BA64-A7A7CF0E29AD

5/14/99

REVISIONS



FINAL
EROSION CONTROL

NOTE:
PLACE TEMPORARY ROCK SEDIMENT DAMS TYPE – B AND TEMPORARY ROCK SILT CHECKS TYPE – A AT DRAINAGE OUTLETS.

NOTE: FILTER SACK INLET PROTECTION TO BE USED AS NEEDED BY CONTRACTOR

NOTES: ANY DEVIATION FROM OPTIONS GIVEN WILL REQUIRE PRIOR APPROVAL BY ENGINEER.

ADDITIONAL EROSION CONTROL DEVICES MAY NEED TO BE INSTALLED AS DIRECTED BY THE ENGINEER.

-Y22_2- CURVE DATA

PI Sta 39+31.07
△ = 15° 30' 14.2" (LT)
D = 6° 21' 58.3"
L = 243.54'
T = 122.52'
R = 900.00'

2/15/2022

Kimley»Horn ©2016
421 FAYETTEVILLE STREET, SUITE 600
RALEIGH, NC 27601

RIGHT-OF-WAY REV.

CONST. REV.

PROJECT REFERENCE NO.	SHEET NO.
U-5815BA	6
R/W SHEET NO.	
ROADWAY DESIGN ENGINEER	HYDRAULICS ENGINEER

NORTH CAROLINA PROFESSIONAL SEAL 029876 ENGINEER MATTHEW S. WEST

DocuSigned by: Matthew West 2/15/2022

DocuSign Envelope ID: 8008DE62-E1DE-4ECF-BA64-A7A7CF0E29AD

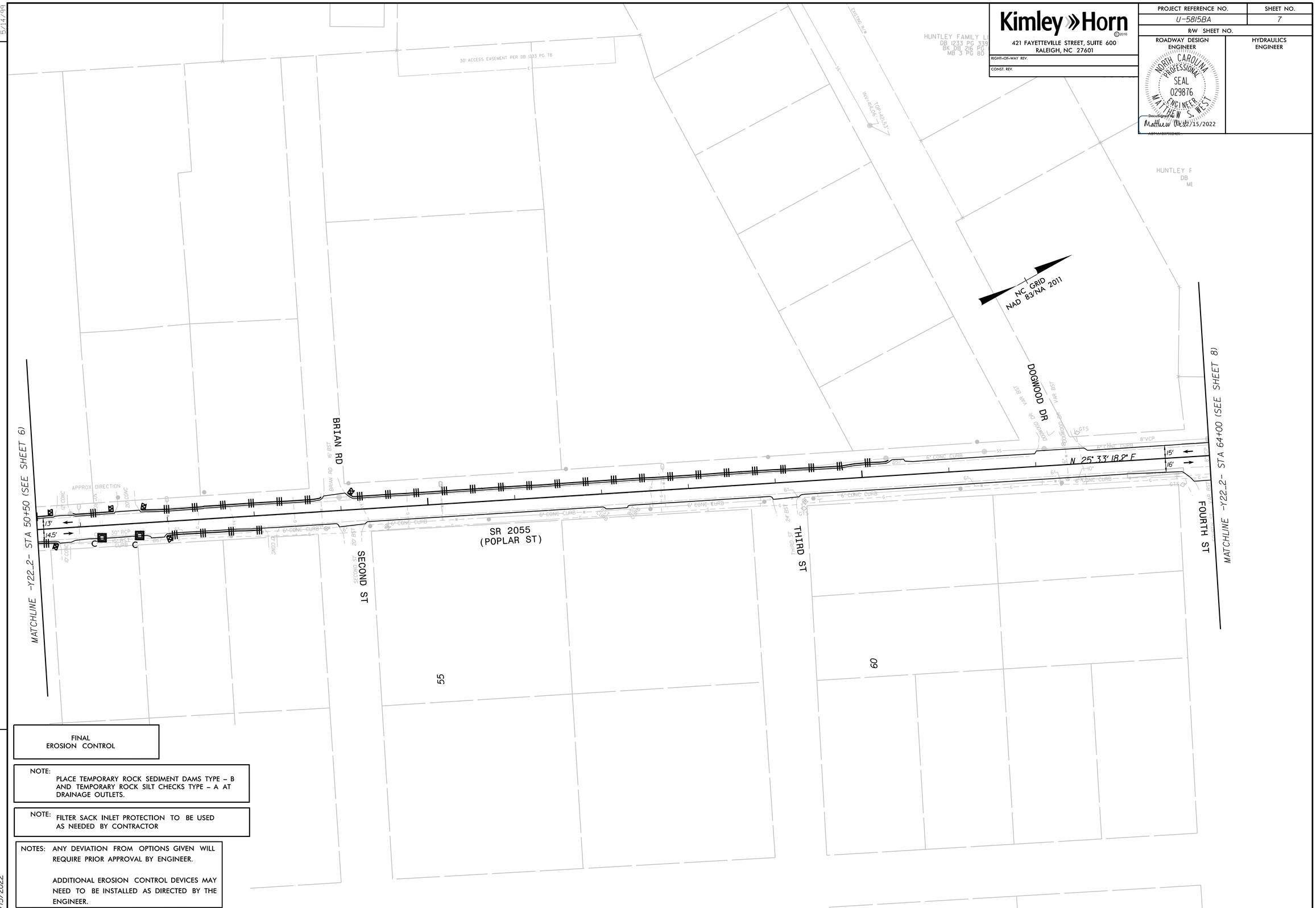
5/14/99

REVISIONS

Kimley»Horn ©2016	PROJECT REFERENCE NO.	SHEET NO.
421 FAYETTEVILLE STREET, SUITE 600 RALEIGH, NC 27601	U-5815BA	7
RIGHT-OF-WAY REV.	R/W SHEET NO.	
CONST. REV.	ROADWAY DESIGN ENGINEER	HYDRAULICS ENGINEER

NORTH CAROLINA PROFESSIONAL SEAL 029876 ENGINEER MATTHEW S. WEST

DocuSigned by: Matthew West 2/15/2022



FINAL
EROSION CONTROL

NOTE:
PLACE TEMPORARY ROCK SEDIMENT DAMS TYPE – B AND TEMPORARY ROCK SILT CHECKS TYPE – A AT DRAINAGE OUTLETS.

NOTE: FILTER SACK INLET PROTECTION TO BE USED AS NEEDED BY CONTRACTOR

NOTES: ANY DEVIATION FROM OPTIONS GIVEN WILL REQUIRE PRIOR APPROVAL BY ENGINEER.

ADDITIONAL EROSION CONTROL DEVICES MAY NEED TO BE INSTALLED AS DIRECTED BY THE ENGINEER.

2/15/2022

DocuSign Envelope ID: 8008DE62-E1DE-4ECF-BA64-A7A7CF0E29AD

Kimley»Horn ©2016
421 FAYETTEVILLE STREET, SUITE 600
RALEIGH, NC 27601

RIGHT-OF-WAY REV.

CONST. REV.

PROJECT REFERENCE NO.	SHEET NO.
U-5815BA	8
R/W SHEET NO.	
ROADWAY DESIGN ENGINEER	HYDRAULICS ENGINEER

NORTH CAROLINA PROFESSIONAL SEAL 029876 ENGINEER MATTHEW S. WEST

DocuSigned by: Matthew West 2/15/2022

REVISIONS

5/14/99

FINAL
EROSION CONTROL

NOTE:
PLACE TEMPORARY ROCK SEDIMENT DAMS TYPE – B AND TEMPORARY ROCK SILT CHECKS TYPE – A AT DRAINAGE OUTLETS.

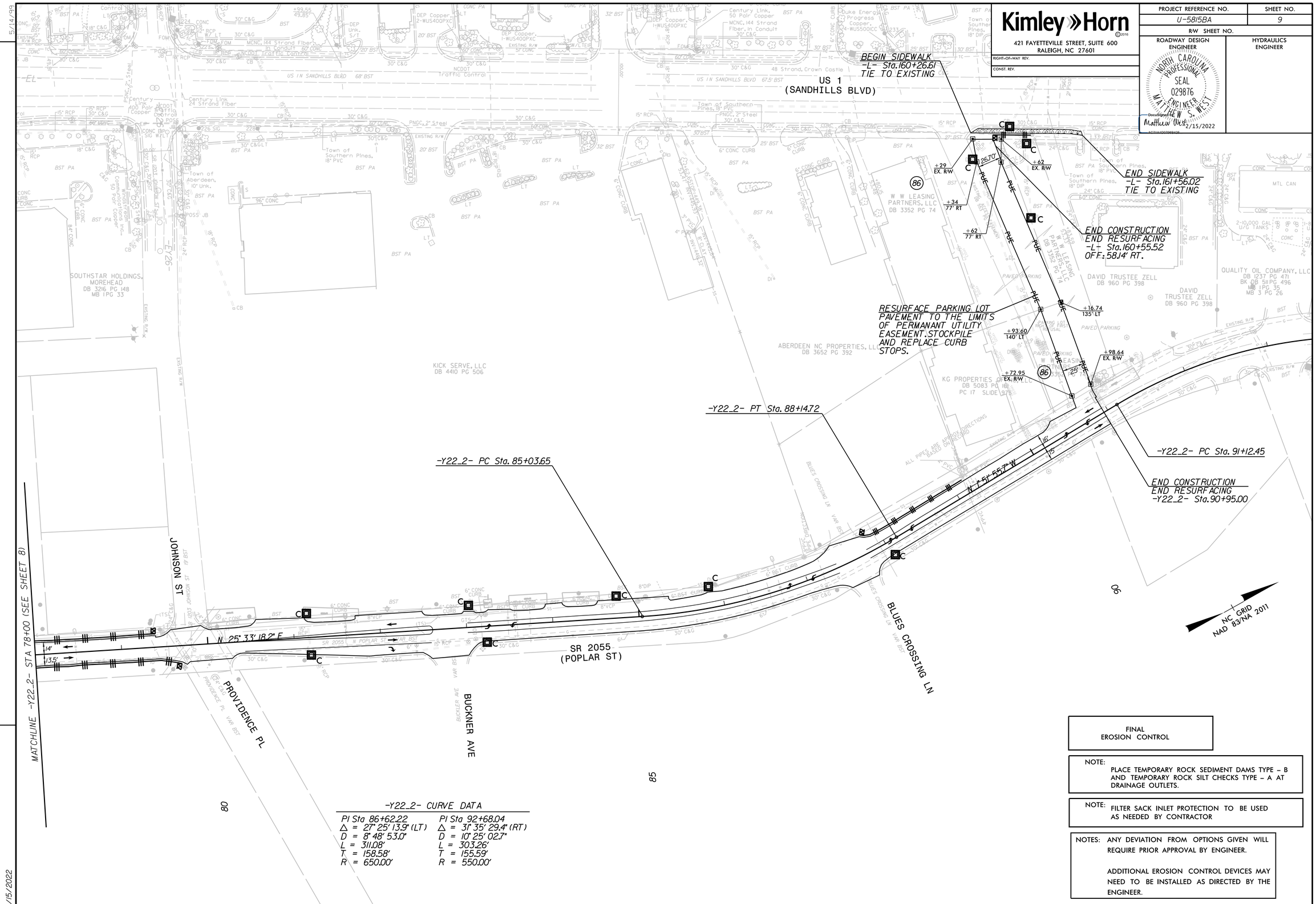
NOTE:
FILTER SACK INLET PROTECTION TO BE USED AS NEEDED BY CONTRACTOR

NOTES:
ANY DEVIATION FROM OPTIONS GIVEN WILL REQUIRE PRIOR APPROVAL BY ENGINEER.

ADDITIONAL EROSION CONTROL DEVICES MAY NEED TO BE INSTALLED AS DIRECTED BY THE ENGINEER.

2/15/2022

DocuSign Envelope ID: 8008DE62-E1DE-4ECF-BA64-A7A7CF0E29AD



Kimley»Horn ©2016

421 FAYETTEVILLE STREET, SUITE 600
RALEIGH, NC 27601

RIGHT-OF-WAY REV.

CONST. REV.

PROJECT REFERENCE NO.	SHEET NO.
U-5815BA	9
R/W SHEET NO.	
ROADWAY DESIGN ENGINEER	HYDRAULICS ENGINEER

NORTH CAROLINA PROFESSIONAL SEAL 029876 ENGINEER MATTHEW S. WEST

DocuSigned by: Matthew West 2/15/2022

REVISIONS

5/14/99

2/15/2022

-Y22_2- CURVE DATA

PI Sta 86+62.22	PI Sta 92+68.04
△ = 27° 25' 13.9" (LT)	△ = 31° 35' 29.4" (RT)
D = 8° 48' 53.0"	D = 10° 25' 02.7"
L = 311.08'	L = 303.26'
T = 158.58'	T = 155.59'
R = 650.00'	R = 550.00'

FINAL
EROSION CONTROL

NOTE: PLACE TEMPORARY ROCK SEDIMENT DAMS TYPE – B AND TEMPORARY ROCK SILT CHECKS TYPE – A AT DRAINAGE OUTLETS.

NOTE: FILTER SACK INLET PROTECTION TO BE USED AS NEEDED BY CONTRACTOR

NOTES: ANY DEVIATION FROM OPTIONS GIVEN WILL REQUIRE PRIOR APPROVAL BY ENGINEER.

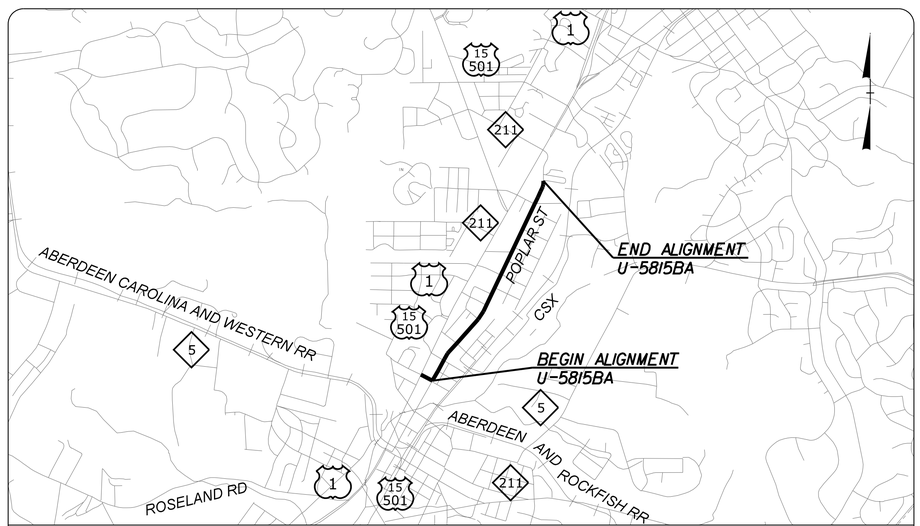
ADDITIONAL EROSION CONTROL DEVICES MAY NEED TO BE INSTALLED AS DIRECTED BY THE ENGINEER.

DocuSign Envelope ID: 8008DE62-E1DE-4ECF-BA64-A7A7CF0E29AD

STATE OF NORTH CAROLINA
DIVISION OF HIGHWAYS

TRANSPORTATION MANAGEMENT PLAN

MOORE COUNTY



VICINITY MAP

INDEX OF SHEETS

SHEET NO.	TITLE
TMP-1	TITLE SHEET, AND INDEX OF SHEETS
TMP-1A TO TMP-1C	LIST OF APPLICABLE ROADWAY STANDARD DRAWINGS, GENERAL NOTES, AND PHASING NOTES

02/1/22 DATE SUBMITTED
SUBMITTAL:
- [ ] STAGING CONCEPT
- [ ] MIDPOINT
- [x] PRE-FINAL
- [ ] FINAL

Kimley»Horn

SHEET NO.
TMP-1

U-5815BA

TIP PROJECT:

WORK ZONE SAFETY & MOBILITY
"from the MOUNTAINS to the COAST"

PLANS PREPARED BY:

MATT WEST, P.E.

SEAN KANE, P.E.

NCDOT CONTACTS:

JERRY PAGE, P.E.
PROJECT ENGINEER

DIVISION OF HIGHWAYS
STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION
WORK ZONE TRAFFIC CONTROL

APPROVED:

DATE:

SEAL

NORTH CAROLINA PROFESSIONAL SEAL 029876 ENGINEER MATTHEW S. WEST

DocuSigned by: Matthew West
AC71A1D0796B425...
2/15/2022

K:\RAL_Roadway\0I036348 (U-5814 U-5815 Synchronized Streets\Roadway\Poplar St Roadway\0I036348A_Poplar_TCP_1sht.dgn

2/15/2022

DocuSign Envelope ID: 8008DE62-E1DE-4ECF-BA64-A7A7CF0E29AD

PROJ. REFERENCE NO.	SHEET NO.
U-5815BA	TMP-1A

ROADWAY STANDARD DRAWINGS

THE FOLLOWING ROADWAY STANDARDS AS SHOWN IN "ROADWAY STANDARD DRAWINGS" - PROJECT SERVICES UNIT - N.C. DEPARTMENT OF TRANSPORTATION - RALEIGH, N.C., DATED JANUARY 2018 ARE APPLICABLE TO THIS PROJECT AND BY REFERENCE HEREBY ARE CONSIDERED A PART OF THESE PLANS:

STD. NO.	TITLE
1101.01	WORK ZONE ADVANCE WARNING SIGNS
1101.02	TEMPORARY LANE CLOSURES
1101.03	TEMPORARY ROAD CLOSURES
1101.04	TEMPORARY SHOULDER CLOSURES
1101.05	WORK ZONE VEHICLE ACCESSES
1101.11	TRAFFIC CONTROL DESIGN TABLES
1110.01	STATIONARY WORK ZONE SIGNS
1110.02	PORTABLE WORK ZONE SIGNS
1115.01	FLASHING ARROW BOARDS
1130.01	DRUMS
1135.01	CONES
1150.01	FLAGGING DEVICES
1160.01	TEMPORARY CRASH CUSHION
1165.01	TRUCK MOUNTED ATTENUATOR
1180.01	SKINNY-DRUM

MANAGEMENT STRATEGIES

PROPOSED IMPROVEMENTS ALONG POPLAR ST. AND ELM ST., AND ALL OTHER SIDE STREETS WILL BE CONSTRUCTED WHILE MAINTAINING TRAFFIC AND USING TEMPORARY LANE CLOSURES. LOCAL ACCESS TO RESIDENTS AND BUSINESSES WILL BE MAINTAINED AT ALL POSSIBLE TIMES DURING CONSTRUCTION.

GENERAL NOTES

CHANGES MAY BE REQUIRED WHEN PHYSICAL DIMENSIONS IN THE DETAIL DRAWINGS, STANDARD DETAILS, AND ROADWAY DETAILS ARE NOT ATTAINABLE TO MEET FIELD CONDITIONS OR RESULT IN DUPLICATE OR UNDESIRED OVERLAPPING OF DEVICES. MODIFICATION MAY INCLUDE: MOVING, SUPPLEMENTING, COVERING, OR REMOVAL OF DEVICES AS DIRECTED BY THE ENGINEER.

THE FOLLOWING GENERAL NOTES APPLY AT ALL TIMES FOR THE DURATION OF THE CONSTRUCTION PROJECT EXCEPT WHEN OTHERWISE NOTED IN THE PLAN OR DIRECTED BY THE ENGINEER.

TIME RESTRICTIONS

A) DO NOT CLOSE OR NARROW TRAVEL LANES AS FOLLOWS:

ROAD NAME	DAY AND TIME RESTRICTIONS
-L- US 1	MONDAY THRU SUNDAY 6:00 AM TO 8:00 PM

B) DO NOT CLOSE OR NARROW TRAVEL LANES DURING HOLIDAYS AND SPECIAL EVENTS AS FOLLOWS:

ROAD NAME

-L- US 1
POPLAR ST
ELM ST

HOLIDAY

1. ***FOR ANY UNEXPECTED OCCURRENCE THAT CREATES UNUSUALLY HIGH TRAFFIC VOLUMES, AS DIRECTED BY THE ENGINEER.***

2. ***FOR NEW YEAR'S, BETWEEN THE HOURS OF 6:00 A.M. DECEMBER 31st TO 8:00 P.M. JANUARY 2ND. IF NEW YEAR'S DAY IS ON A FRIDAY, SATURDAY, SUNDAY, OR MONDAY THEN UNTIL 6:00 A.M. THE FOLLOWING TUESDAY.***

3. ***FOR EASTER, BETWEEN THE HOURS OF 6:00 A.M. THURSDAY AND 8:00 P.M. MONDAY.***

4. ***FOR MEMORIAL DAY, BETWEEN THE HOURS OF 6:00 A.M. FRIDAY TO 8:00 P.M. TUESDAY.***

5. ***FOR INDEPENDENCE DAY, BETWEEN THE HOURS OF 6:00 A.M. THE DAY BEFORE INDEPENDENCE DAY AND 8:00 P.M. THE DAY AFTER INDEPENDENCE DAY.***

   IF INDEPENDENCE DAY IS ON A FRIDAY, SATURDAY, SUNDAY OR MONDAY THEN BETWEEN THE HOURS OF 6:00 A.M. THE THURSDAY BEFORE INDEPENDENCE DAY AND 8:00 P.M. THE TUESDAY AFTER INDEPENDENCE DAY.

6. ***FOR LABOR DAY, BETWEEN THE HOURS OF 6:00 A.M. FRIDAY AND 8:00 P.M. TUESDAY.***

7. ***FOR THANKSGIVING DAY, BETWEEN THE HOURS OF 6:00 A.M. TUESDAY TO 8:00 P.M. MONDAY.***

8. ***FOR CHRISTMAS, BETWEEN THE HOURS OF 6:00 A.M. THE FRIDAY BEFORE THE WEEK OF CHRISTMAS DAY AND 8:00 P.M. THE FOLLOWING TUESDAY AFTER THE WEEK OF CHRISTMAS.***

GENERAL NOTES (CONT.)

C) DO NOT CLOSE ROADS AS FOLLOWS:

ROAD NAME	DAY AND TIME RESTRICTIONS
-L- US 1 POPLAR ST ELM ST	ANYTIME

D) DO NOT CONDUCT ANY HAULING OPERATIONS AGAINST THE FLOW OF TRAFFIC OF AN OPEN TRAVELWAY UNLESS THE HAULING OPERATION IS PROTECTED BY BARRIER OR GUARDRAIL OR AS DIRECTED BY THE ENGINEER.

LANE AND SHOULDER CLOSURE REQUIREMENTS

E) REMOVE LANE CLOSURE DEVICES FROM THE LANE WHEN WORK IS NOT BEING PERFORMED BEHIND THE LANE CLOSURE OR WHEN A LANE CLOSURE IS NO LONGER NEEDED OR AS DIRECTED BY THE ENGINEER.

F) WHEN PERSONNEL AND/OR EQUIPMENT ARE WORKING WITHIN 15 FT OF AN OPEN TRAVEL LANE, CLOSE THE NEAREST OPEN SHOULDER USING ROADWAY STANDARD DRAWING NO. 1101.04 UNLESS THE WORK AREA IS PROTECTED BY BARRIER OR GUARDRAIL OR A LANE CLOSURE IS INSTALLED.

G) WHEN PERSONNEL AND/OR EQUIPMENT ARE WORKING ON THE SHOULDER ADJACENT TO AN UNDIVIDED FACILITY AND WITHIN 5 FT OF AN OPEN TRAVEL LANE, CLOSE THE NEAREST OPEN TRAVEL LANE USING ROADWAY STANDARD DRAWING NO. 1101.02 UNLESS THE WORK AREA IS PROTECTED BY BARRIER OR GUARDRAIL.

WHEN PERSONNEL AND/OR EQUIPMENT ARE WORKING ON THE SHOULDER ADJACENT TO A DIVIDED FACILITY AND WITHIN 10 FT OF AN OPEN TRAVEL LANE, CLOSE THE NEAREST OPEN TRAVEL LANE USING ROADWAY STANDARD DRAWING NO. 1101.02 UNLESS THE WORK AREA IS PROTECTED BY BARRIER OR GUARDRAIL.

H) WHEN PERSONNEL AND/OR EQUIPMENT ARE WORKING WITHIN A LANE OF TRAVEL OF AN UNDIVIDED OR DIVIDED FACILITY, CLOSE THE LANE ACCORDING TO THE TRAFFIC CONTROL PLANS, ROADWAY STANDARD DRAWINGS, OR AS DIRECTED BY THE ENGINEER. CONDUCT THE WORK SO THAT ALL PERSONNEL AND/OR EQUIPMENT REMAIN WITHIN THE CLOSED TRAVEL LANE.

I) DO NOT WORK SIMULTANEOUSLY WITHIN 15 FT ON BOTH SIDES OF AN OPEN TRAVELWAY, RAMP, OR LOOP WITHIN THE SAME LOCATION UNLESS PROTECTED WITH GUARDRAIL OR BARRIER.

TRAFFIC PATTERN ALTERATIONS

J) NOTIFY THE ENGINEER THIRTY (30) CALENDAR DAYS PRIOR TO ANY TRAFFIC PATTERN ALTERATION.

SIGNING

K) INSTALL ADVANCE WORK ZONE WARNING SIGNS WHEN WORK IS WITHIN 40 FT FROM THE EDGE OF TRAVEL LANE AND NO MORE THAN THREE (3) DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.

TRAFFIC CONTROL DEVICES

L) PLACE TYPE III BARRICADES, WITH "ROAD CLOSED" SIGN R11-2 ATTACHED, OF SUFFICIENT LENGTH TO CLOSE ENTIRE ROADWAY.

Kimley»Horn

APPROVED:_____ DATE:_____

NORTH CAROLINA PROFESSIONAL SEAL 029876 ENGINEER MATTHEW S. WEST

DocuSigned by: Matthew West 2/15/2022

DIVISION OF HIGHWAYS · STATE OF NORTH CAROLINA · DEPARTMENT OF TRANSPORTATION · WORK ZONE TRAFFIC CONTROL

ROADWAY STANDARD DRAWINGS & GENERAL NOTES

K:\RAL_Roadway\OII036348 (U-5814 U-5815 Synchronized Streets)\Roadway\Poplar St Roadway\OII036348A_Poplar_TCP_1shdgn

2/15/2022

DocuSign Envelope ID: 8008DE62-E1DE-4ECF-BA64-A7A7CF0E29AD

PROJ. REFERENCE NO.	SHEET NO.
U-5815BA	TMP-1B

GENERAL NOTES (CONT.)

M) PLACE ADDITIONAL SETS OF THREE CHANNELIZING DEVICES PERPENDICULAR TO THE EDGE OF TRAVELWAY ON 500 FT CENTERS WHEN UNOPENED LANES ARE CLOSED TO TRAFFIC.

O) CONTRACTOR SHALL MAINTAIN SIDEWALK ACCESS AT ALL TIMES AS STATED IN THE PHASING. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE TEMPORARY SIDEWALKS (CONCRETE, ASPHALT, OR OTHER SUITABLE MATERIAL AS APPROVED BY THE ENGINEER) AT ALL LOCATIONS WHERE THE OPEN PEDESTRIAN TRAVELWAY HAS BEEN REMOVED FOR CONSTRUCTION OPERATIONS (UTILITIES, DRAINAGE, ETC.).

LOCAL NOTES

1) MAINTAIN EXISTING PEDESTRIAN ROUTES DURING CONSTRUCTION. AT ALL POSSIBLE TIMES, MAINTAIN EXISTING SIDEWALK UNTIL NEW SIDEWALK IS IN PLACE, USING SAFETY FENCE AS NEEDED TO KEEP PEDESTRIANS OUT OF THE WORK AREAS.

PHASING

WHILE MAINTAINING TRAFFIC USING RSD 1101.04 FOR SHOULDER CLOSURES AND RSD 1101.02 FOR LANE CLOSURES AS NECESSARY, PERFORM THE FOLLOWING:

STEP 1:
INSTALL ADVANCE WARNING SIGNS IN ACCORDANCE WITH RSD 1101.01

AREA 1: ELM STREET

STEP 2:
USING TEMPORARY LANE CLOSURE AND ONE-LANE TWO-WAY TRAFFIC PATTERN CONSTRUCT WATERLINE TIE TO US 1/ US 15-501

STEP 3:
USING TEMPORARY LANE CLOSURE AND ONE-LANE TWO-WAY TRAFFIC PATTERN INSTALL UTILITY LINES AT CONSTRUCTABLE INCREMENTS MOVING CLOSURE AS NECESSARY

RECOMMEND CONSTRUCTION OF ONLY ONE WATERLINE/SEWERLINE AT A TIME ALONG ELM STREET.

STEP 4:
INSTALL FINAL LAYER OF ASPHALT, FINAL PAVEMENT MARKINGS, MARKERS AND SIGNAGE. REMOVE ALL TRAFFIC CONTROL DEVICES AND OPEN ALL LANES TO TRAFFIC

AREA 2: POPLAR STREET (FROM ELM STREET TO PEACH AVE)

STEP 2:
USING TEMPORARY LANE CLOSURE AND ONE-LANE TWO-WAY TRAFFIC PATTERN INSTALL UTILITY LINES AT CONSTRUCTABLE INCREMENTS MOVING CLOSURE AS NECESSARY

RECOMMEND CONSTRUCTION OF ONLY ONE WATERLINE/SEWERLINE AT A TIME ALONG POPLAR STREET.

STEP 3:
INSTALL FINAL LAYER OF ASPHALT, FINAL PAVEMENT MARKINGS, MARKERS AND SIGNAGE. REMOVE ALL TRAFFIC CONTROL DEVICES AND OPEN ALL LANES TO TRAFFIC

AREA 3: POPLAR STREET (FROM PEACH AVE TO LIMITS OF THE PARKING LOT)

STEP 2:
USING TEMPORARY LANE CLOSURE AND ONE-LANE TWO-WAY TRAFFIC PATTERN INSTALL UTILITY LINES AT CONSTRUCTABLE INCREMENTS MOVING CLOSURE AS NECESSARY

STEP 3:
INSTALL FINAL LAYER OF ASPHALT, FINAL PAVEMENT MARKINGS, MARKERS AND SIGNAGE. REMOVE ALL TRAFFIC CONTROL DEVICES AND OPEN ALL LANES TO TRAFFIC

AREA 4: PARKING LOT

STEP 2:
CLOSE PARKING FOR THE LIMITS OF WORK BEING PERFORMED

STEP 3:
USING TEMPORARY LANE CLOSURES AND FLAGGERS TO MAINTAIN TRAFFIC ACCESS TO THE PARKING AREA FROM ADJACENT ROADS. INSTALL WATERLINE AND TIE TO EXISITNG SYSTEM ALONG US 1 / US 15-501

WHEN WORK IS NOT BEING PERFORMED THE CONTRACTOR SHALL COVER THE ACTIVE WORK AREA WITH A TRAFFIC BEARING STEEL PLATE

STEP 4:
REOPEN PARKING AREA UPON COMPLETION OF WATERLINE INSTALLATION

STEP 5:
INSTALL FINAL LAYER OF ASPHALT, FINAL PAVEMENT MARKINGS, MARKERS AND SIGNAGE. REMOVE ALL TRAFFIC CONTROL DEVICES AND OPEN ALL LANES TO TRAFFIC

Kimley»Horn

APPROVED: _____ DATE: _____

NORTH CAROLINA PROFESSIONAL SEAL 029876 ENGINEER MATTHEW S. WEST

DocuSigned by: Matthew West 2/15/2022

DIVISION OF HIGHWAYS STATE OF NORTH CAROLINA DEPARTMENT OF TRANSPORTATION WORK ZONE TRAFFIC CONTROL

GENERAL NOTES AND PHASING NOTES

K:\RAL_Roadway\0\I036348 (U-5814 U-5815 Synchronized Streets)\Roadway\Poplar St Roadway\0\I036348A_Poplar_TCP_1shdgn

2/15/2022

DocuSign Envelope ID: 8008DE62-E1DE-4ECF-BA64-A7A7CF0E29AD

TIP NO.	SHEET NO.
U-5815BA	PMP-1

APPROVED: _____

DATE: _____

SEAL

NORTH CAROLINA PROFESSIONAL SEAL 029876 ENGINEER MATTHEW S. WEST

DocuSigned by: Matthew West 2/15/2022

STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

PAVEMENT MARKING PLAN
MOORE COUNTY

LOCATION: SR 2055 (N POPLAR ST) FROM ELM ST IN ABERDEEN TO 500' NORTH OF BLUES CROSSING LN IN SOUTHERN PINES.

TIP PROJECT: U-5815BA

CONTRACT: C204374

INDEX

SHEET NO.	DESCRIPTION
PMP-1	PAVEMENT MARKING PLAN TITLE AND SCHEDULE SHEET

ROADWAY STANDARD DRAWING

THE FOLLOWING ROADWAY STANDARDS AS APPEAR IN "ROADWAY STANDARD DRAWINGS" - PROJECT SERVICES UNIT - N.C. DEPARTMENT OF TRANSPORTATION - RALEIGH, N.C., DATED JANUARY 2018 ARE APPLICABLE TO THIS PROJECT AND BY REFERENCE HEREBY ARE CONSIDERED A PART OF THESE PLANS:

STD. NO.	TITLE
1205.01	PAVEMENT MARKINGS - LINE TYPES AND OFFSETS
1205.02	PAVEMENT MARKINGS - TWO-LANE AND MULTILANE ROADWAYS
1205.04	PAVEMENT MARKINGS - INTERSECTIONS
1205.08	PAVEMENT MARKINGS - SYMBOLS AND WORD MESSAGES
1250.01	RAISED PAVEMENT MARKERS - INSTALLATION SPACING
1251.01	RAISED PAVEMENT MARKERS - PERMANENT AND TEMPORARY

PAVEMENT MARKING SCHEDULE

SYMBOL	DESCRIPTION
	FINAL PAVEMENT MARKINGS
	THERMOPLASTIC (24", 90 MILS)
T61	WHITE STOPBAR
	THERMOPLASTIC (4", 90 MILS)
T1	WHITE EDGELINE
T10	YELLOW EDGELINE
	THERMOPLASTIC (4", 90 MILS)
T2	WHITE SOLID LANE LINE
T13	YELLOW DOUBLE CENTER
T5	WHITE 2' - 6'/SP MINI-SKIP
	THERMOPLASTIC (8", 90 MILS)
T42	YELLOW DIAGONAL
	THERMOPLASTIC (12", 90 MILS)
T62	CROSSWALK
	THERMOPLASTIC (90 MILS)
T70	LEFT TURN ARROW

GENERAL NOTES

THE FOLLOWING GENERAL NOTES APPLY AT ALL TIMES FOR THE DURATION OF THE CONSTRUCTION PROJECT, EXCEPT WHEN OTHERWISE NOTED IN THE PLAN, OR DIRECTED BY THE ENGINEER.

A) NO DETAILED PAVEMENT MARKING PLANS ARE INCLUDED IN THIS PLAN SET.

B) PRIOR TO CONSTRUCTION CONTRACTOR TO SURVEY / INVENTORY ALL EXISTING PAVEMENT MARKINGS, IN ORDER TO REPLACE MARKINGS IN EXISTING CONDITION.

C) INSTALL PAVEMENT MARKINGS ON THE FINAL SURFACE AS FOLLOWS:

ROAD NAME	MARKING	MARKER
POPLAR ST.	THERMOPLASTIC	N/A

D) TIE PROPOSED PAVEMENT MARKING LINES TO EXISTING PAVEMENT MARKING LINES.

E) REMOVE/REPLACE ANY CONFLICTING/DAMAGED PAVEMENT MARKINGS AND MARKERS.

F) PASSING ZONES WILL BE DETERMINED IN THE FIELD AND MUST BE APPROVED BY THE ENGINEER.

G) STOP BAR LOCATION AT NON-SIGNALIZED INTERSECTIONS MAY BE ADJUSTED AS DIRECTED BY THE ENGINEER.

H) UNLESS OTHERWISE SPECIFIED, HEATED-IN-PLACE THERMOPLASTIC MAY BE USED IN LIEU OF EXTRUDED THERMOPLASTIC FOR ARROWS, STOP BARS, SYMBOLS, CHARACTERS AND DIAGONALS. IF HEATED-IN-PLACE IS USED, IT SHALL BE PAID FOR USING THE EXTRUDED THERMOPLASTIC PAY ITEM.

PLAN REVIEWED BY: N.C.D.O.T. DIVISION 8

JERRY PAGE, P.E. — PROJECT ENGINEER

DIVISION OF HIGHWAYS · STATE OF NORTH CAROLINA · DEPARTMENT OF TRANSPORTATION · WORK ZONE TRAFFIC CONTROL UNIT

PLAN PREPARED BY: Kimley-Horn and Associates

MATTHEW WEST, PE — PROJECT DESIGN ENGINEER

SEAN KANE, PE — DESIGNER

Kimley»Horn

$FILE1$

2/15/2022

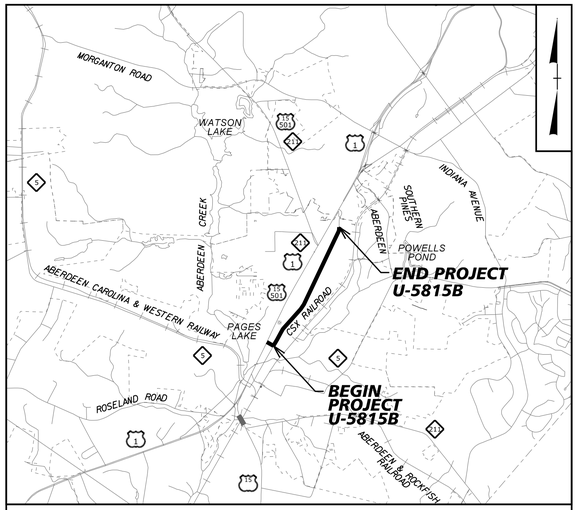
DocuSign Envelope ID: 8008DE62-E1DE-4ECF-BA64-A7A7CF0E29AD

09/08/99

TIP PROJECT: U-5815BA

CONTRACT: C204374

See Sheet 1-A For Index of Sheets
See Sheet 1-B For Conventional Plan Sheet Symbols



VICINITY MAP

FINAL PLANS

STATE OF NORTH CAROLINA
DIVISION OF HIGHWAYS

MOORE COUNTY

STATE	STATE PROJECT REFERENCE NO.	SHEET NO.	TOTAL SHEETS
N.C.	U-5815BA	EC-1	

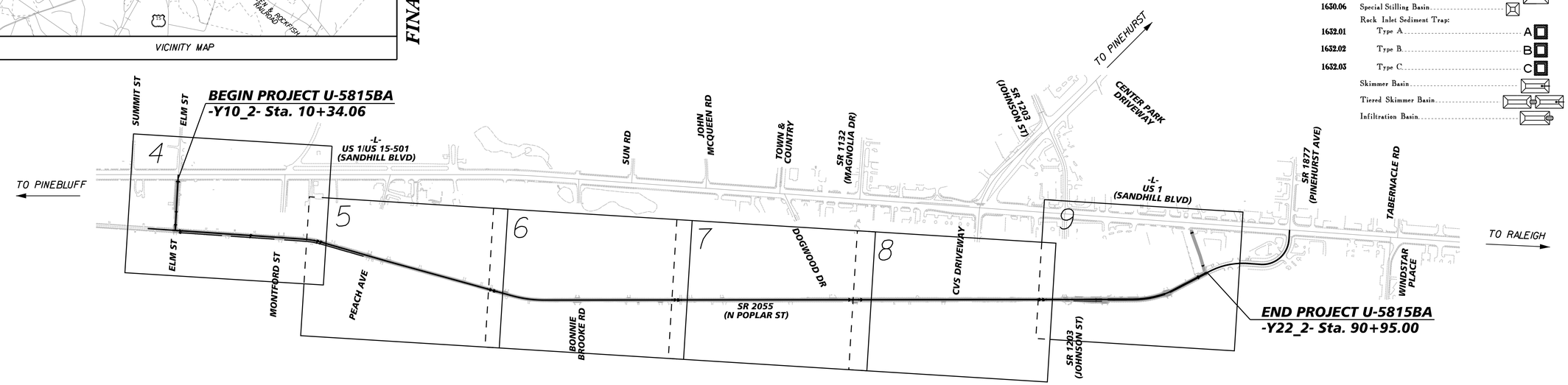
STATE PROJ. NO.	F. A. PROJ. NO.	DESCRIPTION
54041.1.FR1	NHP-0001(148)	P.E. (U-5815BA)
54041.3.5		CONST. (U-5815BA)

LOCATION: SR 2055 (N POPLAR ST) FROM ELM ST IN ABERDEEN TO 500' NORTH OF BLUES CROSSING LN IN SOUTHERN PINES.

TYPE OF WORK: PAVING AND UTILITY CONSTRUCTION

EROSION AND SEDIMENT CONTROL MEASURES

Std. #	Description	P.E. Symbol
1630.03	Temporary Silt Ditch	TSD
1630.05	Temporary Diversion	TD
1605.01	Temporary Silt Fence	
1606.01	Special Sediment Control Fence	
1622.01	Temporary Berms and Slope Drains	
1630.02	Silt Basin Type B	
1633.01	Temporary Rock Silt Check Type-A	
	Temporary Rock Silt Check Type-A with Matting and Polyacrylamide (PAM)	
1633.02	Temporary Rock Silt Check Type-B	
	Wattle/ Coir Fiber Wattle	W CW
	Wattle/ Coir Fiber Wattle with Polyacrylamide (PAM)	
1634.01	Temporary Rock Sediment Dam Type-A	
1634.02	Temporary Rock Sediment Dam Type-B	
1635.01	Rock Pipe Inlet Sediment Trap Type-A	
1635.02	Rock Pipe Inlet Sediment Trap Type-B	
1630.04	Stilling Basin	
1630.06	Special Stilling Basin	
	Rock Inlet Sediment Trap:	
1632.01	Type A	A
1632.02	Type B	B
1632.03	Type C	C
	Skimmer Basin	
	Tiered Skimmer Basin	
	Infiltration Basin	



NC GRID
NAD 1983/NA 2011

GRAPHIC SCALE

50 25 0 50 100
PLANS

THESE EROSION AND SEDIMENT CONTROL PLANS COMPLY WITH THE APPLICABLE REGULATIONS SET FORTH BY THE NCG-010000 GENERAL CONSTRUCTION PERMIT EFFECTIVE APRIL 1, 2019 AND ISSUED BY THE NORTH CAROLINA DEPARTMENT OF ENVIRONMENTAL QUALITY DIVISION OF WATER RESOURCES.

Kimley»Horn ©2020

Prepared in the Office of:

Kimley-Horn
421 Fayetteville Street, Suite 600
Raleigh, NC 27601

NORTH CAROLINA PROFESSIONAL SEAL 029876 ENGINEER MATT WEST

DocuSigned by: Matthew West 2/15/2022
AC71A1D079EB4E5...

Designed by:

MATT WEST
NAME LEVEL III CERTIFICATION NO.

Roadway Standard Drawings

The following roadway english standards as appear in "Roadway Standard Drawings"- Roadway Design Unit - N. C. Department of Transportation - Raleigh, N. C., dated January 2018 and the latest revison thereto are applicable to this project and by reference hereby are considered a part of these plans.

1605.01 Temporary Silt Fence
1606.01 Special Sediment Control Fence
1607.01 Gravel Construction Entrance
1632.03 Rock Inlet Sediment Trap Type C

2/15/2022 K:\RAL_Roadway\OII\036348 (U-5814 U-5815 Synchronized Streets)\Roadway\Poplar St Roadway\OII\036348_A_Poplar_rdy_1sh_erosdgn

DocuSign Envelope ID: 6D491479-A6B1-464F-ACA6-F7F89AC170A2

09/08/99

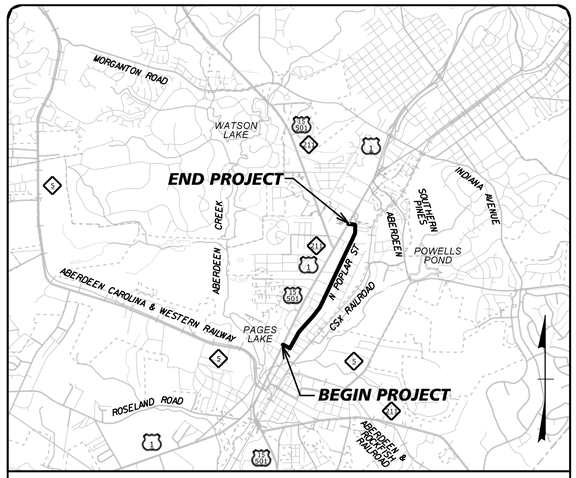
TIP PROJECT: U-5815BA

T.I.P NO.	SHEET NO.
U-5815BA	UC-1

STATE OF NORTH CAROLINA
DIVISION OF HIGHWAYS

UTILITY CONSTRUCTION PLANS
MOORE COUNTY

WBS Element	Description
54041.1.4	P.E.
54041.2.7	ROW
54042.2.8	UTILITIES
54041.3.5	CONSTRUCTION

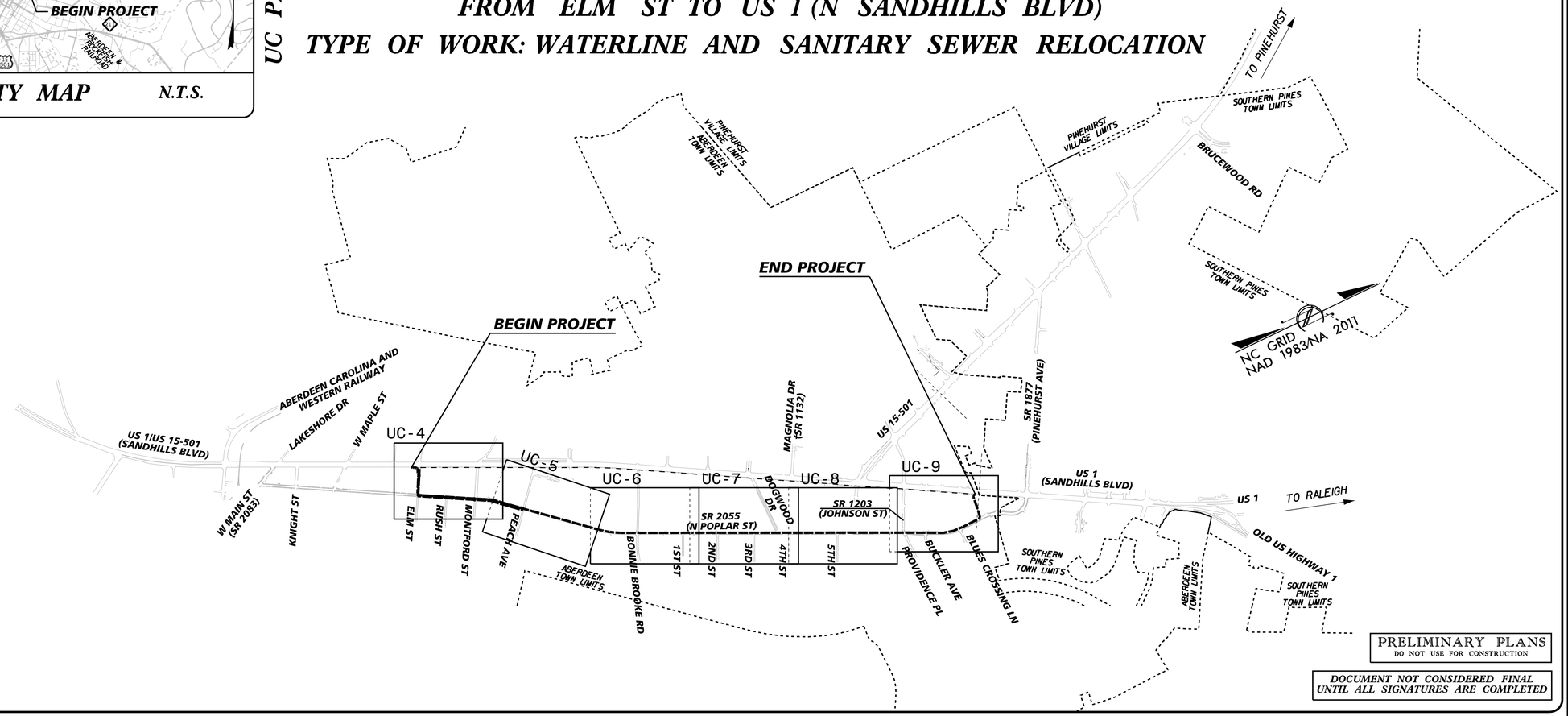


VICINITY MAP N.T.S.

UC PLANS

LOCATION: ELM STREET FROM US 1 (SANDHILLS BLVD) TO SR 2055 (NORTH POPLAR ST) AND SR 2055 (NORTH POPLAR ST) FROM ELM ST TO US 1 (N SANDHILLS BLVD)

TYPE OF WORK: WATERLINE AND SANITARY SEWER RELOCATION



PRELIMINARY PLANS
DO NOT USE FOR CONSTRUCTION

DOCUMENT NOT CONSIDERED FINAL UNTIL ALL SIGNATURES ARE COMPLETED

GRAPHIC SCALES

50 25 0 50 100
PLANS

50 25 0 50 100
PROFILE (HORIZONTAL)

10 2.5 0 5 10
PROFILE (VERTICAL)

INDEX OF SHEETS

SHEET NO.:	DESCRIPTION:
UC-1	TITLE SHEET
UC-2	UTILITY SYMBOLOGY
UC-3	UTILITY NOTES
UC-3A THRU UC-3F	UTILITY DETAILS
UC-4 THRU UC-9	UTILITY CONSTRUCTION SHEETS
UC-10 THRU UC-14	UTILITY PROFILE SHEETS

WATER AND SEWER OWNERS ON PROJECT

(A) WATER (TRANSMISSION) – SOUTHERN PINES
(B) WATER (DISTRIBUTION)– ABERDEEN
(C) SANITARY SEWER – ABERDEEN

PREPARED IN THE OFFICE OF

Kimley»Horn ©2022

NC LICENSE #F-0102
421 FAYETTEVILLE STREET, SUITE 600
RALEIGH, NORTH CAROLINA 27601
PHONE: (919) 677-2000

Nate Harvey, P.E. — UTILITIES ENGINEER
Nolan Raney, P.E. — UTILITIES ENGINEER

SEAL

NORTH CAROLINA PROFESSIONAL SEAL 045249 ENGINEER NATHANIEL L. HARVEY

DocuSigned by: 2AFE0F1BDB8844D...

2/15/2022

DIVISION OF HIGHWAYS
UTILITIES UNIT
1555 MAIL SERVICES CENTER
RALEIGH NC 27699-1555
PHONE (919) 707-6690
FAX (919) 250-4151

Ali Koucheki, PE	UTILITIES REGIONAL ENGINEER
Travis Morgan, PE	UTILITIES ENGINEER
C. Dayton Martin, III	UTILITIES AREA COORDINATOR
Jamie Yow	UTILITIES COORDINATOR

DocuSign Envelope ID: 6D491479-A6B1-464F-ACA6-F7F89AC170A2

5/14/99

PROJECT REFERENCE NO.	SHEET NO.
U-5815BA	UC-2

STATE OF NORTH CAROLINA
DIVISION OF HIGHWAYS

UTILITIES PLAN SHEET SYMBOLS

PROPOSED WATER SYMBOLS

- Water Line (Sized as Shown) — 12" WL
- 11¼ Degree Bend
- 22½ Degree Bend
- 45 Degree Bend
- 90 Degree Bend
- Plug
- Tee
- Cross
- Reducer
- Gate Valve — GV
- Butterfly Valve — BV
- Tapping Valve — TGV
- Line Stop — LS
- Line Stop with Bypass — LS/BP
- Blow Off — BO
- Fire Hydrant — PFH
- Relocate Fire Hydrant — RFH
- Remove Fire Hydrant — REM FH
- Water Meter — PWM
- Relocate Water Meter — RWM
- Remove Water Meter — REM WM
- Water Pump Station — PS(W)
- RPZ Backflow Preventer — PRPZ
- DCV Backflow Preventer — PBFP
- Relocate RPZ Backflow Preventer — RRPZ
- Relocate DCV Backflow Preventer — RBFP

PROPOSED SEWER SYMBOLS

- Gravity Sewer Line (Sized as Shown) — 12" SS
- Force Main Sewer Line (Sized as Shown) — 12" FSS
- Manhole (Sized per Note)
- Sewer Pump Station — PS(SS)

PROPOSED MISCELLANOUS UTILITIES SYMBOLS

- Power Pole
- Telephone Pole
- Joint Use Pole
- Telephone Pedestal — TEL PED
- Utility Line by Others (Type as Shown) — PROP O/H POWL LINES
- Trenchless Installation — 12" TL INSTALL
- Encasement by Open Cut — 24" ENCAS BY OC
- Encasement — 24" ENCASEMENT
- Thrust Block
- Air Release Valve — AR
- Utility Vault — UV
- Concrete Pier — CP
- Steel Pier — SP
- Plan Note — NOTE
- Pay Item Note — PAY ITEM

EXISTING UTILITIES SYMBOLS

- Power Pole
- Telephone Pole
- Joint Use Pole
- Utility Pole
- Utility Pole with Base
- H-Frame Pole
- Power Transmission Line Tower
- Water Manhole
- Power Manhole
- Telephone Manhole
- Sanitary Sewer Manhole
- Hand Hole for Cable
- Power Transformer
- Telephone Pedestal
- CATV Pedestal
- Gas Valve
- Gas Meter
- Located Miscellaneous Utility Object
- Abandoned According to Utility Records — AATUR
- End of Information — E.O.I.
- *Underground Power Line — P
- *Underground Telephone Cable — T
- *Underground Telephone Conduit — TC
- *Underground Fiber Optics Telephone Cable — T FO
- *Underground TV Cable — TV
- *Underground Fiber Optics TV Cable — TV FO
- *Underground Gas Pipeline — G
- Aboveground Gas Pipeline — A/G Gas
- *Underground Water Line — W
- Aboveground Water Line — A/G Water
- *Underground Gravity Sanitary Sewer Line — SS
- Aboveground Gravity Sanitary Sewer Line — A/G Sanitary Sewer
- *Underground SS Forced Main Line — FSS
- Underground Unknown Utility Line — ?UTL
- SUE Test Hole
- Water Meter
- Water Valve
- Fire Hydrant
- Sanitary Sewer Cleanout

*For Existing Utilities

- Utility Line Drawn from Record (Type as Shown) — W
- Designated Utility Line (Type as Shown)

1/26/2022

DocuSign Envelope ID: 6D491479-A6B1-464F-ACA6-F7F89AC170A2

5/14/99

PREPARED BY:

Kimley»Horn ©2022

421 FAYETTEVILLE STREET, SUITE 600
RALEIGH, NC 27601

PROJECT REFERENCE NO.	SHEET NO.
U-5815BA	UC-3

DESIGNED BY:	NLH
DRAWN BY:	JNB
CHECKED BY:	CPM
APPROVED BY:	NLH
REVISED:	

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION

UTILITIES ENGINEERING SEC.
PHONE:(919)707-6690
FAX:(919)250-4151

NORTH CAROLINA PROFESSIONAL SEAL 045249 ENGINEER NATHANIEL L. HARVEY

DocuSigned by: 2AFE0F1BD8846D4 12/15/2022

UTILITY CONSTRUCTION PLANS ONLY

UTILITY CONSTRUCTION

GENERAL NOTES:

1. ALL WORK SHALL COMPLY WITH APPLICABLE STATE, FEDERAL, AND LOCAL CODES, AND ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT ITS EXPENSE, UNLESS PREVIOUSLY OBTAINED BY THE OWNER(S) AND PROVIDED AT THE PRECONSTRUCTION CONFERENCE.

2. DEVIATION FROM THESE PLANS AND NOTES WITHOUT THE PRIOR WRITTEN CONSENT OF THE UTILITY OWNER OR THEIR AUTHORIZED REPRESENTATIVE MAY BE CAUSE FOR THE WORK TO BE UNACCEPTABLE.

3. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY SHOULD ANY FIELD CONDITIONS BE ENCOUNTERED THAT VARY FROM THE INFORMATION PROVIDED IN THE CONTRACT DOCUMENTS.

4. CONTRACTOR SHALL PLAN AND CONSTRUCT WORK SO AS TO CAUSE MINIMUM INCONVENIENCE TO THE UTILITY OWNER(S) AND PUBLIC. THE CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL IN ACCORDANCE WITH THE WORK ZONE TRAFFIC CONTROL PLANS AND SHALL ERECT AND MAINTAIN AT ALL TIMES DURING THE PROGRESS OR TEMPORARY SUSPENSION OF WORK, SUITABLE BARRIERS, FENCES, SIGNS OR OTHER ADEQUATE PROTECTION, TO ENSURE THE SAFETY OF THE PUBLIC AS WELL AS THOSE ENGAGED IN THE CONSTRUCTION WORK.

5. ALL WATER AND SEWER CONSTRUCTION SHALL CONFORM TO NCDEQ REGULATIONS, AND TO CURRENT UTILITY OWNER REGULATIONS, STANDARDS, AND SPECIFICATIONS. CONTRACTOR SHALL OBTAIN FROM EACH UTILITY OWNER AND ENGINEER APPROVED SUBMITTALS FOR ALL MATERIALS PROPOSED TO BE INCORPORATED IN THE WORK PRIOR TO ORDERING ANY MATERIALS OR COMMENCING UTILITY CONSTRUCTION.

6. CONTRACTOR SHALL COORDINATE ALL WORK WITH UTILITY OWNERS LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION, OR AS OTHERWISE SPECIFIED HEREIN. TOWN OF SOUTHERN PINES INSPECTIONS CAN BE REACHED VIA PHONE AT 910-692-1983. TOWN OF ABERDEEN PUBLIC WORKS CAN BE REACHED VIA PHONE AT (910) 944-4504.

7. ALL PIPE LENGTHS ARE MEASURED ALONG A HORIZONTAL PLANE. SANITARY SEWER LINES ARE MEASURED TO CENTER OF MANHOLE.

8. THE CONTRACTOR SHALL PROVIDE ALL STAKEOUT SURVEY. ANY EXISTING STAKEOUT OR BENCHMARKS SHALL NOT BE RELIED UPON BY THE CONTRACTOR.

9. COORDINATES SHOWN ON THE DRAWINGS ARE BASED ON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD 83).

10. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE UTILITY OWNER PRIOR TO CONSTRUCTION.

11. LOCATIONS OF EXISTING SHOWN UTILITIES ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE SIZE, DEPTH, MATERIAL AND LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION AND TO TAKE WHATEVER STEPS ARE NECESSARY TO PROVIDE FOR THEIR PROTECTION. THE ENGINEER HAS ATTEMPTED TO LOCATE AND INDICATE ALL EXISTING FACILITIES ON THE PLANS; HOWEVER, THIS INFORMATION IS SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THE ENGINEER AND THE OWNER(S) ASSUME NO RESPONSIBILITY FOR THE LOCATIONS OF UTILITIES SHOWN OR NOT SHOWN. PRIOR TO DIGGING ON AND OFF SITE, THE CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED BY "NC 811" 1-800-632-4949. THE CONTRACTOR SHALL CONTACT ANY UTILITY OWNER WHOSE UTILITIES ARE NOT LOCATED BY "NC 811" FOR EXACT LOCATION OF THEIR UTILITIES PRIOR TO STARTING CONSTRUCTION. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR AND/OR REPLACE ANY AND ALL DAMAGE MADE TO UTILITIES BY THE CONTRACTOR TO PRECONSTRUCTION CONDITION OR BETTER AT THE CONTRACTOR'S EXPENSE.

12. DEPTH AND LOCATION OF BURIED DATA AND TELECOMMUNICATIONS CABLES (FIBER OPTICS AND CONVENTIONAL) ARE KNOWN TO VARY DUE TO INSTALLATION TECHNIQUES. CONTRACTOR SHALL COORDINATE ITS WORK WITH CONFLICTING CABLES AS NECESSARY FOR INSTALLATION OF THE PROPOSED WATER AND SEWER. COORDINATION WITH EXISTING UTILITIES SHALL BE INCLUDED IN THE PROJECT SCHEDULE. COORDINATION AND PHASING RELATED TO EXISTING UTILITIES ARE INCLUSIVE TO THE PROJECT AND NO SPECIFIC OR ADDITIONAL PAYMENT SHALL BE MADE.

13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH UTILITY PROVIDERS ANY SUPPORT OF EXISTING UTILITY POLES OR OTHER ITEMS AS REQUIRED FOR TRENCH EXCAVATION. ALL COSTS OF SUCH WORK SHALL BE PAID BY THE CONTRACTOR.

14. THE CONTRACTOR SHALL VERIFY THE VOLTAGES OF ALL ELECTRICAL UTILITIES AND FOLLOW THE APPROPRIATE OSHA STANDARDS WHEN WORKING IN THEIR VICINITY.

15. UNLESS OTHERWISE INDICATED, ALL GRADE ELEVATIONS SHOWN ARE ALONG THE PIPE CENTERLINE.

16. ALL PAVEMENT CUTS SHALL BE SAWCUT OR MILLED ALONG A CONTINUOUS STRAIGHT LINE AND REPAVED PER NCDOT REQUIREMENTS AND AS SPECIFIED HEREIN.

17. TRAFFIC ISLANDS, CURBS, CONCRETE DRIVEWAYS, AND OTHER CONCRETE SURFACINGS SHALL BE REPLACED TO THE FIRST EXPANSION JOINT BEYOND THE TRENCH EXCAVATION LIMITS AND TO THE FULL WIDTH. ALL CONCRETE WORK SHALL MATCH EXISTING.

18. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL SHEETING AND/OR ACTIVE SHORING REQUIRED FOR THE INSTALLATION OF THE UTILITY. ALL EXCAVATIONS SHALL BE KEPT WITHIN THE LIMITS SPECIFIED. EXCAVATION WITHIN PAVED AREAS SHALL BE KEPT TO A MINIMUM. SHEETING AND/OR ACTIVE SHORING SHALL BE INSTALLED AS REQUIRED TO PROTECT EXISTING UTILITIES.

19. PLACED RIP-RAP SHALL HAVE A MINIMUM DEPTH OF 1.5 TIMES THE MAXIMUM STONE DIAMETER AND SHALL HAVE A LAYER OF TYPE II GEOTEXTILE SEPARATOR PLACED BETWEEN THE SOIL AND STONE.

20. IMMEDIATELY PRIOR TO DISTURBANCE, CONTRACTOR SHALL OBTAIN DIGITALLY RECORDED VIDEO OF THE UTILITY ALIGNMENTS INCLUDING EACH DRIVEWAY, SIDEWALK, SIGN, LANDSCAPING, ETC., TO BE DISTURBED. EACH SHALL BE RESTORED TO ITS ORIGINAL CONDITION OR BETTER. VIDEO SHALL BE SUBMITTED TO THE UTILITY OWNER(S) AND THE ENGINEER PRIOR TO WORK.

21.CONTRACTOR SHALL MAINTAIN A MEANS FOR ACCESS TO EACH PROPERTY, RESIDENCE, AND BUSINESS AT ALL TIMES.

22. DURING CONSTRUCTION, EMERGENCY VEHICLE APPARATUS ACCESS AND ACCESS TO FIRE HYDRANTS SHALL BE MAINTAINED AT ALL TIMES.

23. ALL CONSTRUCTION SHALL BE LIMITED TO STREET RIGHTS-OF-WAY AND OBTAINED EASEMENTS. WHERE THE CONTRACTOR DETERMINES THAT ENCROACHMENT ONTO PRIVATE PROPERTY IS NECESSARY AND AN EASEMENT HAS NOT BEEN PROVIDED, THE CONTRACTOR SHALL CONTACT INDIVIDUAL PROPERTY OWNERS AND OBTAIN WRITTEN APPROVAL FOR THAT ENCROACHMENT. SUCH APPROVALS SHALL BE PROVIDED TO THE UTILITY OWNER, NCDOT, AND THE ENGINEER.

24. CONTRACTOR SHALL NOTIFY PROPERTY OWNERS AND TENNANTS AT LEAST 7 DAYS PRIOR TO CONSTRUCTION THAT CONSTRUCTION ACTIVITY WILL TAKE PLACE IN THEIR AREA.

25. CONTRACTOR SHALL REMOVE AND REPLACE ALL CONFLICTING MAIL BOXES, CULVERTS, HEADWALLS, ORNAMENTAL STRUCTURES, SIGNS, HARDSCAPING, ETC. WITHIN THE RIGHT OF WAY OR PERMANENT EASEMENT UNLESS OTHERWISE SHOWN ON THE PLANS OR IN THE CONTRACT DOCUMENTS. CONFLICTING TREES WITHIN THE RIGHT OF WAY SHALL BE REMOVED AND NOT REPLANTED.

26. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL TRAFFIC CONTROL MEASURES AND PUBLIC NOTICE AS REQUIRED BY NCDOT ALONG STATE ROADWAYS AND AS REQUIRED BY TOWN OF SOUTHERN PINES OR TOWN OF ABERDEEN ALONG TOWN STREETS AND PUBLIC PARKING AREAS.

27. TRENCHES AND EXCAVATIONS SHALL BE BACKFILLED OR COVERED WITH ROAD PLATES AT THE END OF EACH WORK DAY. OPEN ENDS OF INSTALLED LINE SHALL BE CAPPED WITH A WATERTIGHT CAP DESIGNED FOR THE INTENDED USE.

28. CONTRACTOR SHALL PATCH ALL ROADWAY PAVEMENT DISTURBANCES TO RECEIVE TRAFFIC BY THE END OF EACH WEEK. TEMPORARY PATCHES OF COMPACTED AGGREGATE BASE COURSE (ABC) OR COMPACTED ASPHALT MILLINGS SHALL BE PROVIDED DAILY AND MAINTAINED FLUSH WITH ADJACENT PAVEMENT UNTIL PAVEMENT PATCH IS PROVIDED. EROSION CONTROL SHALL BE PROVIDED AS NECESSARY FOR TEMPORARY PATCH AREAS.

29. AT THE COMPLETION OF THE WORK, CONTRACTOR SHALL REMOVE FROM THE SITE ALL TOOLS, APPLIANCES, CONSTRUCTION EQUIPMENT AND MACHINERY, SURPLUS MATERIALS, AND DEBRIS AND SHALL RESTORE TO ORIGINAL CONDITION OR BETTER ALL PROPERTY NOT DESIGNATED FOR ALTERATION BY THE CONTRACT DOCUMENTS.

30. CONTRACTOR SHALL PROVIDE RECORD DRAWINGS FOR ALL UTILITY CONSTRUCTION AND MEET ALL UTILITY OWNER REQUIREMENTS PRIOR TO PLACING THE PIPELINE(S) IN SERVICE OR, IF SO AUTHORIZED BY THE UTILITY OWNER, IMMEDIATELY THEREAFTER. SEE UC PROJECT SPECIAL PROVISIONS FOR RECORD DRAWING REQUIRMENTS.

UTILITY NOTES:

1. UTILITY SEPARATION REQUIREMENTS:
   A. DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
   B. WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE OWNER. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
   C. WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
   D. 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
   E. MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, DIP MATERIALS & A CONCRETE CRADLE IN ACCORDANCE WITH DETAIL 4/UC-3D SHALL BE INSTALLED.
   F. ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.

2. MINIMUM PIPE COVER FOR DISTRIBUTION WATER MAINS SHALL BE 3 FEET AND TRANSMISSION WATER MAINS SHALL BE 5 FEET, UNLESS DUCTILE IRON PIPE IS USED AND LESS COVER IS SPECIFICALLY SHOWN ON DRAWINGS OR AS APPROVED BY THE UTILITY OWNER OR ENGINEER.

3. TRENCH EXCAVATION SHALL BE PER DETAIL 3/UC-3D. BEDDING AND BACKFILL FOR SERVICE LINES SHALL BE PER DETAIL 1/UC-3D, AND BEDDING AND BACKFILL FOR MAINS SHALL BE IN ACCORDANCE WITH DETAIL 2/UC-3D.

4. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING USERS THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE COORDINATED WITH AND TAKE PLACE AT A TIME AND DATE ACCEPTABLE TO THE UTILITY OWNER. A 72 HOUR ADVANCE NOTICE SHALL BE PROVIDED TO AFFECTED CUSTOMERS.

5. ALL UTILITY PIPELINES FOR THIS PROJECT SHALL BE MATERIAL AND SIZE AS NOTED ON THE DRAWINGS.

6. ALL PRESSURIZED FITTINGS SHALL BE DUCTILE IRON MECHANICAL JOINT WITH PRESSURE RATING EQUAL TO OR HIGHER THAN HOST PIPE, UNLESS OTHERWISE SHOWN ON THE DRAWINGS.

7. ALL MECHANICAL JOINTS SHALL BE FITTED WITH WEDGE-TYPE MECHANICAL RESTRAINT ACCESSORY KITS DESIGNED FOR THE INTENDED USE AND MATERIAL, AS APPROVED BY UTILITY OWNER. RESTRAINED JOINT PIPING SHALL BE INSTALLED TO THE STATIONS SHOWN ON THE PROFILE DRAWINGS AT MINIMUM. DEVIATIONS FROM THE DESIGN MAY RESULT IN ADDITIONAL REQUIRED RESTRAINED LENGTH. SEE GENERAL NOTE 2.

8. PIPE ALIGNMENT SHOWN IS BASED ON STANDARD DUCTILE IRON MECHANICAL JOINT FITTINGS. JOINT DEFLECTIONS SHALL NOT EXCEED 75 PERCENT OF MANUFACTURER'S RECOMMENDED DEFLECTION. CONTRACTOR SHALL ADJUST PIPELINE ALIGNMENT AND DEFLECT JOINTS AS NECESSARY TO ACCOMMODATE THE STANDARD BENDS SHOWN.

9. DETECTABLE WARNING TAPE AND TRACER WIRE IS REQUIRED FOR ALL BURIED PIPE AND SHALL BEAR THE APPROPRIATE AWPA COLORING AND TEXT FOR THE APPLICABLE UTILITY. INSULATED 14GA TRACER WIRE SHALL BE INSTALLED ALONG ALL PIPELINES AND SHALL BE ACCESSIBLE FROM THE FINISHED GRADE WITHIN ALL VALVE BOXES, MANHOLES, AND OTHER END POINTS OF TRACER WIRE. SPLICES IN TRACER WIRE SHALL BE MADE WITH SPLICE CONNECTORS DESIGNED FOR THE INTENDED PURPOSE AND IN ACCORDANCE WITH TRACER WIRE MANUFACTURER'S RECOMMENDATIONS.

10. ALL MANHOLE COVERS AND VALVE BOX LIDS FOR WATER SHALL READ "WATER", ALL MANHOLE COVERS AND VALVE BOX LIDS FOR SEWER SHALL READ "SEWER", AND ALL SHALL BE IN ACCORDANCE WITH NCDOT AND APPLICABLE UTILITY OWNER STANDARDS AND DETAILS.

11. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO FABRICATION AND ERECTION OF ANY MATERIAL. ANY UNUSUAL CONDITIONS SHALL BE REPORTED TO THE ATTENTION OF THE OWNER(S) AND ENGINEER.

12. EXISTING WATER SERVICES SHALL REMAIN IN SERVICE AT ALL TIMES UNTIL THE PROPOSED MAIN IS TESTED AND PHASED INTO SERVICE.

GENERAL SEQUENCE:

1. FOR EACH WATER LINE AND SEWER LINE RELOCATION, THE CONTRACTOR SHALL PROVIDE THE UTILITY OWNER WITH A DETAILED INSTALLATION, CONNECTION, AND SERVICE INTERRUPRTION PLAN FOR APPROVAL AT LEAST SEVEN (7) DAYS PRIOR TO THE RELOCATION. AT A MINIMUM, EACH PLAN SHALL ADDRESS THE FOLLOWING:

   A. SEQUENCE OF CONSTRUCTION OPERATIONS.

   B. PROCEDURE FOR FLUSHING, TESTING, AND DISINFECTION OF ALL AFFECTED PIPING AND VALVES, AS REQUIRED BY THE UTILITY OWNER.

   C. PHASING AND SCHEDULE FOR ALL CONNECTIONS, INCLUDING PLANNED SERVICE OUTAGES, DURATION, AND CONTINGENCY PLAN.

2. NO INTERRUPTION OF SERVICE WILL BE PERMITTED UNTIL THE FOREGOING PLAN HAS BEEN APPROVED BY THE UTILITY OWNER. THE UTILITY OWNER'S PERSONNEL SHALL OPERATE THE UTILITY OWNER'S EXISTING FACITLITIES INVOLVED IN THE INTERRUPTIONS OF SERVICE.

3. PLANNED SERVICE CONNECTION INTERRUPTIONS SHALL LAST NO LONGER THAN 8 HOURS UNLESS OTHERWISE APPROVED BY THE UTILITY OWNER. ALL INTERRUPTIONS OF SERVICES SHALL BE COORDINATED WITH AND SCHEDULED AT TIMES ACCEPTABLE TO THE UTILITY OWNER.

4. WRITTEN WATER SERVICE INTERRUPTION NOTICES SHALL BE PROVIDED TO ALL AFFECTED CUSTOMERS AT LEAST 72 HOURS PRIOR TO EACH PLANNED INTERRUPTION.

TRANSMISSION MAIN SEQUENCE:

1. ALL REQUIREMENTS LISTED UNDER "GENERAL SEQUENCE" NOTES SHALL APPLY TO THE TOWN OF SOUTHERN PINES TRANSMISSION MAIN.

2. INSTALL PROPOSED TRANSMISSION WATER MAIN TO THE MAXIMUM EXTENT POSSIBLE, FILL/FLUSH VIA THE JUMPER SHOWN ON SHEET UC-4, AND PASS ALL ACCEPTANCE TESTS REQUIRED BY OWNER PRIOR TO MAKING FINAL CONNECTIONS. FILL, FLUSH, AND TEST WITHIN A SCHEDULE AND DURATION ACCEPTABLE TO THE OWNER AND THE DEPARTMENT.

4. TAKE ALL PREPARATIONS NECESSARY TO MINIMIZE SHUTDOWN DURATION PRIOR TO INITIATING SHUTDOWN, INCLUDING BUT NOT LIMITED TO TRENCHING AND EXCAVATION FOR CONNECTIONS, REMOVAL OF TEMPORARY PIPING AND BLOWOFF(S), ENSURING ALL NECESSARY EQUIPMENT, PERSONNEL, AND MATERIALS ARE ON SITE.

5. INSTALL PROPOSED LINE STOP SHOWN ON SHEET UC-9, ALLOWING CONCRETE FOR THRUST RESTRAINT AND FOOTING TO CURE MIN 7-DAYS. ACTIVATE LINE STOP AND REPLACE 18" BUTTERFLY VALVE SHOWN ON SHEET UC-9. LINE STOPPAGE AND VALVE REPLACEMENT MUST TAKE PLACE BETWEEN THE HOURS OF 11:00PM AND 5:00AM. REMOVE LINE STOP.

6. MAKE FINAL CONNECTIONS AT -W1- STA 96+50 AND -W1- STA 10+00. FINAL CONNECTIONS MUST BE MADE SIMULTANEOUSLY BETWEEN 9:00AM AND 4:00PM. DISINFECT FINAL CONNECTION COMPONENTS BY SWABBING/SPRAYING AND VISUALLY LEAK CHECK PRIOR TO LINE ACTIVATION.

7. ABANDON 18" TRANSMISSION MAIN BY DRAINING ALL WATER AND CAPPING WITH DI MJ CAPS.

1/26/2022

DocuSign Envelope ID: 6D491479-A6B1-464F-ACA6-F7F89AC170A2

5/14/99

PREPARED BY:
Kimley»Horn ©2022
421 FAYETTEVILLE STREET, SUITE 600
RALEIGH, NC 27601

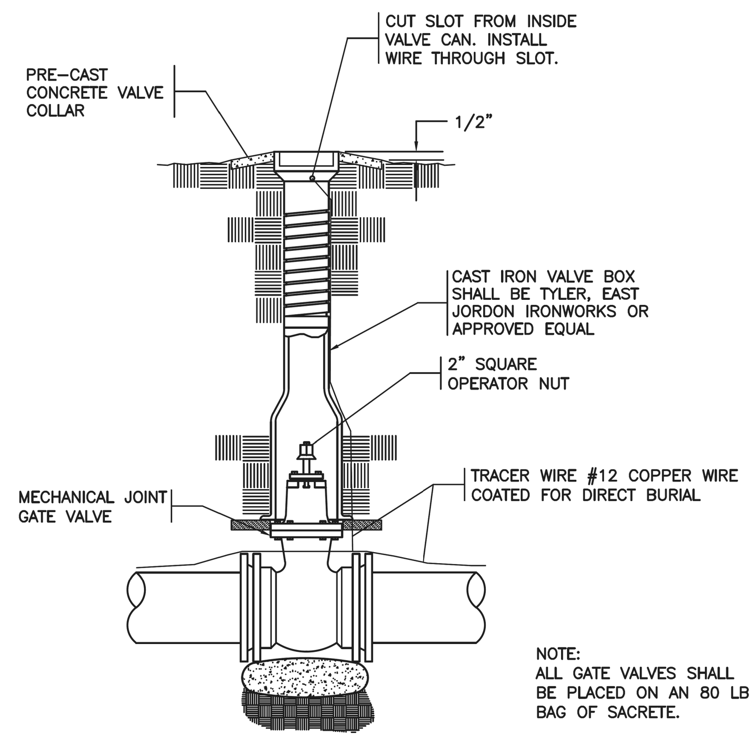
PROJECT REFERENCE NO.	SHEET NO.
U-5815BA	UC-3A

DESIGNED BY:	NLH	STANDARD DETAILS DESIGNED BY TOWN OF ABERDEEN
DRAWN BY:	JNB	
CHECKED BY:	CPM	
APPROVED BY:	NLH	
REVISED:		
NORTH CAROLINA DEPARTMENT OF TRANSPORTATION		
UTILITIES ENGINEERING SEC. PHONE:(919)707-6690 FAX:(919)250-4151		UTILITY CONSTRUCTION PLANS ONLY

UTILITY CONSTRUCTION

W.1 Gate Valve Assembly

TRACER WIRE NOTE:
TRACER WIRE SHALL BE #12 COPPER WIRE COATED FOR DIRECT BURIAL. CONNECTIONS SHALL BE WATERTIGHT USING DB PLUS WATERPROOF WIRE CONNECTORS OR EQUAL.



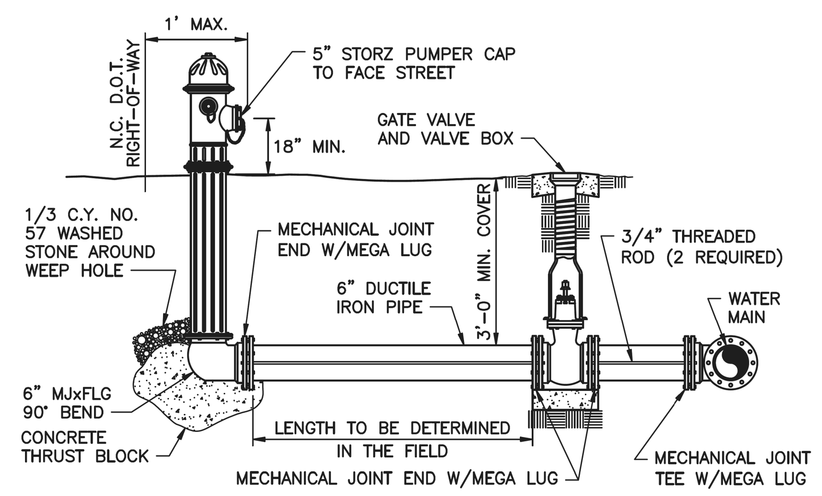
NOTE:
ALL GATE VALVES SHALL BE PLACED ON AN 80 LB. BAG OF SACRETE.

NOTE:
CONTRACTOR SHALL PROVIDE CONCRETE FORCE MAIN AND WATER MAIN GATE VALVE MARKERS ON RIGHT OF WAY LINE. MARKER SHALL HAVE THE LETTERS.

FM – FORCE MAIN VALVE
MV – WATER MAIN VALVE

WATER SYSTEM DETAILS FOR THE TOWN OF ABERDEEN MOORE COUNTY, NORTH CAROLINA | Gate Valve Assembly | W.1

W.2 Fire Hydrant And Valve Detail

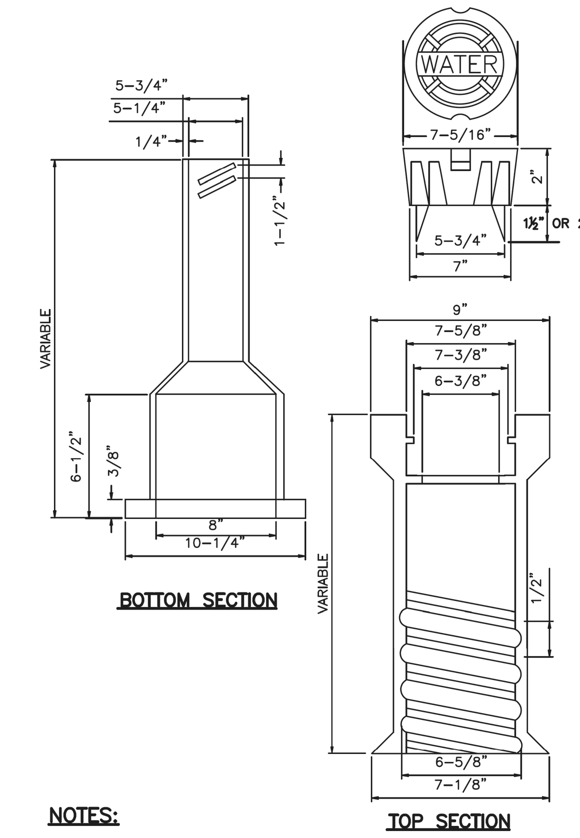


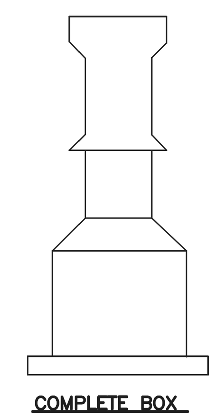
NOTES:
1. FIRE HYDRANTS SHALL BE INSTALLED NO MORE THAN ONE FOOT WITHIN THE N.C. D.O.T. RIGHT-OF-WAY.
2. THE DISTANCE FROM THE WATER MAIN TO THE FIRE HYDRANT VARIES. THE CONTRACTORS BID PRICE FOR FIRE HYDRANT ASSEMBLIES SHALL INCLUDE THE COST FOR THE VARYING FIRE HYDRANT LEG LENGTH.
3. COSTS TO INSTALL THE FIRE HYDRANT TO GRADE SHALL BE PAID BY THE CONTRACTOR.
4. APPROVED FIRE HYDRANT MANUFACTURES: MUELLER OR CLOW
5. DISTANCE BETWEEN HYDRANT AND GATE VALVE SHALL NOT EXCEED 8 FEET WITHOUT APPROVAL FROM ENGINEER AND/OR TOWN OF ABERDEEN.
6. THE FIRE HYDRANT SHALL BE SUPPLIED WITH A STORZ PUMPER CAP AS REQUIRED BY THE TOWN OF ABERDEEN.

REVISED 7/28/2020

WATER SYSTEM DETAILS FOR THE TOWN OF ABERDEEN MOORE COUNTY, NORTH CAROLINA | Fire Hydrant And Valve Detail | W.2

W.3 Valve Box Detail





DIMENSIONS IN INCHES LENGTH

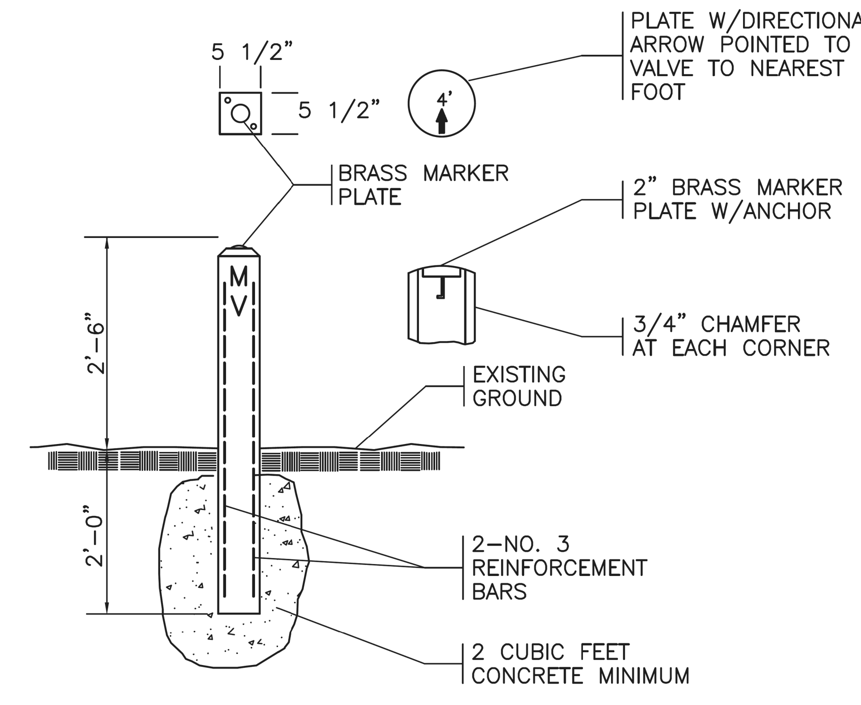
TOP	BOTTOM
10	15
10	24
16	24
16	36
26	36
26	48
26	60

NOTES:
1. VALVE BOX SHALL HAVE RAISED LETTERS "WATER" CAST INTO COVER.
2. VALVE BOX ACCOMMODATES 4" THRU 12" VALVES.
3. VALVE BOX SHALL HAVE ⅜" HOLE DRILLED IN TOP SECTION THRU WHICH A ¼" X 1½" GALVANIZED BOLT SHALL BE USED TO SECURE A 12GA. THHN TRACER WIRE FOR NON-FERROUS PIPE. A ½" WASHER SHALL BE USED BETWEEN NUT AND INSIDE OF BOX. TIGHTEN HAND TIGHT.
4. SCREW TYPE VALVE BOXES ARE REQUIRED.
5. DIMENSIONS SHOWN MAY VARY DEPENDING UPON THE MANUFACTURER.

WATER SYSTEM DETAILS FOR THE TOWN OF ABERDEEN MOORE COUNTY, NORTH CAROLINA | Valve Box Detail | W.3

W.4 Valve Marker Post Detail

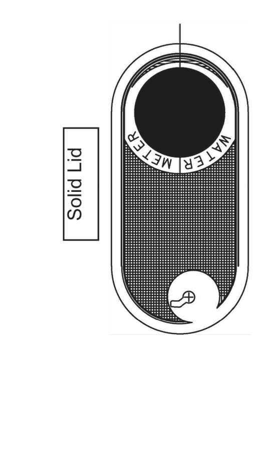
NOTES:
1. INSTALL MARKER POSTS ON EDGE OF THE NCDOT RIGHT-OF-WAY LINE, OR TOWN OF ABERDEEN EASEMENT OR RIGHT-OF-WAY
2. PROVIDE MARKER POSTS AT ALL LINE VALVES.
3. THE CONTRACTOR SHALL PROVIDE CONCRETE FORCE MAIN AND WATER MAIN GATE VALVE MARKERS ON RIGHT-OF-WAY LINE. MARKER SHALL HAVE FM FOR FORCE MAIN AND MV FOR WATER MAIN VALVE.

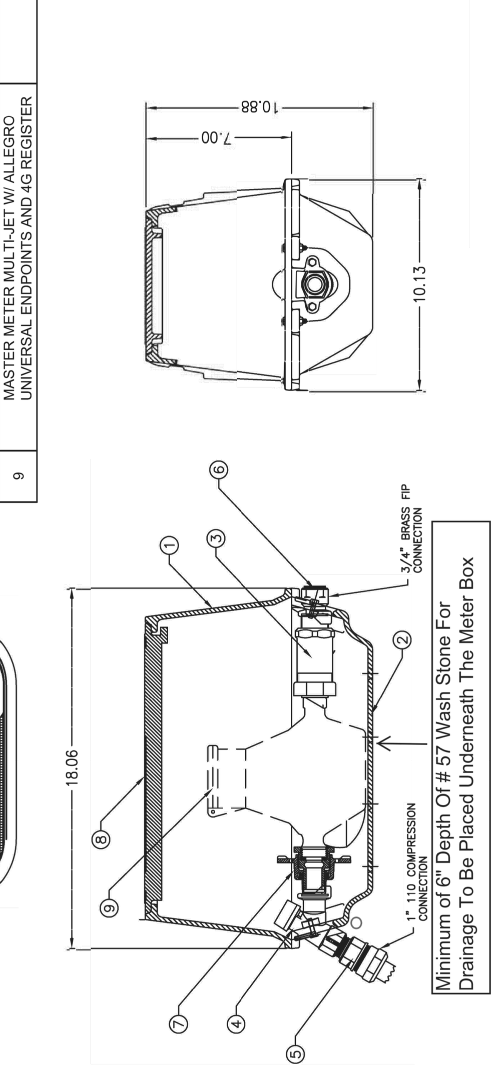


WATER SYSTEM DETAILS FOR THE TOWN OF ABERDEEN MOORE COUNTY, NORTH CAROLINA | Valve Marker Post Detail | W.4

W.5 Water Meter Box Detail

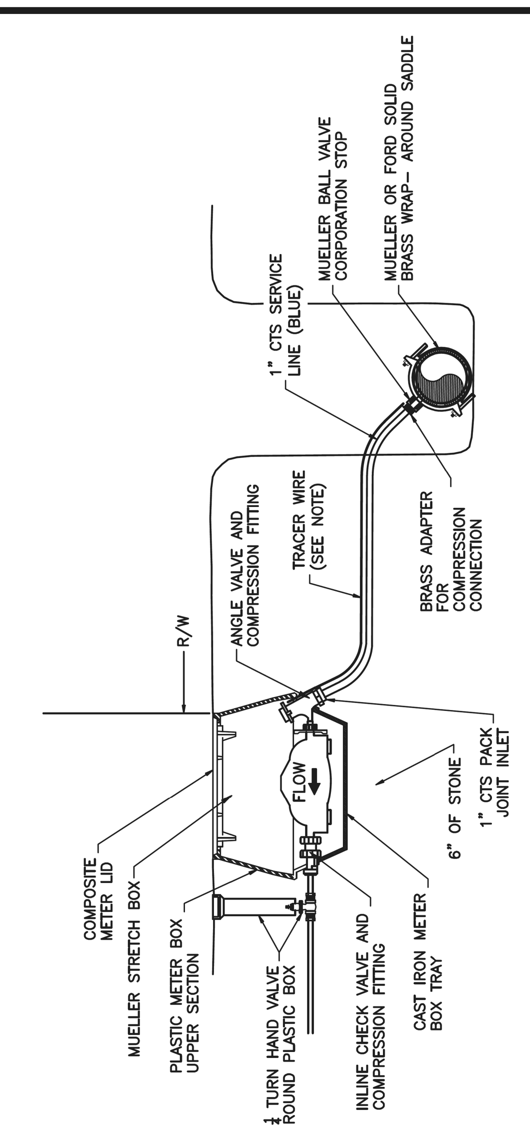
ITEM	DESCRIPTION	PART NO.	REQ'D
1	PLASTIC METER BOX UPPER SECTION		1
2	CAST IRON METER BOX BASE TRAY		1
3	3/4" INLINE CHECK	311930E	1
4	3/4" ANGLE VALVE	089805N	1
5	1" X 3/4" CTS 110 COMPRESSION FITTING		1
6	3/4" METER COUPLING X 3/4" FIP CONNECTION		1
7	EXPANSION HANDWHEEL	H14234N	1
8	COMPOSITE METER LID (LOCKING)		1
9	MASTER METER MULTI-JET W/ ALLEGRO UNIVERSAL ENDPOINTS AND 4G REGISTER		1





WATER SYSTEM DETAILS FOR THE TOWN OF ABERDEEN MOORE COUNTY, NORTH CAROLINA | Water Meter Box Detail | W.5

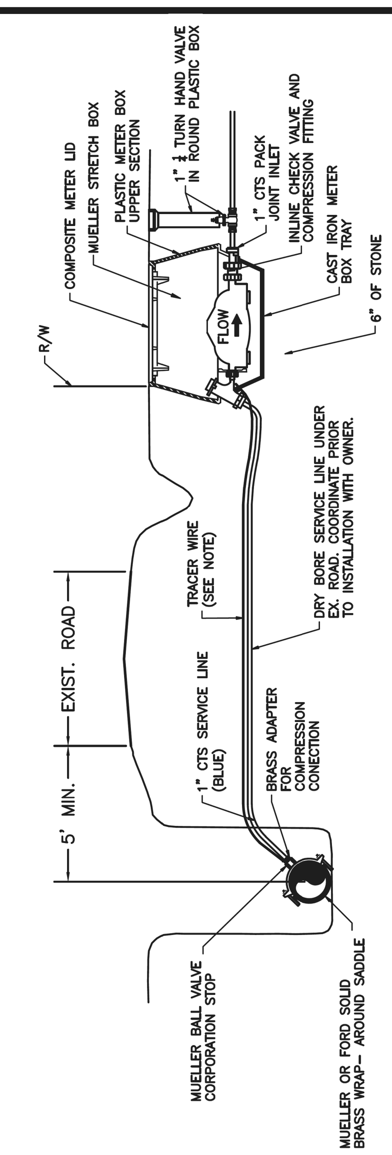
W.6 Typical House Service Detail - Short



NOTES:
1. INLETS WILL HAVE A BRASS ADAPTER AS REQUIRED FOR A COMPRESSION FITTING TO CTS WATER SERVICE PIPE.
2. YOKE WILL HAVE CHECK VALVE THAT SHALL HAVE SPRING ASSISTED SEATING, AND THE SEAT SHALL BE OF BUNA-N-RUBBER.
3. OUTLET SHALL BE FORD DOUBLE PURPOSE COUPLING OR APPROVED EQUAL.
4. METER YOKES SHALL BE SUPPORTED AS CALLED FOR IN SPECIAL PROVISIONS.
5. TRACER WIRE SHALL BE #12 COPPER WIRE COATED FOR DIRECT BURIAL. CONNECTIONS SHALL BE WATERTIGHT USING DB PLUS WATERPROOF WIRE CONNECTORS OR EQUAL.

WATER SYSTEM DETAILS FOR THE TOWN OF ABERDEEN MOORE COUNTY, NORTH CAROLINA | Typical House Service Detail - Short | W.6

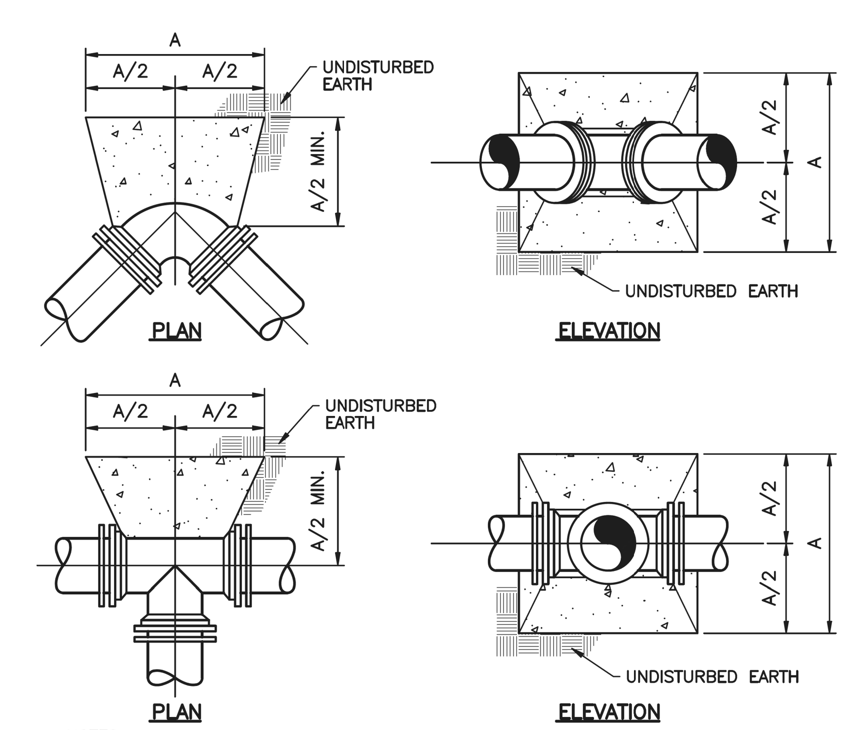
W.7 Typical House Service Detail - Long



NOTE:
1. CONTRACTOR SHALL RECONNECT TO EXISTING WATER METER. DETAIL IS SHOWN AS STANDARD IN THE EVENT THE WORK REQUIRES REPLACEMENT DUE TO UNKNOWN CONDITIONS.
2. TOWN OF ABERDEEN SHALL PROVIDE NEW METER BOX AND METER. CONTRACTOR SHALL INSTALL WITH ALL NEW VALVES AND FITTINGS.
3. FOR LINE REPLACEMENT PROJECTS THE CONTRACTOR SHALL INSTALL THE NEW MAIN, COMPLETE ALL TESTING, AND AT THAT TIME NOTIFY THE TOWN TO COORDINATE RECONNECTION OF SERVICE.
4. TRACER WIRE SHALL BE #12 COPPER WIRE COATED FOR DIRECT BURIAL. CONNECTIONS SHALL BE WATERTIGHT USING DB PLUS WATERPROOF WIRE CONNECTORS OR EQUAL.

WATER SYSTEM DETAILS FOR THE TOWN OF ABERDEEN MOORE COUNTY, NORTH CAROLINA | Typical House Service Detail - Long | W.7

W.8 Concrete Thrust Block Detail



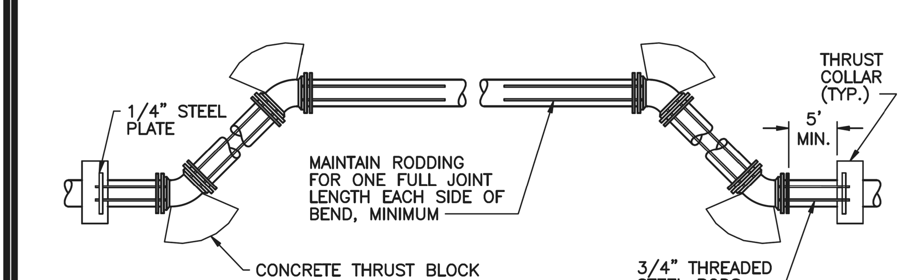
NOTES:
1. THRUST BLOCKS SHALL BE CONSTRUCTED OF 2500 P.S.I. CONCRETE.
2. INSTALL TAR PAPER AROUND BEND OR FITTING TO PREVENT BONDING OF CONCRETE.

DIMENSION A (FEET)

BEND / FITTING	PIPE SIZE (NOM. DIA. IN INCHES)								
	4	6	8	10	12	16	18	20	24
90° BEND	1.4	2.0	2.7	3.4	4.0	5.4	6.0	6.7	8.0
45° BEND	1.0	1.5	2.0	2.5	3.0	4.0	4.5	5.0	5.9
22 1/2° BEND	0.8	1.1	1.5	1.8	2.2	2.9	3.2	3.6	4.3
11 1/4° BEND	0.5	0.8	1.0	1.3	1.5	2.0	2.3	2.5	3.0
TEE BRANCH/DEAD END	1.2	1.7	2.3	2.9	3.4	4.5	5.1	5.7	6.8

WATER SYSTEM DETAILS FOR THE TOWN OF ABERDEEN MOORE COUNTY, NORTH CAROLINA | Concrete Thrust Block Detail | W.8

W.9 Vertical Bends



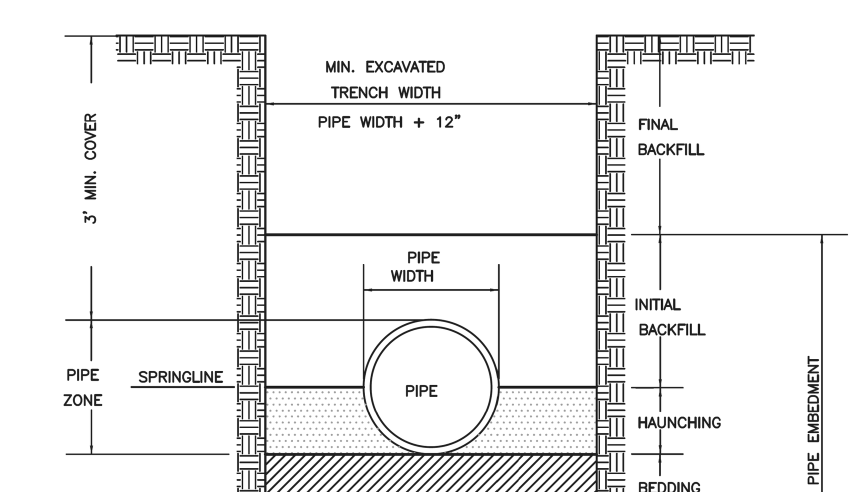
STATIC THRUST SIZE OF 45° BEND	NUMBER OF IN POUNDS	NUMBER OF RODS REQUIRED
6"	4,328	2
8"	7,694	2
12"	17,312	4
16"	30,779	4
20"	48,091	6
24"	69,252	8

NOTES:
1. ONCE INSTALLED AND TIGHT, THE STEEL RODS AND BOLTS SHALL RECIEVE 2 COATS OF BITUMINOUS MATERIAL OR SHALL BE GALVANIZED.
2. CONCRETE SHALL NOT CONTACT BOLTS OR ENDS OF MECHANICAL JOINT BENDS.

WATER SYSTEM DETAILS FOR THE TOWN OF ABERDEEN MOORE COUNTY, NORTH CAROLINA | Vertical Bends | W.9

W.10 Water Main Trench Detail

NOTE:
BEDDING SHALL BE SMOOTH TRENCH BOTTOM, OR COMPACTED LOOSE FILL MATERIAL AS REQUIRED TO PROVIDE A FIRM, STABLE AND UNIFORM SUPPORT FOR THE FULL LENGTH OF PIPE.



WATER SYSTEM DETAILS FOR THE TOWN OF ABERDEEN MOORE COUNTY, NORTH CAROLINA | Water Main Trench Detail | W.10

1/26/2022

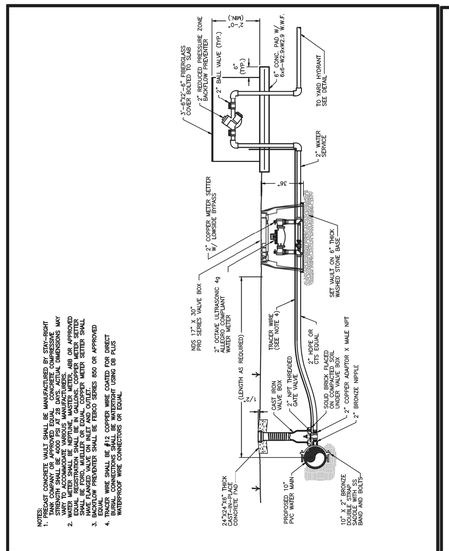
DocuSign Envelope ID: 6D491479-A6B1-464F-ACA6-F7F89AC170A2

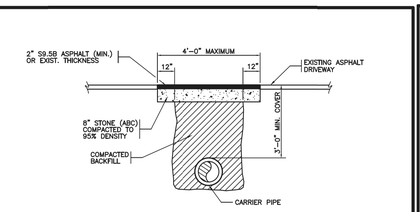
5/14/99

PREPARED BY:
Kimley»Horn ©2022
421 FAYETTEVILLE STREET, SUITE 600
RALEIGH, NC 27601

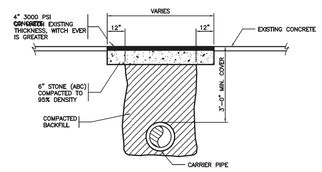
PROJECT REFERENCE NO.	SHEET NO.
U-5815BA	UC-3B
DESIGNED BY: NLH	STANDARD DETAILS DESIGNED BY TOWN OF ABERDEEN
DRAWN BY: JNB	
CHECKED BY: CPM	
APPROVED BY: NLH	
REVISED:	
NORTH CAROLINA DEPARTMENT OF TRANSPORTATION	
UTILITIES ENGINEERING SEC. PHONE:(919)707-6690 FAX:(919)250-4151	UTILITY CONSTRUCTION PLANS ONLY

UTILITY CONSTRUCTION

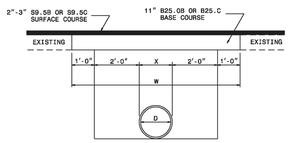




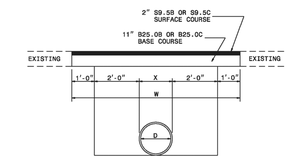
ASPHALT DRIVEWAY



CONCRETE DRIVEWAY



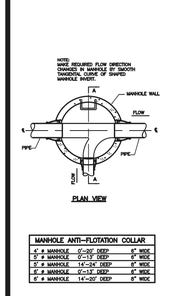
PAVEMENT REPAIRS ON ROADS TO BE RESURFACED (PIPE IS PLACED UNDER EXISTING PAVEMENT)



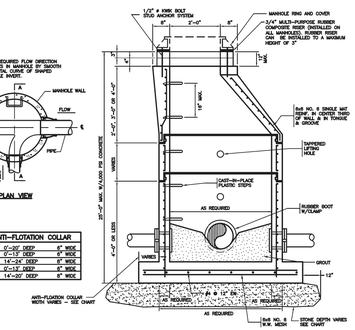
PAVEMENT REPAIRS ON ROADS NOT TO BE RESURFACED (PIPE IS TO BE PLACED UNDER EXISTING PAVEMENT)

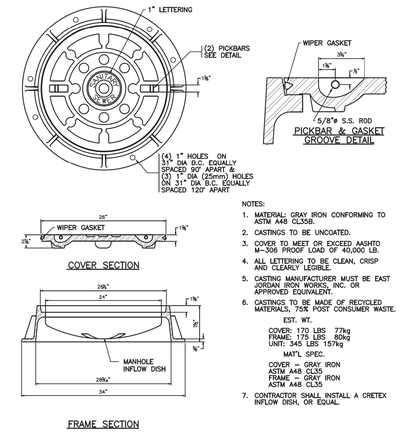
D	X	W
12"	1'-4"	7'-4"
15"	1'-7"	7'-7"
18"	1'-10"	7'-10"
24"	2'-6"	8'-6"
30"	3'-1"	9'-1"
36"	3'-8"	9'-8"
42"	4'-5"	10'-5"
48"	5'-0"	11'-0"

STONE BEDDING UNDER MANHOLE		
MANHOLE DIA.	MANHOLE DEPTH	DEPTH OF STONE BEDDING UNDER MANHOLE
4'	0'-8'	6"
	9'-16'	9"
	17'-24'	12"
	25'-30'	15"
5'	0'-8'	6"
	9'-16'	9"
	17'-24'	12"
	25'-30'	15"
6'	0'-8'	6"
	9'-16'	9"
	17'-24'	12"
	25'-30'	15"



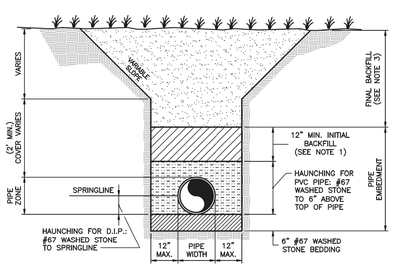
MANHOLE ANTI-FLOTATION COLLAR	
4' # MANHOLE 0'-20' DEEP	6" WIDE
4' # MANHOLE 14'-24' DEEP	8" WIDE
5' # MANHOLE 0'-13' DEEP	6" WIDE
5' # MANHOLE 14'-20' DEEP	8" WIDE
6' # MANHOLE 14'-20' DEEP	8" WIDE

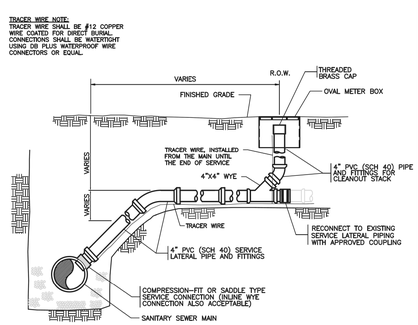




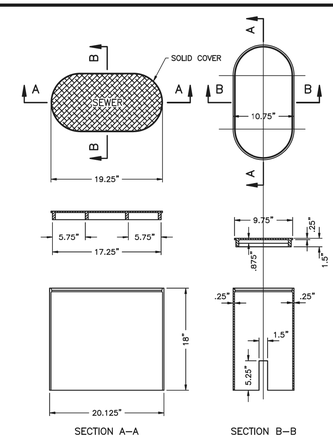
NOTES:
1. MATERIAL: GRAY IRON CONFORMING TO ASTM A48 CL35B.
2. CASTINGS TO BE UNCOATED.
3. COVER TO MEET OR EXCEED AASHTO M-306 PROOF LOAD OF 40,000 LB.
4. ALL LETTERING TO BE CLEAN, CRISP AND CLEARLY LEGIBLE.
5. CASTING MANUFACTURER MUST BE EAST JORDAN IRON WORKS, INC. OR APPROVED EQUIVALENT.
6. CASTINGS TO BE MADE OF RECYCLED MATERIALS, 75% POST CONSUMER WASTE.
   EST. WT.
   COVER: 170 LBS 77kg
   FRAME: 175 LBS 80kg
   UNIT: 345 LBS 157kg
   MAT'L SPEC.
   COVER — GRAY IRON ASTM A48 CL35
   FRAME — GRAY IRON ASTM A48 CL35
7. CONTRACTOR SHALL INSTALL A CRETEX INFLOW DISH, OR EQUAL.

WATER SYSTEM DETAILS FOR THE TOWN OF ABERDEEN MOORE COUNTY, NORTH CAROLINA	2 Inch Water Service With Backflow Preventer	W.11	
WATER SYSTEM DETAILS FOR THE TOWN OF ABERDEEN MOORE COUNTY, NORTH CAROLINA	Town Streets Open Cut And Patch Detail	W.14	
WATER SYSTEM DETAILS FOR THE TOWN OF ABERDEEN MOORE COUNTY, NORTH CAROLINA	NCDOT Open Cut And Patch At Crossings And Intersections	W.15	
SEWER SYSTEM DETAILS FOR THE TOWN OF ABERDEEN MOORE COUNTY, NORTH CAROLINA	Precast Manhole Detail	S.1	
SEWER SYSTEM DETAILS FOR THE TOWN OF ABERDEEN MOORE COUNTY, NORTH CAROLINA	Heavy Duty Watertight Manhole Ring And Cover Detail	S.4	



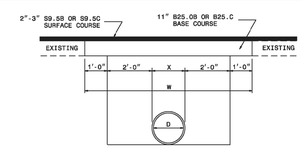


REVISED 7/28/2020

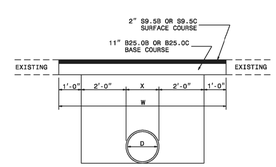


NOTE:
CAST IRON BOXES ONLY IN HIGH TRAFFIC AREAS WHERE POSSIBLY DRIVEN ON. LIDS TO HAVE HOLE CUT THROUGH FOR PIT MODULE ANTENNA INSTALLATION. OTHER SPECS ATTACHED FOR APPROVED BOXES.

MIN. AVG. WGT.	
FRAME	50 LBS.
COVER	20 LBS.

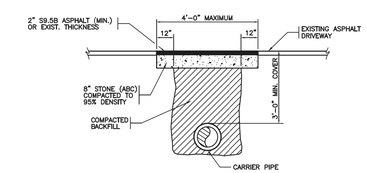


PAVEMENT REPAIRS ON ROADS TO BE RESURFACED (PIPE IS PLACED UNDER EXISTING PAVEMENT)

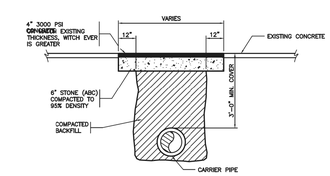


PAVEMENT REPAIRS ON ROADS NOT TO BE RESURFACED (PIPE IS TO BE PLACED UNDER EXISTING PAVEMENT)

D	X	W
12"	1'-4"	7'-4"
15"	1'-7"	7'-7"
18"	1'-10"	7'-10"
24"	2'-6"	8'-6"
30"	3'-1"	9'-1"
36"	3'-8"	9'-8"
42"	4'-5"	10'-5"
48"	5'-0"	11'-0"



ASPHALT DRIVEWAY



CONCRETE DRIVEWAY

SEWER SYSTEM DETAILS FOR THE TOWN OF ABERDEEN MOORE COUNTY, NORTH CAROLINA	Gravity Sewer Main Trench Detail	S.5	
SEWER SYSTEM DETAILS FOR THE TOWN OF ABERDEEN MOORE COUNTY, NORTH CAROLINA	Service Lateral Detail	S.7	
SEWER SYSTEM DETAILS FOR THE TOWN OF ABERDEEN MOORE COUNTY, NORTH CAROLINA	Sewer Cleanout Box Detail	S.8	
SEWER SYSTEM DETAILS FOR THE TOWN OF ABERDEEN MOORE COUNTY, NORTH CAROLINA	NCDOT Open Cut And Patch At Crossing And Intersections	S.18	
SEWER SYSTEM DETAILS FOR THE TOWN OF ABERDEEN MOORE COUNTY, NORTH CAROLINA	Town Streets Open Cut And Patch Detail	S.19	

1/26/2022

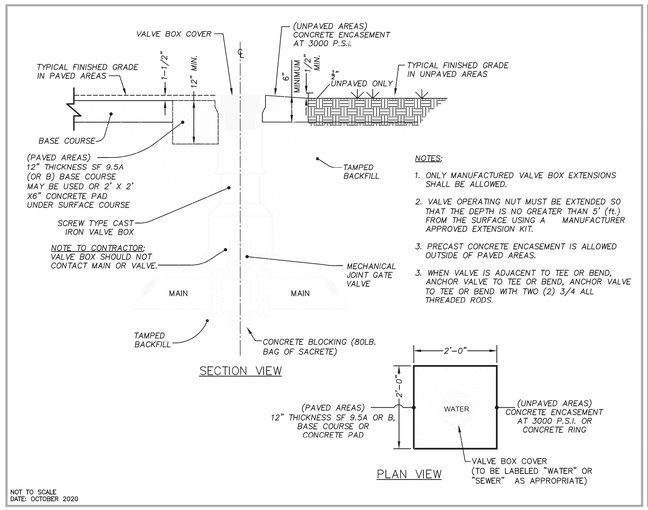
DocuSign Envelope ID: 6D491479-A6B1-464F-ACA6-F7F89AC170A2

5/14/99

PREPARED BY:
Kimley»Horn ©2022
421 FAYETTEVILLE STREET, SUITE 600
RALEIGH, NC 27601

PROJECT REFERENCE NO.	SHEET NO.
U-5815BA	UC-3C
DESIGNED BY: NLH	STANDARD DETAILS DESIGNED BY TOWN OF SOUTHERN PINES
DRAWN BY: JNB	
CHECKED BY: CPM	
APPROVED BY: NLH	
REVISED:	
NORTH CAROLINA DEPARTMENT OF TRANSPORTATION	
UTILITIES ENGINEERING SEC. PHONE:(919)707-6690 FAX:(919)250-4151	UTILITY CONSTRUCTION PLANS ONLY

UTILITY CONSTRUCTION

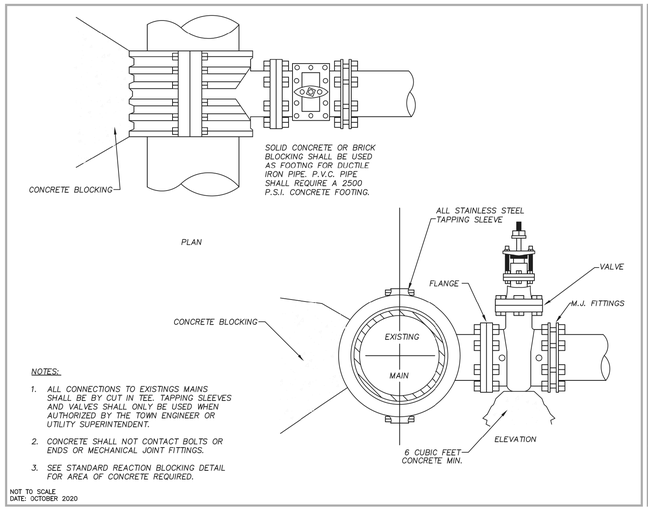


NOTES:

1. ONLY MANUFACTURED VALVE BOX EXTENSIONS SHALL BE ALLOWED.
2. VALVE OPERATING NUT MUST BE EXTENDED SO THAT THE DEPTH IS NO GREATER THAN 5' (ft.) FROM THE SURFACE USING A MANUFACTURER APPROVED EXTENSION KIT.
3. PRECAST CONCRETE ENCASEMENT IS ALLOWED OUTSIDE OF PAVED AREAS.
3. WHEN VALVE IS ADJACENT TO TEE OR BEND, ANCHOR VALVE TO TEE OR BEND, ANCHOR VALVE TO TEE OR BEND WITH TWO (2) 3/4 ALL THREADED RODS.

NOT TO SCALE
DATE: OCTOBER 2020

TOWN OF SOUTHERN PINES
GATE VALVE ASSEMBLY
W1

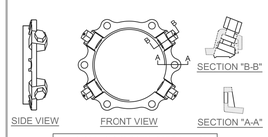


NOTES:

1. ALL CONNECTIONS TO EXISTINGS MAINS SHALL BE BY CUT IN TEE. TAPPING SLEEVES AND VALVES SHALL ONLY BE USED WHEN AUTHORIZED BY THE TOWN ENGINEER OR UTILITY SUPERINTENDENT.
2. CONCRETE SHALL NOT CONTACT BOLTS OR ENDS OR MECHANICAL JOINT FITTINGS.
3. SEE STANDARD REACTION BLOCKING DETAIL FOR AREA OF CONCRETE REQUIRED.

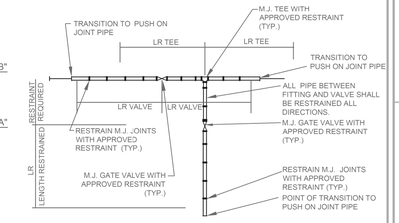
NOT TO SCALE
DATE: OCTOBER 2020

TOWN OF SOUTHERN PINES
TAPPING SLEEVE AND VALVE ASSEMBLY
W8



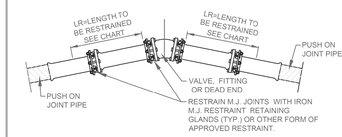
IRON RETAINING GLAND M.J. RESTRAINT			
NOMINAL PIPE SIZE	WEDGES QUANTITY	BOLTS QUANTITY	PRESS. RATING
6"	3	6	350
8"	4	6	350
12"	8	8	350

8" SIZE SHOWN 6" AND 12" SIMILAR
IRON RETAINING GLAND M.J. RESTRAINT



RESTRAINED JOINT DETAIL FOR TYPICAL TEE INTERSECTION
4-WAY INTERSECTION SIMILARLY RESTRAINED

LR (MIN. LENGTH OF RESTRAINT EACH DIRECTION OF THRUST IN LINEAR FEET) Based on 200 psig pressure, Safety Factor of 2.0:1, BARE DI PIPE AND ML Soil, 3.0' cover Chart does not apply to pipes wrapped in polyethylene wrap					
PIPE SIZE	VALVES DEAD ENDS TEES	90° ELBOWS	45° ELBOW & CROSSES	22-1/2° ELBOWS	REDUCER
6"	106'	47'	21'	6'	6"x2" 71'
8"	137'	65'	27'	10'	8"x6" 57'
12"	193'	91'	38'	14'	8"x2" 110'



NOTES:

1. PIPE GREATER THAN 12 INCH DIAMETER SHALL REQUIRE RESTRAINED JOINT PIPE FOR THE PROPER LENGTH.
2. COMPACT FITTINGS ARE ACCEPTABLE FOR USE WITH IRON RETAINING GLAND M.J. RESTRAINT AND OTHER FORMS OF RESTRAINT.
3. THE MINIMUM LENGTH OF RESTRAINT INDICATED SHALL REQUIRE ALL JOINTS WITHIN THE LR DISTANCE TO BE RESTRAINED.
4. RESTRAINT SYSTEM SHALL BE INSPECTED AND APPROVED BY THE TOWN PRIOR TO BACKFILLING.
5. RESTRAINT SYSTEMS MAY VARY BASED UPON THE ENGINEERS' DESIGN AS SHOWN ON THE PLAN AND PROFILE SHEETS.

NOT TO SCALE
DATE: OCTOBER 2020

TOWN OF SOUTHERN PINES
MECHANICAL THRUST RESTRAINT DETAILS
W10

1/26/2022

DocuSign Envelope ID: 6D491479-A6B1-464F-ACA6-F7F89AC170A2

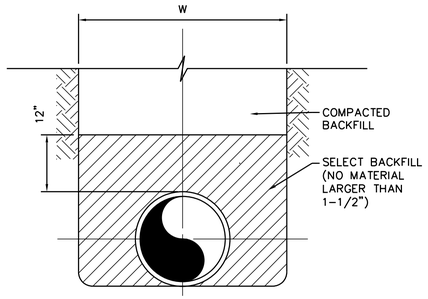
5/14/99

PREPARED BY:
Kimley»Horn ©2022
421 FAYETTEVILLE STREET, SUITE 600
RALEIGH, NC 27601

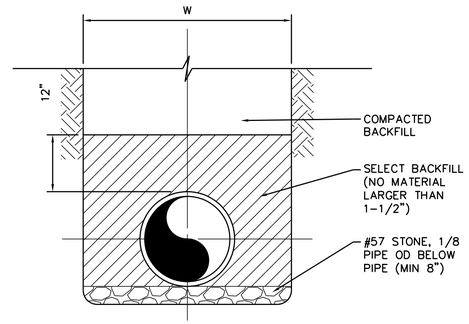
PROJECT REFERENCE NO.	SHEET NO.
U-5815BA	UC-3D
DESIGNED BY: NLH	
DRAWN BY: JNB	
CHECKED BY: CPM	
APPROVED BY: NLH	
REVISED:	
NORTH CAROLINA DEPARTMENT OF TRANSPORTATION	
UTILITIES ENGINEERING SEC. PHONE:(919)707-6690 FAX:(919)250-4151	UTILITY CONSTRUCTION PLANS ONLY

NORTH CAROLINA PROFESSIONAL SEAL 045249 ENGINEER NATANIEL T. HARVEY
Digitally signed by Nataniel T. Harvey
DocuSigned by: 5AFE6F1B5B8B4D0... 1/26/2022

UTILITY CONSTRUCTION



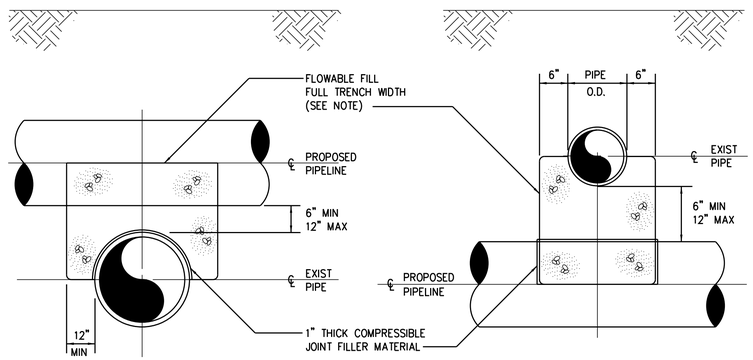
1 UC-3D **BEDDING TYPE A - SERVICE LINES**
SCALE: N.T.S.



2 UC-3D **BEDDING TYPE B - UTILITY MAINS**
SCALE: N.T.S.

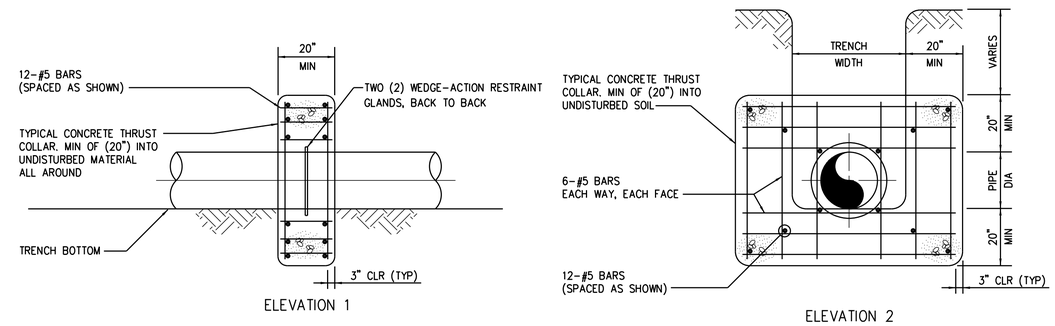
TRENCH EXCAVATION LIMITS		
INTERNAL DIAMETER OF PIPE	W WIDTH OF TRENCH MAX	W=MIN
4"-6"	3'-9"	2'-0
8"-10"	3'-9"	2'-2"
12"	3'-9"	O.D.+2'
14"-16"	4'-2"	O.D.+2'
18"	4'-4"	O.D.+2'
20",21"	4'-8"	O.D.+2'
24"	4'-11"	O.D.+2'
W = TRENCH WIDTH AT BOTTOM OF PIPE.		

3 UC-3D **TRENCH EXCAVATION LIMITS**
SCALE: N.T.S.

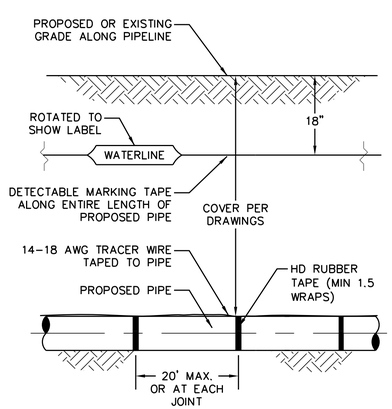


NOTE: NO ENCASEMENT REQUIRED FOR SPACE GREATER THAN 12"

4 UC-3D **PROPOSED PIPELINE OVER/UNDER EXIST PIPE**
SCALE: N.T.S.



5 UC-3D **THRUST COLLAR**
SCALE: N.T.S.



6 UC-3D **DETECTABLE MARKING TAPE AND WIRE**
SCALE: N.T.S.

1/26/2022

DocuSign Envelope ID: 6D491479-A6B1-464F-ACA6-F7F89AC170A2

5/14/99

PREPARED BY:
Kimley»Horn ©2022
421 FAYETTEVILLE STREET, SUITE 600
RALEIGH, NC 27601

PROJECT REFERENCE NO.	SHEET NO.
U-5815BA	UC-3E
DESIGNED BY: NLH	
DRAWN BY: JNB	
CHECKED BY: CPM	
APPROVED BY: NLH	
REVISED:	
NORTH CAROLINA DEPARTMENT OF TRANSPORTATION	
UTILITIES ENGINEERING SEC. PHONE:(919)707-6690 FAX:(919)250-4151	UTILITY CONSTRUCTION PLANS ONLY

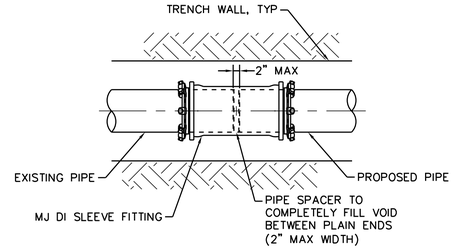
NORTH CAROLINA PROFESSIONAL SEAL 045249 ENGINEER NATANIEL T. HARVEY
Nathaniel T. Harvey
DocuSigned by: 1/26/2022
3AFE6F1B5B1B4D7...

UTILITY CONSTRUCTION

	DESIGN PRESSURE	
	200 PSI	
PIPE SIZE	ROD DIA	NUMBER REQ'D
4" TO 8"	3/4"	2
10" TO 20"	3/4"	4
24"	3/4"	6
30"	1"	6
36"	1"	8

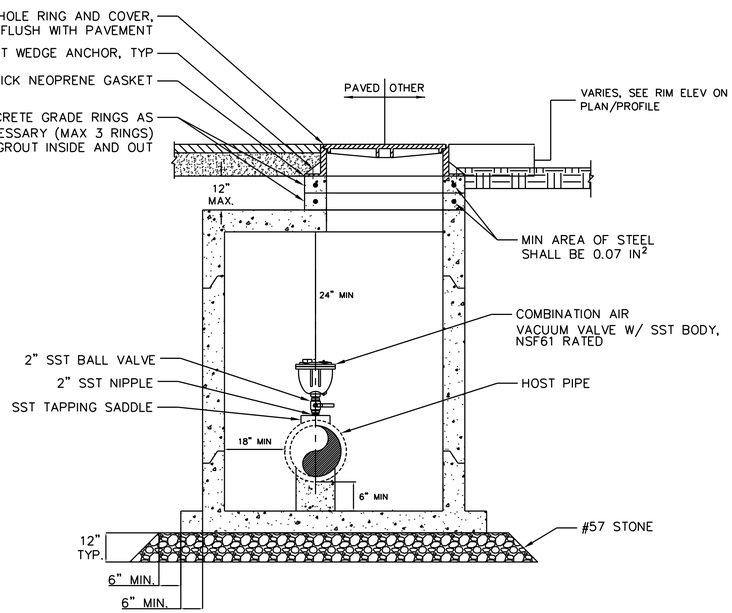
1. THREADED RODS FOR PIPE DIAMETERS LARGER THAN 12" SHALL BE ASTM A193 (GRADE B7). ALL OTHER THREADED RODS SHALL BE ASTM A36.
2. ALL HARDWARE IN CONTACT WITH SOIL SHALL BE PAINTED WITH TWO COATS HIGH BUILD COAL TAR EPOXY (MIN 26 MIL DRY FILM THICKNESS)
5. RODS SHALL BE EQUALLY SPACED AROUND PIPE.

1 / UC-3E — THREADED ROD SCHEDULE
SCALE: N.T.S.



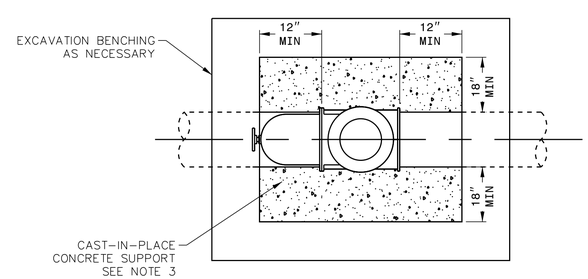
NOTES:
1. SLEEVES SHALL BE DUCTILE IRON MECHANICAL JOINT (DI MJ) OF THE SAME OR HIGHER PRESSURE RATING AS THE HOST PIPE.
2. RESTRAINT GLANDS SHALL BE DESIGNED FOR THE INTENDED USE AND SHALL CONSIST OF MULTIPLE GRIPPING WEDGES INCORPORATED INTO A FOLLOWER GLAND AND BOLT-ACTUATED BY TORQUE-LIMITING TWIST OFF NUTS.

2 / UC-3E — RESTRAINED MJ SOLID SLEEVE
SCALE: N.T.S.

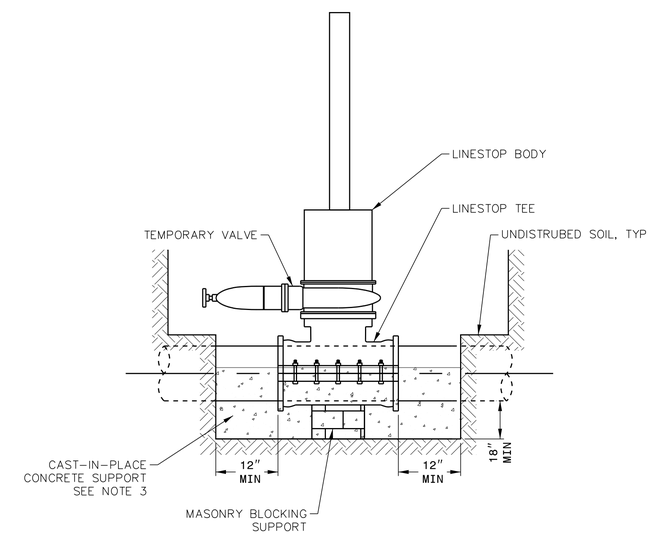


NOTES:
1. ALL METALLIC PIPING AND HARDWARE SHALL BE STAINLESS STEEL.
2. PROVIDE SUFFICIENT SPACING BETWEEN BALL VALVE, ARV, AND TAPPING SADDLE SUCH THAT THE BALL VALVE WILL OPERATE PROPERLY.
3. MALE THREADED END OF ARV SHALL BE COATED WITH ANTI-SEIZE THREAD COMPOUND PRIOR TO INSTALLATION.
4. PROVIDE BUSHINGS AND ADAPTERS AS NECESSARY TO CONNECT TO TAP.
5. MANHOLE SHALL BE STANDARD 5' WITH CONE TOP (SLAB TOP WHEN INSTALLED OUTSIDE PAVED SURFACES) AND EXTENDED BASE.
6. PIPE PENETRATIONS THROUGH MANHOLE SHALL BE SEALED WITH RUBBER BOOTS.

3 / UC-3E — AIR VACUUM MANHOLE
SCALE: N.T.S.



LINESTOP ASSEMBLY-PLAN



LINESTOP ASSEMBLY-PROFILE

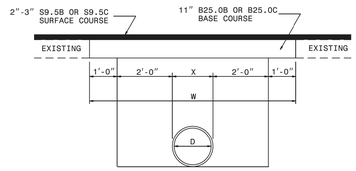
NOTES:
1. LINESTOP AND CONCRETE SUPPORT MUST BE LOCATED ENTIRELY WITHIN ONE PIPE JOINT.
2. ISOLATE ALL METALLIC COMPONENTS OF LINE STOP FROM CONCRETE WITH POLYETHYLENE SHEETING.
3. CAST-IN-PLACE CONCRETE SUPPORT SHALL CURE MINIMUM 7 DAYS PRIOR TO ENGAGING LINE STOP.

4 / UC-3E — LINE STOP WITH BYPASS
SCALE: N.T.S.

1/26/2022

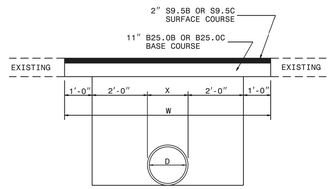
DocuSign Envelope ID: 6D491479-A6B1-464F-ACA6-F7F89AC170A2

5/14/99



PAVEMENT REPAIRS ON ROADS TO BE RESURFACED
(PIPE IS PLACED UNDER EXISTING PAVEMENT)

D	X	W
12"	1'-4"	7'-4"
15"	1'-7"	7'-7"
18"	1'-10"	7'-10"
24"	2'-6"	8'-6"
30"	3'-1"	9'-1"
36"	3'-8"	9'-8"
42"	4'-5"	10'-5"
48"	5'-0"	11'-0"



PAVEMENT REPAIRS ON ROADS NOT TO BE RESURFACED
(PIPE IS TO BE PLACED UNDER EXISTING PAVEMENT)

1-18 STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

ROADWAY STANDARD DRAWING FOR
PAVEMENT REPAIRS
FOR SUPERPAVE MIX TYPES

SHEET 1 OF 1
654.01

PREPARED BY:
Kimley»Horn ©2022
421 FAYETTEVILLE STREET, SUITE 600
RALEIGH, NC 27601

PROJECT REFERENCE NO.	SHEET NO.
U-5815BA	UC-3F

DESIGNED BY: NLH
DRAWN BY: JNB
CHECKED BY: CPM
APPROVED BY: NLH
REVISED:

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION

UTILITIES ENGINEERING SEC.
PHONE:(919)707-6690
FAX:(919)250-4151

NORTH CAROLINA PROFESSIONAL SEAL 045249 ENGINEER NATANIEL T. HARVEY
Digitally signed by Nataniel T. Harvey
SAFEGIT-NBS0000007831 11/07/2022

UTILITY CONSTRUCTION PLANS ONLY

UTILITY CONSTRUCTION

1/26/2022

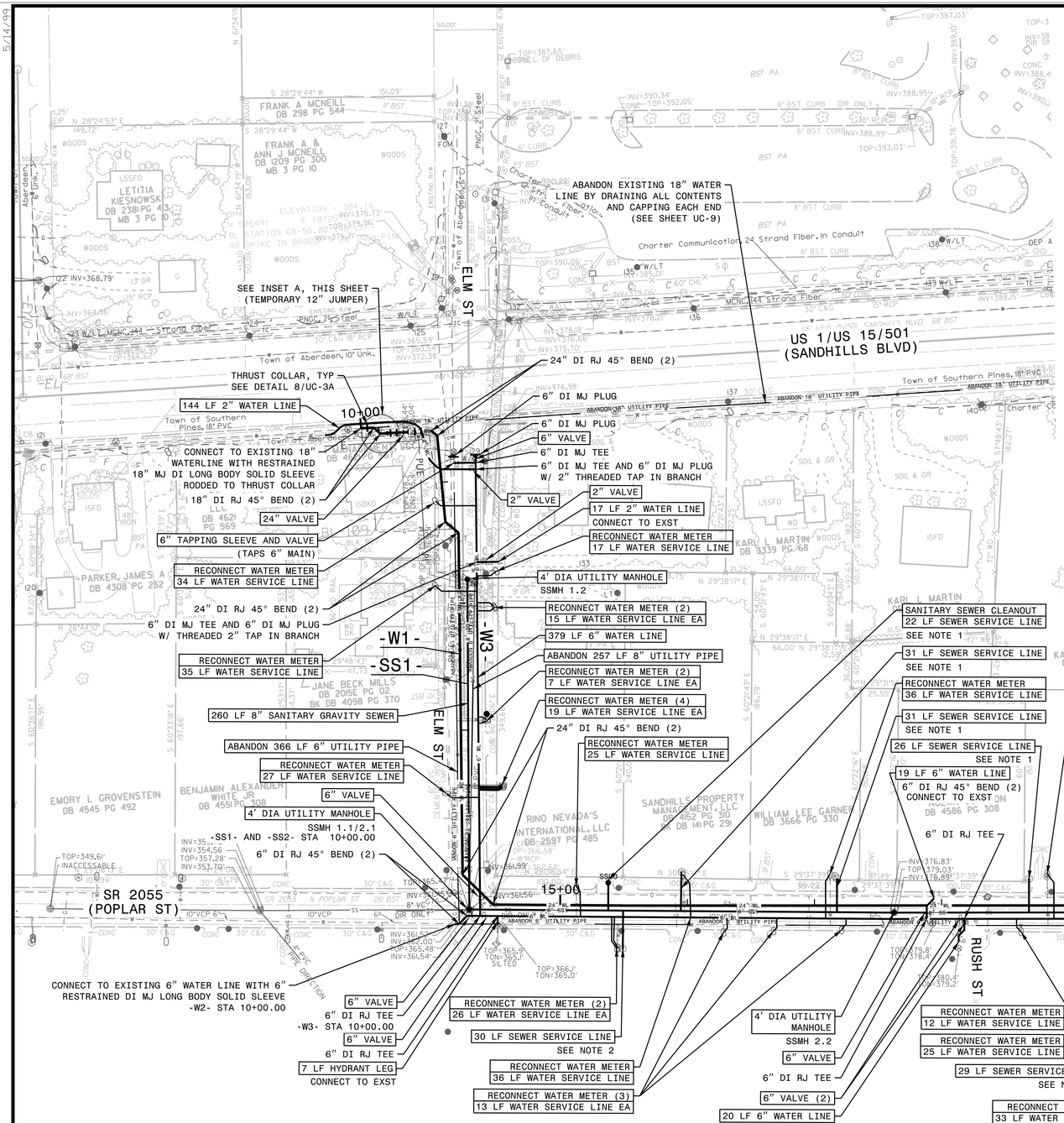
DocuSign Envelope ID: 6D491479-A6B1-464F-ACA6-F7F89AC170A2

PREPARED BY:
Kimley»Horn
© 2022
421 FAYETTEVILLE STREET, SUITE 600
RALEIGH, NC 27601

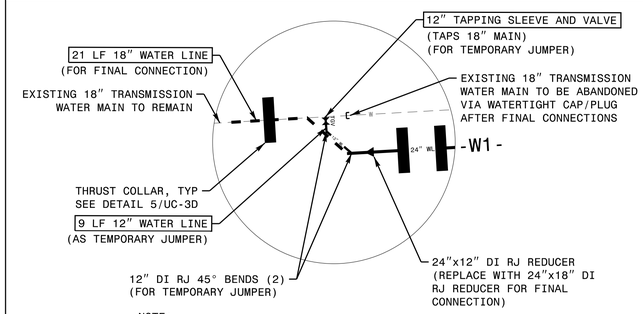
PROJECT REFERENCE NO.	SHEET NO.
U-5815BA	UC-4
DESIGNED BY: NLH	
DRAWN BY: JNB	
CHECKED BY: CPM	
APPROVED BY: NLH	
REVISED:	
NORTH CAROLINA DEPARTMENT OF TRANSPORTATION	
UTILITIES ENGINEERING SEC. PHONE:(919)707-6690 FAX:(919)250-4151	UTILITY CONSTRUCTION PLANS ONLY

NORTH CAROLINA PROFESSIONAL SEAL 045249 ENGINEER NATANIEL T. HARVEY
DocuSigned by: NATANIEL T. HARVEY 2AFE6F1B5B8B4D0... 1/26/2022

UTILITY CONSTRUCTION



INSET A
N.T.S.



NOTE:
TEMPORARY JUMPER SHALL BE REMOVED ENTIRELY PRIOR TO MAKING FINAL CONNECTION. SEE TRANSMISSION MAIN SEQUENCE, SHEET UC-2.

DATUM DESCRIPTION

THE LOCALIZED COORDINATE SYSTEM DEVELOPED FOR THIS PROJECT IS BASED ON THE STATE PLANE COORDINATES ESTABLISHED BY NCGS FOR MONUMENT "WICKS"
WITH NAD 83/NA 2011 STATE PLANE GRID COORDINATES OF
NORTHING: 510807.837(ft) EASTING: 1875435.501(ft)
ELEVATION: 436.69(ft)
THE AVERAGE COMBINED GRID FACTOR USED ON THIS PROJECT (GROUND TO GRID) IS: 0.99985820
THE N.C. LAMBERT GRID BEARING AND LOCALIZED HORIZONTAL GROUND DISTANCE FROM "WICKS" TO -L- STATION IS

ALL LINEAR DIMENSIONS ARE LOCALIZED HORIZONTAL DISTANCES
VERTICAL DATUM USED IS NAVD 88

NOTE:
THE ESTIMATED QUANTITY OF TOSP DUCTILE IRON WATER PIPE FITTINGS ON THIS PLAN SHEET IS 7,980 POUNDS. THE ACTUAL QUANTITY AND TYPE OF FITTINGS WILL VARY BASED ON FIELD CONDITIONS.

NOTE:
THE ESTIMATED QUANTITY OF TOA DUCTILE IRON WATER PIPE FITTINGS ON THIS PLAN SHEET IS 3,170 POUNDS. THE ACTUAL QUANTITY AND TYPE OF FITTINGS WILL VARY BASED ON FIELD CONDITIONS.

NOTES:
1. CONTRACTOR SHALL REPLACE ALL SANITARY SEWER SERVICE LINES THAT CONNECT TO -SS2- ON THE WEST SIDE OF N POPLAR ST, INCLUDING THOSE NOT SHOWN, FROM THE PROPOSED GRAVITY SEWER MAIN TO THE CLEANOUT AT THE RIGHT-OF-WAY LINE. IF NO CLEANOUT IS PRESENT WITHIN 2 FEET OF THE RIGHT-OF-WAY LINE, THE CONTRACTOR SHALL INSTALL A NEW CLEANOUT AT THE RIGHT-OF-WAY LINE PER DETAIL S.7/UC-3B AND RECONNECT THE SERVICE LINE.
2. CONTRACTOR SHALL RECONNECT ALL SANITARY SEWER SERVICE LINES THAT CONNECT TO -SS2- ON THE EAST SIDE OF N POPLAR AND -SS1- ON BOTH SIDES OF ELM ST, INCLUDING REPLACEMENT OF TERMINAL FITTINGS AT THE PROPOSED GRAVITY SEWER MAIN AND CONNECTION TO THE EXISTING LATERAL PIPE.
3. CONTRACTOR SHALL RETAIN AND PROTECT IN PLACE ALL WATER SERVICE LINES. WATER SERVICE LINES BROKEN DURING CONSTRUCTION SHALL BE REPLACED ENTIRELY FROM THE WATER MAIN TO THE WATER METER PER TOWN OF ABERDEEN DETAIL W.6. THE SERVICE LINE BETWEEN THE CORPORATION STOP AT THE WATER MAIN AND THE CURB STOP AT THE WATER METER SHALL BE ONE CONTINUOUS PIECE WITHOUT FITTINGS OR COUPLINGS.
4. PROPOSED 6" LINE GATE VALVE APPROXIMATELY 95 FT NORTH OF MONTFORD STREET IS A PRESSURE ZONE BOUNDARY VALVE. CONTRACTOR SHALL COORDINATE WITH TOWN OF ABERDEEN TO ENSURE BOUNDARY VALVE IS CLOSED PRIOR TO SERVICE AND FINAL CONNECTIONS.

SEE SHEET UC-13 FOR -SS1- AND -SS2- PROFILES
SEE SHEET UC-10 FOR -W1- PROFILE

1/26/2022

DocuSign Envelope ID: 6D491479-A6B1-464F-ACA6-F7F89AC170A2

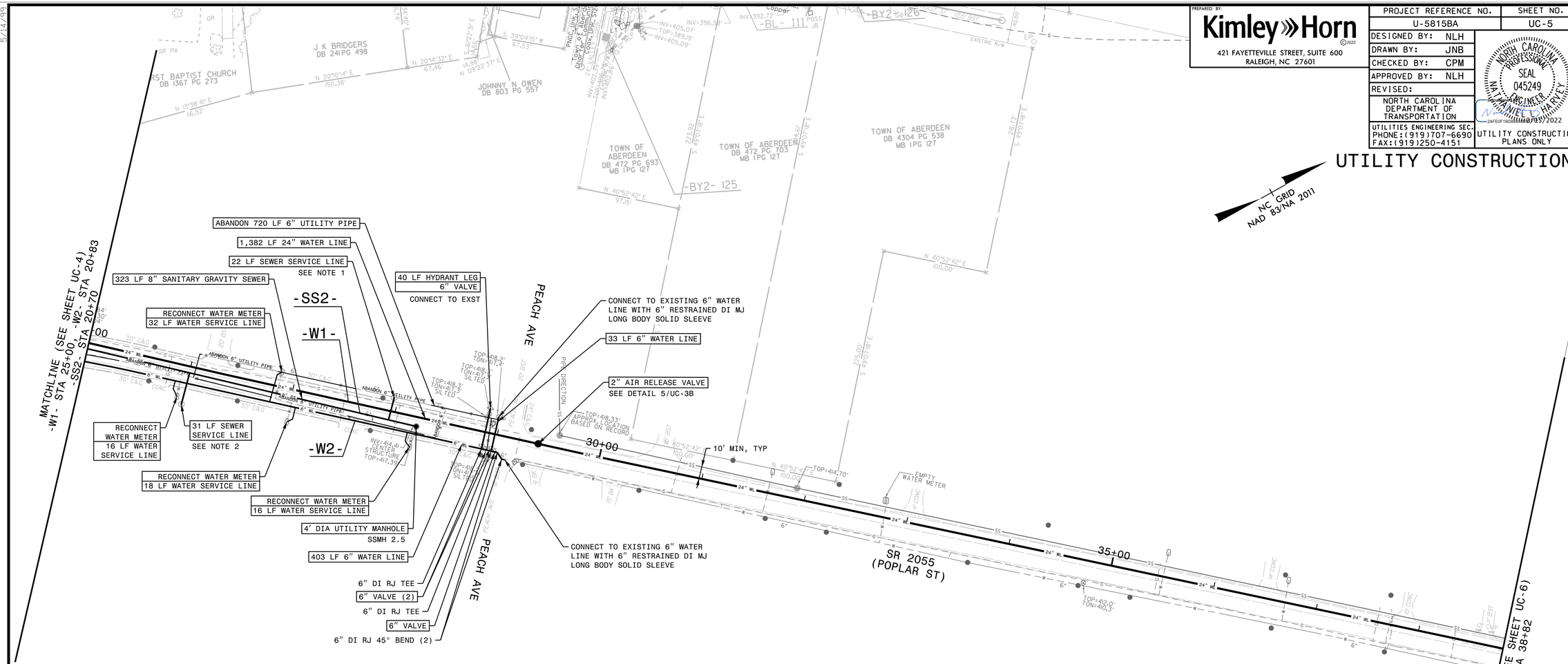
PREPARED BY:
Kimley»Horn ©2022
421 FAYETTEVILLE STREET, SUITE 600
RALEIGH, NC 27601

PROJECT REFERENCE NO.	SHEET NO.
U-5815BA	UC-5
DESIGNED BY: NLH	
DRAWN BY: JNB	
CHECKED BY: CPM	
APPROVED BY: NLH	
REVISED:	
NORTH CAROLINA DEPARTMENT OF TRANSPORTATION	
UTILITIES ENGINEERING SEC. PHONE:(919)707-6690 FAX:(919)250-4151	UTILITY CONSTRUCTION PLANS ONLY

NORTH CAROLINA PROFESSIONAL SEAL 045249 ENGINEER NATANIEL T. HARVEY
Nathaniel T. Harvey
2AFEGF1B3B4D4D0... 1/26/2022

UTILITY CONSTRUCTION

NC GRID NAD 83/NA 2011



NOTE:
THE ESTIMATED QUANTITY OF TOSP DUCTILE IRON WATER PIPE FITTINGS ON THIS PLAN SHEET IS 0 POUNDS. THE ACTUAL QUANTITY AND TYPE OF FITTINGS WILL VARY BASED ON FIELD CONDITIONS.

NOTE:
THE ESTIMATED QUANTITY OF TOA DUCTILE IRON WATER PIPE FITTINGS ON THIS PLAN SHEET IS 595 POUNDS. THE ACTUAL QUANTITY AND TYPE OF FITTINGS WILL VARY BASED ON FIELD CONDITIONS.

NOTES:

1. CONTRACTOR SHALL REPLACE ALL SANITARY SEWER SERVICE LINES CONNECTING TO -SS2 ON THE WEST SIDE OF N POPLAR ST, INCLUDING THOSE NOT SHOWN, FROM THE PROPOSED GRAVITY SEWER MAIN TO THE CLEANOUT AT THE RIGHT-OF-WAY LINE. IF NO CLEANOUT IS PRESENT WITHIN 2 FEET OF THE RIGHT-OF-WAY LINE, THE CONTRACTOR SHALL INSTALL A NEW CLEANOUT AT THE RIGHT-OF-WAY LINE PER DETAIL 1/UC-3C AND RECONNECT THE SERVICE LINE.
2. CONTRACTOR SHALL RECONNECT ALL SANITARY SEWER SERVICE LINES CONNECTING TO -SS2- ON THE EAST SIDE OF N POPLAR, INCLUDING REPLACEMENT OF TERMINAL FITTINGS AT THE PROPOSED SANITARY SEWER MAIN AND CONNECTION TO THE EXISTING LATERAL PIPE.
3. CONTRACTOR SHALL RETAIN AND PROTECT IN PLACE ALL WATER SERVICE LINES AND SANITARY SEWER LATERALS NOT SPECIFIED TO BE REPLACED.
   A. WATER SERVICE LINES BROKEN DURING CONSTRUCTION SHALL BE REPLACED ENTIRELY FROM THE WATER MAIN TO THE WATER METER PER TOWN OF ABERDEEN DETAIL W.6. THE SERVICE LINE BETWEEN THE CORPORATION STOP AT THE WATER MAIN AND THE CURB STOP AT THE WATER METER SHALL BE ONE CONTINUOUS PIECE WITHOUT FITTINGS OR COUPLINGS.
   B. SEWER LATERALS MADE OF BITUMINOUS FIBER PIPE OR VITRIFIED CLAY PIPE THAT ARE DAMAGED DURING CONSTRUCTION SHALL BE REPLACED FROM THE SEWER MAIN TO THE NEAREST UPSTREAM UNDAMAGED PIPE JOINT OR EXISTING CLEANOUT WITH SCH 40 PVC AND APPROVED RUBBER COUPLERS DESIGNED FOR THE INTENDED USE.

SEE SHEET UC-13 FOR -SS1- PROFILE
SEE SHEET UC-10 AND UC-11 FOR -W1- PROFILE

1/26/2022

DocuSign Envelope ID: 6D491479-A6B1-464F-ACA6-F7F89AC170A2

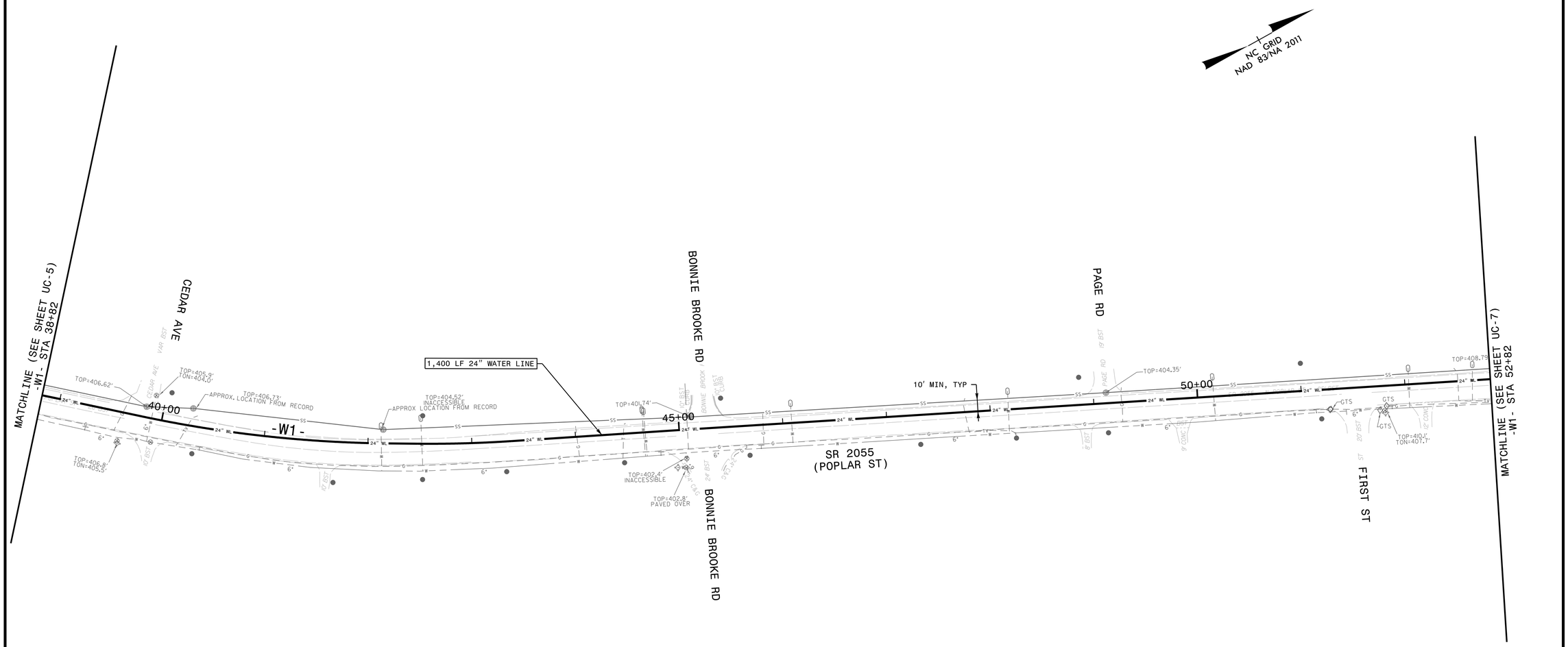
5/14/99

PREPARED BY:
Kimley»Horn ©2022
421 FAYETTEVILLE STREET, SUITE 600
RALEIGH, NC 27601

PROJECT REFERENCE NO.	SHEET NO.
U-5815BA	UC-6
DESIGNED BY: NLH	
DRAWN BY: JNB	
CHECKED BY: CPM	
APPROVED BY: NLH	
REVISED:	
NORTH CAROLINA DEPARTMENT OF TRANSPORTATION	
UTILITIES ENGINEERING SEC. PHONE:(919)707-6690 FAX:(919)250-4151	UTILITY CONSTRUCTION PLANS ONLY

NORTH CAROLINA PROFESSIONAL SEAL 045249 ENGINEER NATANIEL L. HARVEY
DocuSigned by: NATANIEL L. HARVEY 2AFE6F1B5B8B4D0... 1/26/2022

UTILITY CONSTRUCTION



NOTE:
THE ESTIMATED QUANTITY OF TOSP DUCTILE IRON WATER PIPE FITTINGS ON THIS PLAN SHEET IS 0 POUNDS. THE ACTUAL QUANTITY AND TYPE OF FITTINGS WILL VARY BASED ON FIELD CONDITIONS.

NOTE:
THE ESTIMATED QUANTITY OF TOA DUCTILE IRON WATER PIPE FITTINGS ON THIS PLAN SHEET IS 0 POUNDS. THE ACTUAL QUANTITY AND TYPE OF FITTINGS WILL VARY BASED ON FIELD CONDITIONS.

NOTES:
1. CONTRACTOR SHALL RETAIN AND PROTECT IN PLACE ALL WATER SERVICE LINES AND SANITARY SEWER LATERALS NOT SPECIFIED TO BE REPLACED.
   A. WATER SERVICE LINES BROKEN DURING CONSTRUCTION SHALL BE REPLACED ENTIRELY FROM THE WATER MAIN TO THE WATER METER PER TOWN OF ABERDEEN DETAIL W.6. THE SERVICE LINE BETWEEN THE CORPORATION STOP AT THE WATER MAIN AND THE CURB STOP AT THE WATER METER SHALL BE ONE CONTINUOUS PIECE WITHOUT FITTINGS OR COUPLINGS.
   B. SEWER LATERALS MADE OF BITUMINOUS FIBER PIPE OR VITRIFIED CLAY PIPE THAT ARE DAMAGED DURING CONSTRUCTION SHALL BE REPLACED FROM THE SEWER MAIN TO THE NEAREST UPSTREAM UNDAMAGED PIPE JOINT OR EXISTING CLEANOUT WITH SCH 40 PVC AND APPROVED RUBBER COUPLERS DESIGNED FOR THE INTENDED USE.

SEE SHEET UC-11 FOR -W1- PROFILE

1/26/2022

DocuSign Envelope ID: 6D491479-A6B1-464F-ACA6-F7F89AC170A2

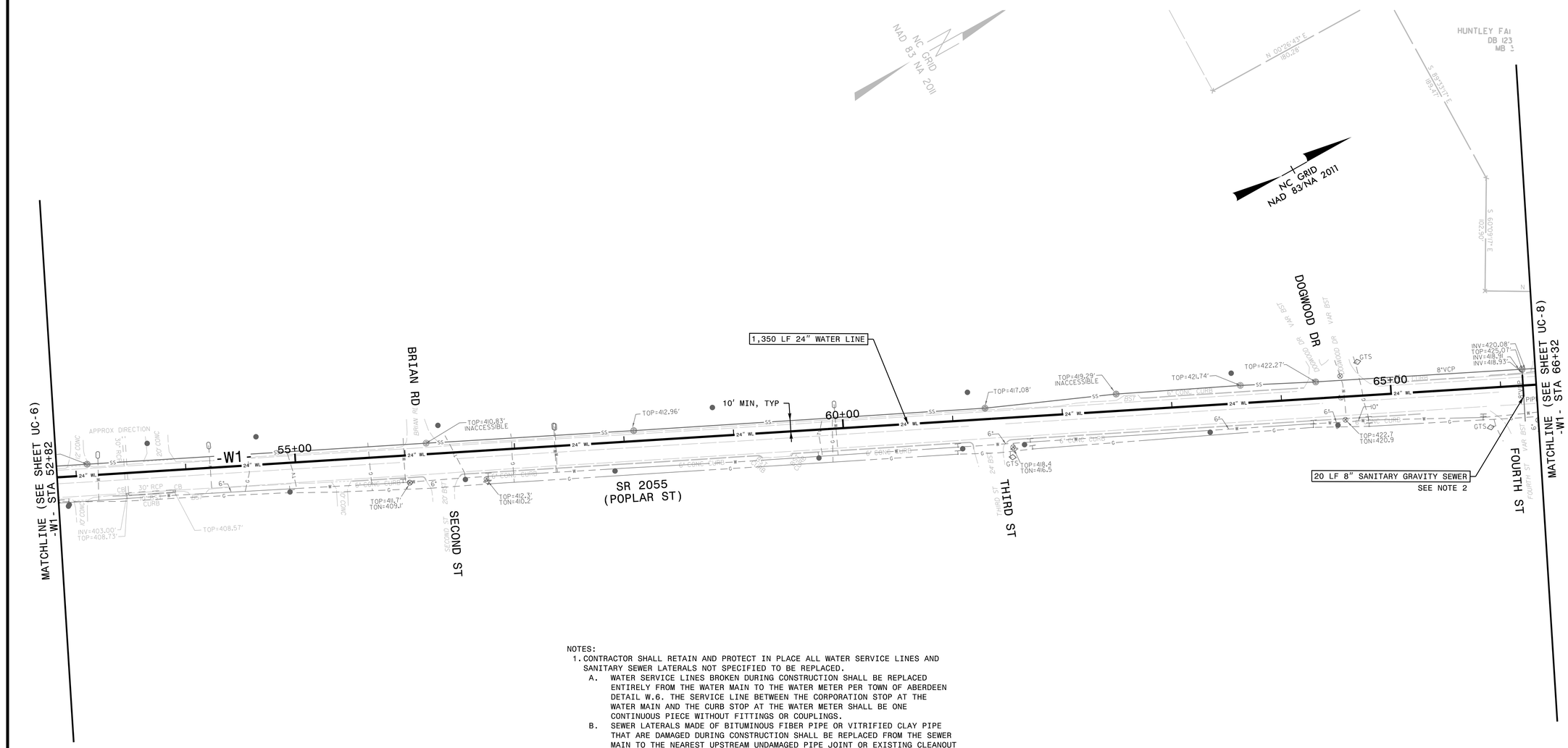
5/14/99

PREPARED BY:
Kimley»Horn ©2022
421 FAYETTEVILLE STREET, SUITE 600
RALEIGH, NC 27601

PROJECT REFERENCE NO.	SHEET NO.
U-5815BA	UC-7
DESIGNED BY: NLH	
DRAWN BY: JNB	
CHECKED BY: CPM	
APPROVED BY: NLH	
REVISED:	
NORTH CAROLINA DEPARTMENT OF TRANSPORTATION	
UTILITIES ENGINEERING SEC. PHONE:(919)707-6690 FAX:(919)250-4151	UTILITY CONSTRUCTION PLANS ONLY

NORTH CAROLINA PROFESSIONAL SEAL 045249 ENGINEER NATANIEL T. HARVEY
Docu Sign Envelope ID: 2AFE6F1B-5B8B-4D07-B31-1/26/2022

UTILITY CONSTRUCTION



NOTES:

1. CONTRACTOR SHALL RETAIN AND PROTECT IN PLACE ALL WATER SERVICE LINES AND SANITARY SEWER LATERALS NOT SPECIFIED TO BE REPLACED.
   A. WATER SERVICE LINES BROKEN DURING CONSTRUCTION SHALL BE REPLACED ENTIRELY FROM THE WATER MAIN TO THE WATER METER PER TOWN OF ABERDEEN DETAIL W.6. THE SERVICE LINE BETWEEN THE CORPORATION STOP AT THE WATER MAIN AND THE CURB STOP AT THE WATER METER SHALL BE ONE CONTINUOUS PIECE WITHOUT FITTINGS OR COUPLINGS.
   B. SEWER LATERALS MADE OF BITUMINOUS FIBER PIPE OR VITRIFIED CLAY PIPE THAT ARE DAMAGED DURING CONSTRUCTION SHALL BE REPLACED FROM THE SEWER MAIN TO THE NEAREST UPSTREAM UNDAMAGED PIPE JOINT OR EXISTING CLEANOUT WITH SCH 40 PVC AND APPROVED RUBBER COUPLERS DESIGNED FOR THE INTENDED USE.
2. CONTRACTOR SHALL REPLACE 20 LF OF SANITARY SEWER WITH A SINGLE JOINT OF 8" DUCTILE IRON PIPE, CENTERED ON THE PROPOSED TRANSMISSION WATER MAIN, MATCHING EXISTING SLOPE. CONNECTIONS TO EXISTING SANITARY SEWER LINE SHALL BE MADE IN IN ACCORDANCE WITH TOWN OF ABERDEEN STANDARDS AND REQUIREMENTS.

NOTE:
THE ESTIMATED QUANTITY OF TOSP DUCTILE IRON WATER PIPE FITTINGS ON THIS PLAN SHEET IS 0 POUNDS. THE ACTUAL QUANTITY AND TYPE OF FITTINGS WILL VARY BASED ON FIELD CONDITIONS.

NOTE:
THE ESTIMATED QUANTITY OF TOA DUCTILE IRON WATER PIPE FITTINGS ON THIS PLAN SHEET IS 0 POUNDS. THE ACTUAL QUANTITY AND TYPE OF FITTINGS WILL VARY BASED ON FIELD CONDITIONS.

SEE SHEET UC-11 AND UC-12 FOR -W1- PROFILE

1/26/2022

DocuSign Envelope ID: 6D491479-A6B1-464F-ACA6-F7F89AC170A2

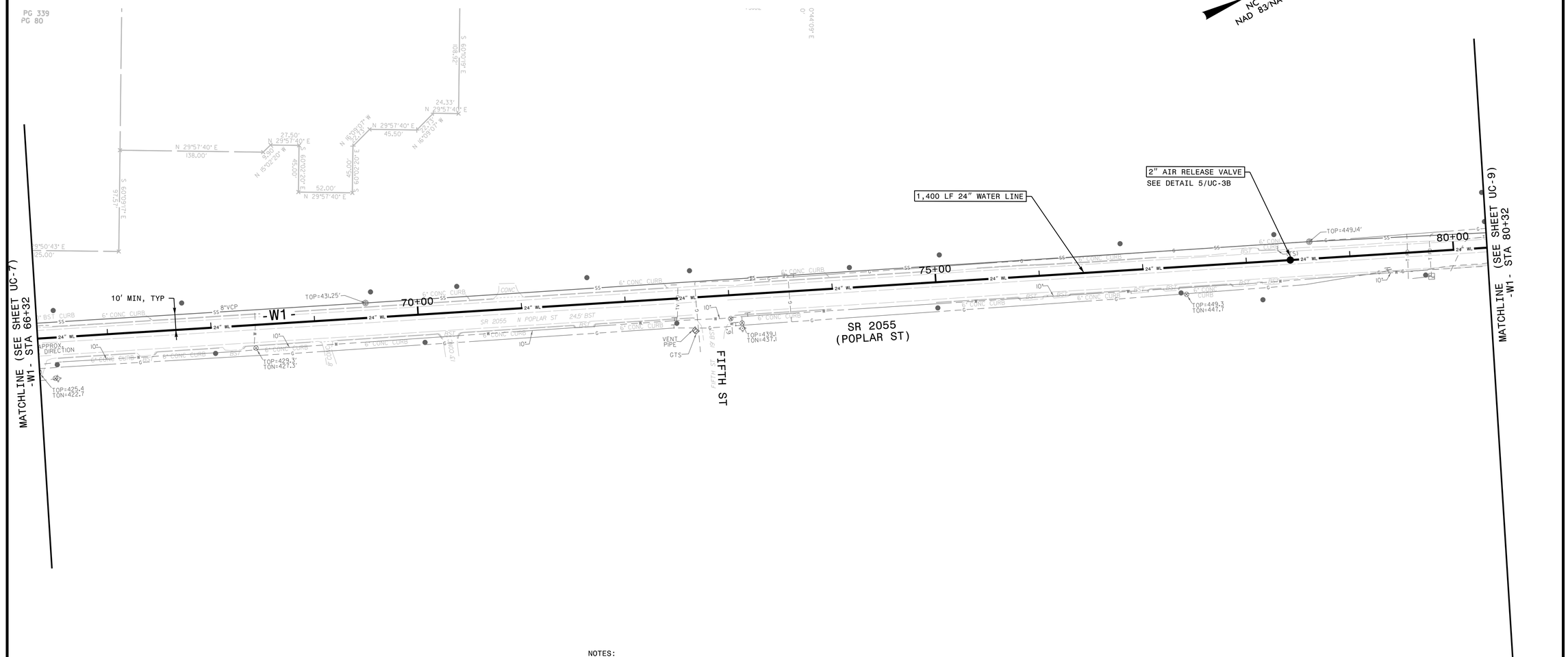
5/14/99

PREPARED BY:
Kimley»Horn ©2022
421 FAYETTEVILLE STREET, SUITE 600
RALEIGH, NC 27601

PROJECT REFERENCE NO.	SHEET NO.
U-5815BA	UC-8
DESIGNED BY: NLH	
DRAWN BY: JNB	
CHECKED BY: CPM	
APPROVED BY: NLH	
REVISED:	
NORTH CAROLINA DEPARTMENT OF TRANSPORTATION	
UTILITIES ENGINEERING SEC. PHONE:(919)707-6690 FAX:(919)250-4151	UTILITY CONSTRUCTION PLANS ONLY

NORTH CAROLINA PROFESSIONAL SEAL 045249 ENGINEER NATANIEL J. HARVEY
Nathaniel J. Harvey
DocuSigned by: 1/26/2022
5AFE6F1B5B8B4D0...

UTILITY CONSTRUCTION



NOTES:
1. CONTRACTOR SHALL RETAIN AND PROTECT IN PLACE ALL WATER SERVICE LINES AND SANITARY SEWER LATERALS NOT SPECIFIED TO BE REPLACED.
   A. WATER SERVICE LINES BROKEN DURING CONSTRUCTION SHALL BE REPLACED ENTIRELY FROM THE WATER MAIN TO THE WATER METER PER TOWN OF ABERDEEN DETAIL W.6. THE SERVICE LINE BETWEEN THE CORPORATION STOP AT THE WATER MAIN AND THE CURB STOP AT THE WATER METER SHALL BE ONE CONTINUOUS PIECE WITHOUT FITTINGS OR COUPLINGS.
   B. SEWER LATERALS MADE OF BITUMINOUS FIBER PIPE OR VITRIFIED CLAY PIPE THAT ARE DAMAGED DURING CONSTRUCTION SHALL BE REPLACED FROM THE SEWER MAIN TO THE NEAREST UPSTREAM UNDAMAGED PIPE JOINT OR EXISTING CLEANOUT WITH SCH 40 PVC AND APPROVED RUBBER COUPLERS DESIGNED FOR THE INTENDED USE.

NOTE:
THE ESTIMATED QUANTITY OF TOSP DUCTILE IRON WATER PIPE FITTINGS ON THIS PLAN SHEET IS 0 POUNDS. THE ACTUAL QUANTITY AND TYPE OF FITTINGS WILL VARY BASED ON FIELD CONDITIONS.

NOTE:
THE ESTIMATED QUANTITY OF TOA DUCTILE IRON WATER PIPE FITTINGS ON THIS PLAN SHEET IS 0 POUNDS. THE ACTUAL QUANTITY AND TYPE OF FITTINGS WILL VARY BASED ON FIELD CONDITIONS.

SEE SHEET UC-12 FOR -W1- PROFILE

1/26/2022

DocuSign Envelope ID: 6D491479-A6B1-464F-ACA6-F7F89AC170A2

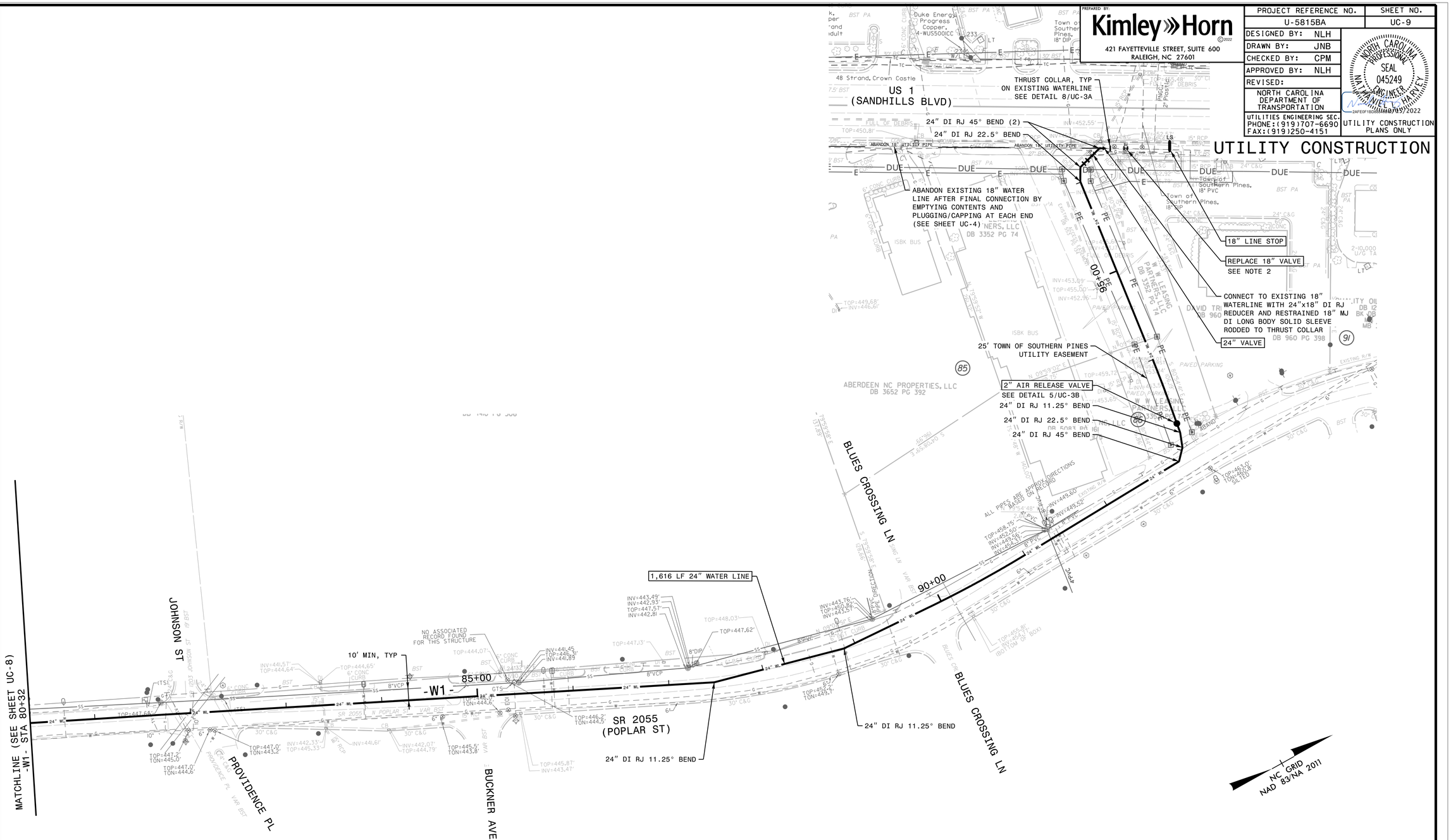
5/14/99

PREPARED BY:
Kimley»Horn ©2022
421 FAYETTEVILLE STREET, SUITE 600
RALEIGH, NC 27601

PROJECT REFERENCE NO.	SHEET NO.
U-5815BA	UC-9
DESIGNED BY: NLH	
DRAWN BY: JNB	
CHECKED BY: CPM	
APPROVED BY: NLH	
REVISED:	
NORTH CAROLINA DEPARTMENT OF TRANSPORTATION	
UTILITIES ENGINEERING SEC. PHONE:(919)707-6690 FAX:(919)250-4151	UTILITY CONSTRUCTION PLANS ONLY

NORTH CAROLINA PROFESSIONAL SEAL 045249 ENGINEER NATANIEL T. HARVEY
DocuSigned by: 2AFE6F1B5B8B4D0... 7/13/2022

UTILITY CONSTRUCTION



NOTE:
THE ESTIMATED QUANTITY OF TOSP DUCTILE IRON WATER PIPE FITTINGS ON THIS PLAN SHEET IS 6,965 POUNDS. THE ACTUAL QUANTITY AND TYPE OF FITTINGS WILL VARY BASED ON FIELD CONDITIONS.

NOTE:
THE ESTIMATED QUANTITY OF TOA DUCTILE IRON WATER PIPE FITTINGS ON THIS PLAN SHEET IS 0 POUNDS. THE ACTUAL QUANTITY AND TYPE OF FITTINGS WILL VARY BASED ON FIELD CONDITIONS.

NOTES:
1. CONTRACTOR SHALL RETAIN AND PROTECT IN PLACE ALL WATER SERVICE LINES AND SANITARY SEWER LATERALS NOT SPECIFIED TO BE REPLACED.
   A. WATER SERVICE LINES BROKEN DURING CONSTRUCTION SHALL BE REPLACED ENTIRELY FROM THE WATER MAIN TO THE WATER METER PER TOWN OF ABERDEEN DETAIL W.6. THE SERVICE LINE BETWEEN THE CORPORATION STOP AT THE WATER MAIN AND THE CURB STOP AT THE WATER METER SHALL BE ONE CONTINUOUS PIECE WITHOUT FITTINGS OR COUPLINGS.
   B. SEWER LATERALS MADE OF BITUMINOUS FIBER PIPE OR VITRIFIED CLAY PIPE THAT ARE DAMAGED DURING CONSTRUCTION SHALL BE REPLACED FROM THE SEWER MAIN TO THE NEAREST UPSTREAM UNDAMAGED PIPE JOINT OR EXISTING CLEANOUT WITH SCH 40 PVC AND APPROVED RUBBER COUPLERS DESIGNED FOR THE INTENDED USE.
2. REPLACE EXISTING 18" WATER VALVE WITHIN EXISTING WATER MANHOLE.

SEE SHEET UC-12 AND UC-13 FOR -W1- PROFILE

1/26/2022

DocuSign Envelope ID: 6D491479-A6B1-464F-ACA6-F7F89AC170A2

5/14/99

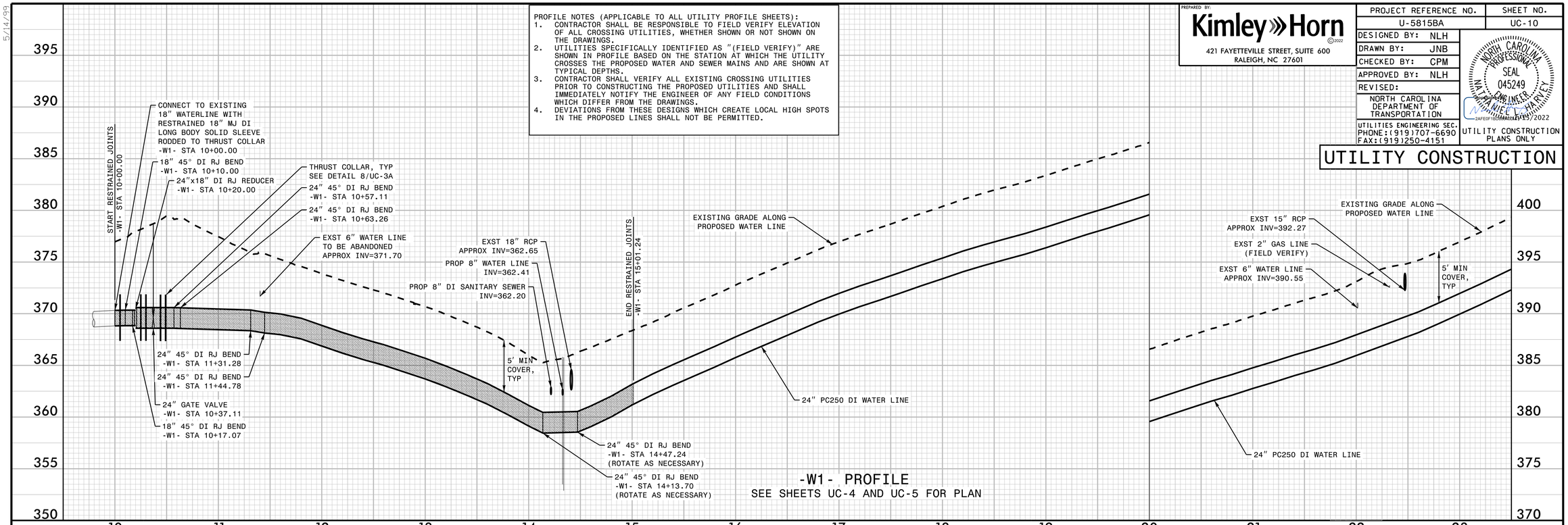
PROFILE NOTES (APPLICABLE TO ALL UTILITY PROFILE SHEETS):
1. CONTRACTOR SHALL BE RESPONSIBLE TO FIELD VERIFY ELEVATION OF ALL CROSSING UTILITIES, WHETHER SHOWN OR NOT SHOWN ON THE DRAWINGS.
2. UTILITIES SPECIFICALLY IDENTIFIED AS "(FIELD VERIFY)" ARE SHOWN IN PROFILE BASED ON THE STATION AT WHICH THE UTILITY CROSSES THE PROPOSED WATER AND SEWER MAINS AND ARE SHOWN AT TYPICAL DEPTHS.
3. CONTRACTOR SHALL VERIFY ALL EXISTING CROSSING UTILITIES PRIOR TO CONSTRUCTING THE PROPOSED UTILITIES AND SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY FIELD CONDITIONS WHICH DIFFER FROM THE DRAWINGS.
4. DEVIATIONS FROM THESE DESIGNS WHICH CREATE LOCAL HIGH SPOTS IN THE PROPOSED LINES SHALL NOT BE PERMITTED.

PREPARED BY:
Kimley»Horn ©2022
421 FAYETTEVILLE STREET, SUITE 600
RALEIGH, NC 27601

PROJECT REFERENCE NO.	SHEET NO.
U-5815BA	UC-10
DESIGNED BY: NLH	
DRAWN BY: JNB	
CHECKED BY: CPM	
APPROVED BY: NLH	
REVISED:	
NORTH CAROLINA DEPARTMENT OF TRANSPORTATION	
UTILITIES ENGINEERING SEC. PHONE:(919)707-6690 FAX:(919)250-4151	UTILITY CONSTRUCTION PLANS ONLY

NORTH CAROLINA PROFESSIONAL SEAL 045249 ENGINEER NATHANIEL J. HARVEY
DocuSigned by: 1/13/2022
2AFE0F1E5B8A4E4...

UTILITY CONSTRUCTION



1/26/2022

DocuSign Envelope ID: 6D491479-A6B1-464F-ACA6-F7F89AC170A2

5/14/99

PREPARED BY:
Kimley»Horn ©2022
421 FAYETTEVILLE STREET, SUITE 600
RALEIGH, NC 27601

PROJECT REFERENCE NO.	SHEET NO.
U-5815BA	UC-11

DESIGNED BY: NLH
DRAWN BY: JNB
CHECKED BY: CPM
APPROVED BY: NLH
REVISED:

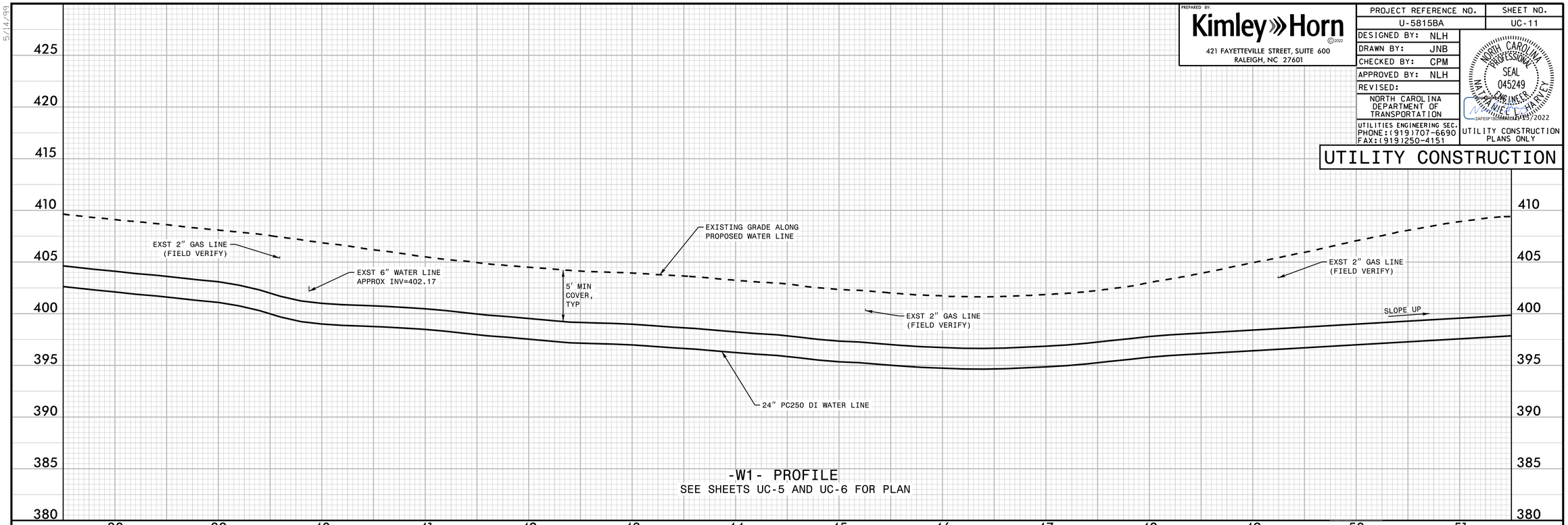
NORTH CAROLINA DEPARTMENT OF TRANSPORTATION

UTILITIES ENGINEERING SEC.
PHONE:(919)707-6690
FAX:(919)250-4151

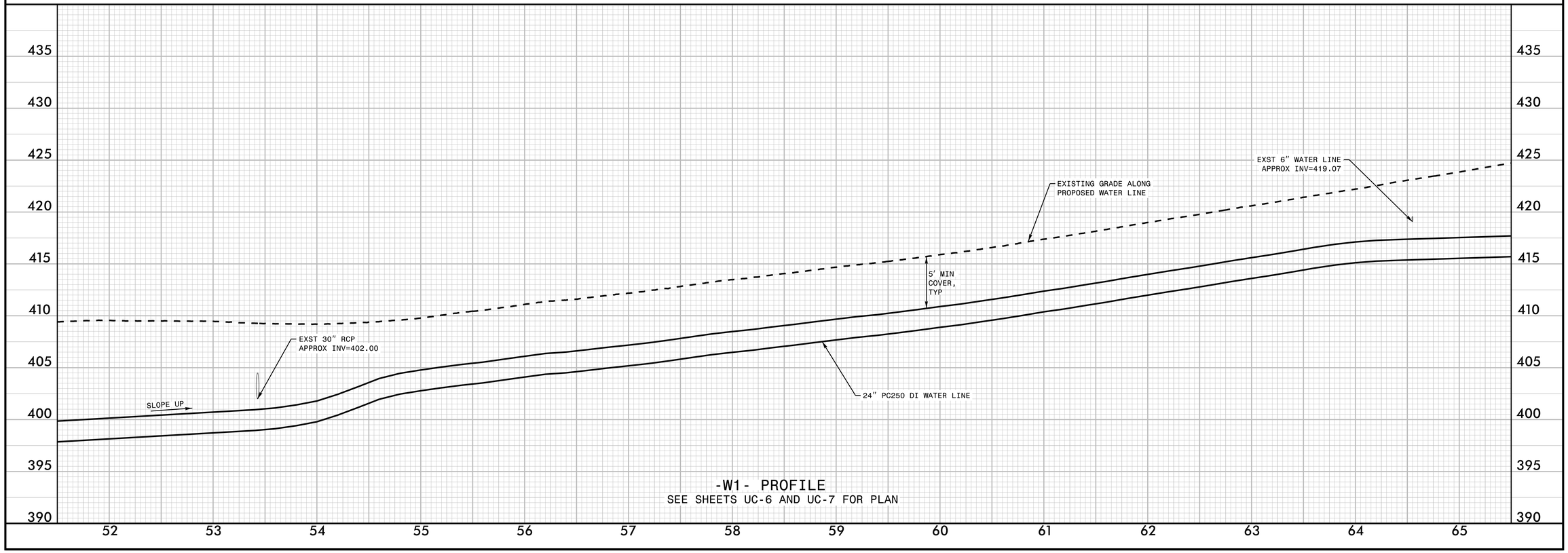
NORTH CAROLINA PROFESSIONAL SEAL 045249 ENGINEER NATHANIEL C. HARVEY
DocuSigned by: 2AFE0F1E5B8A4E4... 1/13/2022

UTILITY CONSTRUCTION PLANS ONLY

UTILITY CONSTRUCTION



-W1- PROFILE
SEE SHEETS UC-5 AND UC-6 FOR PLAN



-W1- PROFILE
SEE SHEETS UC-6 AND UC-7 FOR PLAN

1/26/2022

DocuSign Envelope ID: 6D491479-A6B1-464F-ACA6-F7F89AC170A2

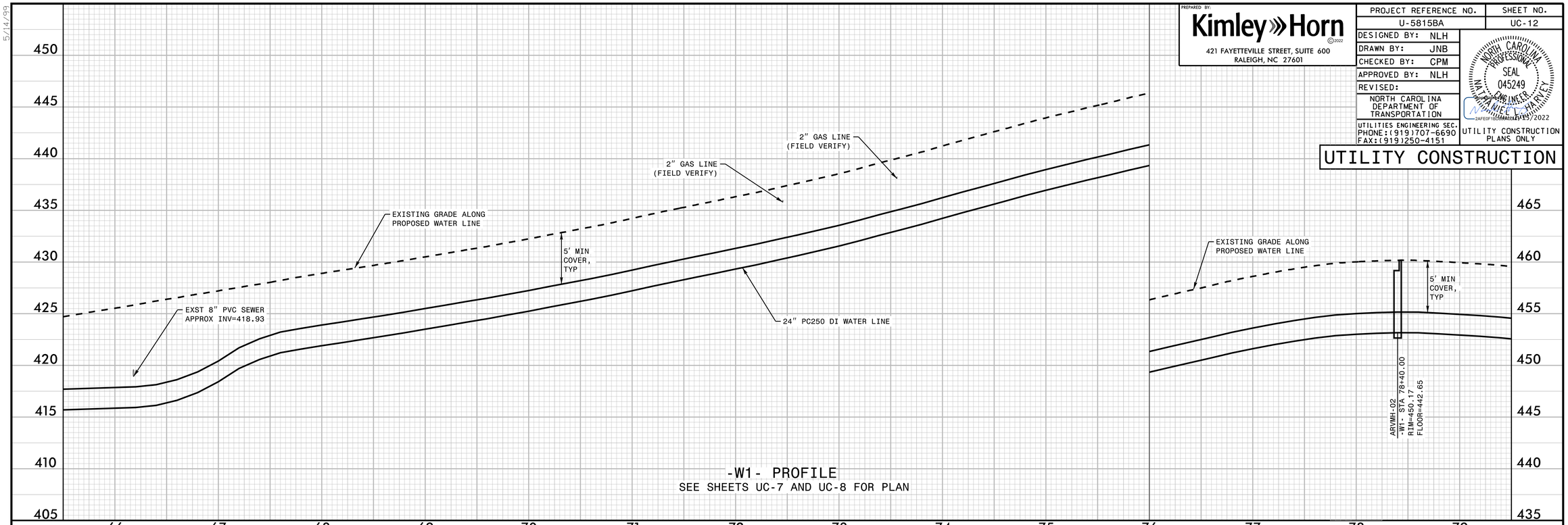
5/14/99

PREPARED BY:
Kimley»Horn ©2022
421 FAYETTEVILLE STREET, SUITE 600
RALEIGH, NC 27601

PROJECT REFERENCE NO.	SHEET NO.
U-5815BA	UC-12
DESIGNED BY: NLH	
DRAWN BY: JNB	
CHECKED BY: CPM	
APPROVED BY: NLH	
REVISED:	
NORTH CAROLINA DEPARTMENT OF TRANSPORTATION	
UTILITIES ENGINEERING SEC. PHONE:(919)707-6690 FAX:(919)250-4151	UTILITY CONSTRUCTION PLANS ONLY

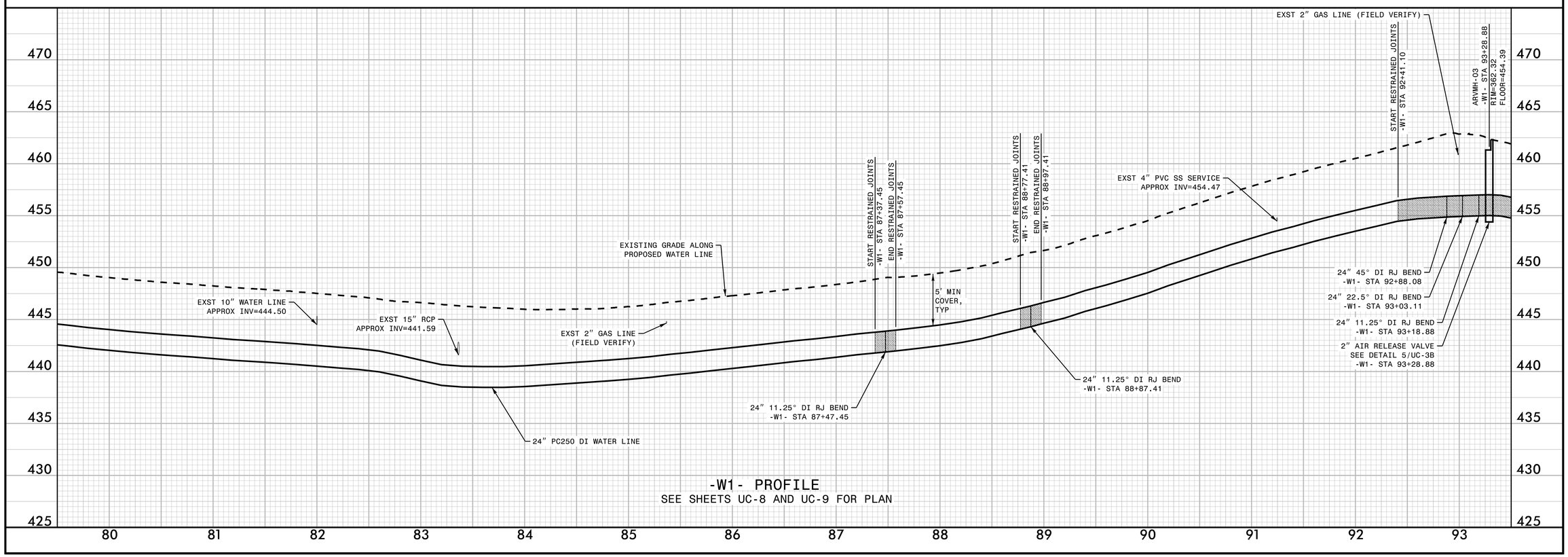
NORTH CAROLINA PROFESSIONAL SEAL 045249 ENGINEER NATHANIEL E. HARVEY
DocuSigned by: 2AFE0F1E5B8A4E4... 1/13/2022

UTILITY CONSTRUCTION



-W1- PROFILE

SEE SHEETS UC-7 AND UC-8 FOR PLAN



-W1- PROFILE

SEE SHEETS UC-8 AND UC-9 FOR PLAN

1/26/2022

DocuSign Envelope ID: 6D491479-A6B1-464F-ACA6-F7F89AC170A2

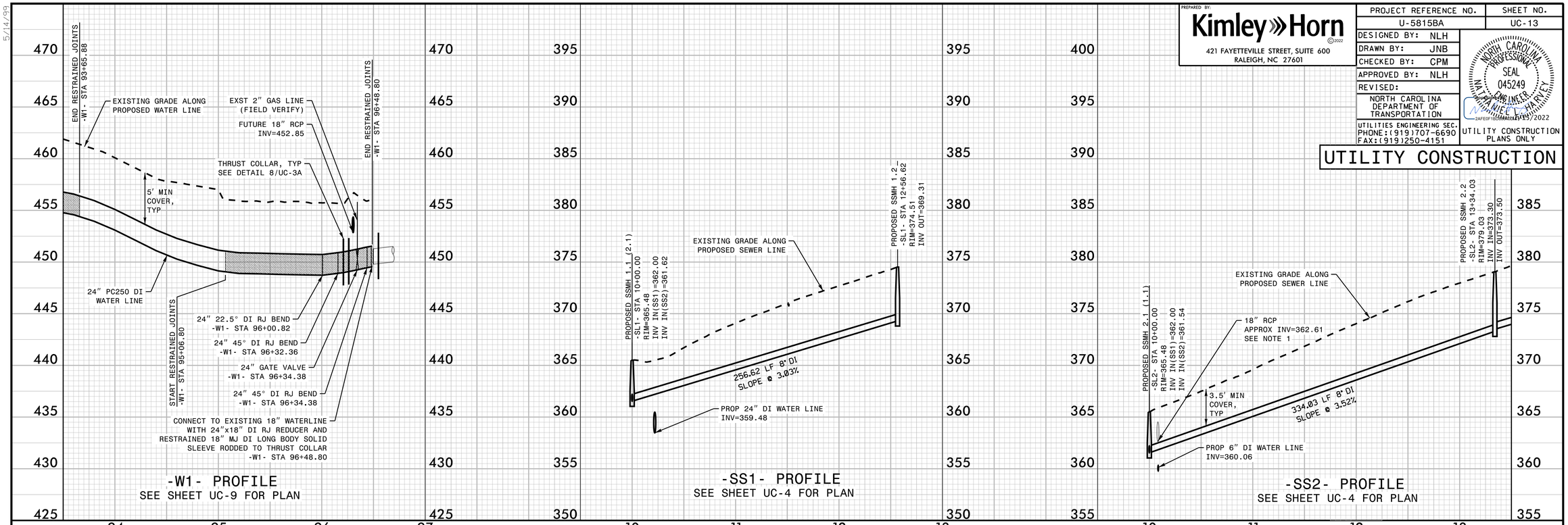
5/14/99

PREPARED BY:
Kimley»Horn ©2022
421 FAYETTEVILLE STREET, SUITE 600
RALEIGH, NC 27601

PROJECT REFERENCE NO.	SHEET NO.
U-5815BA	UC-13
DESIGNED BY: NLH	
DRAWN BY: JNB	
CHECKED BY: CPM	
APPROVED BY: NLH	
REVISED:	
NORTH CAROLINA DEPARTMENT OF TRANSPORTATION	
UTILITIES ENGINEERING SEC. PHONE:(919)707-6690 FAX:(919)250-4151	UTILITY CONSTRUCTION PLANS ONLY

NORTH CAROLINA PROFESSIONAL SEAL 045249 ENGINEER NATHANIEL HARVEY
DocuSigned by: 1/26/2022
2AFE0F1E5B8A4E4...

UTILITY CONSTRUCTION



1/26/2022

DocuSign Envelope ID: 6D491479-A6B1-464F-ACA6-F7F89AC170A2

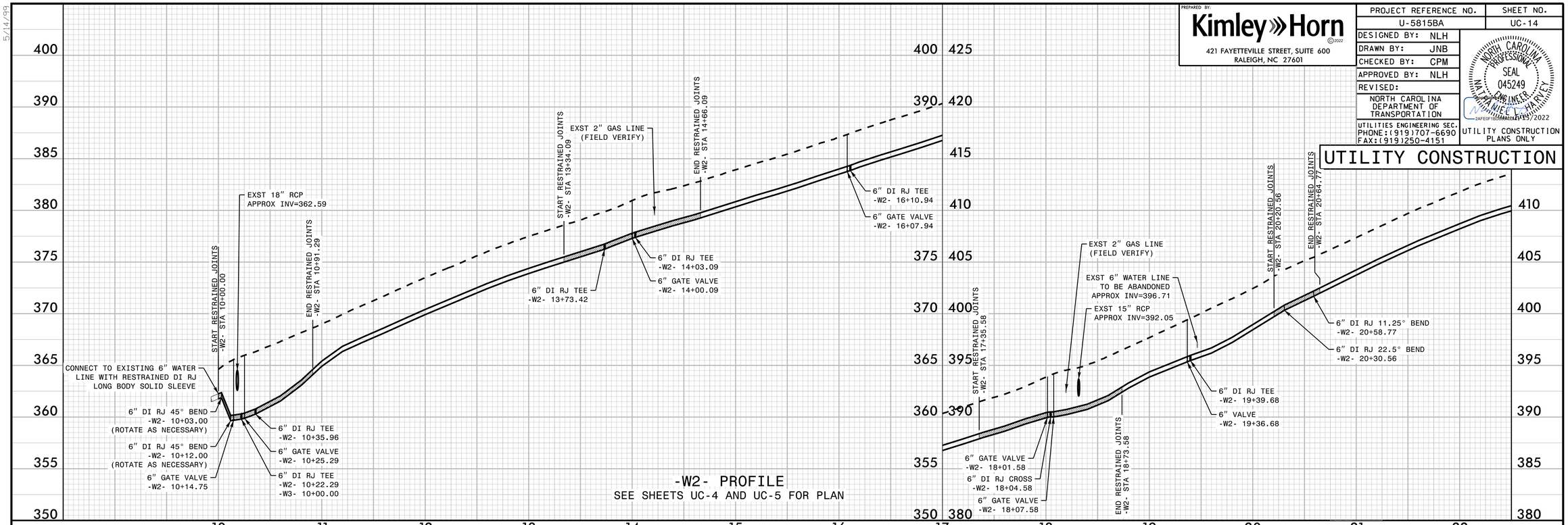
5/14/99

PREPARED BY:
Kimley»Horn ©2022
421 FAYETTEVILLE STREET, SUITE 600
RALEIGH, NC 27601

PROJECT REFERENCE NO.	SHEET NO.
U-5815BA	UC-14
DESIGNED BY: NLH	
DRAWN BY: JNB	
CHECKED BY: CPM	
APPROVED BY: NLH	
REVISED:	
NORTH CAROLINA DEPARTMENT OF TRANSPORTATION	
UTILITIES ENGINEERING SEC. PHONE:(919)707-6690 FAX:(919)250-4151	UTILITY CONSTRUCTION PLANS ONLY

NORTH CAROLINA PROFESSIONAL SEAL 045249 ENGINEER NATHANIEL C. HARVEY
DocuSigned by: 2AFE0F1E5B8A4E4... 1/13/2022

UTILITY CONSTRUCTION



1/26/2022

Exhibit "B"

NCDOT Project: U-5815BA

100% Utility Construction Opinion of Probable Construction Cost

PREPARED BY: Kimley»Horn

DATE: 2/10/2022

UTILITY OWNERS:
Town of Southern Pines
Town of Aberdeen

OPINION OF PROBABLE CONSTRUCTION COST		
TOSP	$	1,900,676.50
NCDOT	$	3,524,226.03
TOA	$	-
TOTAL	$	5,424,902.52

ROAD NAME: SR-2055 (Poplar St)
LOCATION: Moore County
MUNICIPALITY: Aberdeen/Southern Pines
DESCRIPTION: Utility Relocation for U-5815B

General

Line Item	Betterment	% NCDOT Cost Share	Item Number	NCDOT Section	Item Description	Quantity	Units	Unit Price	Amount
G1	N	100%	0000100000-N	800	Mobilization (5%)	1	LS	$ 344,508.60	$ 344,508.60
G2	N	100%	0036000000-E	225	Undercut Excavation	230	CY	$ 15.00	$ 3,450.00
G3	N	100%	1693000000-E	654	Asphalt Plant Mix, Pavement Repair	3920	TON	$ 165.00	$ 646,800.00
G4	N	100%	4457000000-N	SP	Temporary Traffic Control	1	LS	$ 110,000.00	$ 110,000.00
								General Subtotal (100% NCDOT)	**$ 1,104,758.60**

Town of Southern Pines Facilities

Line Item	Betterment	% NCDOT Cost Share	Item Number	NCDOT Section	Item Description	Quantity	Units	Unit Price	Amount	TOSP Cost Share	TOSP Betterment	NCDOT Cost Share
TOSP1	N	75%	5235000000-E	1510	18" Water Line	8649	LF	$ 210.00	$ 1,816,290.00	$ 454,072.50	$ (1,811,880.00)	$ 1,362,217.50
TOSP2	N	75%	5326200000-E	1510	12" Water Line	9	LF	$ 270.00	$ 2,430.00	$ 607.50	$ -	$ 1,822.50
TOSP3	Y[1]	0%	5327400000-E	1510	24" Water Line	8628	LF	$ 360.00	$ 3,106,080.00	$ -	$ 3,106,080.00	$ -
TOSP4	N	75%	5329000000-E	1510	Ductile Iron Water Pipe Fittings (for 18")	8580	LB	$ 11.00	$ 94,380.00	$ 23,595.00	$ -	$ 70,785.00
TOSP5	Y[1]	0%	5329000000-E	1510	Ductile Iron Water Pipe Fittings (24" Betterment)	6365	LB	$ 11.00	$ 70,015.00	$ -	$ 70,015.00	$ -
TOSP6	N	75%	5534000000-E	1515	18" Valve	2	EA	$ 23,000.00	$ 46,000.00	$ 11,500.00	$ (46,000.00)	$ 34,500.00
TOSP7	Y[1]	0%	5558600000-E	1515	24" Valve	2	EA	$ 30,000.00	$ 60,000.00	$ -	$ 60,000.00	$ -
TOSP8	N	75%	5589400000-E	1515	Air Release Valve in Manhole	3	EA	$ 8,500.00	$ 25,500.00	$ 6,375.00	$ -	$ 19,125.00
TOSP9	N	75%	5678000000-E	1515	18" Line Stop	1	EA	$ 25,000.00	$ 25,000.00	$ 6,250.00	$ -	$ 18,750.00
TOSP10	N	75%	5689000000-E	1515	GENERIC UTILITY ITEM - 18"x12" Tapping Sleeve and Valve	1	EA	$ 28,000.00	$ 28,000.00	$ 7,000.00	$ -	$ 21,000.00
TOSP11	N	75%	5689000000-E	1516	GENERIC UTILITY ITEM - Replace 18" Valve	1	EA	$ 22,000.00	$ 22,000.00	$ 5,500.00	$ -	$ 16,500.00
	N	75%	N/A		Utility Design of TOSP Relocations	1		$ 30,245.98	$ 30,245.98	$ 7,561.50	$ -	$ 22,684.49
								Subtotal for TOSP Facilities[2]	**$ 5,325,940.98**			
								TOSP Cost Share[1]		**$ 522,461.50**		
								TOSP Betterment[1]			**$ 1,378,215.00**	
								NCDOT Cost Share[1]				**$ 1,567,384.49**

[1] The cost to upsize from 18" to 24" water line and appurtenances is a betterment. Cost share subtotals reflect a 75%/25% NCDOT cost for non-betterments. Betterment subtotal reflects only the cost difference between 18" and 24" water line and appurtenances.

[2] Subtotal for TOSP Facilities accounts for all water line as BOTH 18" AND 24". The intent is to select EITHER 18" OR 24" size, therefore the Subtotal for TOSP Facilities does not equal the sum of cost share and betterment lines.

Town of Aberdeen Facilities

Line Item	Betterment	% NCDOT Cost Share	Item Number	NCDOT Section	Item Description	Quantity	Units	Unit Price	Amount
A1	N	100%	5325200000-E	1510	2" Water Line	161	LF	$ 80.00	$ 12,880.00
A2	N	100%	5325600000-E	1510	6" Water Line	2024	LF	$ 120.00	$ 242,880.00
A3	N	100%	5329000000-E	1510	Ductile Iron Water Pipe Fittings	3800	LB	$ 11.00	$ 41,800.00
A4	N	100%	5536000000-E	1515	2" Valve	2	EA	$ 1,800.00	$ 3,600.00
A5	N	100%	5540000000-E	1515	6" Valve	18	EA	$ 3,200.00	$ 57,600.00
A6	N	100%	5571600000-E	1515	6" Tapping Sleeve & Valve	1	EA	$ 11,000.00	$ 11,000.00
A7	N	100%	5649000000-N	1515	Reconnect Water Meter	40	EA	$ 1,080.00	$ 43,200.00
A8	N	100%	5673000000-E	1515	Fire Hydrant Leg	52	LF	$ 120.00	$ 6,240.00
A9	N	100%	5686500000-E	1515	Water Service Line	903	LF	$ 60.00	$ 54,180.00
A10	N	100%	5691300000-E	1520	8" Sanitary Gravity Sewer	1673	LF	$ 160.00	$ 267,680.00
A11	N	100%	5768000000-N	1520	Sanitary Sewer Cleanout	1	EA	$ 4,200.00	$ 4,200.00
A12	N	100%	5768500000-E	1520	Sewer Service Line	345	LF	$ 80.00	$ 27,600.00
A13	N	100%	5775000000-E	1525	4' DIA Utility Manhole	6	EA	$ 4,000.00	$ 24,000.00
A14	N	100%	5781000000-E	1525	Utility Manhole Wall 4' DIA	1	LF	$ 325.00	$ 325.00
A15	N	100%	5800000000-E	1530	Abandon 6" Utility Pipe	2162	LF	$ 12.00	$ 25,944.00
A16	N	100%	5801000000-E	1530	Abandon 8" Utility Pipe	257	LF	$ 14.00	$ 3,598.00
A17	N	100%	5912000000-N	SP	Generic Utility Item - Maintenance of Sanitary Sewer Flows Plan	1	LS	$ 2,500.00	$ 2,500.00
A18	N	100%	5912000000-N	SP	Generic Utility Item - Bypass Pumping	1	LS	$ 5,000.00	$ 5,000.00
	N/A	100%	N/A		Utility Design of TOA Relocations	1	LS	$ 17,855.94	$ 17,855.94
								Subtotal for TOA Facilities (100% NCDOT)	**$ 852,082.94**

Town of Southern Pines
POST OFFICE BOX 870
SOUTHERN PINES, NORTH CAROLINA 28387

M E M O R A N D U M

TO: Kyle Sonnenberg, Town Manager

FROM: Melissa C. Miller, Finance Officer

DATE: June 1, 1993

SUBJECT: Investment Policy

As Finance Officer for the town I am obligated to manage the funds of the Town in a disciplined and professional manner. To that end I am proposing the attached investment policy for council approval.

The adoption of a formal investment policy helps insure that public funds are properly managed and gives the investment manager guidelines within which to operate. This also insures that the Council's wishes regarding the investment of these funds are followed.

The investment policy being proposed is based on Government Finance Officers Association and Local Government Commission guidelines. The adoption of these guidelines will help ensure that the Town achieves the highest investment return with maximum security while meeting the Town's daily cash flow demands.

Please present this policy to the Council at the next meeting for their review and approval.

Thank you.

INVESTMENT POLICY
ADOPTED: JULY 13, 1993

INVESTMENT PHILOSOPHY: It is the policy of the Town of Southern Pines ("the Town") to preserve capital and invest public funds in a manner which will provide the highest investment return with the maximum security while meeting the daily cash flow demands of the Town and conforming to all state and local statutes governing the investment of public funds.

SCOPE: This investment policy applies to all financial assets of the Town. These funds are accounted for in the Town's annual financial report and include:

- General fund
- Special revenue funds
- Capital projects funds
- Water and sewer fund
- Trust and agency funds
- Any new fund created by the Town Council, unless specifically exempted by the Town Council.

This investment policy applies to all transactions involving the financial assets and related activity of all the foregoing funds.

OBJECTIVES: Safety of principal shall be the foremost investment objective of the Town. Investments of the Town shall be undertaken in a manner that seeks to ensure the preservation of capital in the overall portfolio. To attain this objective, diversification is required in order that potential losses on individual securities do not exceed the income generated from the remainder of the portfolio.

The investment portfolio of the Town shall be designed to attain a market-average rate of return while minimizing risk and retaining liquidity.

Investment officials and employees involved in the investment process shall recognize that the investment portfolio is subject to public review and evaluation. The overall program shall be designed and managed with a degree of professionalism worthy of the public trust. The governing body, however, recognizes that in a diversified portfolio, occasional measured losses

are inevitable and must be considered within the context of the overall portfolio's investment return, provided adequate diversification has been implemented.

DELEGATION OF AUTHORITY: The responsibility for conducting investment transactions resides with the Finance Officer in accordance with North Carolina G.S. 159-25(a)(6). The Finance Officer shall establish and maintain written procedures for the operation of the investment program consistent with this investment policy. Such procedures shall include explicit delegation of authority to persons responsible for investment transactions. No person may engage in an investment transaction except as provided under the terms of this policy and the procedures established by the Finance Officer and approved by the Town Manager. The Finance Officer shall be responsible for all transactions undertaken and shall establish a system of controls to regulate the activities of subordinates.

PRUDENCE: The standard of prudence to be used by investment officials shall be the 'prudent person' and shall be applied in the context of managing an overall portfolio. Investment officers acting in accordance with written procedures and exercising due diligence shall be relieved of personal responsibility for an individual security's credit risk or market price changes, provided deviations from expectations are reported in a timely fashion and appropriate action is taken to control adverse developments.

ETHICS AND CONFLICTS OF INTEREST: Officers and employees involved in the investment program shall refrain from personal business activity that could conflict with proper execution of the investment program or which could impair their ability to make impartial decisions. Employees and investment officials shall disclose to the Town Manager any material financial interests in financial institutions that conduct business within this jurisdiction, and they shall further disclose any large personal financial/investment positions that could be related to the performance of this jurisdiction's portfolio. Employees and officials shall subordinate their personal investment transactions to those of this jurisdiction, particularly with regard to the timing of purchases and sales.

INVESTMENT INSTRUMENTS: The Town is empowered by North Carolina G.S. 159-30 (c) to invest in the following types of securities.

1. Obligations of the United States or obligations fully guaranteed both as to principal and interest by the United States.

2. Obligations of the Federal Financing Bank, the Federal Farm Credit Bank, the Bank for Cooperatives, the Federal Intermediate Credit Bank, the Federal Land Banks, the Federal Home Loan Banks, the Federal Home Loan Mortgage Corporation, the Federal National Mortgage Association, the Government National Mortgage Association, the Federal Housing Administration, the Farmers Home Administration, and the United States Postal Service.

3. Obligations of the State of North Carolina.

4. Bonds and notes of any North Carolina local government or public authority.

5. Certifictes of deposit issued by financial institutions organized under the laws of the State of North Carolina or having its principal office in North Carolina.

6. Prime quality commerical paper bearing the highest rating of at least one nationally recongnized rating service and not bearing a rating below the highest by any nationally recognized rating service which rates the particular obligation.

7. Banker's acceptances of a commercial bank provided that the bank or its holding company is either incorporated in North Carolina or has the highest long-term debt rating of at least one nationally recognized rating service and does not bear a rating below the highest by any such service.

8. Mutual funds certified by the Local Government Commission.

9. Repurchase agreements with respect to either direct obligations of the United States or obligations the princial of and the interst on which are guaranteed by the United States if

entered into with a broker or dealer, as defined by the Securities Exchange Act of 1934, which is a dealer recongnized as a primary dealer by a Federal Reserve Bank, or any commercial bank, trust company, or national banking association, the deposits of which are insured by the Federal Deposit Insurance Corporation or any successor thereof.

MATURITIES AND VOLATILITY: Investments of the Town shall be limited to instruments maturing within one year at the time of purchase.

DIVERSIFICTION: The Town will diversify use of investment instruments to avoid incurring unreasonable risks inherent in overinvesting in specific instruments or individual financial institutions.

Diversification by instrument:	Maximum Percent of Portfolio
U.S. Government Treasuries, Agencies and Instrumentalities	40%
Bankers' Acceptances	15%
Certificates of Deposit	15%
Commercial Paper	10%
LGC Certified Mutual Funds	40%

With the exception of U.S. Treasury Securities, authorized pools, and banker acceptances no more than 50% of the total portfolio may be invested with any one issuer.

SAFEKEEPING AND CUSTODY: All security transactions entered into by the Town shall be conducted on a delivery-versus-payment (DVP) basis. Securities will be held by a contracted third party custodian designated by the Finance Officer and evidenced by safekeeping receipts. → Funds are not transferred until the security is rec'd.

REPORTING: The Finance Officer is charged with the responsibility of a quarterly investment inventory report which includes investment type, cost, market value, maturity date, and yield.

I. Scope

Applicability. North Carolina General Statue (NCGS) 159-30 authorizes local governments to invest all or part of the cash balance of any fund. The Town of Southern Pines Investment Policy, ("investment policy"), sets forth procedures for the Town's investment program in order to ensure all public monies are appropriately and safely invested. The term "investment program" encompasses all investment actions in which the Finance Director and investment officer(s) engage with the purpose of earning investment revenue on public funds. The investment policy and program refer to the shorter-term investment of operating monies. The investment of unspent bond proceeds, employees' retirement monies or other non-operating monies are not within the scope of this policy or managed by this investment program.

Pooling. In accordance with NCGS 159-30(e), The Town of Southern Pines consolidates cash balances from numerous funds, with the possible exception of certain restricted or specialized funds, to maximize investment revenue. Monthly, investment revenues are allocated across funds based on individual average monthly fund balances.

II. Objectives

The Town of Southern Pines' investment program objectives, in order of priority, are:

1. *Safety.* Protecting the principal of public monies is the primary objective of the investment program. Careful consideration of credit and interest rate risks help mitigate the risks of principal losses.

    a. *Credit risk.* The risk of loss of a security's value, due to the failure of the issuer of the security, is defined as credit risk. The Town of Southern Pines mitigates this risk by:

        1. Investing only in legally authorized securities as defined by NCGS 159-30(c).
        2. Transacting only with pre-qualified financial institutions, brokers and dealers.
        3. Diversifying its portfolio to minimize the effect of an individual security's loss on the Town's portfolio.

    b. *Interest rate risk*. The risk of loss of a security's market value due to changes in interest rates is defined as interest rate risk. The Town of Southern Pines mitigates this risk by:

        1. Investing primarily in shorter-term securities. The Town will not invest in any security with a maturity date of more the twelve (12) months from the date of purchase without first receiving approval from the Town Council.
        2. Staggering the maturities of investments using a laddering strategy so that maturities will meet cash requirements, avoiding the need to sell on the open market.

2. *Liquidity.* Ensuring the Town has access to monies to meet anticipated cash needs is defined as liquidity. All investment purchases are made with the intent to hold the investment to maturity. The risk of an illiquid portfolio, however, can be avoided by ensuring a portion of the investment portfolio is placed in the North Carolina Capital Management Trust (NCCMT) accounts or the custodian sweep account, which offer access on the same or next day to ensure the Town's operational needs are met.

3. *Yield.* The Town builds its investment portfolio to obtain the best possible yield after the primary objectives of safety and liquidity are met. The Town Council recognizes that occasional, measured losses are inevitable in order to achieve a diversified portfolio to maximize safety and liquidity.

III. Standards of care

1. *Delegation of authority.* NCGS 159-30(a) authorizes the Finance Director to invest on behalf of the governing board. The Finance Director is responsible for managing the investment program in accordance with the investment policy. No other individual may engage in any investment transactions on behalf of The Town of Southern Pines.

2. *Due diligence*. Provided due diligence was performed when purchasing an investment, the Finance Director shall be relieved of personal responsibility in the event unexpected circumstances arise that cause a loss of principal. Due diligence is evidenced by purchasing and managing the investment program in accordance with this investment policy.

3. *Conflicts of interest.* The Finance Director is prohibited from making personal investments with a broker or dealer with whom The Town of Southern Pines utilizes to purchase investments. In addition, he/she must disclose, to the Town Manager (and to the governing board, at the discretion of the Town Manager) any material interests in any financial institutions with whom the Town of Southern Pines utilizes in the investment program. The Finance Director must refrain from any act that could impair the ability to make unbiased investment decisions, including any action that could result in personal gain.

IV. Safekeeping and custody

1. *Third-party safekeeping.* The Town of Southern Pines will contract with a third-party safekeeping institution who will serve as custodian of investments. Investment trades must be executed on a delivery vs. payment (DVP) method to ensure purchased securities are delivered prior to the release of any funds. Evidence of proper safekeeping may be monitored through online access to the Town's custodial account. Also, the custodian must present the Town with a monthly safekeeping statement.

2. *Authorized dealers, brokers and financial institutions.* The Finance Director will maintain a listing of approved financial institutions, dealers (primary or regional), and brokers providing investment services to the Town of Southern Pines. Financial institutions, dealers and brokers are selected by the Finance Director based upon the needs of The Town of Southern Pines. The Finance Director is responsible for completing the proper due diligence of the approved and proposed financial institutions, dealers (primary or regional), and brokers providing investment services to the Town of Southern Pines. The Finance Director must review the following documentation before approval and on an annual basis:
    a. Audited financial statements
    b. FINRA (BrokerCheck)
    c. Credit Ratings from at least two reporting agencies

V. Authorized investments

Authorized investments. NCGS 159-30(c) provides a comprehensive listing of legally authorized investments. The Town of Southern Pines' portfolio may only include the classes of securities specifically authorized by this statute. The following is not an exhaustive list but includes the most common legally authorized investments:

1. Obligations of the United States or obligations fully guaranteed as to principal and interest by the United States.

2. Obligations of the Federal Farm Credit Bank, Federal Home Loan Banks, Federal Home Loan Mortgage Corporation, Fannie Mae, and Governmental National Mortgage Association,

3. Obligations of the State of North Carolina.

4. Bonds and notes of any North Carolina local government or public authority.

5. Prime quality commercial paper bearing the highest rating of at least one nationally recognized rating service, provided it does not bear a rating below the highest by any nationally recognized rating service which rates the particular obligation.

6. Certificates of Deposit issued by a financial institution organized under the law of the State of North Carolina or having its principal office in North Carolina.

7. Participating shares in a mutual fund for local government investment, approved by the Local Government Commission.

VI. Internal controls and reporting

1. *Internal controls.* Adequate segregation of the investment program duties of transacting, approving and reporting will be accomplished by following these internal control procedures:

    a. The Accounting Supervisor is delegated authority under this policy to communicate directly with financial institutions, brokers and dealers in order to obtain quotes on investment rates and other necessary information that will be provided to the Finance Director to build and manage the Town's investment portfolio.

    b. The Finance Director will review, pre-audit and sign documentation of an investment purchase.

    c. The Senior Accountant will maintain adequate records to identify all investment purchases and maturities. These records will serve as supporting documentation for all investment journal entries made to the Town's general ledger.

    d. The Senior Accountant will prepare a monthly reconciliation of the Town's investment portfolio, supported by a custodial account safekeeping statement, to the Town's general ledger.

    e. The Finance Director or Accounting Supervisor will review the supporting documentation and approve the reconciliation.

At no time may the Finance Director, Accounting Supervisor or any other authorized investment officer perform both the duties of transacting and approving.

2. *Reporting.* An investment officer will be responsible for maintaining adequate records for investments.

   a. *Schedule of investments.* A schedule of investments will be maintained that includes the security name, purchase date, cost, maturity date and yield. This schedule will be used as supporting documentation for the monthly reconciliation.

   b. *Mark-to-market.* At the end of the fiscal year, the Finance Director will mark the value of investments, when appropriate, to market value in accordance with the guidance promulgated by the Governmental Accounting Standards Board (GASB). On the monthly reconciliation, an investment officer will report the variance between the cost and market value of investment portfolio. If the Finance Director believes this variance is material, and may adversely impact the financial statements, the Finance Director and investment officer will determine what action, if any, is necessary and will report the decision to the Town Manager.

Semi-annual LGC-203 report. A semi-annual report of cash and investments will be prepared and submitted by the Finance Director each January and July as required by NCGS 159-33. This required report provides the Local Government Commission division of the North Carolina State Treasurer's Office with all cash and investment balances at December 31 and June 30.

M E M O R A N D U M

TO: Town Council
Reagan Parsons, Town Manager

FROM: Tess Brubaker - Speis, Finance Director

DATE: March 2, 2022

SUBJECT: Investment Policy

The Town has an investment policy that was originally submitted in June of 1993 and approved in July 1993. With the recent events, specifically COVID-19, it brought to my attention the need to update this policy.

The new policy still provides maximum security and falls within the guidelines proposed by the Local Government Commission. These proposed guidelines will ensure the Town achieves the highest investment return possible while still meeting the daily cash flow demands.

Please consider approval of the updated Investment Policy.

Thank you.