



## AGENDA

Town Council Business Meeting  
Tuesday, March 10, 2026: 6:00 PM

E.S. Douglass Community Center: 1185 W. Pennsylvania Ave

### 1. CALL TO ORDER

### 2. PLEDGE OF ALLEGIANCE

### 3. TOWN MANAGER'S COMMENTS

### 4. PUBLIC COMMENTS

### 5. CONSENT AGENDA

### 6. PUBLIC HEARINGS

### 7. ACTION ITEMS

#### a. Authorize Letter of Support for an American 250 Patriots Marker

The [Alfred Moore Chapter](#) of the National Society Daughters of the American Revolution (DAR) would like to donate a commemorative plaque at Town Hall. This is an initiative of the national chapter to honor the 250th anniversary of the United States and to recognize local Patriots of the Revolutionary War. They seek formal authorization by the Town to submit to the national organization.

#### b. Accept Flag Donation from DAR for Town Hall and Authorize Placement of a Corresponding Marker

The [Alfred Moore Chapter](#) of the National Society of Daughters of the American Revolution (DAR) would like to donate a United States flag and commemorative plaque for the exterior of Town Hall. They seek formal acceptance of the donation and authorization to submit to the national organization for the plaque.

#### c. AR-02-26: Trimble Plant Road Architectural Compliance Permit

V3 Southeast on behalf of JBO Holdings, LLC, requests approval of an Architectural Compliance Permit (file #AR-02-26) to reface portions of a 232,402-square-foot mixed-use building located at 209–211 Trimble Plant Road. The proposal is consistent with the previously approved Planned Development (PD-05-25), including the use of fiber-cement panels and stucco in place of brick.

#### d. Request to Abandon Town Right of Way - Set Public Hearing

Longitude Planning Group, on behalf of Leonard and Beth Gaddis, requests that the Town of Southern Pines abandon a ±10,484 sq ft vacant right-of-way perpendicular to Hill Road just south of the intersection with Little Road so it can be recombined with the Gaddis property for stormwater management and landscaping.

### 8. ADJOURNMENT

Meetings/work sessions of the Southern Pines Town Council are now available on the Town's Website at [sopinesnc.info/agendas](http://sopinesnc.info/agendas). Video of the Town Council meetings will be live-streamed on the website 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.



125 SE Broad Street, Southern Pines, NC 28387

March 10, 2026

National Society Daughters of the American Revolution

To Whom It May Concern,

On behalf of the Southern Pines Town Council, I am pleased to confirm that on March 10, 2026, Council authorized support for the Alfred Moore Chapter of the National Society Daughters of the American Revolution to install a commemorative plaque at Southern Pines Town Hall.

We understand this plaque will honor Patriots of the Revolutionary War and recognize individuals whose courage and sacrifice helped secure the freedoms we enjoy today. As we approach the 250th anniversary of our nation's founding, initiatives such as this provide meaningful opportunities to reflect on our shared history and the enduring principles upon which our country was built. The Town of Southern Pines is honored to participate in this nationwide initiative and to help recognize important history in Moore County.

The plaque will be placed at our Town Hall building located at 300 SW Broad Street and installed in a public exterior area of the grounds so that residents and visitors alike may view and reflect on this important piece of our nation's history.

The Town of Southern Pines appreciates the leadership of the Alfred Moore Chapter in advancing this effort and is pleased to support this recognition of our nation's founding generation.

Sincerely,

Taylor G. Clement  
Mayor  
Town of Southern Pines



125 SE Broad Street, Southern Pines, NC 28387

March 10, 2026

National Society Daughters of the American Revolution

To Whom It May Concern,

On behalf of the Southern Pines Town Council, I am pleased to confirm that on March 10, 2026, the Council formally accepted a donation from the Alfred Moore Chapter of the National Society Daughters of the American Revolution to include a United States flag and commemorative plaque at the Southern Pines Town Hall.

We understand that this commemorative plaque is approved by the National Society Daughters of the American Revolution as part of its initiative to provide United States flags in public places.

The United States flag and commemorative plaque will be placed in front of our Town Hall building, located at 300 SW Broad Street, which is a public exterior area accessible to residents and visitors.

The Town of Southern Pines appreciates the leadership of the Alfred Moore Chapter in supporting the Town as we open our new Town Hall facility in the coming months. We are pleased to accept this donation for our community.

Sincerely,

Taylor G. Clement  
Mayor  
Town of Southern Pines

# Planning Staff Report

**To:** Reagan Parsons, Town Manager

**From:** Gene Ruiz, Planner II

**Date:** March 10, 2026

**Item:** **File #AR-02-26** Review of Architectural Compliance Permit on Trimble Plant Road

## I. EXECUTIVE SUMMARY

The applicant, V3 Southeast, on behalf of the legal property owner JBO Holdings, LLC, is requesting approval of an Architectural Compliance Permit for modifications to an existing 232,402-square-foot mixed-use building located at 209–211 Trimble Plant Road. The site is positioned on Trimble Plant Road just north of the intersection with Yadkin Road, adjacent to the Industrial Corporate Park, and was recently approved under its Conceptual Development Plan (CDP) and Preliminary Development Plan (PDP)–(PD-06-25).

Through the approved CDP, the property was rezoned from Industrial (I) to Planned Development (PD) to accommodate a broader range of commercial, industrial, and office uses than those permitted within the Industrial district. Both the CDP and the subsequent PDP established this expanded mix of uses and evaluated the applicant’s request to utilize exterior building materials other than brick. These proposed materials were reviewed in detail and approved as part of the CDP process.

The narrative provided by the applicant reflects an approved architectural deviation from UDO §4.10, which typically requires masonry as the primary façade material. As authorized in the CDP, the applicant may incorporate fiber-cement panels—including wood-look finishes—along with EIFS and metal siding to modernize the existing structure while maintaining an industrial character. The building materials now proposed in this Architectural Compliance Permit are consistent with the exterior materials and design treatments presented in the renderings approved under PD-05-25, and they match the building material palette previously authorized through the Planned Development process.

The southern and rear portions of the building, which contain an existing self-storage facility and warehouse space, will remain unchanged and are not included within the scope of the proposed refacing. This approach is consistent with the intent of the Unified Development Ordinance (UDO), which emphasizes architectural enhancements along public-facing elevations and areas with the greatest visual impact. The requested deviations were evaluated in the context of the previously approved Planned Development (PD-05-25) and are considered appropriate given that the building will remain visually screened from U.S. Highway 1 by a substantial, undisturbed buffer of existing trees.

Based on the applicable review criteria and the findings outlined above, staff concludes that Architectural Compliance Permit AR-02-26 is consistent with the approvals granted under PD-05-25, satisfies the intent of the UDO’s architectural design standards, and will not negatively impact the visual character of the surrounding area. Therefore, staff recommends approval of the requested deviations and supports issuance of the Architectural Compliance Permit.

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## II. PROJECT INFORMATION

### A. Property Owner:

JBO Holdings, LLC

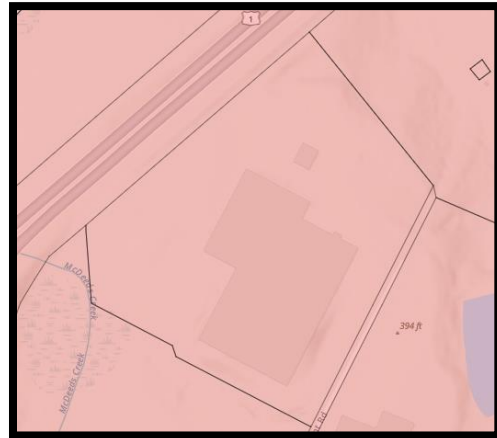
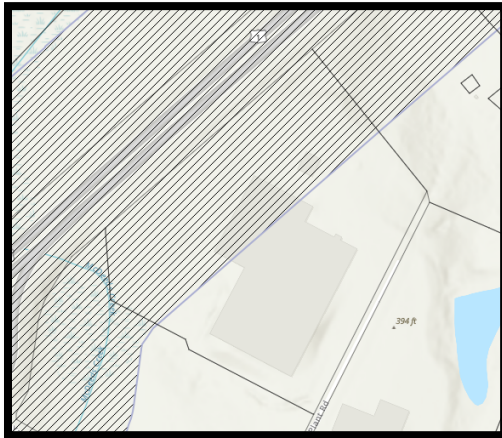
### B. Applicant & Authorized Agent:

Koontz Jones Design + V3 Companies LLC

### C. Subject Property Description:

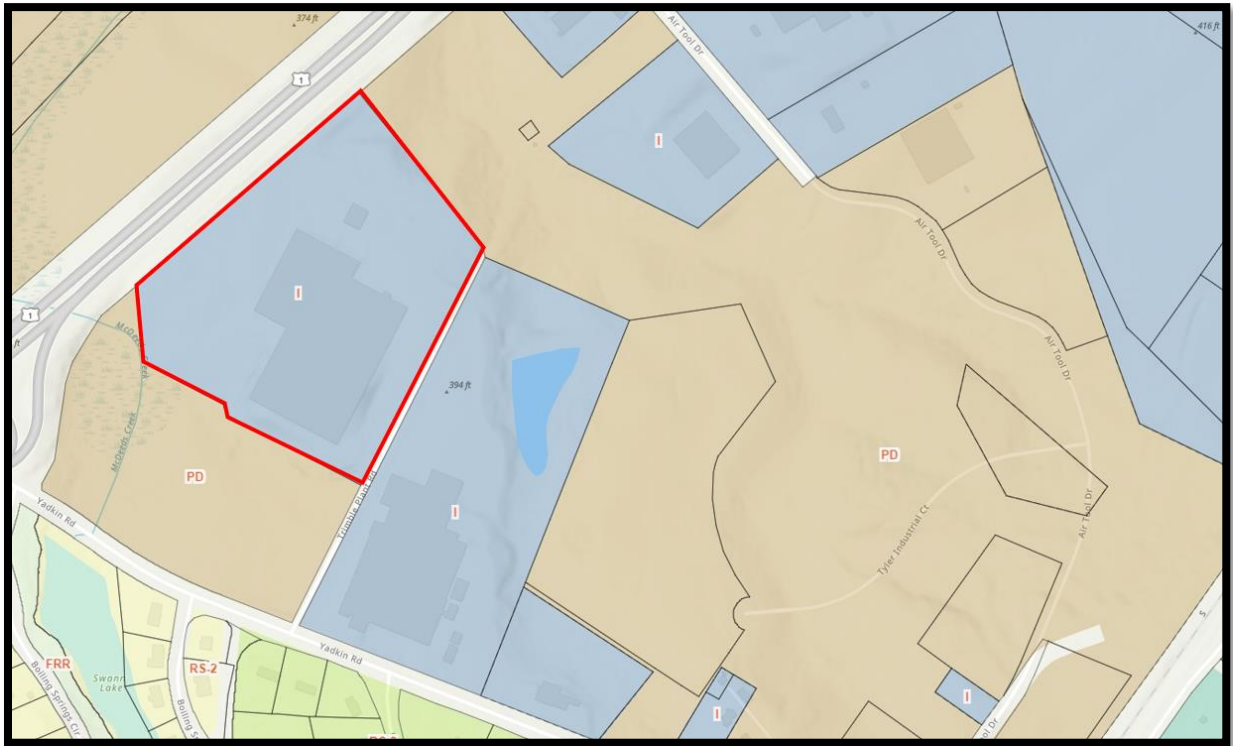
The subject property is located East of US-1, West of Trimble Plant Road, South of Air Tool Drive, and North of Yadkin Road.

### D. Zoning: Planned Development (PD) previously Industrial (I), Urban Transition Highway Corridor Overlay (partial site),



### E. Existing Uses: Self-Storage, warehouse, offices, medical clinic, vehicle rental

**Figure 1: Zoning Vicinity Map** (Approximate Property Boundary Shown in **Red**).



**Figure 2: Existing Conditions**





### III. STAFF REVIEW

#### Application Review Dates

- Application Submitted: **February 3, 2026**
  - Additional Material submitted: **February 16, 2026**
  - Additional Material submitted: **February 19, 2026**
- Application Deemed Complete: **February 9, 2026**
- Town Council Regular Meeting: **March 10, 2026**

#### **Process and Standards of Review**

Applications for Architectural Compliance Permits are reviewed pursuant to UDO §2.26.

#### **A. Staff Comments based on Building Design Requirements per UDO §4.10.4**

Staff has reviewed the project for compliance with UDO §4.10.4 Building Design Requirements. The proposal is consistent with eight (8) of the ten (10) standards outlined in UDO §4.10.4(A)–(J). Two areas of non-compliance are identified below, which will require a deviation from the Town’s standards. Compliance with signage requirements will be evaluated during sign-permit review, as UDO §4.10.4(J) specifies that all signage shall meet the standards of UDO §4.6 and any applicable zoning district regulations.

- 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.***
- The applicant’s proposed design does not include brick and instead incorporates a combination of stucco and fiber-cement architectural panels. The existing building previously met the UDO standard requiring primary exterior wall materials to consist predominantly of brick, with cementitious horizontal lap siding, textured concrete masonry, cast stone, and stucco permitted only as accent materials covering no more than twenty (20) percent of the exterior façade. The proposed refacing utilizes fiber-cement architectural wall systems—including Nichiha panel assemblies and wood-look accent panels—in conjunction with painted stucco finishes. These materials are durable, low-maintenance, and suitable for a multi-tenant structure accommodating commercial, office, and medical uses. The proposed material palette remains consistent with the UDO’s Architectural Materials and Design Standards, which emphasize long-term building performance, high-quality construction, and architectural compatibility.

#### **Front Façade /Fronts Trimble Plant Rd.**

<b>Building Material</b>		
<b>Brick</b>	<b>Proposed Accent Material</b>	
0%	Fiber Cement Panels (2,337sf) 53.2 %	Stucco (2,059sf) 46.8%

**Side Façade (Opposite to existing self-storage facility and warehouse space)**

Building Material		
Brick	Proposed Accent Material	
0%	Fiber Cement Panels (1,291sf) 39.5%	Stucco (1,975sf) 60.5%

**Rear Façade (HWY1)**

Building Material		
Brick	Proposed Accent Material	
0%	Fiber Cement Panels (168sf) 40%	Stucco (252sf) 60%

- UDO §4.10.4 (G) states *In other districts, Buildings may use parapets with cornices, gable or hip roofs. Changes in parapet height or design, gables or other changes in the roofline as viewed from any public street shall be required for any Building that is wider than one hundred (100) feet. For Buildings that are wider than one hundred (100) feet, changes in rooflines shall be used to avoid uninterrupted planes of longer than two hundred (200) feet*

This section requires Buildings wider than 100 feet to incorporate changes in parapet height, gables, or other roofline variations when viewed from any public street, and further requires that no uninterrupted roof plane exceed 200 feet in length. The existing building does not currently meet this standard; however, the applicant is introducing design elements to bring the project into greater compliance. The roofline along the street-facing façade is broken up by a taller parapet centered within the refaced portion of the building. The refaced section measures approximately 301 feet in total length, and no continuous roof plane along the street-facing façade exceeds 200 feet, satisfying the requirements of UDO §4.10.4(G)(2). The existing flat roof will remain.

**B. STAFF RECOMMENDATION**

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.

- *For Buildings with ten thousand (10,000) square feet or more of Gross Floor Area or that do not comply with the commercial Building design standards in Section 4.10, the application is consistent with the applicable Comprehensive Plan goals and policies;*
- *The application substantially conforms with the applicable Multi-Family or commercial design standards and other applicable provisions of the UDO;*
- *The application is consistent with applicable conditions of prior Development Approval.*

Considering these criteria, Planning Staff recommend approval of AR-02-26 with the following deviations:

- **Deviation 1.** Regarding UDO §4.10.4(C) – Building Materials: Based on the findings outlined above—including consistency with the exterior materials, renderings, and architectural treatments approved under PD-05-25 and the applicant’s use of high-quality, durable materials appropriate for a multi-tenant commercial building—staff recommends approval of the Architectural Compliance Permit.

Given that the proposed refacing materials were explicitly reviewed and approved through the Planned Development process, remain consistent with the PD-05-25 renderings, and meet the intent of the UDO’s Architectural Materials and Design Standards to promote long-term building performance and compatibility, staff finds the request appropriate and recommends approval.

- **Deviation 2.** Regarding UDO §4.10.4(G) – Building Roofline Articulation: The proposed roofline articulation is consistent with what was presented and approved under PD-05-25. The applicant has incorporated a taller parapet and related design elements along the front-facing façade to break up the roofline and achieve compliance with UDO §4.10.4(G), which requires articulation for buildings wider than 100 feet and limits uninterrupted roof planes to no more than 200 feet.

These improvements apply only to the front façade, which is being updated to reflect the architectural direction approved under PD-05-25; the remaining two façades will remain unchanged. The applicant’s demonstrated compliance with roofline-articulation requirements—staff supports this modification and recommends approval of the Architectural Compliance Permit.

#### **IV. ATTACHMENTS PROVIDED BY THE APPLICANT**

1. Application
2. Narrative (Revised February 19, 2026)
3. Rendering
4. Site Plan
5. Building Plan (Revised February 16, 2026)

#### **V. TOWN COUNCIL ACTIONS**

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, the commercial building design requirements per UDO §4.10.4 and prior development approvals. The Town Council may make one of the following motions or any alternative they wish.

**I move to:**

1. **Approve AR-02-26** as set forth in the building elevations dated February 16, 2026 with the two deviation to building materials as specifically described in the March 10, 2026 staff report.

2. **Approve AR-02-26 with the following conditions and/or deviations:**

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3. **Deny AR-02-26.**



# Architectural Compliance Permit Application (Major)

*Required if more than 10,000 SF of Gross Floor Area or the project is not in compliance with the UDO*

## REQUIRED APPLICATION MATERIALS:

- \_\_\_ **Application fee** in the amount of **\$610.00**.
- \_\_\_ **Completed Application** signed by the applicant. Please do not leave anything blank and make sure all of the information provided is correct.
- \_\_\_ **Deed** copy to provide proof of ownership and property boundaries
- \_\_\_ **Appointment of Agent**, if applicable, signed by the property owner(s) and the agent
- \_\_\_ **Written Narrative**: It is the responsibility of the applicant to demonstrate compliance with UDO §§4.10.4, 4.10.6, 4.10.7, 4.10.8, 5.4 and 5.8 as part of the narrative. Please also address compliance with the property's approved Conceptual Development Plan (CDP), if applicable.
- \_\_\_ **Dimensioned Elevation Drawings**: in color. Dimensions should include all standards listed above.
- \_\_\_ **Renderings**: in color with sufficient detail (UDO §2.26.4)
- \_\_\_ **Dimensioned Site Plan**: if applicable
- \_\_\_ **Electronic copy (PDF) of all application materials** submitted to [plan@southernpines.net](mailto:plan@southernpines.net)

**SCAM ALERT!** Please disregard any email correspondence requesting payment of application fees not received from [noreply@smartgovcommunity.com](mailto:noreply@smartgovcommunity.com) generated by the SmartGov online portal!

## REVIEW AND APPROVAL:

1. **Staff review**: Planning staff will review the application and notify the applicant if additional materials are needed.
2. **Town Council decision**: The Town Council may approve, approve with conditions, or deny the application based on the criteria set forth in UDO §2.26.7 at its regular business meeting. (Please refer to the Application Processing Timeline document online to determine application deadlines and meeting dates.)

PLANNING DEPARTMENT  
TOWN OF SOUTHERN PINES  
801 SW SERVICE ROAD, SOUTHERN PINES, NC 28387  
[plan@southernpines.net](mailto:plan@southernpines.net) (910) 692-4003 [www.southernpines.net](http://www.southernpines.net)



Application for: ARCHITECTURAL COMPLIANCE PERMIT (MAJOR)

OFFICE USE ONLY
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: Trimble Plant Road
Street Address: 209-211 Trimble Plant Road
PIN: 858200656274 Parcel ID: 20130115 Zoning: PD
Type of building (retail, office, etc.): Retail, office, industrial Total square footage: ±232,402

Applicant:

Name: JBO HOLDINGS, LLC
Email: jomalley@omalleydevelopment.com Phone: 414-573-0855
Mailing Address: 211 TRIMBLE PLANT ROAD

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

Name(s):
Email: Phone:
Mailing Address:

Date: 1/28/2026

Jana 3 O'Malley
Applicant

PLANNING DEPARTMENT
TOWN OF SOUTHERN PINES
801 SE Service Road, Southern Pines, NC 28387



## **TRIMBLE PLANT ROAD - BUILDING REFACING ARCHITECTURAL COMPLIANCE PERMIT**

The proposed project includes the refacing of portions of the existing ±232,402 SF Trimble Plant Road building. The existing building currently contains a mixture of industrial, and office uses. A Conceptual Development Plan (CDP), and subsequent Preliminary Development Plan (PDP) were approved for the property to allow for an expanded mix of permissible uses including commercial, industrial and office uses. As a part of the CDP process, the use of exterior building materials other than brick were discussed and approved. Renderings of the proposed building refacing were presented to and reviewed by the Southern Pines Town Council during the approval process.

The proposed building improvements are focused on enhancing the architectural appearance of primary public-facing elevations while allowing the building to continue functioning for existing and future tenants. The southern and rear portions of the building, which contain an existing self-storage facility and warehouse space, will remain unchanged and is not included within the scope of the refacing and is consistent with the UDO's intent to focus architectural enhancements along public-facing elevations and areas with the greatest visual impact. The proposed refacing provides a cohesive architectural treatment while acknowledging the varied uses contained within the structure.

The following narrative describes elements from each section of 4.10.4 of the Southern Pines UDO.

### **Building Orientation and Entries**

The proposed refacing retains the existing entrances and doors in their current locations. The three existing primary entrances are oriented toward Trimble Plant Road and the expanded customer parking area. Existing entries are spaced at approximately 124' and 78', consistent with the GB and HCO standards identified in Exhibit 4-15 of the Unified Development Ordinance.

### **Building Dimensions**

The building height is 22' -4" at the top of the highest parapet and 16' elsewhere. The length of the refacing area is roughly 301' facing Trimble Plant Road and roughly 203' on the side. While the building does not fully comply with Section 4.10.4(B)(2), the design incorporates horizontal articulation, material changes, and color variation along the length of the building to create the appearance of distinct building segments and reduce the monotony of the existing façade. The longest uninterrupted segment of a single material is approximately 89 feet in length; however, this segment is further broken up using glazing and continuous metal awnings, which reduce the perceived mass of the segment.

### **Building Materials**

Building facades (not counting windows and glass) are comprised of a mixture of stucco and fiber cement panels (stone panels) with accent features. Building facades are calculated as follows and shown on the elevations:

Elevation	Fiber Cement Panels	Stucco
Side (North)	39.5% (1,291 SF)	60.5% (1,975 SF)
Rear	40% (168 SF)	60% (252 SF)
Front (East)	53.2% (2,337 SF)	46.8% (2,059 SF)
Overall	47% (3,796 SF)	53% (4,286 SF)

The proposed refacing utilizes high-quality fiber cement architectural wall panels, including Nichiha panel systems and wood-look accent panels, along with painted exterior stucco finishes. These materials are durable, low-maintenance, and appropriate for a multi-tenant building containing commercial, office, and medical uses, consistent with the UDO’s intent to encourage long-term building performance and quality construction (UDO – Architectural Materials and Design Standards).

The use of exterior materials other than brick, along with the overall architectural approach for the building refacing, was described and evaluated as part of the approved **Conceptual Development Plan (CDP)**. Renderings of the proposed refacing were presented to and approved by the **Town Council** during the CDP approval process, establishing consistency between the proposed improvements and the approved CDP.

**Windows**

Windows are glazed in non-reflective, light gray tinted glass. Windows and doors cover 35% of the street facing façade between the elevations of 2’ and 10’ above the grade of the building entry as required by the UDO.

**Awnings**

Pre-finished, fabricated metal canopies are proposed at the front and side entrances within the refacing area. The canopies do not encroach into streets, parking areas, or required setbacks and are designed as pedestrian-scale building accents. Canopy heights are consistent, with a minimum clearance of 9 feet, 11 inches, and they project 5 feet from doorways along the front façade and 4 feet along the side elevation. The canopies are sized to provide adequate pedestrian protection during inclement weather. No galleries or arcades are proposed. Awning details have been provided with the architectural drawings included with the application.

**Roofs**

The roofline along the street facing façade is broken up with the addition of a taller parapet in the middle section of the refacing area. The refaced section of the building is 301’ in length along the street facing facade. No continuous roof plane along the street facing facade is longer than 200’ in compliance with Section 4.10.4 (G)(3). The existing roof is flat and will remain.

**Loading Zones and Garage Bays**

Loading docks are located on the side of the building and not in the area being resurfaced.

### **Mechanical Equipment**

Mechanical equipment is not located between the street and the building. Existing equipment is located on the sides and rears of the building. All mechanical equipment will be at ground level and screened to meet the requirements as described in the UDO.

### **Signage**

All signage for the project will comply with UDO and zoning district standards

In addition to the standards described in section 4.10.4, an architectural compliance permit must meet the criteria set forth in section 2.26.7 of the Town of Southern Pines UDO. Below are listed the three (3) criteria required to approve an architectural compliance permit. Following the individual criteria is an explanation, indicated in red, describing how the project demonstrates compliance with each of these criteria.

No Architectural Compliance Permit shall be approved unless the Town Council finds that:

(A) For Buildings with ten thousand (10,000) square feet or more of Gross Floor Area or that do not comply with the commercial Building design standards in Section 4.10, the application is consistent with the applicable Comprehensive Plan goals and policies;

The application is consistent with the Town of Southern Pines Comprehensive Plan by promoting reinvestment in an existing building, enhancing community appearance along public-facing elevations, and supporting a mix of commercial, office, and medical uses within an established development area. The project encourages efficient use of existing infrastructure and supports long-term economic vitality consistent with the Plan's goals.

(B) The application substantially conforms with the applicable Multi-Family or commercial design standards and other applicable provisions of the UDO; and

The application conforms with the applicable commercial design standards and other relevant provisions of the Unified Development Ordinance. While alternative exterior materials are proposed, the design meets the intent of the UDO by incorporating façade articulation, material variation, pedestrian-oriented elements, and durable construction appropriate to the zoning district and permitted uses.

(C) The application is consistent with applicable conditions of prior Development Approvals.

The application is consistent with prior development approvals, including the approved Conceptual Development Plan (CDP). The use of exterior materials other than brick and the overall architectural approach were described during the CDP process. Renderings of the proposed refacing were presented to the Town Council during the approval process.





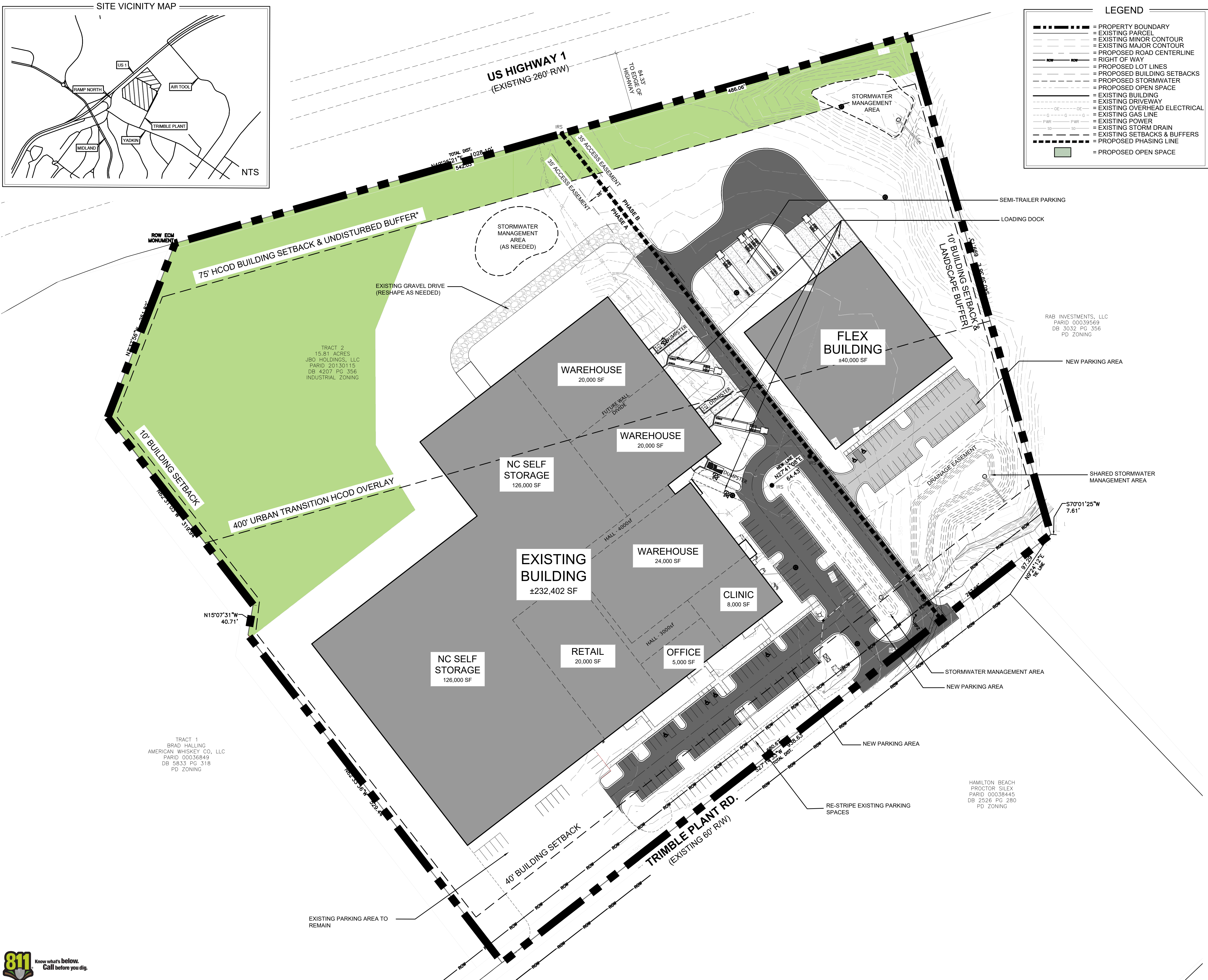
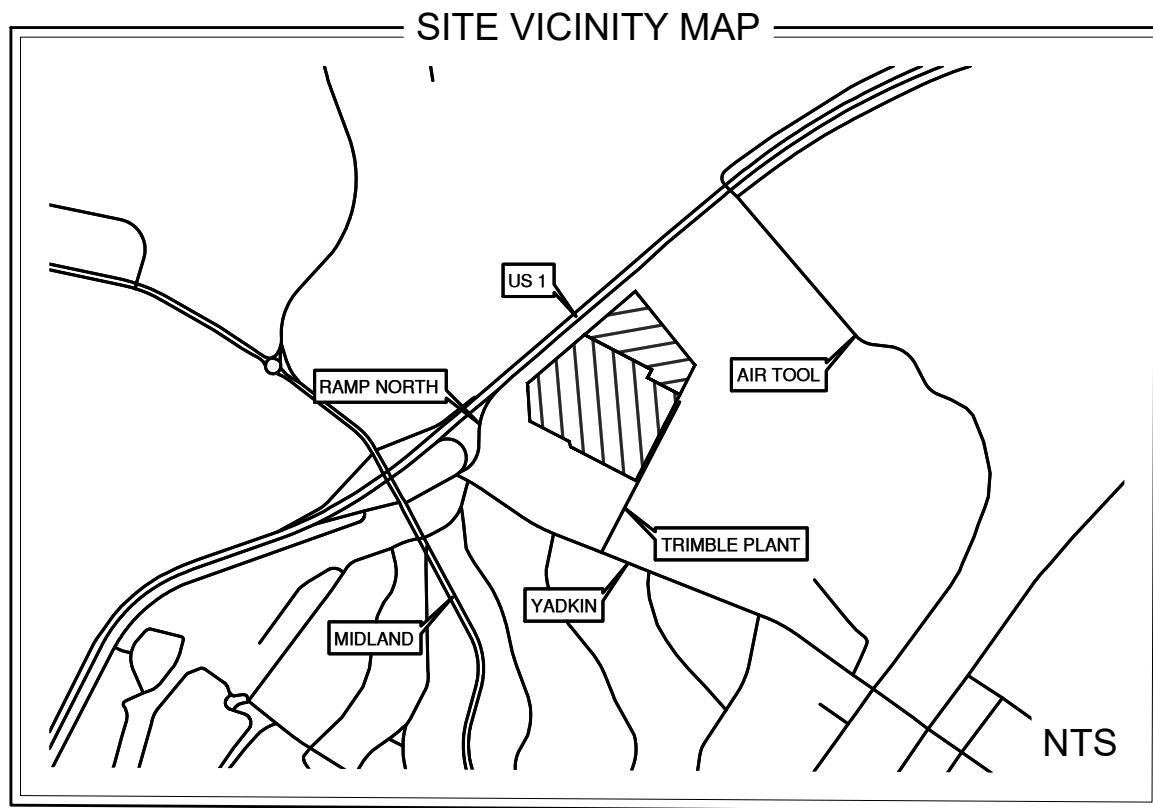




 **MOORE**  
FREE & CHARITABLE  
**CLINIC**  
Healing Hands. Caring Hearts.







**LEGEND**

- — — — — = PROPERTY BOUNDARY
- — — — — = EXISTING PARCEL
- — — — — = EXISTING MINOR CONTOUR
- — — — — = EXISTING MAJOR CONTOUR
- — — — — = PROPOSED ROAD CENTERLINE
- — — — — = RIGHT OF WAY
- — — — — = PROPOSED LOT LINES
- — — — — = PROPOSED BUILDING SETBACKS
- — — — — = PROPOSED STORMWATER
- — — — — = PROPOSED OPEN SPACE
- — — — — = EXISTING BUILDING
- — — — — = EXISTING DRIVEWAY
- — — — — = EXISTING OVERHEAD ELECTRICAL
- — — — — = EXISTING GAS LINE
- — — — — = EXISTING POWER
- — — — — = EXISTING STORM DRAIN
- — — — — = EXISTING SETBACKS & BUFFERS
- — — — — = PROPOSED PHASING LINE
- ■ ■ ■ ■ = PROPOSED OPEN SPACE

**ZONING INFORMATION**

**ZONING CLASSIFICATION:**  
PD - PLANNED DEVELOPMENT (WITH AN APPROVED CDP)

**REQUIRED SETBACKS:**  
FRONT: 40'  
INTERIOR SIDE: 10'  
EXTERIOR SIDE: 15'  
REAR: 20'  
**MIN. LOT AREA:** 50,000 SF

**MAX. BUILDING HEIGHT:** 50'

**HCOD (URBAN TRANSITION) STANDARDS PER CDP APPROVAL:**  
BUILDING & PARKING SETBACK: 75' (STREET YARD)  
UNDISTURBED BUFFER: 75' (STREET YARD)

**PROPERTY INFORMATION**

**PROPERTY OWNER/APPLICANT(S):**  
JBO HOLDINGS, LLC

**PROPERTY ADDRESS:**  
211 TRIMBLE PLANT ROAD  
SOUTHERN PINES, NC 28387

**PARCEL:** DB 4207, PG 356

**TOTAL ACREAGE:** ±21.69 AC

**IMPERVIOUS SURFACE (EXISTING):**  
±8.10 AC - (37.34%)

**IMPERVIOUS SURFACE (NEW):**  
±3.00 AC - (13.8%)

**IMPERVIOUS SURFACE (TOTAL):**  
±11.1 AC - (51.18%)

**REQUIRED OPEN SPACE:** ±4.34 AC - (20.0%)

**PROPOSED OPEN SPACE:** ±4.60 AC - (21.2%)

**PROPOSED PARKING:** 182 SPACES

**\*HCOD BUFFER NOTE**

THE 75' HIGHWAY CORRIDOR OVERLAY BUFFER ALONG THE FRONTAGE OF THE PROPERTY WILL BE PRESERVED AND LEFT UNDISTURBED, MAINTAINING THE EXISTING VEGETATIVE BUFFER AND VISUAL CHARACTER OF THE CORRIDOR. DISTURBANCE WITHIN THIS AREA WILL OCCUR ONLY WHERE NECESSARY TO ACCOMMODATE PROPOSED STORMWATER MANAGEMENT FACILITIES (AS SHOWN ON THIS PLAN) OR THE INSTALLATION OF FUTURE UTILITY CONNECTIONS IF NEEDED. ANY SUCH IMPACTS WILL BE MINIMIZED AND RESTORED IN ACCORDANCE WITH TOWN STANDARDS TO ENSURE CONTINUED COMPLIANCE WITH THE INTENT OF THE HIGHWAY CORRIDOR OVERLAY.

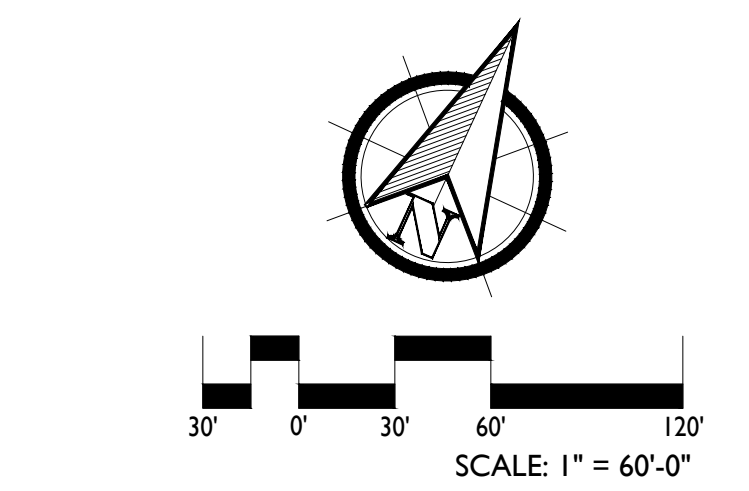
**WATERSHED**

BASIN: CAPE FEAR  
STREAM: LITTLE RIVER (INTAKE NO. 2)  
TYPE: WS-IIP

**FLOODPLAIN DATA**

THIS PROPERTY IS LOCATED IN FLOOD ZONE 'X' (AREAS OF MINIMAL FLOODING)

THE LOCATION OF THE 100-YEAR FLOODPLAIN PER NFIP FIRM COMMUNITY PANEL NO: 8540  
MAP: 3710854000J  
DATE: OCTOBER 17, 2006



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

**3 SE**

**KOONTZ JONES DESIGN**

140 APLECROSS RD. - SUITE B  
PINEHURST, NC 28374  
P: (910) 684-6867  
W: www.koontzjones.com

**TRIMBLE PLANT ROAD**  
**PRELIMINARY DEVELOPMENT PLAN - PHASES A + B**  
**SOUTHERN PINES, NORTH CAROLINA**  
**SITE PLAN**

DATE: 12.16.25  
DESIGNED BY: JMW  
DRAWN BY: JMW  
CHECKED BY: JPS  
SCALE: 1" = 60'-0"  
PROJECT #: 250535  
SHEET NUMBER: **L-1.1**



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# O'MALLEY OFFICE REFACING

## 211 TRIMBLE PLANT RD SOUTHERN PINES, NC



### ARCHITECT

NOVUS ARCHITECTS, INC.  
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336.923.2377

### CIVIL ENGINEER

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140 AQUA SHED COURT  
ABERDEEN, NC 28315  
910.420.1437

### STRUCTURAL ENGINEER

DESIGN BUILD

### MECHANICAL ENGINEER

DESIGN BUILD

### ELECTRICAL ENGINEER

DESIGN BUILD

### PLUMBING ENGINEER

DESIGN BUILD

### FIRE ALARM ENGINEER

NA

### FIRE SPRINKLER ENGINEER

NA

### DRAWING INDEX

GENERAL	ARCHITECTURAL	MECHANICAL	ELECTRICAL	PLUMBING
G000	COVER SHEET			
G210	PARTITION/WALL TYPES			
A001	ARCHITECTURAL SITE PLAN			
A101	FIRST FLOOR PLAN AND NOTES			
A102	FIRST FLOOR PLAN AND NOTES			
A201	EXTERIOR ELEVATIONS AND MATERIALS KEY			
A310	WALL SECTIONS			
A311	WALL SECTIONS			
A312	WALL SECTIONS			
A402	ENLARGED RESTROOM PLANS AND INTERIOR ELEVATIONS			
A631	EXTERIOR ALUM. STOREFRONT			



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O'MALLEY OFFICE REFACING  
LOT 9 CAPITAL DR. SOUTHERN PINES, NC  
COVER SHEET

No.	Description	Date

DRAWN BY: JMB  
CHECKED BY: JCS  
DATE: JANUARY 16, 2026

NOVUS JOB NUMBER  
2025-7021.00

SHEET NUMBER  
**G000**

PRINTED: 1/16/2026 3:19:59 PM

### SYMBOLS

REFERENCES:

1H 1000 DETAIL NUMBER  
1 000 SHEET NUMBER

TRUE NORTH PLAN NORTH NORTH ARROWS

SECTION REFERENCE (A6.01)

EXTERIOR ELEVATION REFERENCE (A5.01)

DETAIL REFERENCE / LARGE SCALE PLAN REFERENCE (2F / A9.01)

INTERIOR ELEVATION REFERENCE (# / A5.02)

DOOR NUMBER (100)

ROOMNAME ROOM NAME & NUMBER (100)

COLUMN GRID DESIGNATION (A)

WINDOW/LOUVER/ OTHER OPENING (B)

NEW SPOT ELEVATION (+8'-0")

EXISTING SPOT ELEVATION (+8'-0")

SPECIAL WALL TYPE (C2)

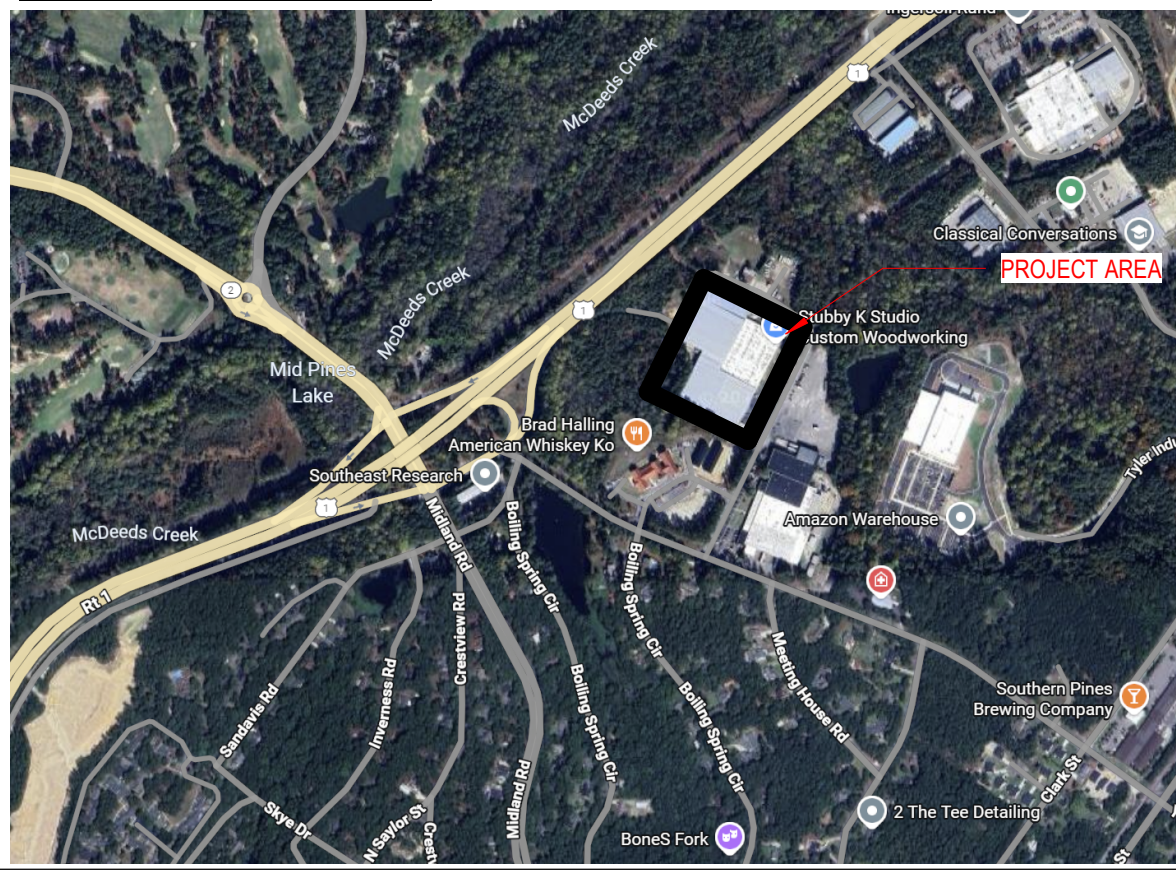
REVISION (1)

REFERENCE TO TYPICAL NOTE (4)

### MATERIAL DESIGNATIONS

EARTH	FINISHED WOOD
GRAVEL	PLYWOOD
CONCRETE	ROUGH WOOD FRAMING
TERRAZZO	BLOCKING
PLASTER,SAND,GROUT	BATT INSULATION
BRICK	RIGID INSULATION
CMU	ACOUSTICAL TILE
75% SOLID CMU	CERAMIC TILE
STEEL	CARPET

### LOCATION MAP

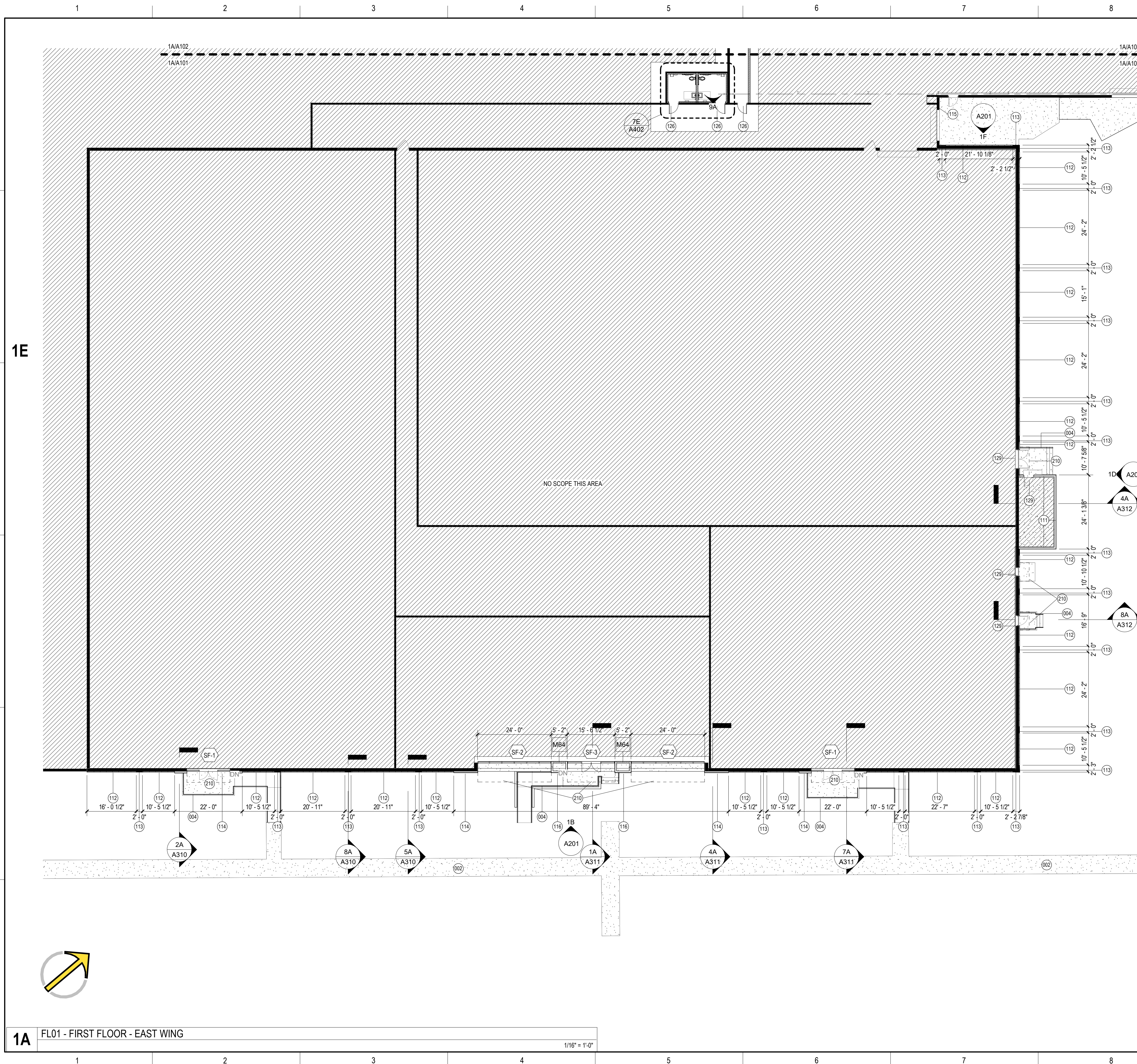


### ABBREVIATIONS

AND	CAST IRON	ESTIMATE(D)	H	HIGH	MED	MEDIUM	PR	PAIR	SHTG	SHEDDING	VARIABLE AIR VOLUME	
ANGLE	CAST IN PLACE CONCRETE	ESTB	HAZMAT	HAZARDOUS MATERIAL	MACH	MACHINE	PREFAB	PREFABRICATED	SHWR	SHOWER	VAPOR BARRIER VINYL BASE	
ABOVE	CAST IRON	EQ	EQ	EQUAL	HAZMAT	HAZARDOUS MATERIAL	PREFAB	PREFABRICATED	SM	SMALL	VAPOR BARRIER VINYL BASE	
ACCESS	CAST IRON	EQUIP	HC	HOLLOW CORE	MANT	MAINTENANCE	PROP	PROPERTY LINE	SN	STRUCTURAL INSULATED PANEL	VENT	VENTILATING
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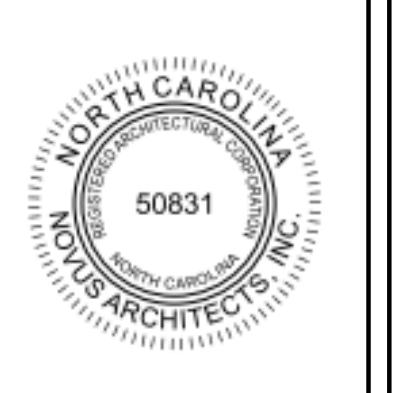
**GENERAL PLAN NOTES**

- CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO FABRICATION AND INSTALLATION. COORDINATE ALL CONDITIONS THAT DIFFER FROM WHAT IS SHOWN WITH THE ARCHITECT OF RECORD
- DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD AT NEW WALLS, FACE OF STUD TO INTERIOR FACE OF EXTERIOR WALLS WHERE SHOWN. ASSUME 5" NOMINAL WIDTHS OF STUD WALLS UNLESS OTHERWISE NOTED.
- LOCATE DOORS 4" FROM HINGE SIDE TYPICALLY, UNLESS OTHERWISE SHOWN. AT LATCH SIDE OF DOOR PROVIDE A MINIMUM OF 18" CLEAR SPACE ON PULL SIDE OF DOOR AND 12" ON THE PUSH SIDE.
- REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION AND UTILITY EQUIPMENT PADS.

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**KEYNOTE INFORMATION**

- KEYNOTE NUMBERS THROUGHOUT THIS DRAWING SET ARE NOT NECESSARILY CONTIGUOUS.
- KEYNOTES THAT DO NOT APPEAR ON THE KEYNOTE SCHEDULE ON THIS PAGE MAY APPEAR ELSEWHERE IN THIS DRAWING SET.

KEYNOTES - NEW WORK	
000 - SITE	
002	EXISTING SIDEWALK TO REMAIN
004	NEW PIPE RAILING, TYP.
100 - WALLS & OPENINGS	
111	NEW FIBER CEMENT PANEL SYSTEM OVER EXISTING PRE-FINISHED METAL WALL PANELS, THIS LOCATION ONLY
112	NEW DEIFS WALL PANEL OVER EXISTING BRICK VENEER. REFER TO ELEVATIONS FOR COLOR AND SIZE
113	NEW FIBER CEMENT HORIZONTAL WOOD WALL PANEL SYSTEM OVER EXISTING BRICK VENEER. REFER TO ELEVATIONS FOR COLOR AND SIZE
114	NEW FIBER CEMENT PANELIZED WALL PANEL SYSTEM OVER EXISTING BRICK VENEER. REFER TO ELEVATIONS FOR COLOR AND SIZE
115	PATCH, REPAIR, PAINT EXISTING EXTERIOR METAL WALL PANELS. COLOR AS SELECTED BY OWNER/ ARCHITECT. ONLY ON TAGGED WALLS
116	NEW FIBER CEMENT PANELIZED WALL PANEL SYSTEM OVER NEW 6" METAL STUD WALL. REFER TO WALL SECTIONS ELEVATIONS FOR COLOR AND SIZE
126	NEW 36" X 74" METAL DOOR IN EXISTING WALL
129	PAINT EXISTING EXTERIOR HOLLOW METAL DOOR AND FRAME. REPAIR AND REPLACE HARDWARE AS NEEDED
200 - ROOF & EXTERIOR	
210	CANOPY ABOVE. REFER TO ELEVATIONS

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**O'MALLEY OFFICE REFACING**

LOT 9 CAPITAL DR. SOUTHERN PINES, NC

**FIRST FLOOR PLAN AND NOTES**

REVISIONS		
No.	Description	Date

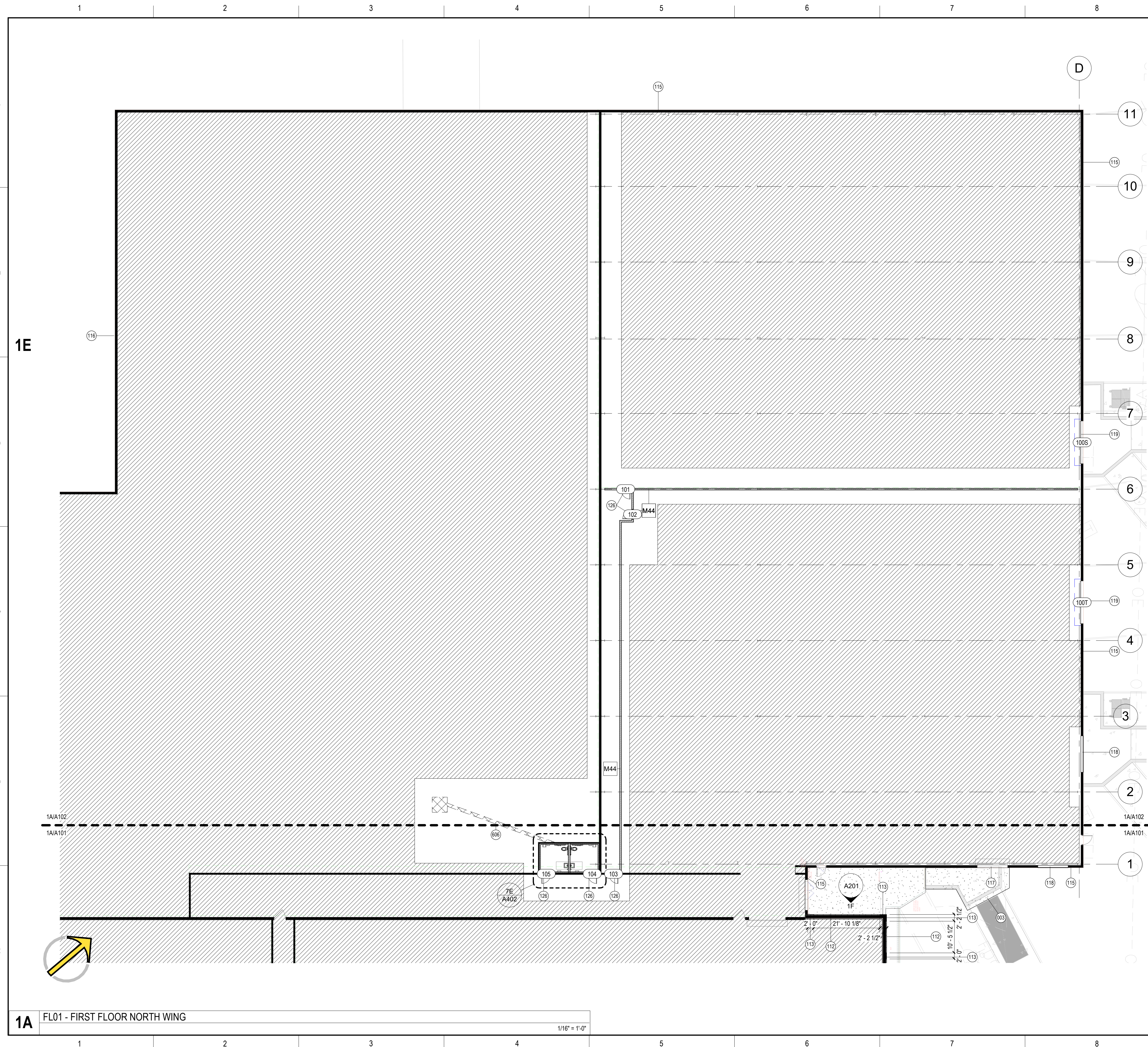
DRAWN BY: JMB  
 CHECKED BY: JCS  
 DATE: JANUARY 16, 2026

NOVUS JOB NUMBER  
**2025-7021.00**

SHEET NUMBER  
**A101**

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- LOCATE DOORS 4" FROM HINGE SIDE TYPICALLY, UNLESS OTHERWISE SHOWN. AT LATCH SIDE OF DOOR PROVIDE A MINIMUM OF 18" CLEAR SPACE ON PULL SIDE OF DOOR AND 12" ON THE PUSH SIDE.
- REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION AND UTILITY EQUIPMENT PADS.

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*always new*

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#	KEYNOTES - NEW WORK
000 - SITE	
003	EXTEND RAISED DOCK AREA, COORDINATE DIMENSIONS WITH CIVIL PLANS
100 - WALLS & OPENINGS	
112	NEW DEIFS WALL PANEL OVER EXISTING BRICK VENEER. REFER TO ELEVATIONS FOR COLOR AND SIZE
113	NEW FIBER CEMENT HORIZONTAL WOOD WALL PANEL SYSTEM OVER EXISTING BRICK VENEER. REFER TO ELEVATIONS FOR COLOR AND SIZE
115	PATCH, REPAIR, PAINT EXISTING EXTERIOR METAL WALL PANELS. COLOR AS SELECTED BY OWNER/ARCHITECT. ONLY ON TAGGED WALLS
116	NEW FIBER CEMENT PANELIZED WALL PANEL SYSTEM OVER NEW 6" METAL STUD WALL. REFER TO WALL SECTIONS ELEVATIONS FOR COLOR AND SIZE
117	EXISTING DOOR TO REMAIN; REPAIR AND CLEAN
118	DEMO EXISTING OVERHEAD DOOR AND FILL WITH MATCHING NEW METAL GIRT WALL W/ PRE-FINISHED METAL PANEL EXTERIOR
119	NEW 12X12 MANUAL OPERATED DRIVE IN, INSULATED SECTIONAL DOOR W/ HIGH LIFT TRACKS TIGHT TO STRUCTURE ABOVE; (2) LOCATIONS TO COORD WITH CIVIL PLANS AND PROPOSED DOCKS. AVOID DIAGONAL BRACING IN EXISTING METAL BUILDING.
126	NEW 36" X 74" METAL DOOR IN EXISTING WALL
600 - COORDINATION	
606	TRENCH EXISTING FLOOR SLAB AS REQUIRED TO SERVE AND CONNECT NEW SANITARY SYSTEMS TO EXISTING

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**O'MALLEY OFFICE REFACING**  
LOT 9 CAPITAL DR. SOUTHERN PINES, NC  
FIRST FLOOR PLAN AND NOTES

REVISIONS:

No.	Description	Date

DRAWN BY: JMB  
CHECKED BY: JCS  
DATE: JANUARY 16, 2026  
NOVUS JOB NUMBER  
**2025-7021.00**

SHEET NUMBER  
**A102**

**1A** FL01 - FIRST FLOOR NORTH WING  
1/16" = 1'-0"

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**1F REAR ELEVATION** 1/16" = 1'-0"

GLAZING / DOORS = 0%  
FIBER CEMENT PANELS = 40%  
STUCCO = 60%

**1E REAR ELEVATION - DEMO** 1/16" = 1'-0"

**1D SIDE ELEVATION** 1/16" = 1'-0"

GLAZING / DOORS = 4%  
FIBER CEMENT PANELS = 38%  
STUCCO = 58%

**1C SIDE ELEVATION - DEMO** 1/16" = 1'-0"

**1B FRONT ELEVATION** 1/16" = 1'-0"

GLAZING / DOORS = 21%  
FIBER CEMENT PANELS = 42%  
STUCCO = 37%

**1A FRONT ELEVATION - DEMO** 1/16" = 1'-0"

**GENERAL ELEVATION NOTES**

1. NOTES

**MATERIAL LEGEND**

	NICHIHA PANEL - NOVENARY OPAL AWP1818
	NICHIHA WOOD - VINTAGEWOOD CEDAR HORIZ PANEL AWP1818
	DEIFS - (3) COLORS WHITE, LIGHT GREY, MED GREY

**KEYNOTE INFORMATION**

- KEYNOTE NUMBERS THROUGHOUT THIS DRAWING SET ARE NOT NECESSARILY CONTIGUOUS.
- KEYNOTES THAT DO NOT APPEAR ON THE KEYNOTE SCHEDULE ON THIS PAGE MAY APPEAR ELSEWHERE IN THIS DRAWING SET.

**KEYNOTES - NEW WORK**

000 - SITE	004 - NEW PIPE RAILING, TYP.
100 - WALLS & OPENINGS	129 - PAINT EXISTING EXTERIOR HOLLOW METAL DOOR AND FRAME. REPAIR AND REPLACE HARDWARE AS NEEDED
200 - ROOF & EXTERIOR	202 - 8' ALUMINUM OVERHEAD SUPPORT CANOPY 204 - METAL COPING, COLOR TO MATCH STOREFRONT
600 - COORDINATION	631 - EXTERIOR WALL SCENCE

**NOVUS**  
*always new*

ASHEVILLE  
ATLANTA  
CHARLESTON  
CHARLOTTE  
ROCKY MOUNT  
ST. THOMAS USVI  
WINSTON - SALEM

NOVUSARCHITECTS.COM

5455 BETHANIA ROAD  
WINSTON-SALEM, NC 27106

P: (336) 923-2377  
www.novusarchitects.com



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FOR INTERIM REVIEW ONLY  
NOT FOR REGULAR ORY APPROVAL  
PERMIT, OR CONSTRUCTION

O'MALLEY OFFICE REFACING  
LOT 9 CAPITAL DR. SOUTHERN PINES, NC  
EXTERIOR ELEVATIONS AND MATERIALS KEY

REVISIONS

No.	Description	Date

DRAWN BY: JMB  
CHECKED BY: JCS  
DATE: JANUARY 16, 2026  
NOVUS JOB NUMBER  
**2025-7021.00**

SHEET NUMBER  
**A201**

PRINTED: 1/16/2026 3:20:05 PM

PRICING DOCUMENTS

February 5, 2026

Reagan Parsons, Town Manager  
Town of Southern Pines  
125 SE Broad Street  
Southern Pines, NC 28387

**RE: Right-of-Way Abandonment Request  
(South of Hill Road, West of Indiana Avenue)**

Dear Mr. Parsons,

On behalf of Leonard and Beth Gaddis, we respectfully request the abandonment of the vacant right-of-way (±10,484 SF) located off Hill Road, south of its intersection with Little Road, and in between the parcels (PIN 858114427502 and PIN 858118424461). This right-of-way is adjacent to the Gaddis property (PARID 00048964) located at 1220 East Indiana Avenue, and as recorded in Deed Book 1423 on Page 35.


According to the Town's GIS website there are no existing water or sewer utilities within this section of right-of-way. This has been reviewed with the Town's Engineering Department (James Michel and David Byrd) and has been determined that there should be no impact to existing or future utilities with the abandonment of this section of right-of-way.

This abandonment would allow for the recombination of the existing right-of-way with the Gaddis tract, giving adequate area to provide stormwater management and landscape area off Hill Road onto the Gaddis property due to the existing runoff from this area.

Longitude Planning Group (LPG), on behalf of Leonard and Beth Gaddis, request the abandonment of the aforementioned right-of-way be considered by the Town Council and pursuant to UDO 2.29.2 to advertise and conduct a public hearing at its next available meeting.

Please advise of any additional information needed by the Town to execute this abandonment process.

Sincerely,



**Jeremy Sparrow, PLA, LEED AP®**  
Partner



REFERENCE:  
 DEED BOOK 1423, PAGE 35  
 MAP BOOK 1, PAGE 53  
 MOORE COUNTY REGISTRY  
 RATIO OF PRECISION= 1/10,000+  
 ACREAGE DETERMINED  
 BY COORDINATE METHOD.  
 Camina  
 DB 523 Pg 261  
 60.00  
 NOT INTENDED TO BE PREPARED  
 FOR RECORDATION IN ACCORDANCE  
 WITH G. S. 47-30 AS AMENDED.  
 UNLESS OTHERWISE DENOTED,  
 ●= EXISTING 1/2" SOLID IRON STAKE  
 ■= EXISTING CONCRETE MONUMENT  
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 EPK= EXISTING PK NAIL  
 NPK= NEW PK NAIL  
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Camina  
 DB 523 Pg 261

(207)  
 Holden  
 DB 777 Pg 558

(208)  
 1.60 Acres  
 Leonard & Beth Gaddis  
 DB 1423 Pg 35  
 Parcel ID# 00048964  
 Zoned RS-3

(300)  
 Michael  
 DB 6293 Pg 69

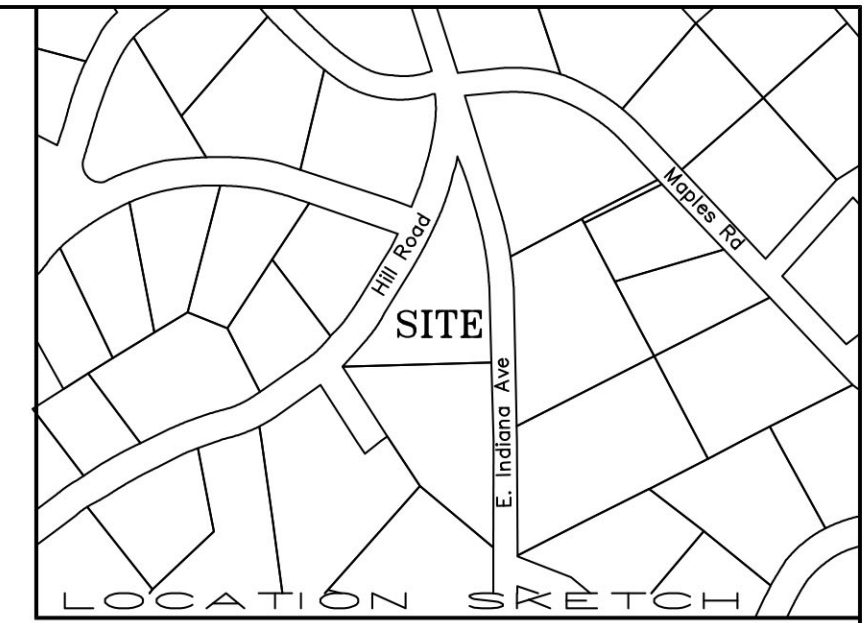
(301)  
 Michael  
 DB 6293 Pg 69

Young  
 DB 4105 Pg 348

S 00°02'06" W  
 389.77'

East Indiana Ave.

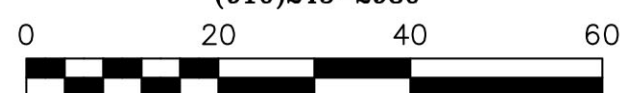
Right-of-Way to be  
 Abandoned  
 (±10,484 sf)



Matthew Callahan

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 1423, PAGE 35 OR OTHER REFERENCE SOURCE (MB 1, Pg 53); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ OR OTHER REFERENCE SOURCE MB 1, Pg 52; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:10,000+, AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600). THIS 23rd DAY OF October, 2025.

TOPOGRAPHIC SURVEY FOR  
**Leonard T. Gaddis**  
 & WIFE  
**Beth A. Gaddis**  
 LOT NO. 208  
 Weymouth Heights  
 SANDHILLS TOWNSHIP, MOORE COUNTY,  
 NORTH CAROLINA  
 OCTOBER 22, 2025 -- SCALE 1"=20'  
 MATTHEW A. CALLAHAN SURVEYING  
 P.O. BOX 988, YASS, N.C.  
 (910)245-2980



APPOINTMENT OF AGENT FORM (OPTIONAL)

I Leonard and Beth Gaddis, owner of the property located on 1220 E. Indiana Avenue  
(Name) (Street Name)  
recorded in DB 1423 PG 35 and having a parcel identification number of 00048964  
(Deed Book/Page) (ParID)  
located in Southern Pines, North Carolina, do hereby appoint Longitude Planning Group, PLLC  
(Jeremy Sparrow)  
(Agent's Name)

to represent me in an **application to the Town Council** and authorize him/her to act as my agent **in all matters**, formal and informal except as stated herein, and authorize him/her to receive all official correspondence.

I however understand that as the listed property owner, I must sign all affidavits and statements required by any applicable ordinance.

Leonard and Beth Gaddis  
Property Owner

December 30, 2016  
Date



**RESOLUTION #1148**  
**NOTICE OF INTENT TO VACATE A SECTION OF TOWN RIGHT-OF-WAY**  
**SOUTH OF HILL ROAD AND WEST OF INDIANA AVENUE**  
**RA-01-25**

**WHEREAS**, Longitude Planning Group, on behalf of Leonard and Beth Gaddis, has submitted a request for the vacation of a +/-10.484 square foot section of right-of-way located off Hill Road, south of its intersection with Little Road, adjacent to PARID 00048964 located at 1220 East Indiana Avenue;

**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 shown on the Town street listing and transportation map; and

**WHEREAS**, the Town has no current or future plans to improve the section of right-of-way; and

**WHEREAS**, the no existing Town sewer or water lines within the section of right-of-way to be vacated; 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 10, 2026, that:

1. The Town of Southern Pines hereby intends to vacate the +/-10.484 square foot section of right-of-way located off Hill Road, south of its intersection with Little Road, adjacent to PARID 00048964 located at 1220 East Indiana Avenue and shown on the map 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 14, 2026, at 6:00 PM to consider adopting an Order to vacate the section of Town right-of-way for a +/-10.484 square foot section of right-of-way located off Hill Road, south of its intersection with Little Road, adjacent to PARID 00048964 located at 1220 East Indiana Avenue as shown on the map attached hereto as Exhibit A.

Adopted this the 10<sup>th</sup> day of March, 2026.

I certify that this Resolution was adopted by the Town Council of the Town of Southern Pines at its meeting on March 10, 2026, as shown in the Minutes of the Town Council meeting for that date.

---

Elizabeth Robertson, Town Clerk

REFERENCE:  
 DEED BOOK 1423, PAGE 35  
 MAP BOOK 1, PAGE 53  
 MOORE COUNTY REGISTRY  
 RATIO OF PRECISION= 1/10,000+  
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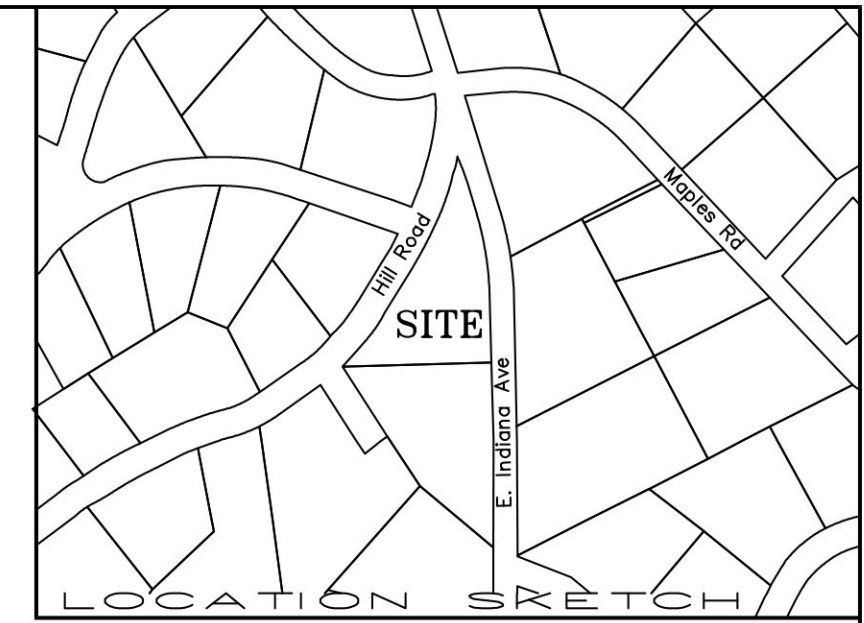
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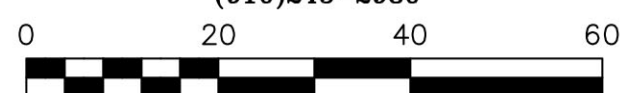
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 P.O. BOX 988, YASS, N.C.  
 (910)245-2980



East Indiana Ave.

S 00°02'06" W  
 389.77'

N 49°03'44" W  
 188.40'

Hill Road

edge of pavement

N 88°05'57" E  
 316.95'

34.62'

garage

screened porch

brick wall

deck

brick wall

deck

brick wall

deck

brick wall

deck

brick wall

deck

brick wall

deck

brick wall

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