



AGENDA

Tuesday, April 12, 2022: 6:00 PM
Town Council Business Meeting
Douglass Community Center: 1185 W. Pennsylvania Ave

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. PUBLIC COMMENTS

4. TOWN MANAGER'S COMMENTS

5. PUBLIC HEARINGS

a. Ordinance #1988 - Charter Amendment to Conduct Nonpartisan Municipal Elections Using the Plurality Method

NC General Statutes permit the Town to amend its Charter to change the type of elections. Per the public notice published on March 27, the Council seeks public comments on a proposed amendment to conduct future municipal elections according to the nonpartisan plurality method in accordance with G.S. 163-292. The Council will consider adopting the ordinance to amend the Charter at its regular meeting on May 10, 2022.

b. RA-01-22 Request to Abandon a Section of Hill Crest Road

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). The purpose of the request is to allow the recombination of the aforementioned parcels.

c. Ordinance #1971 - PD-01-22 Ace Hardware CDP (Continued from March 8th Meeting)

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.

d. Ordinance #1981 - OA-01-22 Text Amendments to the Unified Development Ordinance

The Town of Southern Pines Administration Department is proposing to amend the Unified Development Ordinance (UDO) with a variety of text amendments per UDO §2.17. The proposed amendments are to replace references to “caliper” with “diameter breast height (DBH)” in UDO §4.3.13(B); to add a definition for “Caliper” and “Diameter Breast Height (DBH)” in UDO §9.3; and to remove UDO §8.14.1(C) which limits the number of successive complete terms that a member may serve on the Board of Adjustment.

e. PD-04-22 St. John Paul Catholic School CDP

Mr. Pete Bogle has submitted a Conceptual Development Plan application to allow a private school, athletic fields, cemetery, rectory and religious institution. The subject parcels are currently zoned RE (Rural Estate) and are identified as PARID 00038409, 00991755, and 10001608.

6. ACTION ITEMS

a. AR-07-22 210 West Pennsylvania Avenue

Neal Smith Engineering, Inc. requests approval of an Architectural Compliance Permit to renovate a 3,100 square foot commercial restaurant, located at 210 West Pennsylvania Ave.

b. AR-08-22 265 Turner Street

Chick-fil-A, Inc. requests approval of an Architectural Compliance Permit for a 4,948 square foot commercial restaurant at 265 Turner Street. The northwest side of this parcel is located in the Town of Aberdeen. The Architectural Compliance Permit is only for the remaining part of the parcel that is located in the jurisdiction of the Town of Southern Pines.

c. Presentation of a Proposed Municipal Service District

As discussed at the March 28 work session, a Municipal Service District is proposed in the area between W. Morganton Rd. and 15-501. Staff will present additional details.

7. CONSENT AGENDA

a. Adopt Resolution Defining a Proposed Municipal Service District and Calling For a Public Hearing on May 10th

Council will receive public comments on the proposed Municipal Service District on May 10.

b. Adopt Ordinance #1974 to Amend the FY 21-22 Operating Budget for Fire

c. Adopt Ordinance #1975 to Amend the FY 21-22 Operating Budget for Police

d. Adopt Ordinances to Transfer \$50,000 from the Recreation Budget to CPF- Recreation Improvement Fund for the Whitehall Master Plan

- Ordinance #1976

- Ordinance #1987

e. Adopt Ordinances to Transfer \$98,736 from the Utility Fund to PW Bldg. Reno Upfit Project Budget

- Ordinance #1977

- Ordinance #1979

f. Ordinance #1982 - Amend the FY 21-22 Utilities Operating Budget to Transfer \$552,000 Retained earnings for the Purchase of a Sewer Vacuum Truck

The utility department had anticipated the replacement of a replacement sewer combination truck (also referred to as a vacuum or jet truck) in FY 22-23. In monitoring the pricing and delivery times, staff feels there is a benefit to ordering before the end of this fiscal year using the available retained earnings. Staff requests authorization to proceed with this order.

g. Approve Budget Amendments to Fund the McDeeds Creek Streambank Stabilization Project

- Ordinance #1983 - Streambank Transfer Funds

- Ordinance #1984 - Amend Streambank Stabilization Budget

- **Ordinance #1985 - Amend Nick's Creek Project Fund**
- **Ordinance #1986 - Amend General Capital Reserve Project Budget**

The McDeeds Creek streambank runs directly behind the Town's Police and Fire Stations and has created increasing erosion problems, which are impacting the Town's infrastructure. Staff has received bids and recommends transferring \$526,484 to CPF 50 to fund the full scope that was bid.

h. Adopt Updated Water and Wastewater Capital Improvement Plan

Staff plans to submit various water and sewer projects for funding through the upcoming Division of Water Infrastructure's ARPA Spring 2022 Funding round. Applications for the funding are due May 2, 2022. The program is competitive where the highest scoring projects will receive funding. Additional points can be obtained with a current CIP that has been adopted within 2 years of the Application date.

i. Adopt Project Resolutions for NCDEQ SRF/ARPA Funding

Staff plans to submit various water and sewer projects for funding through the upcoming Division of Water Infrastructure's ARPA Spring 2022 Funding round. Applications for the funding are due May 2, 2022. A project resolution approved by Council must be submitted with each project application to be considered complete (staff plans to have these submitted for the April 12 packet). In consultation with funding specialists, the following projects have been identified from the Town's CIP as likely to score the best and have the highest likelihood of receiving funding.

1. Resolution #1005 Southern Pines Water Treatment Plant, Modernization - Phase 2 Project
2. Resolution #1006 Sanitary Sewer Rehabilitation and Replacement Projects
3. Resolution #1007 Water System Asset Inventory and Assessment
4. Resolution #1008 Sanitary Sewer System Asset Inventory and Assessment

j. Approve Extension of Lease with 305 Trackside to October 31, 2023

Staff recommends extending the expiration date and terms of the current lease with 305 Trackside and will discuss this recommendation with Council.

k. Adopt Financial Assistance Policy for Youth Recreation Programs & Athletics

The recreation department occasionally receives requests from parents/guardians seeking financial assistance for their children to participate in youth recreation programs and athletics. Staff has developed a draft policy which includes guidelines for review and approval so these requests can be evaluated in a fair and consistent manner.

l. Appoint A. Parks Cobb, Jr. to the Planning Board

Mr. A. Parks Cobb Jr. has applied to be appointed to the Extraterritorial Jurisdiction (ETJ) position on the Town of Southern Pines Planning Board. This position was previously held by Dr. Ben Greene, whose term ended March 11, 2022. The Planning Director recommends that Mr. A. Parks Cobb, Jr. be considered for appointment to serve on the Planning Board for his first term, which will expire on April 11, 2025.

m. Issue Arbor Day Proclamation

Town of Southern Pines Arbor Day celebration will be held on April 29, 2022, with the planting of a Summerset Red Maple at the Whitehall tract.

n. Approve Town Council Meeting Minutes for March 2022

- **March 2, 2022 Town Council Agenda Meeting Minutes**
- **March 8, 2022 Town Council Business Meeting Minutes**

▪ March 28, 2022 Town Council Work Session Minutes

8. 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>

TOWN OF SOUTHERN PINES ORDINANCE # 1988
AMENDING THE CHARTER OF THE TOWN OF SOUTHERN PINES TO CONDUCT
NONPARTISAN MUNICIPAL ELECTIONS USING THE PLURALITY METHOD IN
ACCORDANCE WITH G.S. 163-292

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 conducted 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

WHEREAS, the Town Council conducted a public hearing on the proposed charter amendment on April 12, 2022 and notice of said hearing was published in The Pilot on March 27, 2022. During this hearing, all interested citizens, residents, and property owners were given the opportunity to provide comments to the Town Council; and

WHEREAS, after due deliberation and consideration of comments provided at said hearing, the Town Council considers it in the best interests of the citizens, residents, and property owners of the Town of Southern Pines to amend the method of electing public officials who serve the Town.

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

1. Pursuant to G.S.160A-101 and 160A-102, Section 3.1 of the Charter of the Town of Southern Pines is amended as follows to provide for nonpartisan municipal elections using the plurality method:
 - a. The last sentence of Section 3.1 shall be deleted in its entirety and replaced with the following sentence: “The Mayor and members of Town Council shall be elected according to the nonpartisan plurality method in accordance with G.S. 163-292.”
2. Elections for the offices of Mayor and the four Councilmembers shall be nonpartisan and conducted using the plurality method in accordance with the rules of G.S. 163-292.
3. Within ten (10) days of the effective date of this ordinance, the Town Clerk shall publish a notice in The Pilot, stating that an ordinance amending the Charter has been adopted to provide for nonpartisan municipal elections using the plurality method. Subject to any referendum petitioned for and conducted pursuant to G.S. 160A-103, this ordinance shall be in full force and effect from and after May 10, 2022 and shall be the basis for Town elections at the regular municipal elections in November 2023.
4. Pursuant to G.S. 160A-107, the Town of Southern Pines shall continue conducting nonpartisan municipal elections using the plurality method for at least two (2) years after the term begins for members elected in November 2023.
5. Pursuant to G.S. 160A-111, the Town Clerk shall file a certified copy of this charter amendment with the Secretary of State and the Legislative Library.

Adopted this 10th day of May, 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 of May 10, 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: April 12, 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 REVIEW

A. Notice and Dates of Action:

- Resolution of Intent approved by the Town Council: March 8, 2022
- Notice of Public Hearing:
 - Posted on site: March 21, 2022
 - Publication Dates: March 16, March 23, March 30 & April 6, 2022
 - Mailed: March 21, 2022

B. Review Process:

A request to vacate a Town right-of-way is reviewed pursuant to NCGS §160A-299 and UDO §2.29.

C. Criteria:

When reviewing a request for abandonment of a Town right-of-way, the hearing body shall consider and be guided by the following criteria, as set forth in UDO §2.29.4:

“(…) If it appears to the satisfaction of the Town Council after the hearing that closing the street or alley is not contrary to the public interest, and that no individual owning property in the vicinity of the street or alley or in the subdivision in which it is located would thereby be deprived of reasonable means of ingress and egress to his property, the Council may adopt an order closing the street or alley (…).”

D. Staff Comments:

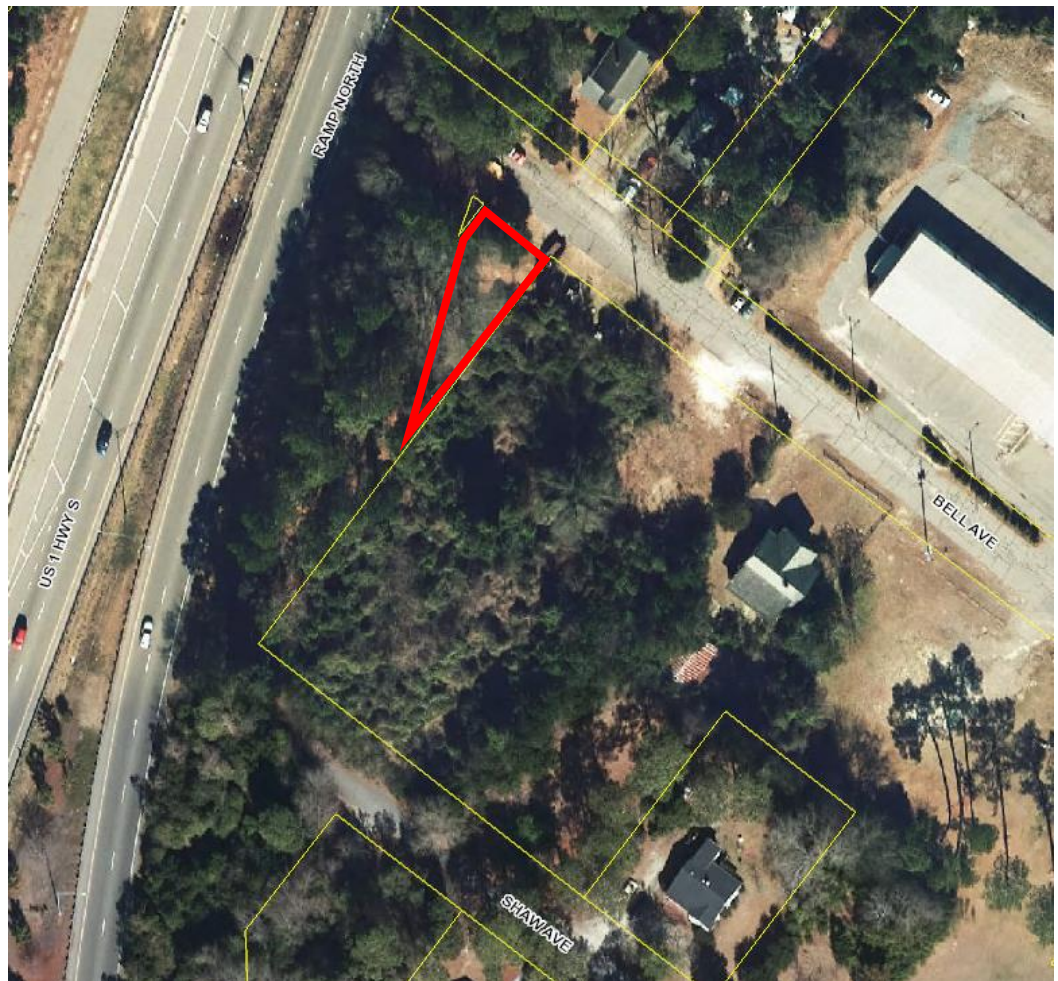
The section of Hill Crest Road that extends from its intersection with Bell Avenue consists of 5,050 square feet. Hill Crest Road is a 50' right-of-way that

was first shown on a plat recorded in the Moore County Registry in Map Book 1 Page 7.

The section of right-of-way that has been requested to be abandoned does not contain any public utility infrastructure and is not included in the Town's street listing. The Town does not receive any state street aide allocations under the Powell Bill Program for this section of right-of-way.

The requested closure is to facilitate the recombination of parcels owned by the applicant. Town staff has prepared a draft Order calling for the closure of Hill Crest Road which is attached to this report for the Town Council's consideration.

Figure 1: Vicinity Map



III. ATTACHMENTS

1. Request to abandon the right-of-way
2. Pinedene subdivision plat recorded in Map Book 1 at Page 7
3. Recombination survey recorded in Plat Cabinet 19 at Slide 110
4. Draft Order

IV. TOWN COUNCIL ACTION

The Town Council shall vote on whether the proposed street or alley vacation request is not contrary to the public interest, and that no individual owning property in the vicinity of the street or alley or in the subdivision in which it is located would thereby be deprived of reasonable means of ingress and egress to their property. The Town Council could make one of the following motions for recommendations or any alternative they wish:

I move that the proposed right-of-way vacation request...

- 1) **is not contrary to the public interest, and that no individual** owning property in the vicinity of the street or alley or in the subdivision in which it is located would thereby be deprived of reasonable means of ingress and egress to their property, therefore...
- 2) **is contrary to the public interest, and those individuals** owning property in the vicinity of the street or alley or in the subdivision in which it is located would thereby be deprived of reasonable means of ingress and egress to their property, therefore...

I move to:

- 1) **Approve** RA-01-22 for the abandonment of the section of Hill Crest Road as specified on the attached map;
- 2) **Deny** RA-01-22 for the abandonment of the section of Hill Crest Road as specified on the attached map;
- 3) **Approve** RA-01-22 for the abandonment of the section of Hill crest Road as specified on the attached map **with the following additional conditions...**

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.

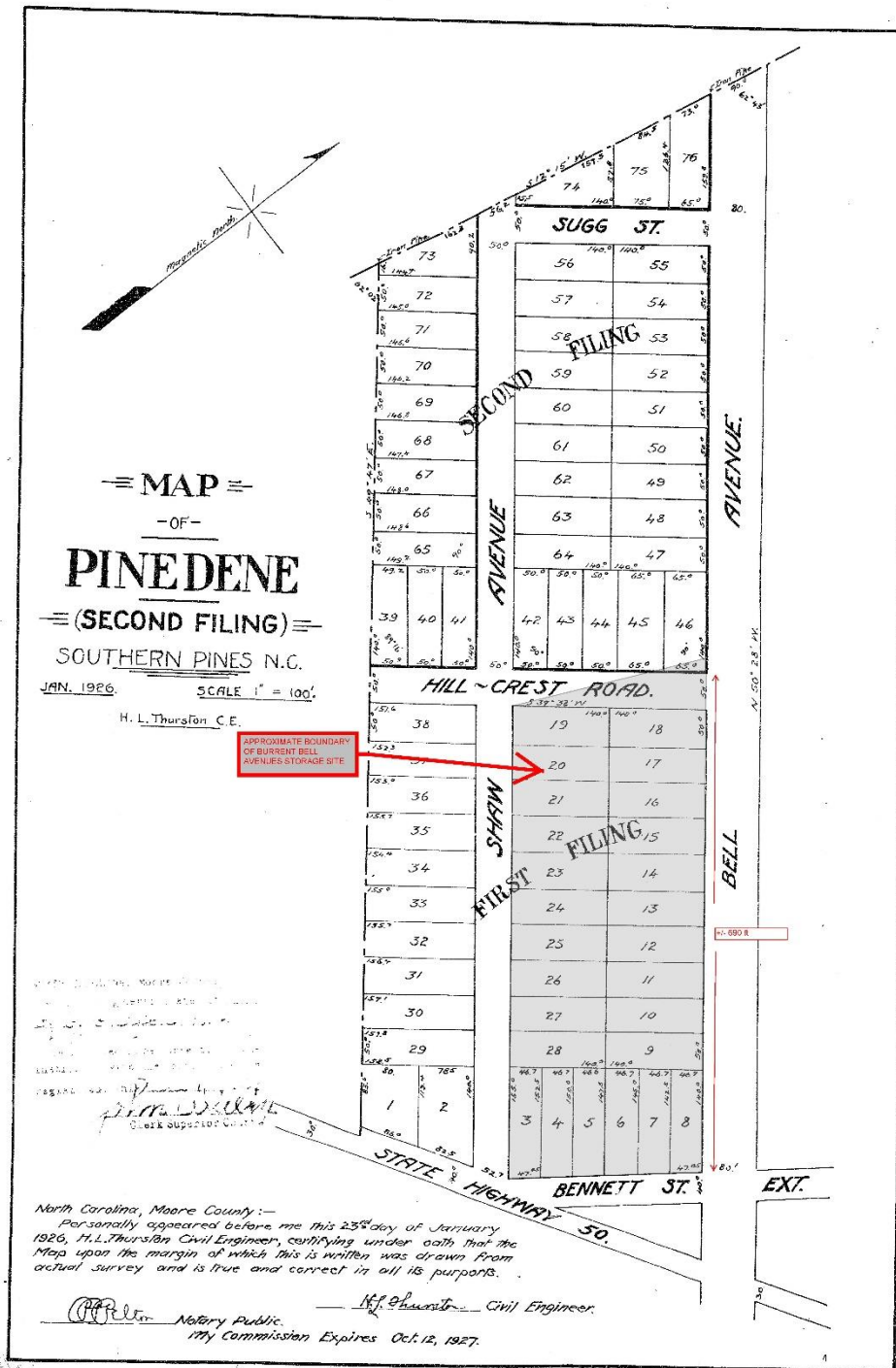
Longleaf Pines Storage, LLC requests the abandonment of the aforementioned road be considered by the Town Council and pursuant to UDO Section 2.29.2 to advertise and conduct a public hearing at its next available meeting.

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





**ORDER TO VACATE A SECTION OF TOWN RIGHT-OF-WAY
FOR A PORTION OF HILL CREST ROAD
(RA-01-22)**

THAT WHEREAS, North Carolina General Statute 160A-299 authorizes towns to vacate streets or portions thereof; and

WHEREAS, the Town has adopted, at its Agenda Meeting on March 8, 2022, a Resolution Declaring Its Intent to Vacate a Section of Town Right-of-Way for Hill Crest Road and calling a public hearing thereon; and

WHEREAS, the Town published notice each week for four (4) weeks before a hearing thereon and posted notice in at least two (2) locations on Hill Crest Road; and

WHEREAS, the Town has held a public hearing at which the Town Council found, and hereby finds, that closing a portion of Hill Crest Road is not contrary to the public interest and that no individual owning property in the vicinity of the street or in any subdivision in which it is located will be deprived of reasonable means of ingress and egress to that individual's property by the vacation of the portion of the street.

NOW THEREFORE, BE IT ORDAINED AND ESTABLISHED by the Town of Southern Pines Town Council in regular session assembled this 12th day of April, 2022:

- A. That the portion of right-of-way in the Town of Southern Pines is hereby vacated and closed as a public street, but the Town reserves all of its right, title and interest in any and all utility improvements or easements within the street, together with utility improvements or easements.
- B. That the section of right-of-way to be vacated is an approximately 5,050 square foot section of Hill Crest Road between the parcels identified as PIN 857100865323 (PARID 00055046) and PIN 857100865141 (PARID 00047591). The unimproved right-of-way begins at the right-of-way for Bell Avenue and extends toward US 1 Highway and is described as follows:

A PORTION REMAINDER OF HILL CREST ROAD BEING LOCATED IN SOUTHERN PINES, SANDHILLS TOWNSHIP, MOORE COUNTY, NORTH CAROLINA AS SHOWN ON THE MAP ENTITLED "RECOMBINATION SURVEY FOR LONGLEAF PINES STORAGE, LLC" RECORDED IN PLAT CABINET 19 SLIDE 110 IN THE MOORE COUNTY REGISTRY, LOCATED IN SANDHILLS TOWNSHIP, MOORE COUNTY, NORTH CAROLINA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT 0.5" IRON ROD LOCATED AT THE INTERSECTION OF THE SOUTHWEST LINE OF BELL AVENUE AND THE SOUTHEAST LINE OF HILL CREST ROAD AS DEPICTED ON A MAP ENTITLED "RECOMBINATION SURVEY FOR LONGLEAF PINES STORAGE, LLC" RECORDED IN PLAT CABINET 19 SLIDE 110 IN THE MOORE COUNTY REGISTRY, THE SAME BEING THE NORTHWEST CORNER OF LOT 18 AS DEPICTED ON A MAP ENTITLED "MAP

OF PINEDENE" RECORDED IN MAP BOOK 1 PAGE 7 IN THE MOORE COUNTY REGISTRY, SAID IRON ROD BEING FURTHER LOCATED THE REVERSE CALL N52°03'56"W A DISTANCE OF 500.05 FEET FROM A 1" IRON PIPE IN THE SOUTHWEST LINE OF BELL AVENUE AND RUNNING THENCE FROM THE BEGINNING N52°23'22"W A DISTANCE OF 50.05 FEET TO A 1.5" IRON PIPE BEING THE MOST EASTERN CORNER OF TRACT 5 AT THE INTERSECTION OF THE SOUTHWEST LINE OF BELL AVENUE AND NORTHWEST LINE OF HILL CREST ROAD AS DEPICTED ON THE MAP "RECOMBINATION SURVEY FOR LONGLEAF PINES STORAGE, LLC" AS DESCRIBED ABOVE; THENCE WITH THE NORTHWEST LINE OF HILL CREST ROAD THE REVERSE CALL S38°11'30"W A DISTANCE OF 24.57 FEET TO A 0.5" IRON ROD IN SAID LINE; THENCE WITH THE US 1 HWY RIGHT-OF-WAY (STATE PROJECT REFERENCE No. U-3324) S19°37'36"W A DISTANCE OF 159.52 FEET TO A 0.5" IRON ROD IN THE SOUTHEAST LINE OF HILL CREST ROAD; THENCE WITH SAID SOUTHEAST LINE THE FOLLOWING CALLS: N37°44'43"E A DISTANCE OF 20.63 FEET TO A 0.75" IRON ROD; THENCE N37°59'37"E A DISTANCE OF 140.41 FEET TO A 1" IRON PIPE; THENCE N37°50'02"E A DISTANCE OF 15.25 FEET TO THE POINT OF BEGINNING AND HAVING AN AREA OF 5,032 SF.

- C. That this Order shall be and remain in full force and effect from and after the date of its adoption.

Adopted this the 12th day of April, 2022.

ATTEST:

TOWN OF SOUTHERN PINES

Elizabeth Robertson, Town Clerk

Carol R. Haney, Mayor

I certify that this Order was adopted by the Town of Southern Pines Town Council at its regular business meeting on April 12, 2022, as shown in the Minutes of the Town of Southern Pines Town Council for that date.

Elizabeth Robertson, Town Clerk

COUNTY OF MOORE
STATE OF NORTH CAROLINA

I swear that this is a true and accurate copy of an Order to Vacate Right-of-Way For a Portion of Hill Crest Road adopted on April 12, 2022.

Date: _____

Elizabeth Robertson, Town Clerk

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: April 12, 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. TOWN COUNCIL CONSIDERATION:

On March 8, 2022 the Southern Pines Town Council opened the public hearing for PD-01-22. Based on a written request for continuance received from the applicant four days prior to the hearing, the Town Council continued the public hearing to April 12, 2022.

III. 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):

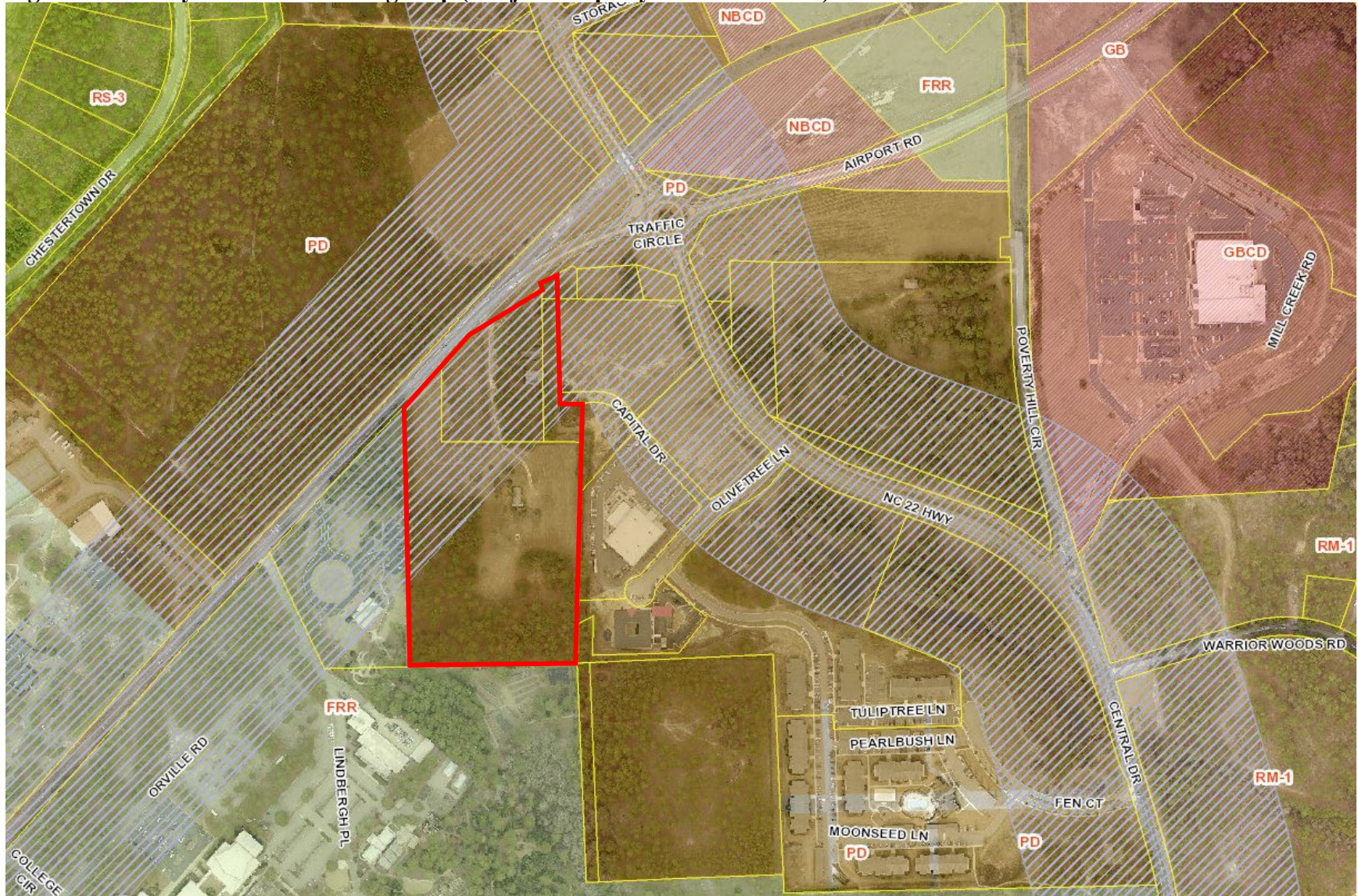
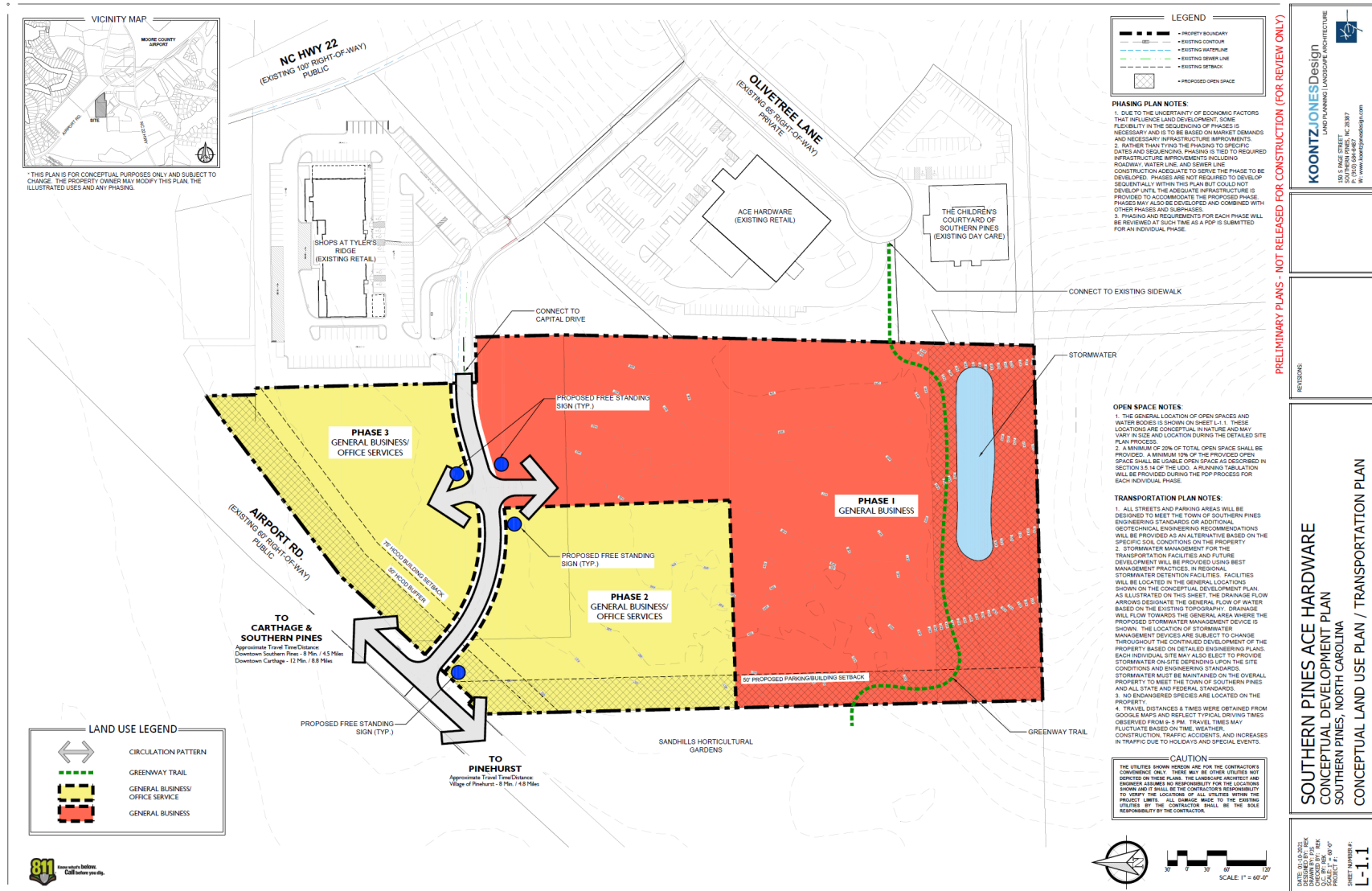


Figure 2: Oblique Aerial Image of Present Condition of Subject Property (January 21, 2022):



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



IV. 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 (cont. to April 12, 2022)
- Town Council Regular Meeting: April 12, 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).

V. 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.

Additional correspondence has taken place between planning staff and Jim McPherson and Scott Malta at Moore County Airport following the Planning Board hearing and prior to the April 12, 2022 continued public hearing. Copies of this correspondence, and attachments provided by MCA, are attached to this staff report

- 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.

VI. ATTACHMENTS:

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

1. Planning Board Written Recommendation
2. Applicant's Request to Continue PD-01-22 public hearing to April 12 Town Council Meeting
3. CDP Application
4. Neighborhood Meeting Report
5. Applicant Narratives
 - a. Addressing UDO §2.18.4(A)
 - b. Addressing UDO §2.18.4(H)
6. CDP Plan
7. CDP Text
8. Survey of Subject Property
9. Watershed Protection Permit application
10. RLUAC Comments
11. NCDOT Comments
12. SCC Comments
13. MCA Comments
 - a. Original Comment Letter, February 9, 2022
 - b. Updated Comment Letter, March 7, 2022
 - c. Copy of Moore County Ordinance to Limit Height of Objects Around Moore County Airport, submitted by Scott Malta on March 7, 2022.
 - d. Copy of Moore County Airport Height Restriction Ordinance Map, submitted by Scott Malta on March 7, 2022.
 - e. Copy of Moore County Airport Permit Application, submitted by Scott Malta on March 7, 2022.
 - f. Map entitled "Inner Portion of the Approach Surface – Runway 5" submitted by Tom McPherson on March 8, 2022
14. USFWS Comments

VII. 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;



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, THEREFORE, 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

March 4, 2022

BJ Grieve
Senior Planner
Town of Southern Pines
180 SW Broad St.
Southern Pines, NC 28387

RE: Ace Hardware
Conceptual Development Plan

Mr. Grieve,

My client would like to postpone the Southern Pines Ace Hardware Conceptual Development Plan (PD-01-22) Town Council Public hearing, scheduled for March 8, 2022. The property owner, Randy Saunders, would like to represent the project and will be unable to attend the March 8th council meeting due to an Ace Hardware convention and meetings that were scheduled several months ago.

If you could please remove the Conceptual Development Plan (PD-01-22) from the Town Council agenda for March 8, 2022.

Randy will be able to attend the regularly scheduled Town Council meeting on April 12, 2022. We would request inclusion on the agenda for this April meeting. Please let me know if you need any additional information.

Best regards,



Robert E. Koontz
Principal



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
12.62 acres +/- , final acreage to be determined

Parcel ID: 00033603 and 00033604

Site Size: 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

APPOINTMENT OF AGENT

Rhetson Companies, Inc. and

Koontz Jones Design

The undersigned owner(s), Randall Saunders, hereby appoint(s) 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

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.

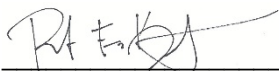
The meeting was informal in nature to allow adjoining property owners the opportunity to drop by at their convenience to review preliminary plans and ask questions of the development team. No formal presentation was provided. Drawings of the conceptual master plan and site location map were provided 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 permissible 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	218 Capital Drive Carrboro, NC, 28321	Rsaunders@southernpinesace.com
TONY BORRHOEST	2075 JUNIPER LAKE WEST END, NC 27376	TONY@RHETSON.COM
Jim O'Malley	121 National Drive Pinhook, NC 28374	jomalley@omalleydevelopment.com
Brenda Jackson	3395 Airport Rd Pinhook, NC	jacksonbr@sandhills.edu
John Deady	3525 Airport Rd, Pinhook, NC 28374 Abundant	
Tim Carpenter	146 Aqua Shad Ct	tim@lkcengineering.com
For 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,

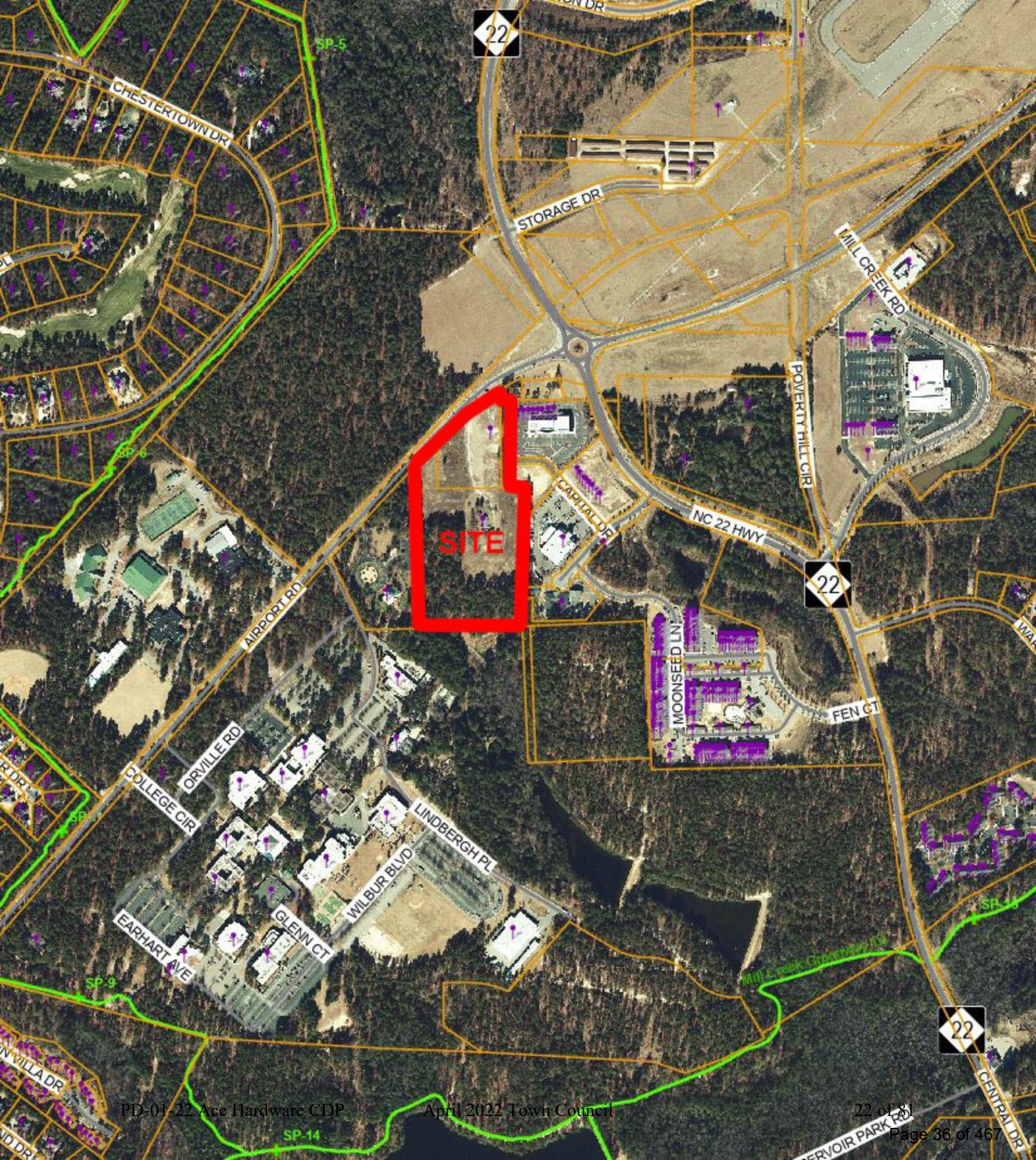
A Neighborhood Meeting will be held to discuss the proposal of a Conceptual Development Plan for a ±13.46-acre property on the south side of Airport Road between Lindbergh Place and NC Highway 22. The property is currently zoned PD (Planned Development). With the proposed Conceptual Development Plan,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

A handwritten signature in black ink, appearing to read 'Rt Koontz', with a long horizontal flourish extending to the right.

Robert Koontz, PLA



**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

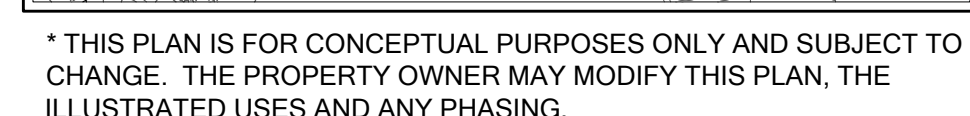
Uses within the development are compatible with the surrounding land uses. The property is designated as Traditional Mixed-Use in the CLRP. The development proposed in the CDP prescribes a development with retail, commercial, and office elements.

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.

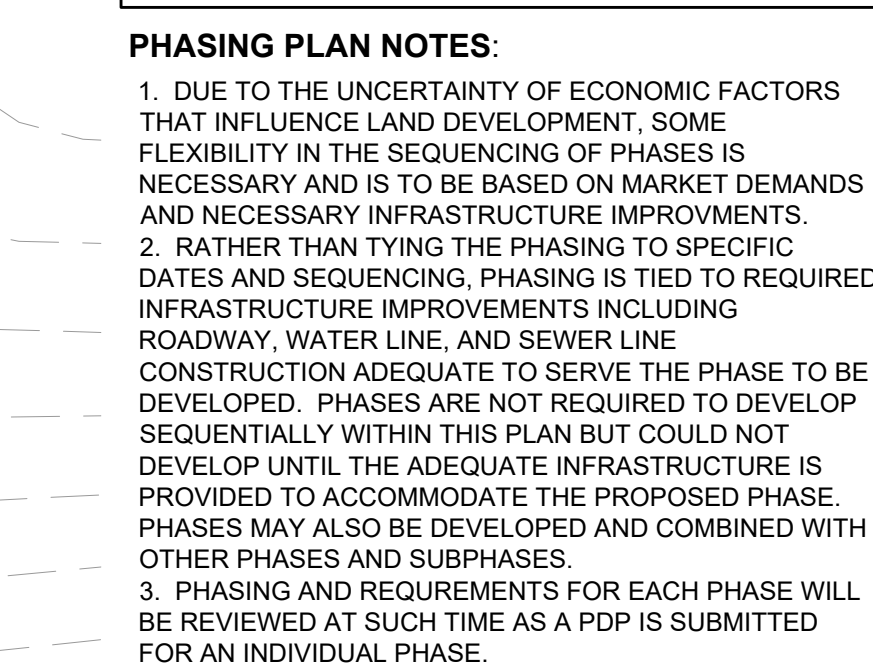
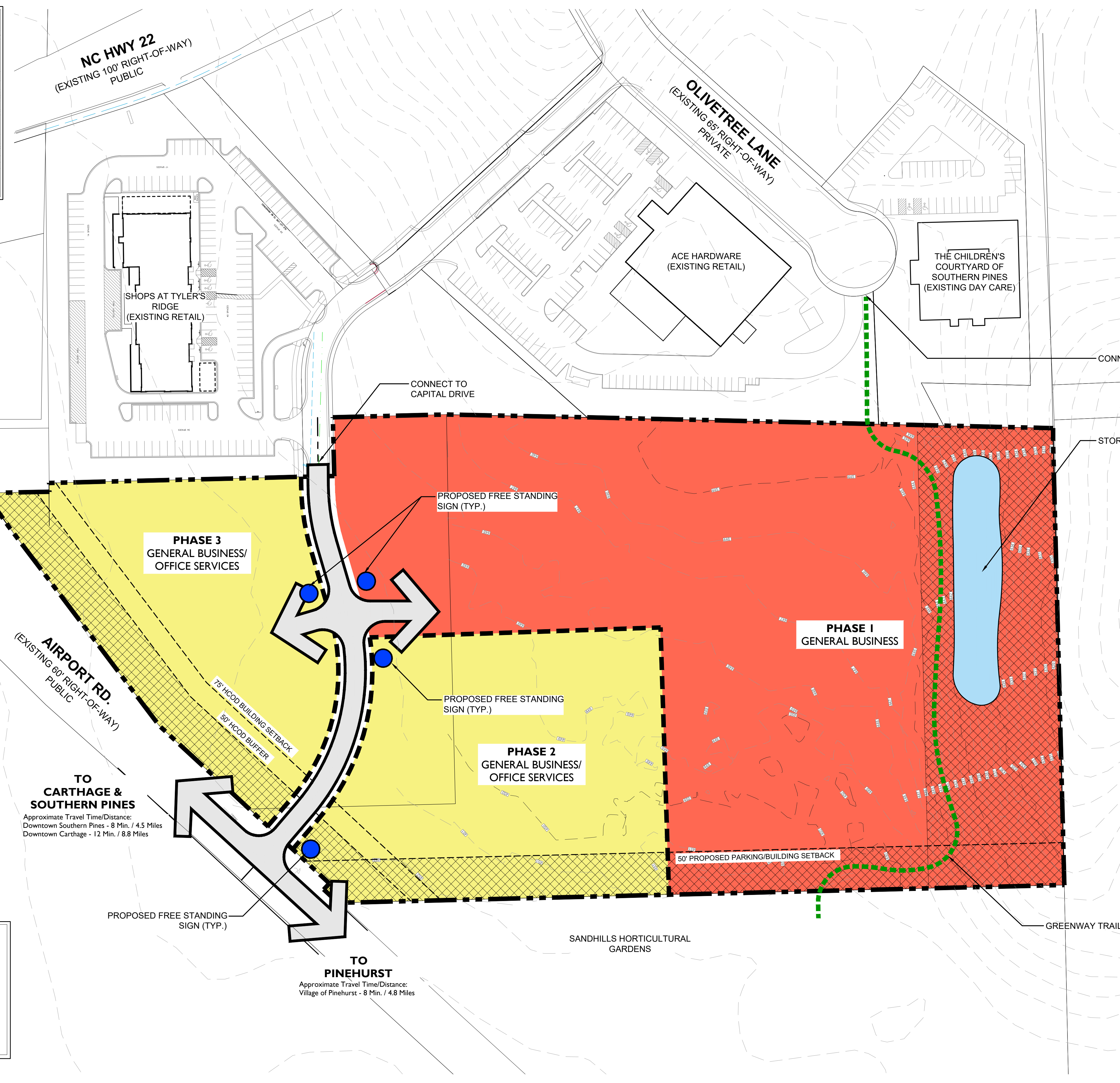
- (4) The proposed Development will not generate the need for inefficient extensions and expansions of public facilities, utilities, and services.

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.



OPEN SPACE NOTES:

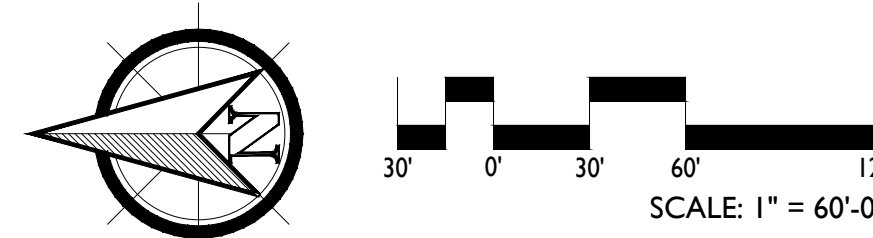
1. THE GENERAL LOCATION OF OPEN SPACES AND WATER BODIES IS SHOWN ON SHEET L-1.1. THESE LOCATIONS ARE CONCEPTUAL IN NATURE AND MAY VARY IN SIZE AND LOCATION DURING THE DETAILED SITE PLAN PROCESS.
2. A MINIMUM OF 20% OF TOTAL OPEN SPACE SHALL BE PROVIDED. A MINIMUM OF 10% OF THE PROVIDED OPEN SPACE SHALL 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 AT 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 LIABILITY 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.



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

KOONTZJONESDesign
LAND PLANNING | LANDSCAPE ARCHITECTURE

150 S PAGE STREET
SOUTHERN PINES, NC 28387
P: (910) 684-9487
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 activate the streetscape. If these areas are provided in the HCOD, a reduction in the required buffer plantings for the HCOD will be reduced by the area of the patio/seating space. Perimeter 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 requirements 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.

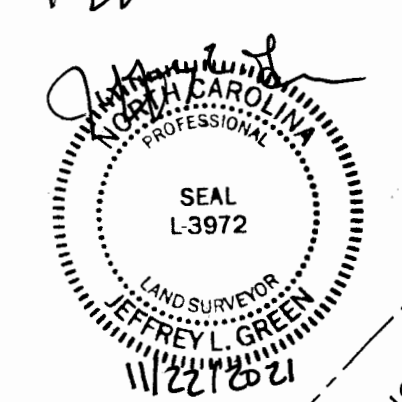
I, JEFFREY L. GREEN, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 4705, PAGE 265; BOOK 3914 PAGE 109); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION AS INDICATED; THAT THE RATIO 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.

Jeffrey L. Green
PROFESSIONAL LAND SURVEYOR

L-3472
LICENSE NUMBER



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.

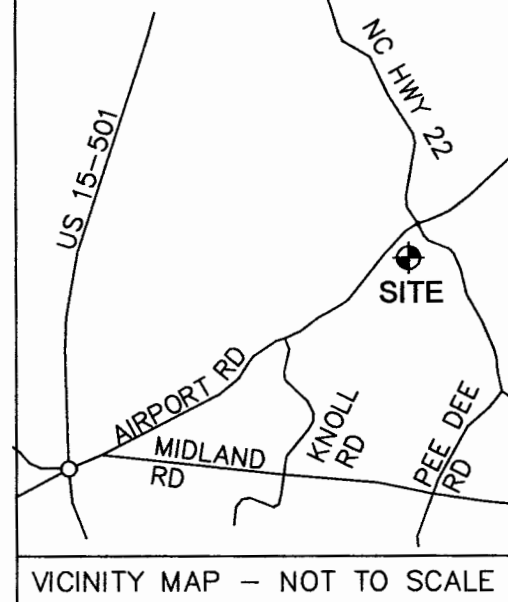
Cindy Williams, Auth Agent
SUBDIVISION ADMINISTRATOR

11/22/21
DATE

I, Jaime 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.

Jaime Walters
REVIEW OFFICER

11-22-21
DATE

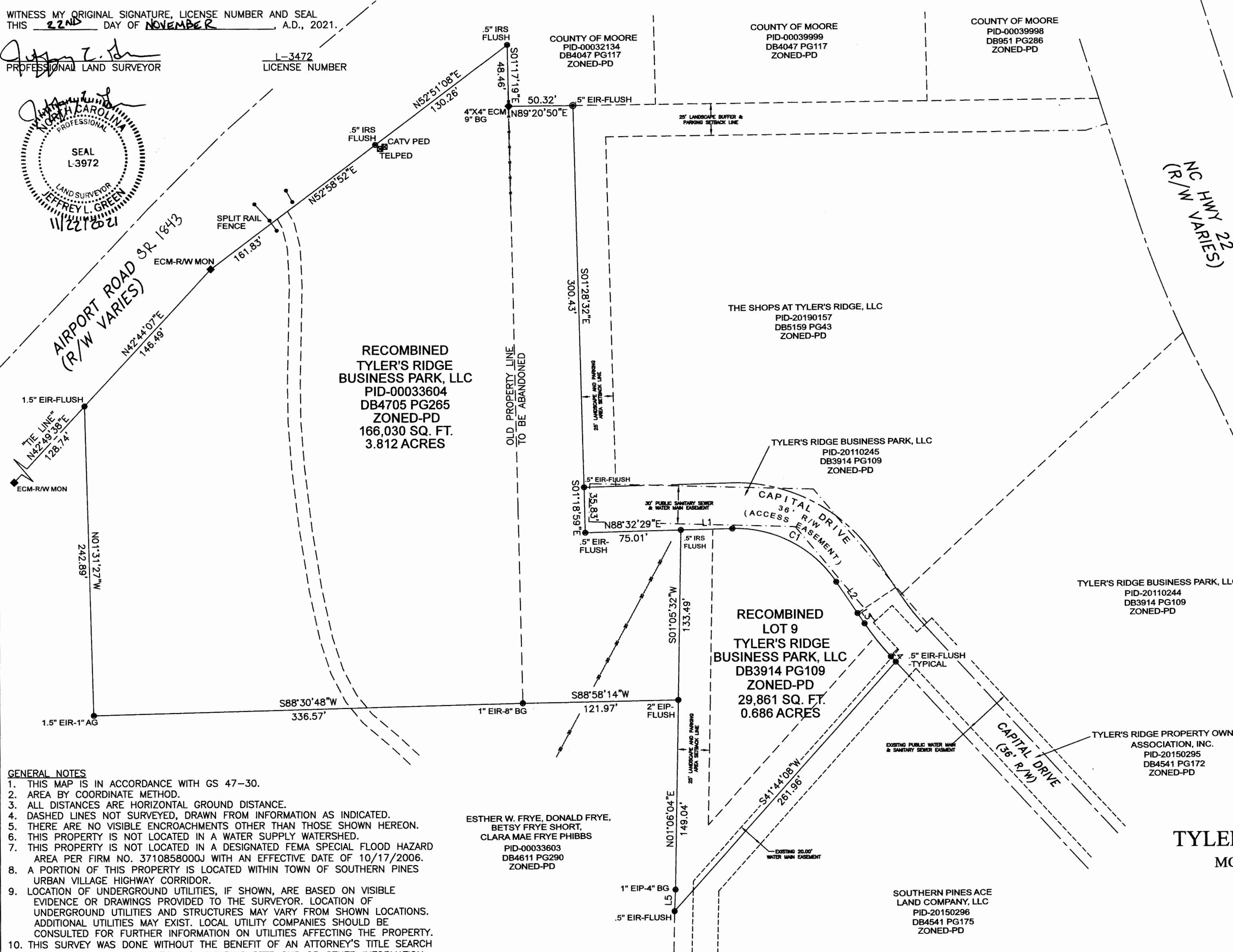


LOT 9, TYLER'S RIDGE BUSINESS PARK, LLC
PID 20190158
PIN 857300976238
DEED BOOK 3914 PAGE 109
PLAT CABINET 18 SLIDE 47
MOORE COUNTY REGISTRY

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'



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 DEPARTMENT AT 910.692.4003

ESTHER W. FRYE, DONALD FRYE,
BETSY FRYE SHORT,
CLARA MAE FRYE PHIBBS
PID-00033603
DB4611 PG290
ZONED-PD

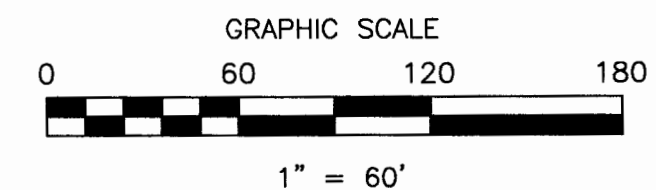
LEGEND

- 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

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

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



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:

CB-CD

Project Name: ACE Hardware Concept Master Plan Zoning District: 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-Up Area*: 18.83 A-

% of Total Property Acreage Proposed to be Built-Up 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-Up 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

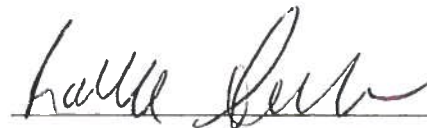
Rhetson Companies, Inc. and
Koontz Jones Design

The undersigned owner(s), Randall Saunders, hereby appoint(s) 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.

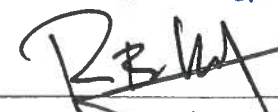
Signed this 10th day of January, 2022.



Property Owner



Agent ~~Property Owner~~
Rhetson companies, inc.



Agent
Koontz Jones Design



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 its 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, institutional, 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 will 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@moorecountyaairport.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@moorecountyaairport.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](#).

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Sincerely,

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

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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



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 <Rlstre@southernpines.net>
Cc: BJ Grieve <BJGrieve@southernpines.net>
Subject: PD-01-22 Ace Hardware CDP

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Sincerely,

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

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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

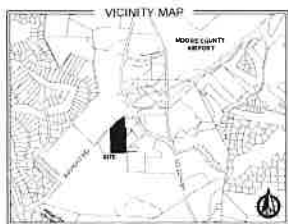
**NOTICE OF PUBLIC HEARING BEFORE THE TOWN OF SOUTHERN PINES
PLANNING BOARD
TO CONSIDER A PROPOSED PLANNED DEVELOPMENT**

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:

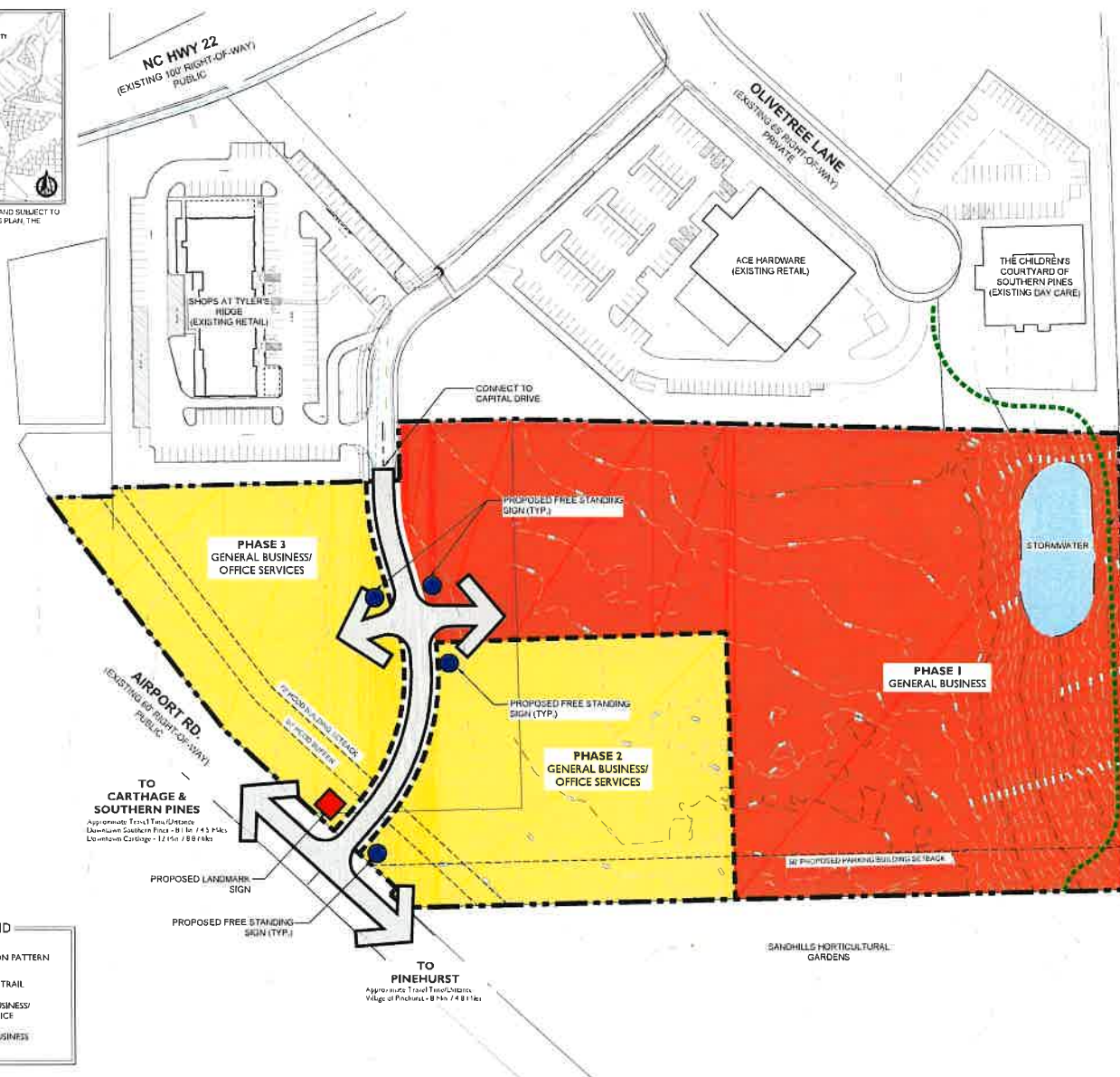
PD-01-22: Planned Development District - Conceptual Development Plan for 12.62+/- acres on the south side of Airport Road between Capital Drive and Lindbergh Place; Petitioner: Rhetson Companies, Inc. by Koontz Jones Design, Authorized Agent

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](http://www.southernpines.net/Town/Town%20Services/Agendas%20&%20Minutes). Substantial changes to the request may be made following the public hearing.



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



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 WILL BE USED ON MARKET DEMANDS AND NECESSARY INFRASTRUCTURE IMPROVEMENTS.
2. RATHER THAN TYPING THE PHASING TO SPECIFIC DATES AND SEQUENCING, PHASING IS TIED TO REQUIRED INFRASTRUCTURE IMPROVEMENTS INCLUDING: ROADWAY, WATER LINE, SEWER LINE, AND STORMWATER MANAGEMENT. TO SERVE THE PHASE TO BE DEVELOPED, PHASES ARE NOT REQUIRED TO DEVELOP SEQUENTIALLY WITHIN THIS PLAN BUT COULD NOT DEVELOP UNTIL THE 480,000 GPD INFRASTRUCTURE PROVIDED TO ACCOMMODATE THE PROPOSED PHASE. PHASES MAY ALSO BE DEVELOPED CONCURRENTLY WITH OTHER PHASES AND/OR PHASES.
3. PHASING AND REQUIREMENTS FOR EACH PHASE WILL BE REVIEWED AT EACH TIME AS A POP IS SUBMITTED FOR AN INTERIM PHASE.

TRANSPORTATION PLAN NOTES:

1. ALL STREETS AND PARKING AREAS WILL BE DESIGNED TO MEET THE TOWN OF SOUTHERN PINES ENGINEERING STANDARDS ON AN INDIVIDUAL GEOTECHNICAL BASIS (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 LOTS DEVELOPMENT PLAN AS ILLUSTRATED ON THIS SHEET. THE DRAINAGE FLOW AND/OR DRAINAGE IN 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 LOTS DEVELOPMENT PLAN OF THE PROPERTY (DEVELOPER/DESIGNED ENGINEERING PLAN). EACH INDIVIDUAL SITE MAY ALSO BE REQUIRED TO PROVIDE STORMWATER DETENTION FACILITIES UPON THE SITE. LOCATIONS AND DIMENSIONS OF STORMWATER DETENTION FACILITIES WILL BE MAINTAINED ON THE OVERALL PROPERTY TO MEET THE TOWN OF SOUTHERN PINES AND ALL STATE AND FEDERAL STANDARDS.
3. NO ENGINEERING STUDIES ARE LOCATED ON THE PROPERTY.
4. TRAFFIC ESTIMATES ARE BASED ON TRAFFIC COUNTS FROM GOOGLE MAPS AND REFLECT TYPICAL DRIVING TIMES OBSERVED FROM 5 AM TRAVEL TIMES MAY FLUCTUATE BASED ON TIME, WEATHER, LOCAL CONDITIONS, TRAFFIC ACCIDENTS, AND RECREATION BY TRAFFIC DUE TO HOLIDAYS AND SPECIAL EVENTS.

CAUTION:

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTOR'S CONSIDERATION ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE LANDSCAPE ARCHITECT AND ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATION, DEPTH, AND SIZE OF THE UTILITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES WITHIN THE PROJECT LIMITS. ALL DAMAGE DONE TO THE EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



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

COONTZ JONES Design
LAND PLANNING / LANDSCAPE ARCHITECTURE

100 S. PAGE STREET
SUITE 100
SOUTHERN PINES, NC 28387
P: 919.336.1111
WWW.COONTZJONES.COM

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

DATE: 04-22-24
DRAWN BY: JH
CHECKED BY: JH
PROJECT #
SHEET NUMBER
L-1.1

Moore County Airport
PO Drawer 5809
Pinehurst, NC 28374



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

March 7, 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,

During the public hearing about the subject planned development at the Southern Pines Planning Commission February 17th, I became aware, for the first time, that there was more planned in the 12+ acres than just the larger ACE Hardware store. In fact, during the subsequent conversations, it became apparent the plan calls for a building (type and purpose unstated) in each of the out parcels near Airport Road. I became very concerned about “buildings” that close to the airport, directly in line with the approach and departure path of the runway. I was asked by the Commission if I would meet with the project proponents to try and resolve my concerns.

I met with them and explained my concerns to include displaying some historic national data of crash areas near airports with a fair amount of those having occurred very close to the area where the new buildings (possibly fast-food restaurants) are “planned/considered” to be located. I explained my concern for a potential, catastrophic aircraft accident involving one or both of the facilities. As we came to an impasse, we congenially parted company with no possible resolution of our mutual differences.

Earlier today, the Moore County Airport Authority and I came to agreement to ask the Town of Southern Pines Council to grant a Continuance of this PDP to April so that we could prepare additional information. Failing that decision, the Authority has voted on a resolution opposing the rezoning of the property to enable the construction of the facilities along the flight path.

Additionally, should the Council fail to grant a Continuance, I offer the following as The Airport’s (my) objection to the construction in the out parcels:

1. An application as required within the Moore County Height Ordinance has not been filed with the airport (which officially starts our review of projects).
2. The two proposed buildings within the out parcels, near Airport Road are directly on the extended centerline of the runway within 4,000’ of the runway threshold and historically in a vulnerable location for an aircraft accident (please see the enclosed graphic).
3. Imagine the carnage and aftermath of an aircraft crashing into a restaurant throwing a birthday party for 12 six-year-olds and their families. This sounds like a “Chicken Little and the Sky is Falling” tale but must be considered with integrity.
4. The potential public indignation and outcry following such an accident or if enough people frequenting such an establishment became concerned about “their” safety, their outcry would certainly be heard and felt in Southern Pines, Whispering Pines, Moore County, and the airport.

There would likely be a demand to shut down the airport, shorten the runway, or other equally disastrous demands. I have seen this happen at other airports managed by my colleagues.

5. As the airport was most recently shown to provide an economic impact to the county as a whole of \$93 million and is valuable portal through which many people visit our area for golf and other activities, the airport must be protected.

6. Finally, should the Council decide to approve the proposed project(s) and allow the facilities to be constructed and occupied on the extended runway centerline, against the objection of the airport manager, I request the Town accept full responsibility for any of the occurrences mentioned above and fully protect and defend the airport.

There was a question raised by one or more Council members about the location and proximity of the building housing the Roast Restaurant and why the airport or Authority didn't object to them. I cannot speak to my predecessors and their activity or inactivity, but had I been here at the time, I would have objected as I have in this letter.

Additionally, I don't know the people involved in the proposed project(s) to include the property owner nor do I have anything against them, their investment and business potential. My concerns are solely for the safety of the flying public; the safety and protection of the public on the ground near the airport; and protecting and preserving the vitality of our outstanding community airport.

The following is repeated from my letter dated February 9, 2022:

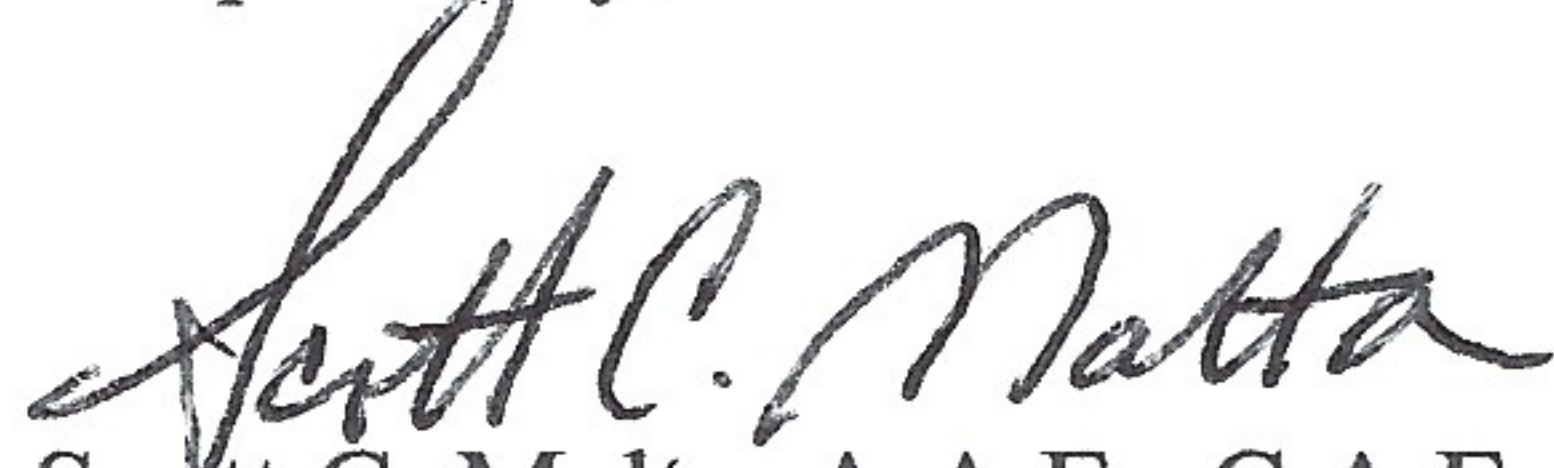
Before anything is built in the location, an FAA Form 7460 must be filed with the FAA (Federal Aviation Administration). Additionally, the Moore County Height Ordinance must be reviewed and followed. Our main concerns are *(as originally related to the new ACE Hardware building)*:

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 owner(s), 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.

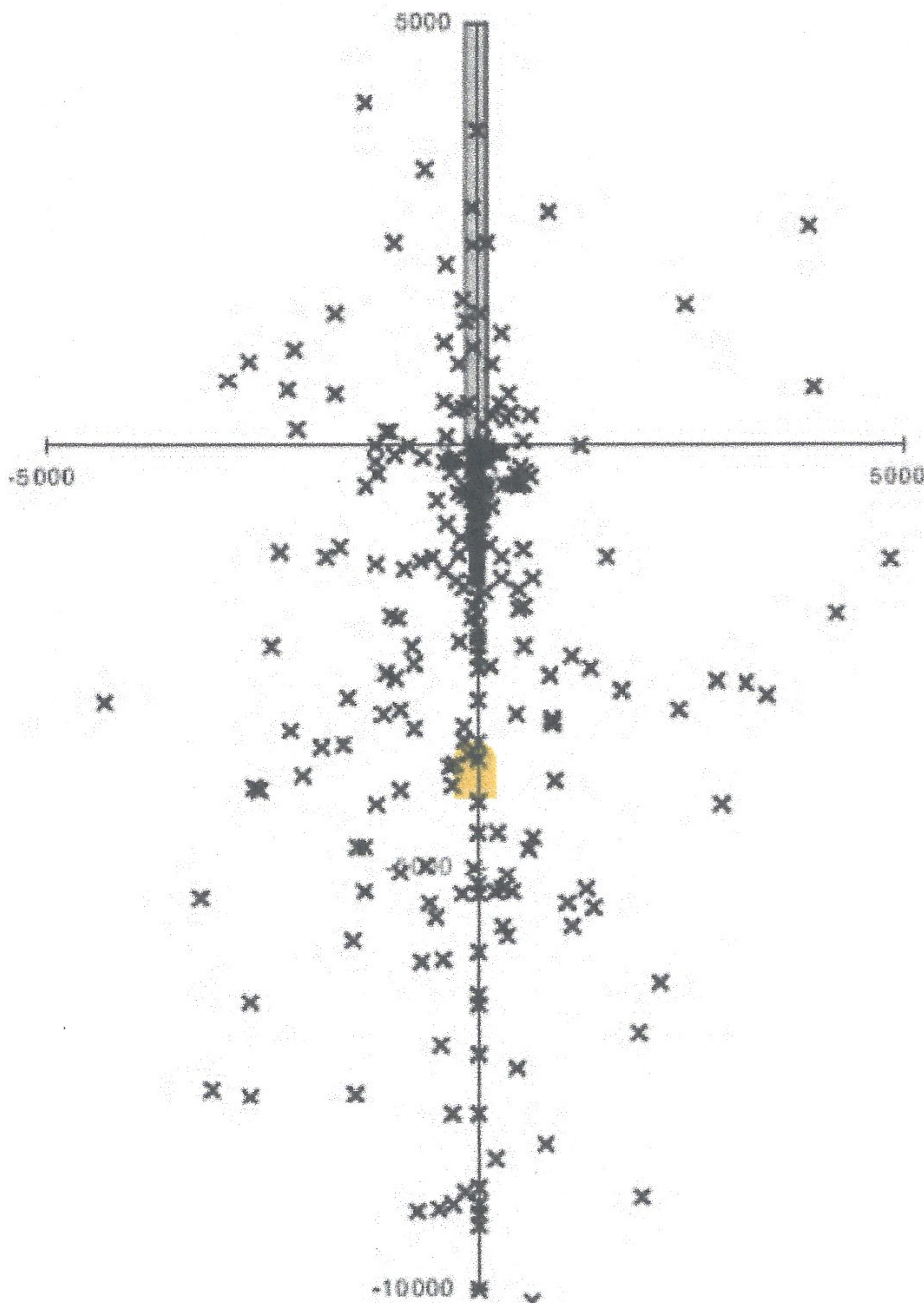
Thank you for your consideration of my concerns and objection. If you have any questions, please don't hesitate to contact me.

Respectfully,



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

1 Atch – Scatter Plot of Arrival Accidents, Airport Cooperative Research Program, Report 27, Enhancing Airport Land Use Compatibility, Volume 1: Land Use Fundamentals and Implementation Resources



Source: Cooper, D.L., and T. Chira-Chavala, The Development of an Accident Database to Structure Land Use Regulations in Airport Runway Approach Zones, Part II, 1998

Figure 1.7-3. Scatter plot of arrival accidents in the ITS database.

MOORE COUNTY AIRPORT, NORTH CAROLINA
ORDINANCE TO LIMIT HEIGHT OF OBJECTS

ORDINANCE TO LIMIT HEIGHT OF OBJECTS
AROUND MOORE COUNTY AIRPORT

AN ORDINANCE REGULATING AND RESTRICTING THE HEIGHT OF STRUCTURES AND OBJECTS OF NATURAL GROWTH, IN THE VICINITY OF THE MOORE COUNTY AIRPORT BY CREATING THE APPROPRIATE ZONES AND ESTABLISHING THE BOUNDARIES THEREOF; DEFINING CERTAIN TERMS USED HEREIN; REFERRING TO THE MOORE COUNTY AIRPORT HEIGHT RESTRICTION ORDINANCE MAP WHICH IS INCORPORATED IN AND MADE A PART OF THIS ORDINANCE; AND PROVIDING FOR THE REVIEW, PERMIT, ADMINISTRATIVE COORDINATION AND ENFORCEMENT BY THE MOORE COUNTY AIRPORT AUTHORITY.

This Ordinance is adopted pursuant to the authority conferred by the laws of the State of North Carolina, including but not limited to the Model Airport Zoning Act as codified in N.C.G.S. §63-29, *et seq.* It is hereby found that an obstruction has the potential for endangering the lives and property of users of Moore County Airport and property or occupants of land in its vicinity; that an obstruction may affect existing and future instrument approach minimums of Moore County Airport; and that an obstruction may reduce the size of areas available for the landing, takeoff, and maneuvering of aircraft, thus tending to destroy or impair the utility of Moore County Airport and the public investment therein. Accordingly, it is declared:

- (1) that the creation or establishment of an obstruction has the potential of being a public nuisance and may injure the region served by Moore County Airport;
- (2) that it is necessary in the interest of the public health, public safety, and general welfare that the creation or establishment of obstructions that are a hazard to air navigation be prevented; and
- (3) that the prevention of these obstructions should be accomplished, to the extent legally possible, by the exercise of police power without compensation.

It is further declared that the prevention of the creation or establishment of hazards to air navigation, the elimination, removal, alteration or mitigation of hazards to air navigation, or the marking and lighting of obstructions are in the public interest for which a political subdivision may raise and expend public funds and acquire land or interests in land.

In adopting this zoning ordinance, the Moore County Airport Authority has considered, among other things, the character of the flying operations expected to be conducted at the airport, the nature of the terrain, the height of existing structures and trees above the level of the airport, the possibility of lowering or removing existing obstructions, and the views of the agency of the federal government charged with the fostering of Civil Aeronautics, as to the aerial approaches necessary to safe flying operations at the airport.

The Moore County Airport Authority, in adopting this zoning ordinance, has complied with procedures currently set forth in N.C.G.S. §63-33, including those provisions requiring a public hearing upon proper notice.

MOORE COUNTY AIRPORT, NORTH CAROLINA
ORDINANCE TO LIMIT HEIGHT OF OBJECTS

IT IS HEREBY ORDAINED BY the Moore County Airport Authority as follows:

SECTION I: SHORT TITLE

This Ordinance shall be known and may be cited as "Moore County Airport Height Restriction Ordinance".

SECTION II: DEFINITIONS

As used in this Ordinance, unless the context otherwise requires:

ADMINISTRATOR - The individual responsible for performing the administrative functions of this ordinance. The ordinance administrator shall be the Moore County Airport Executive Director, unless otherwise designated by the Moore County Airport Authority.

AIRPORT - Moore County Airport (SOP).

AIRPORT AUTHORITY - The Moore County Airport Authority and its agents, a governing body charged with administering the operations of the Moore County Airport.

AIRPORT ELEVATION - The highest point of an airport's usable landing area measured in feet above sea level, which is elevation 461 feet Mean Sea Level (MSL) for the Moore County Airport.

APPROACH SURFACE - A surface longitudinally centered on the extended runway centerline, extending outward and upward from the end of the primary surface and at the same slope as the approach zone height limitation slope set forth in Section IV of this Ordinance. In plan the perimeter of the approach surface coincides with the perimeter of the approach zone.

APPROACH, TRANSITIONAL, HORIZONTAL, AND CONICAL ZONES - These zones are set forth in Section III of this Ordinance.

BOARD OF APPEALS - The Board of Appeals shall consist of the individual members of the Airport Authority Board and any additional persons duly appointed by the Airport Authority consistent with the Authority's Bylaws.

CONICAL SURFACE - A surface extending outward and upward from the periphery of the horizontal surface at a slope of twenty feet horizontally for each one foot vertically (20:1) for a horizontal distance of 4,000 feet.

HAZARD TO AIR NAVIGATION - An obstruction determined to have a substantial adverse effect on the safe and efficient utilization of the navigable airspace.

HEIGHT - For the purpose of determining the height limits in all zones set forth in this Ordinance and shown on the zoning map, the datum shall be mean sea level elevation unless otherwise specified.

MOORE COUNTY AIRPORT, NORTH CAROLINA
ORDINANCE TO LIMIT HEIGHT OF OBJECTS

HORIZONTAL SURFACE - A horizontal plane 150 feet above the established airport elevation, the perimeter of which in plan coincides with the perimeter of the horizontal zone.

LARGER THAN UTILITY RUNWAY - A runway that is constructed for and intended to be used by propeller driven aircraft of greater than 12,500 pounds maximum gross weight and jet powered aircraft.

NONCONFORMING USE - Any pre-existing structure, object of natural growth, or use of land which is inconsistent with the provisions of this Ordinance or an amendment thereto.

NONPRECISION INSTRUMENT RUNWAY - A runway having an existing instrument approach procedure utilizing air navigation facilities with only horizontal guidance, or area type navigation equipment, for which a straight-in nonprecision instrument approach procedure has been approved or planned.

OBSTRUCTION - Any structure, growth, or other object, including a mobile object, which exceeds a limiting height set forth in Section IV of this Ordinance.

PERSON - An individual, firm, partnership, corporation, company, association, joint stock association, or governmental entity; includes a trustee, a receiver, an assignee, or a similar representative of any of them.

PRECISION INSTRUMENT RUNWAY - A runway having an existing instrument approach procedure utilizing an Instrument Landing System (ILS) or a Precision Approach Radar (PAR). It also means a runway for which a precision approach system is planned and is so indicated on an approved airport layout plan or any other planning document.

PRIMARY SURFACE - A surface longitudinally centered on a runway. When the runway has a specially prepared hard surface, the primary surface extends 200 feet beyond each end of that runway; when the runway has no specially prepared hard surface, or planned hard surface, the primary surface ends at each end of that runway. The width of the primary surface is set forth in Section III of this Ordinance. The elevation of any point on the primary surface is the same as the elevation of the nearest point on the runway centerline.

RUNWAY - A defined area on an airport prepared for landing and take-off of aircraft along its length. The runway end is defined by geodetic coordinates and elevation as noted on the Moore County Airport Height Restriction Ordinance Map.

STRUCTURE - An object, including a mobile object, constructed or installed by man, including but without limitation, buildings, towers, cranes, smokestacks, earth formation, and overhead transmission lines.

TRANSITIONAL SURFACES - These surfaces extend outward at 90 degree angles to the runway centerline and the runway centerline extended at a slope of seven (7) feet horizontally for each one (1) foot vertically (7:1) from the sides of the primary and approach surfaces to where they intersect the horizontal and conical surfaces. Transitional surfaces for those portions of the precision approach surfaces, which project through and beyond the limits of the conical

MOORE COUNTY AIRPORT, NORTH CAROLINA
ORDINANCE TO LIMIT HEIGHT OF OBJECTS

surface, extend a distance of 5,000 feet measured horizontally from the edge of the approach surface and at 90 degree angles to the extended runway centerline.

TREE - Any object of natural growth.

UTILITY RUNWAY - A runway that is constructed for and intended to be used by propeller driven aircraft of 12,500 pounds maximum gross weight and less.

VISUAL RUNWAY - A runway intended solely for the operation of aircraft using visual approach procedures.

SECTION III: AIRPORT ZONES

In order to carry out the provisions of this Ordinance, there are hereby created and established certain zones which include all of the land lying beneath the approach surfaces, transitional surfaces, horizontal surfaces, and conical surfaces as they apply to Moore County Airport. Such zones are shown on the Moore County Airport Height Restriction Ordinance Map consisting of one sheet, prepared by Talbert & Bright, Inc., and dated July, 2003 which is attached to this Ordinance and made a part hereof. Pursuant to G.S. 63-31, the Moore County Airport Authority exercises its statutory authority as owner of the Moore County Airport in order to protect the approaches and airspace of said airport.

An area located in more than one (1) of the following zones is considered to be only in the zone with the more restrictive height limitation. The various zones are hereby established and defined as follows:

1. Primary Surface - A rectangular surface longitudinally centered on a runway. The elevation of any point on the primary surface is the same as the elevation of the nearest point on the runway centerline.

For Runway 5-23, the primary surface is 1,000 feet wide and extends 200 feet beyond each runway end.

For Runway 14-32, the primary surface is 250 feet wide and extends to the end of the runway.

2. Runway 5 - Precision Instrument Runway Approach Zone - The inner edge of this approach zone coincides with the width of the primary surface and is 1,000 feet wide. The approach zone expands outward uniformly to a width of 16,000 feet at a horizontal distance of 50,000 feet from the primary surface. Its centerline is the continuation of the centerline of the runway.
3. Runway 23 - Runway Larger Than Utility With A Visibility Minimum Greater Than 3/4 Mile - Nonprecision Instrument Approach Zone - The inner edge of this approach zone coincides with the width of the primary surface and is 1,000 feet wide. The approach zone expands outward uniformly to a width of 3,500 feet at a horizontal distance of 10,000 feet from the primary surface. Its centerline is the continuation of the centerline of the runway.

MOORE COUNTY AIRPORT, NORTH CAROLINA

ORDINANCE TO LIMIT HEIGHT OF OBJECTS

4. Runway 14 & 32 - Utility Runway Visual Approach Zone - The inner edge of this approach zone coincides with the width of the primary surface and is 250 feet wide. The approach zone expands outward uniformly to a width of 1,250 feet at a horizontal distance of 5,000 feet from the primary surface. Its centerline is the continuation of the centerline of the runway.
5. Transitional Zones - The transitional zones are the areas beneath the transitional surfaces.
6. Horizontal Zone - The horizontal zone is established by swinging arcs of 5,000 feet radii for Runway 14-32 and 10,000 feet for Runway 5-23 from the center of each end of the primary surface of each runway and connecting the adjacent arcs by drawing lines tangent to those arcs. The horizontal zone does not include the approach and transitional zones.
7. Conical Zone - The conical zone is established as the area that commences at the periphery of the horizontal zone and extends outward there for a horizontal distance of 4,000 feet.

SECTION IV: AIRPORT ZONE HEIGHT LIMITATIONS

Except as otherwise provided in this Ordinance, no structure shall be erected, altered, or maintained, and no tree shall be allowed to grow in any zone created by this Ordinance to a height in excess of the applicable height limit herein established for such zone. Such applicable height limitations are hereby established for each of the corresponding zones in question as follows:

1. Runway 5 - Precision Instrument Runway Approach Zone - Slopes fifty (50) feet outward from each foot upward beginning at the end of and at the same elevation as the primary surface and extending to a horizontal distance of 10,000 feet along the extended runway centerline; thence slopes upward forty (40) feet horizontally for each foot vertically to an additional horizontal distance of 40,000 feet along the extended runway centerline.
2. Runway 23 - Runway Larger Than Utility With A Visibility Minimum Greater Than 3/4 Mile - Nonprecision Instrument Approach Zone - Slopes thirty-four (34) feet outward for each foot upward beginning at the end of and at the same elevation as the primary surface and extending to a horizontal distance of 10,000 feet along the extended runway centerline.
3. Runway 14 & 32 - Utility Runway Visual Approach Zone - Slopes twenty (20) feet outward for each foot upward beginning at the end of and at the same elevation as the primary surface and extending to a horizontal distance of 5,000 along the extended runway centerline.
4. Transitional Zones - Slopes seven (7) feet outward for each one (1) foot upward beginning at the sides of and at the same elevation as the primary surface and the approach surface, and extending to a height of 150 feet above the airport elevation, which is 461 feet above mean sea level. In addition to the foregoing, there are established height limits sloping seven (7) feet outward for each one (1) foot upward beginning at the sides of and at the same elevation as the approach surface, and extending to where they intersect the conical surface. Where the precision instrument runway approach zone projects beyond the conical zone, there are established height limits sloping seven (7) feet outward for each one (1) foot upward beginning at the sides of and at the same elevation as the approach surface, and

MOORE COUNTY AIRPORT, NORTH CAROLINA

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extending a horizontal distance of 5,000 feet measured at 90 degree angles to the extended runway centerline.

5. Horizontal Zone - Established at 150 feet above the airport elevation or at a height of 611 feet above mean sea level.
6. Conical Zone - Slopes twenty (20) feet outward for each one foot upward (20:1) beginning at the periphery of the horizontal zone and at 150 feet above the airport elevation and extending to a height of 350 feet above the airport elevation (811 feet above mean sea level).
7. Excepted Height Limitations - Nothing in this Ordinance shall be construed as prohibiting the construction or maintenance of any structure, or growth of any tree to a height up to 50 feet above the surface of the land.

SECTION V: USE RESTRICTIONS

Notwithstanding any other provisions of this Ordinance, no use may be made of land or water within any zone established by this Ordinance in such a manner as to create electrical interference with navigational signals or radio communication between the airport and aircraft, make it difficult for pilots to distinguish between airport lights and others, result in glare in the eyes of pilots using the airport, impair visibility in the vicinity of the airport, create bird strike hazards, or otherwise in any way endanger or interfere with the landing, takeoff, or maneuvering of aircraft intending to use the airport.

SECTION VI: NONCONFORMING USES

1. Regulations Not Retroactive - The regulations prescribed by this Ordinance shall not be construed to require the removal, lowering, or other change or alteration of any structure or tree not conforming to the regulations as of the effective date of this Ordinance, or otherwise interfere with the continuance of nonconforming use. Subject to the provisions of N.C.G.S. §63-31(e) and N.C.G.S. §63-32(a), nothing contained herein shall require any change in the construction, alteration, or intended use of any structure, the construction or alteration of which was begun prior to the effective date of this Ordinance, and is diligently prosecuted. The Airport Authority retains all rights as set forth in N.C.G.S. §63-32(a) with respect to existing structures and trees.
2. Marking and Lighting - Notwithstanding the preceding provision of this Section, the owner of any existing nonconforming structure or tree is hereby required to permit the installation, operation, and maintenance thereon of such markers and lights as shall be deemed necessary by the Airport Authority to indicate to the operators of aircraft in the vicinity of the airport the presence of such airport obstruction. Such markers and lights shall be installed, operated, and maintained at the expense of the Moore County Airport.

SECTION VII: PERMITS

1. Future Uses - N.C.G.S. §63-32 provides for the issuance of permits with respect to allowing the construction of new structures and other uses, and to replace existing structures and other uses, or making substantial changes therein or substantial repairs thereof. No such

MOORE COUNTY AIRPORT, NORTH CAROLINA
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permit shall be granted that would allow the structure or tree in question to be made higher or to become a greater hazard to air navigation than it was when this Ordinance or any other applicable regulation was adopted. Except as specifically provided in a, b, c, d and e hereunder, no material change shall be made in the use of land, no structure shall be erected or otherwise established, and no tree shall be planted in any zone hereby created unless a permit therefore shall have been applied for and granted.

Each application for a permit shall indicate the purpose for which the permit is desired, with sufficient particularity to permit it to be determined whether the resulting use, structure, or tree would conform to the regulations herein prescribed. If such determination is in the affirmative, the permit shall be granted. No permit for a use inconsistent with the provisions of this Ordinance shall be granted unless a variance has been approved in accordance with Section VII, 4.

- a. In the area lying within the limits of the horizontal zone and conical zone, no permit shall be required for any tree or structure less than seventy-five feet (75) of vertical height above the ground, except when, because of terrain, land contour, or topographic features, such tree or structure would extend above the height limits prescribed for such zones.
- b. In areas lying within the limits of the **Runway 5** approach zone, but at a horizontal distance of not less than 4,600 feet from the end of the runway, no permit shall be required for any tree or structure less than seventy-five (75) feet of vertical height above the ground, except when such tree or structure would extend above the height limit prescribed for such approach zones.
- c. In areas lying within the limits of the **Runway 23** approach zone, but at a horizontal distance of not less than 3,120 feet from the end of the runway, no permit shall be required for any tree or structure less than seventy-five (75) feet of vertical height above the ground, except when such tree or structure would extend above the height limit prescribed for such approach zones.
- d. In areas lying within the limits of the **Runway 14-32** approach zones, but at a horizontal distance of not less than 2,000 feet from each end of the runway, no permit shall be required for any tree or structure less than seventy-five (75) feet of vertical height above the ground, except when such tree or structure would extend above the height limit prescribed for such approach zones.
- e. In the areas lying within the limits of the transition zones, at a distance of not less than 1,200 feet from the centerline (or centerline extended) of Runway 5-23 and 825 feet from the centerline (or centerline extended) of Runway 14-32, no permit shall be required for any tree or structure less than seventy-five (75) feet of vertical height above the ground, except when such tree or structure, because of terrain, land contour, or topographic features, would extend above the height limits prescribed for such transition zones.

MOORE COUNTY AIRPORT, NORTH CAROLINA
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- f. Note, the preceding paragraphs a, b, c, d, and e are intended to describe those areas "outside of or beyond" the yellow area shown on the Moore County Airport Height Restriction Ordinance Map.

Nothing contained in any of the foregoing exceptions shall be construed as permitting or intending to permit any construction, or alteration of any structure, or growth of any tree in excess of any of the height limits established by this Ordinance except as set forth in Section IV, 8.

2. Existing Uses - No permit shall be granted that would allow the establishment or creation of an obstruction or permit a nonconforming use, structure, or tree to become a greater hazard to air navigation than it was on the effective date of this Ordinance or any amendments thereto or than it is when the application for a permit is made. Except as indicated, all applications for such a permit shall be granted.
3. Nonconforming Uses Abandoned or Destroyed - Whenever the Administrator determines that a nonconforming tree or structure has been abandoned or more than 80 percent torn down, physically deteriorated, or decayed, no permit shall be granted that would allow such structure or tree to exceed the applicable height limit or otherwise deviate from the zoning regulations. Whether application is made for a permit or not, the Airport Authority may, by appropriate action, compel the owner of the nonconforming structure or tree, at his own expense, to lower, remove, reconstruct, or equip such object as may be necessary to conform to the regulation. Pursuant to N.C.G.S. §63-32(a), if the owner of the nonconforming structure or tree shall neglect or refuse to comply with such order for ten (10) days after notice thereof, the Airport Authority may proceed to have the object so lowered, removed, reconstructed or equipped.
4. Variances - Pursuant to N.C.G.S. §63-32(b), any person desiring to erect or increase the height of any structure, or permit the growth of any tree, or use property, not in accordance with the regulations prescribed in this Ordinance, may apply directly to the Board of Appeals, as provided in N.C.G.S. §63-33(c), for a variance from such zoning regulations. The application for variance shall be accompanied by a determination from the Federal Aviation Administration as to the effect of the proposal on the operation of air navigation facilities and the safe, efficient use of navigable airspace. Such variances shall be allowed where it is duly found that a literal application or enforcement of the regulations will result in unnecessary hardship and relief granted will not be contrary to the public interest, will not create a hazard to air navigation, will do substantial justice, and will be in accordance with the spirit of this Ordinance.
5. Obstruction Marking and Lighting - Any permit or variance granted may, if such action is deemed advisable to effectuate the purpose of this Ordinance and be reasonable in the circumstances, be so conditioned as to require the owner of the structure or tree in question to install, operate, and maintain, at the owner's expense, such markings and lights as may be necessary. If deemed proper by the Airport Authority, this condition may be modified to require the owner to permit the Moore County Airport, at its own expense, to install, operate, and maintain the necessary markings and lights.

MOORE COUNTY AIRPORT, NORTH CAROLINA
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6. Permit Application – Pursuant to N.C.G.S. §63-32(a), the Airport Authority has the authority to establish a system for the granting of permits to establish or construct new structures and other uses, and to replace existing structures and other uses, or make substantial changes therein or substantial repairs thereof. The permit application submitted to the Airport Authority shall include the following information:
1. Fully executed FAA Form 7460-1, *Notice of Proposed Construction or Alteration*.
 2. Name, mailing address and telephone number(s) of applicant and the person responsible for the construction or alteration (if different).
 3. Three copies of a scaled property map depicting property location, property elevations and showing location of proposed structure or tree. State Plane or Latitude/Longitude coordinates must be given for the structure. Source of horizontal coordinates and vertical elevations must be given.
 4. Attached to each scaled property map must be a schematic drawing(s) showing the proposed structure in plan view and elevation. Drawing(s) should be in sufficient detail to clearly show the building height and existing ground elevations at the building/structure. The maximum elevation of the building/structure or any attachments must be clearly shown.
 5. Any additional information which is requested by the Administrator or the Airport Authority which is necessary to determine compliance with this Ordinance and the laws of the State of North Carolina and any applicable federal rules or regulations.

SECTION VIII: ADMINISTRATIVE ENFORCEMENT

It shall be the duty of the Administrator to administer and enforce the regulations prescribed herein. Pursuant to N.C.G.S. §63-33(b), the Administrative duties shall also include the hearing and deciding of all permits, but shall not have the powers or duties delegated to the Board of Appeals as set forth herein and in N.C.G.S. §63-33(c). Applications for permits and variances shall be made to the Administrator upon a form published for that purpose. Applications for permits required by this Ordinance shall be promptly considered and granted or denied.

SECTION IX: THE BOARD OF APPEALS

Any person aggrieved, or any taxpayer affected, by any decision of the Administrator made in the administration of the Ordinance, may appeal to the Board of Appeals. All appeals hereunder must be taken in compliance with the Board of Appeals Rules.

An appeal shall stay all proceedings in furtherance of the action appealed from unless the Administrator certifies to the Board of Appeals, after the notice of appeal has been filed with it, that by reason of the facts stated in the certificate a stay would in the opinion of the Administrator, cause imminent peril to life or property. In such case, proceedings shall not be stayed except by order of the Board of Appeals on notice to the Administrator and on due cause shown.

The Board of Appeals shall consist of the Airport Authority Board and any additional persons duly appointed by the Airport Authority consistent with the Authority's Bylaws. The Board of Appeals shall have and exercise the following powers: (1) to hear and decide appeals from any order, requirement, decision, or determination made by the Administrator in the enforcement of the Model Airport Zoning Act, as codified in N.C.G.S. §63-29, *et seq.* or this Ordinance; (2) to hear and decide

MOORE COUNTY AIRPORT, NORTH CAROLINA
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special exceptions to the terms of this Ordinance upon which such Airport Authority under such regulations may be required to pass; and (3) to hear and decide specific variances.

1. The Board of Appeals may adopt additional rules required for the administration of this Ordinance.
2. The meetings of the Board of Appeals shall be held at the call of the Chairman, and at such other times as the Board may determine. The Chairman, or in his absence, the Acting Chairman, may administer oaths and compel the attendance of witnesses. All meetings of the Board of Appeals shall be public, and the Board shall keep minutes of its proceedings, showing the vote of each member upon each question, or, if absent or failing to vote, indicating such fact. The Board of Appeals shall keep such records of its examinations and other official actions, all of which shall immediately be filed in the office of the Board of Appeals, and shall be a public record.
3. The Board of Appeals shall make written findings of facts and conclusions of law giving the facts upon which it acted and its legal conclusions from such facts in reversing, affirming, or modifying any order, requirement, decision, or determination which comes before it under the provisions of this Ordinance.
4. The concurring vote of a majority of the members of the Board of Appeals shall be sufficient to reverse any order, requirement, decision, or determination of the Administrator or decide in favor of the applicant on any matter upon which it is required to pass under this Ordinance, or to effect variation to this Ordinance.

SECTION X: JUDICIAL REVIEW

Any person aggrieved or any taxpayer affected by any decision of the Board of Appeals, may appeal to the Superior Court, as provided in N.C.G.S. §63-34.

SECTION XI: PENALTIES

Each violation of this Ordinance or of any regulation, order, or ruling promulgated hereunder shall constitute a Class 3 misdemeanor, and each day a violation continues to exist, shall constitute a separate offense. The political subdivision within which the property is located may institute, in any court of competent jurisdiction, an action to prevent, restrain, correct, or abate any violation of this Ordinance or the Model Airport Zoning Act as codified in N.C.G.S. §63-29, *et seq.*, or any order or ruling made in connection with the administration or enforcement of said Act and this Ordinance, and the court shall adjudge to the plaintiff such relief, by way of injunction or otherwise, as may be proper under all facts and circumstances of the case, in order fully to effectuate the purpose of the Model Airport Zoning Act and this Ordinance.

SECTION XII: CONFLICTING REGULATIONS

Where there exists a conflict between any of the regulations or limitations prescribed in this Ordinance and any other regulations applicable to the same area, whether the conflict be with respect to the height of structures or trees, and the use of land, or any other matter, the more stringent limitation or requirement shall govern and prevail.

MOORE COUNTY AIRPORT, NORTH CAROLINA
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SECTION XIII: SEVERABILITY

If any of the provisions of this Ordinance or the application thereof to any person or circumstances are held invalid, such invalidity shall not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application, and to this end, the provisions of this Ordinance are declared to be severable.

SECTION XIV: EFFECTIVE DATE

WHEREAS, the immediate operation of the provisions of this Ordinance is necessary for the preservation of the public health, public safety, and general welfare, an EMERGENCY is hereby declared to exist, and this Ordinance shall be in full force and effect from and after its passage by the Moore County Airport Authority and publication and posting as required by law.

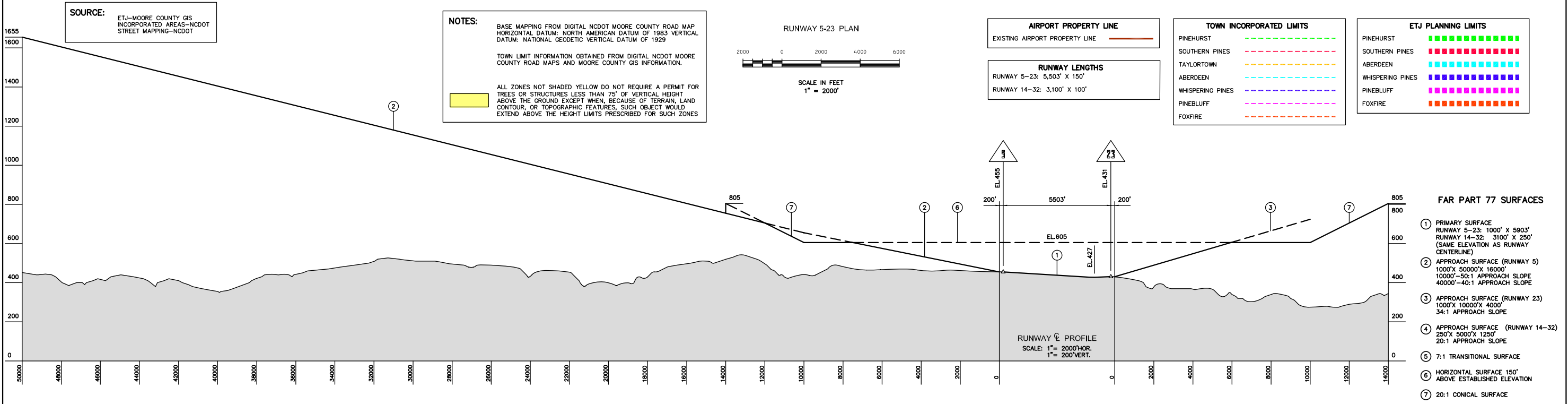
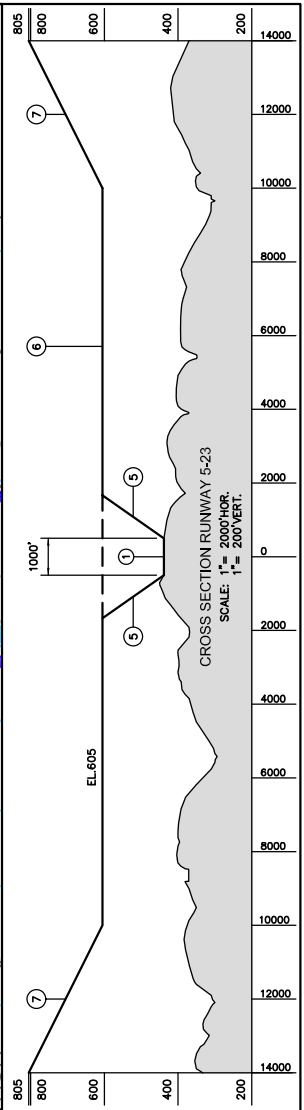
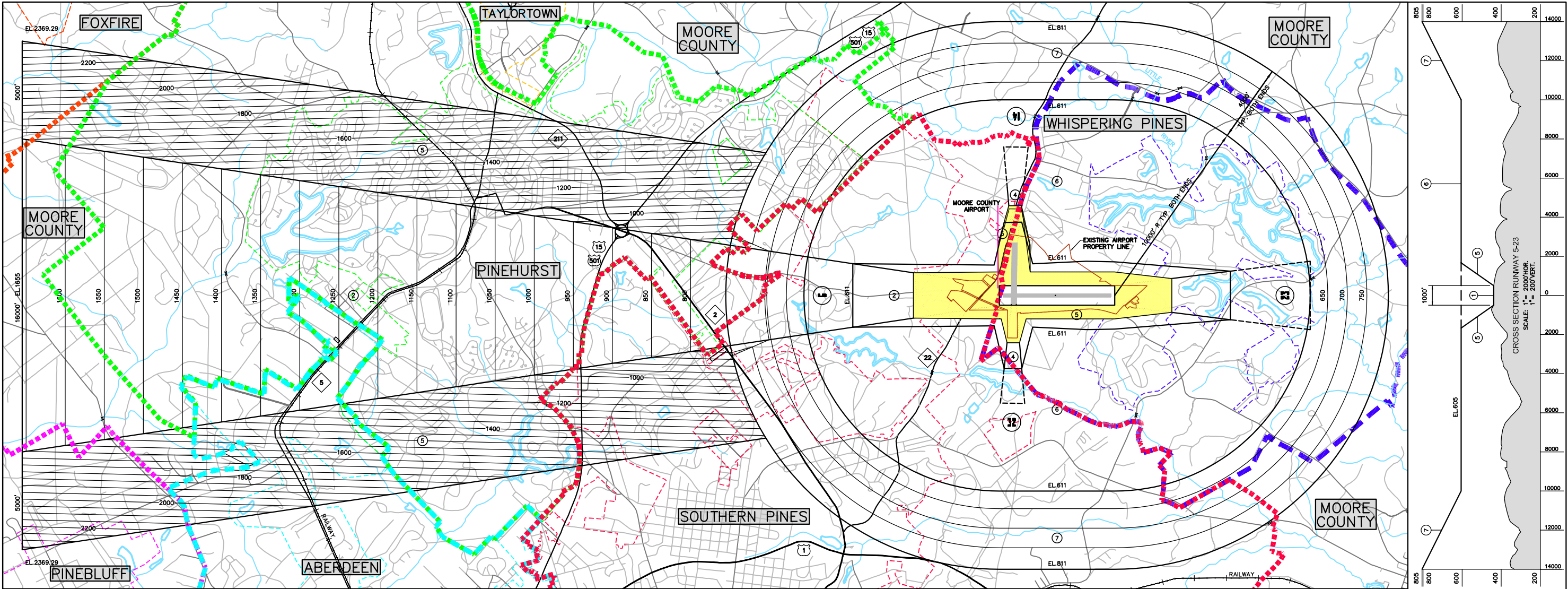
Duly adopted by the Moore County Airport Authority, this 4th day of November, 2003.

Moore County Airport Authority:
Chairperson



ATTEST:
Secretary to Moore County Airport Authority





Permit No: _____



Moore County Airport
PO Drawer 5809
Pinehurst, NC 28374

Airport Permit Application

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

Permit applications are available from the Moore County Airport Administrative Offices. Contact the Moore County Airport for an application and filing requirements. The Airport Ordinance Administrator will promptly review, approve/deny, and issue the Airport Permits pursuant to N.C.G.S. §63-32(a).

Required Documents:

- ☐ Completed Airport Permit Application (MCA Form 7400)
- ☐ 1 Copy of FAA Form 7460-1, Notice of Proposed Construction or Alteration, fully executed
- ☐ 3 Copies of a Scaled Property Map (as requested in Section 4 of the Application)
- ☐ 3 Copies of a Schematic Drawing (as requested in Section 4 of the Application)
- ☐ Any additional information requested by the Administrator or the Airport Authority to determine compliance with the Moore County Airport Height Restriction Ordinance, laws of the State of North Carolina, and any applicable Federal Rules and Regulations.

An application processing fee of \$35.00 is due upon submission of the Airport Permit Application.

Payment methods accepted:

- ☐ Credit Card
- ☐ Check (Make checks out to the “Moore County Airport,” and label “*Airport Permit.*”)

Please mail the required documents and the application processing fee to:

Moore County Airport
Attn: Airport Ordinance Administrator
PO Drawer 5809
Pinehurst, NC 28374

Or call 910-692-3212 for an appointment.

Permit No: _____



Moore County Airport
PO Drawer 5809
Pinehurst, NC 28374

Airport Permit Application

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

This Ordinance is adopted pursuant to the Authority conferred by the laws of the State of North Carolina, including, but not limited to, the Model Airport Zoning Act as codified in N.C.G.S. §63-29, *et seq.*

Section 1: Contact Information

Applicant Information

Name: _____

Contact: _____

Address: _____

City/State/Zip: _____

Telephone: _____

Engineer/Architect Information

Name: _____

Contact: _____

Address: _____

City/State/Zip: _____

Telephone: _____

Section 2: Structure Information

Type of Construction

☐ New Construction ☐ Alteration

☐ Permanent ☐ Temporary

Elevations

Ground Elevation _____ (MSL)

Height of Structure + _____ (AGL)

Top Elevation _____ (MSL)

Description & Use of Structure: (Purpose for which the permit is desired)

Section 3: Site Information:

Site Address: _____

Township: _____ Section: _____

City/State/Zip: _____

Latitude: _____

Nearest Road/Intersection: _____

Longitude: _____

Permit No: _____

Section 4: Schematic Drawings

Request must include an engineered schematic drawing/site plan illustrating the following:

- | | |
|--|--|
| ☐ Drawing identification (file name or number and date) | ☐ Engineers Seal |
| ☐ Scaled Property Map | ☐ Contact Information |
| ☐ Site Map | ☐ Profile view of Structure |
| ☐ Existing Ground Elevations at the Building/Structure | ☐ Building Height |
| ☐ Maximum Elevation of Building/Structure | ☐ Attachments (if any) |

Section 5: Remarks (Information which might have value in making determination)

Section 6: Certification

I hereby certify that all statements on this application are true and correct.

Signature

Date

Name & Title (Print) of Person Filing Application

Telephone Number

SECTIONS BELOW FOR INTERNAL USE ONLY: AIRPORT ORDINANCE ADMINISTRATOR REVIEW

Date Received

\$ _____
Amount of Fee Attached

Site Location: _____

Elevation Information:

Ground Elevation at Site _____

Height of Structure _____

Top Elevation _____

Allowable Elevation _____

Permit No: _____

FAA Form 7460-1 Notice of Proposed Construction or Alteration

Form Required ☐ Yes ☐ No

Date Submitted to FAA: _____

Date of Response from FAA: _____

Determination by FAA ☐ No Hazard to Air Navigation ☐ Hazard to Air Navigation

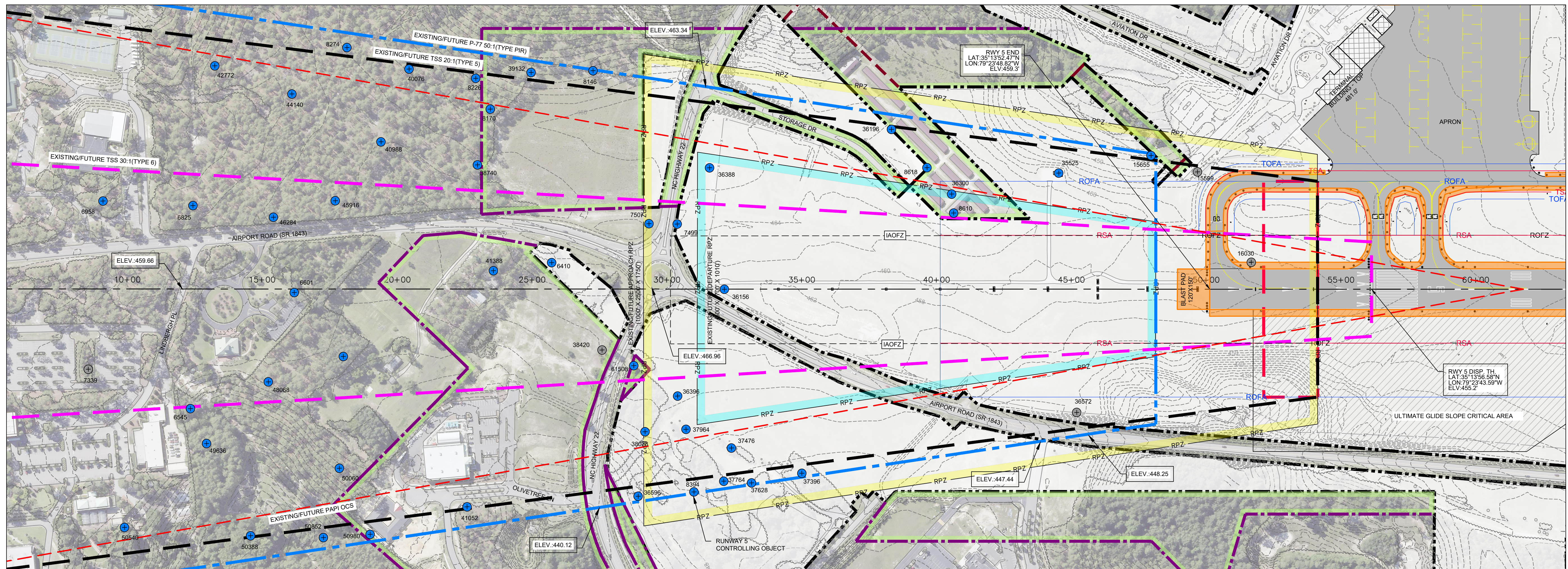
FAA Comments:

Permit No.: _____

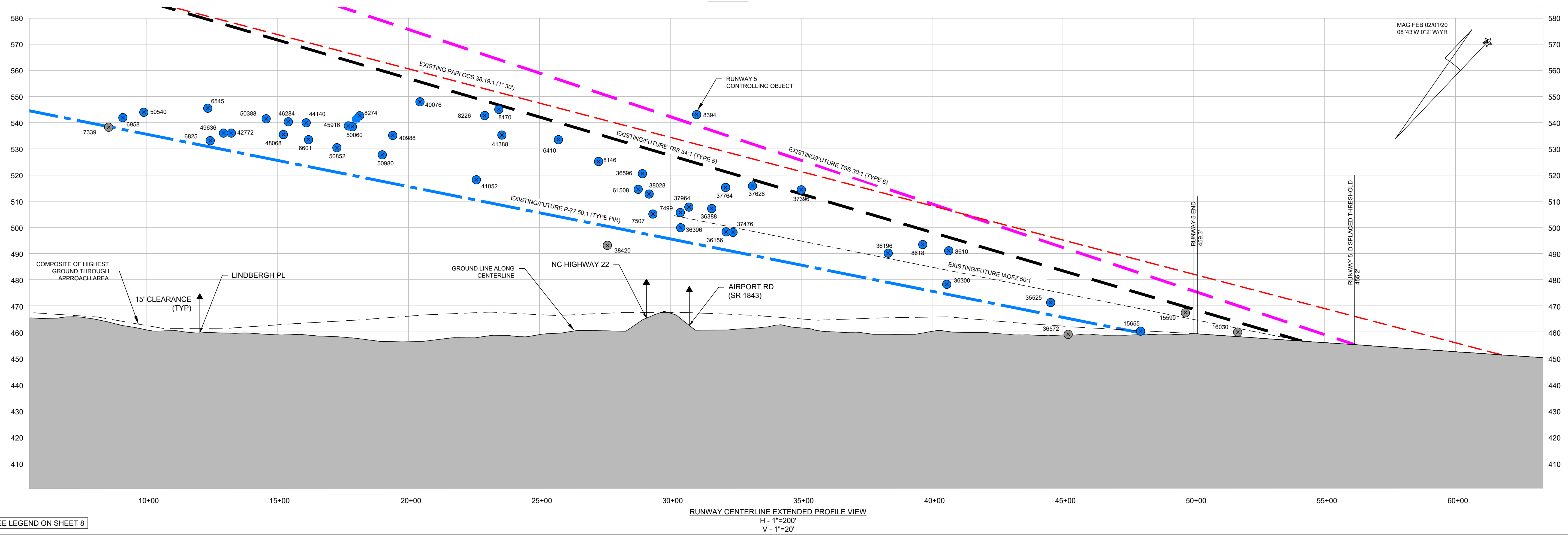
☐ Approved ☐ Denied Date: _____

Airport Ordinance Administrator (Signature)

Airport Ordinance Administrator (Print)



PLAN VIEW



TALBERT & BRIGHT
ENGINEERING & PLANNING CONSULTANTS

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[illegible]

INNER PORTION OF THE APPROACH
SURFACE – RUNWAY 5

DRAFT SET
MAY 2020

Date	MAY 2020
Scale	1" = 200'
Drawn	NT
Checked	ABM
Project No.	3201-1702
Sheet No.	

RUNWAY 5 EXISTING THRESHOLD SITING SURFACE 34:1 OBSTRUCTION TABLE							
OBJECT NUMBER	DESCRIPTION	NORTHING	EASTING	ELEVATION (FT)	SURFACE ELEVATION (FT)	PENETRATION (FT)	RECOMMENDED ACTION
6410	TREE	537714.6	1879643.1	533.5	540.0	-6.5	NONE
8170	TREE	537970.3	1879086.0	545.1	546.7	-1.7	NONE
8226	TREE	538015.9	1878968.2	542.8	548.3	-5.5	NONE
8618	TREE	538928.8	1880409.6	495.1	499.1	-3.9	NONE
15599	TREE	539608.4	1881147.6	467.4	469.6	-2.2	NONE

RUNWAY 5 EXISTING THRESHOLD SITING SURFACE 30:1 OBSTRUCTION TABLE							
OBJECT NUMBER	DESCRIPTION	NORTHING	EASTING	ELEVATION (FT)	SURFACE ELEVATION (FT)	PENETRATION (FT)	RECOMMENDED ACTION
6410	TREE	537714.6	1879643.1	533.5	556.5	-23.0	NONE
16030	SIGN	539503.1	1881523.0	460.0	470.0	-10.1	NONE

RUNWAY 5 EXISTING PART-77 APPROACH SURFACE 50:1 OBSTRUCTION TABLE							
OBJECT NUMBER	DESCRIPTION	NORTHING	EASTING	ELEVATION (FT)	SURFACE ELEVATION (FT)	PENETRATION (FT)	RECOMMENDED ACTION
6410	TREE	537714.6	1879643.1	533.5	504.1	29.4	FAA AERONAUTICAL STUDY
6545	TREE	536399.3	1879044.6	545.5	530.9	14.6	FAA AERONAUTICAL STUDY
6601	TREE	536976.5	1879027.3	533.5	523.2	10.3	FAA AERONAUTICAL STUDY
6825	TREE	536951.2	1878533.0	533.1	530.7	2.4	FAA AERONAUTICAL STUDY
6958	TREE	536733.8	1878279.4	542.0	537.4	4.6	FAA AERONAUTICAL STUDY
7339	TREE	536244.2	1878669.4	538.3	538.5	-0.2	NONE
7499	UTILITY POLE	538139.1	1879882.0	505.7	494.8	10.9	FAA AERONAUTICAL STUDY
7507	UTILITY POLE	538067.7	1879805.2	505.1	496.9	8.2	FAA AERONAUTICAL STUDY
8146	TREE	538336.0	1879264.1	525.2	501.1	24.1	FAA AERONAUTICAL STUDY
8170	TREE	537970.3	1879086.0	545.1	508.7	36.4	FAA AERONAUTICAL STUDY
8226	TREE	538015.9	1878968.2	542.8	509.8	33.0	FAA AERONAUTICAL STUDY
8274	TREE	537769.5	1878543.5	542.7	519.3	23.3	FAA AERONAUTICAL STUDY
8394	TREE	537462.0	1880611.0	543.1	493.6	49.5	FAA AERONAUTICAL STUDY
8610**	TREE	538875.1	1880594.2	491.1	474.3	16.8	FAA AERONAUTICAL STUDY
8618**	TREE	538927.1	1880421.7	493.4	476.3	17.2	FAA AERONAUTICAL STUDY
15655	TREE	539534.9	1880981.7	460.3	459.6	0.7	FAA AERONAUTICAL STUDY
35525	BUILDING	539250.7	1880777.6	471.3	466.5	4.8	DETERMINATION BY FAA
36156	RUNWAY LIGHT	538084.2	1880175.4	498.3	491.3	7.0	VERIFY WITH GROUND SURVEY
36196**	TREE	538940.6	1880218.3	490.1	478.9	11.2	FAA AERONAUTICAL STUDY
36300	BUILDING	538920.8	1880543.4	478.2	474.5	3.8	FAA AERONAUTICAL STUDY
36388	UTILITY POLE	538372.9	1879825.4	507.2	492.4	14.8	FAA AERONAUTICAL STUDY
36396	UTILITY POLE	537677.9	1880322.3	499.9	494.8	5.1	FAA AERONAUTICAL STUDY
36572	FENCE	538653.4	1881437.2	459.1	465.2	-6.1	NONE
36596	TREE	537307.8	1880472.0	520.5	497.7	22.8	FAA AERONAUTICAL STUDY
37396	TREE	537787.7	1880853.5	514.4	485.6	28.8	FAA AERONAUTICAL STUDY
37476	TREE	537675.6	1880599.7	498.1	490.8	7.3	FAA AERONAUTICAL STUDY
37628	TREE	537633.2	1880742.8	515.8	489.3	26.5	FAA AERONAUTICAL STUDY
37764	TREE	537567.1	1880663.8	515.3	491.4	23.9	FAA AERONAUTICAL STUDY
37964	TREE	537610.0	1880429.8	507.7	494.2	13.6	FAA AERONAUTICAL STUDY
38028	TREE	537498.7	1880325.9	512.8	497.2	15.6	FAA AERONAUTICAL STUDY
38380	TREE	537492.0	1880069.8	525.9	501.0	24.9	FAA AERONAUTICAL STUDY
38420	TREE	537608.5	1880001.7	493.1	500.4	-7.3	NONE
40076	TREE	537870.5	1878765.2	548.0	514.7	33.3	FAA AERONAUTICAL STUDY
40988	TREE	537603.2	1878875.7	535.2	516.8	18.4	FAA AERONAUTICAL STUDY
41052	TREE	536842.2	1880039.1	518.2	510.4	7.8	FAA AERONAUTICAL STUDY
41388	TREE	537544.0	1879507.0	535.3	508.5	26.8	FAA AERONAUTICAL STUDY
42772	TREE	537382.7	1878234.7	536.0	529.1	6.9	FAA AERONAUTICAL STUDY
44140	TREE	537504.1	1878513.9	540.0	523.4	16.6	FAA AERONAUTICAL STUDY
45916	TREE	537328.0	1878903.1	538.8	520.2	18.6	FAA AERONAUTICAL STUDY
46284	TREE	537125.7	1878779.0	540.4	524.8	15.6	FAA AERONAUTICAL STUDY
48068	TREE	536670.2	1879185.7	535.5	525.1	10.3	FAA AERONAUTICAL STUDY
49636	TREE	536346.7	1879177.1	536.0	529.7	6.3	FAA AERONAUTICAL STUDY
50060	TREE	536619.6	1879597.2	538.5	519.9	18.6	FAA AERONAUTICAL STUDY
50388	TREE	536211.4	1879530.8	541.5	526.5	15.0	FAA AERONAUTICAL STUDY
50540	TREE	535911.9	1879170.7	544.0	535.8	8.2	FAA AERONAUTICAL STUDY
50852	TREE	536392.5	1879731.5	530.5	521.1	9.4	FAA AERONAUTICAL STUDY
50980	TREE	536520.8	1879848.8	527.7	517.6	10.1	FAA AERONAUTICAL STUDY
61508	TREE	537647.5	1880126.9	514.5	498.0	16.5	FAA AERONAUTICAL STUDY

** OBSTRUCTION DATA FROM OCTOBER 2018 FIELD SURVEY BY MCGILL ASSOCIATES, P.A.; INFORMATION COORDINATED WITH FAA FPO

NOTE: NO OBSTRUCTIONS IDENTIFIED TO EXISTING RUNWAY 5 PAPI OCS

RUNWAY 23 FUTURE PART-77 APPROACH SURFACE 34:1 OBSTRUCTION TABLE							
OBJECT NUMBER	DESCRIPTION	NORTHING	EASTING	ELEVATION (FT)	SURFACE ELEVATION (FT)	PENETRATION (FT)	RECOMMENDED ACTION
16726	TREE	543614.9	1886733.9	494.3	435.0	59.3	FAA AERONAUTICAL STUDY
17470	TREE	544073.7	1887370.7	471.6	457.9	13.7	FAA AERONAUTICAL STUDY
17542	TREE	544009.1	1887284.5	483.8	454.7	29.1	FAA AERONAUTICAL STUDY
19510	TREE	544844.4	1886418.9	483.4	453.2	30.2	FAA AERONAUTICAL STUDY
20942	TREE	545150.5	1886662.8	468.6	464.6	4.1	FAA AERONAUTICAL STUDY
21110	TREE	545046.2	1886575.1	469.9	460.6	9.4	FAA AERONAUTICAL STUDY
27078	TREE	544252.4	1887605.4	476.9	466.5	10.5	FAA AERONAUTICAL STUDY

*TRIGGERING EVENT FOR RUNWAY 23 END IS REDUCING THE APPROACH MINIMUMS TO 3/4 MILE VISIBILITY

RUNWAY 23 EXISTING THRESHOLD SITING SURFACE 20:1 OBSTRUCTION TABLE							
OBJECT NUMBER	DESCRIPTION	NORTHING	EASTING	ELEVATION (FT)	SURFACE ELEVATION (FT)	PENETRATION (FT)	RECOMMENDED ACTION
9029	TREE	544307.9	1886880.8	475.2	484.3	-9.1	NONE
9200	TREE	544255.2	1887093.2	483.2	490.2	-7.0	NONE
55403	TREE	544543.1	1887101.0	491.7	500.4	-8.8	NONE
55411	TREE	544532.4	1886996.6	487.9	496.3	-8.4	NONE

RUNWAY 23 EXISTING THRESHOLD SITING SURFACE 30:1 OBSTRUCTION TABLE							
OBJECT NUMBER	DESCRIPTION	NORTHING	EASTING	ELEVATION (FT)	SURFACE ELEVATION (FT)	PENETRATION (FT)	RECOMMENDED ACTION
9029	TREE	544307.9	1886880.8	475.2	472.5	2.7	FAA AERONAUTICAL STUDY/REMOVE
19942	TREE	544251.1	1886935.2	473.9	472.5	1.3	FAA AERONAUTICAL STUDY/REMOVE
21246	TREE	544347.8	1887075.5	478.0	478.1	-0.1	NONE
21846	TREE	544752.6	1886930.0	487.4	483.9	3.5	FAA AERONAUTICAL STUDY/REMOVE
22454	TREE	544702.7	1887089.2	486.2	486.6	-0.4	NONE
22782	TREE	544848.3	1887032.3	490.5	488.8	1.7	FAA AERONAUTICAL STUDY/REMOVE
55403	TREE	544543.1	1887101.0	491.7	483.1	8.5	FAA AERONAUTICAL STUDY/REMOVE
55411	TREE	544532.4	1886996.6	487.9	480.5	7.4	FAA AERONAUTICAL STUDY/REMOVE
55435	TREE	544551.6	1887207.9	487.5	486.0	1.5	FAA AERONAUTICAL STUDY/REMOVE

RUNWAY 23 EXISTING PAPI OCS 38.19:1 OBSTRUCTION TABLE							
OBJECT NUMBER	DESCRIPTION	NORTHING	EASTING	ELEVATION (FT)	SURFACE ELEVATION (FT)	PENETRATION (FT)	RECOMMENDED ACTION
9029	TREE	544307.9	1886880.8	475.2	475.8	-0.5	NONE
9096	TREE	544797.6	1887150.5	488.1	489.9	-1.8	NONE
9104	TREE	544614.7	1887523.3	489.8	493.8	-4.0	NONE
9160	TREE	544435.8	1887444.2	490.1	489.0	1.2	COORDINATE WITH FAA/REMOVE
9200	TREE	544255.2	1887093.2	483.2	478.9	4.3	COORDINATE WITH FAA/REMOVE
19942	TREE	544251.1	1886935.2	473.9	475.8	-1.9	NONE
21246	TREE	544347.8	1887075.5	478.0	480.2	-2.2	NONE
21438	TREE	544335.4	1887243.3	481.5	483.3	-1.8	NONE
21846	TREE	544752.6	1886930.0	487.4	484.9	2.6	COORDINATE WITH FAA/REMOVE
22454	TREE	544702.7	1887089.2	486.2	487.0	-0.8	NONE
22782	TREE	544848.3	1887032.3	490.5	488.6	2.0	COORDINATE WITH FAA/REMOVE
55403	TREE	544543.1	1887101.0	491.7	484.3	7.4	COORDINATE WITH FAA/REMOVE
55411	TREE	544532.4	1886996.6	487.9	482.1	5.8	COORDINATE WITH FAA/REMOVE
55435	TREE	544551.6	1887207.9	487.5	486.5	1.0	COORDINATE WITH FAA/REMOVE

RUNWAY 23 EXISTING PART-77 APPROACH SURFACE 34:1 OBSTRUCTION TABLE							
OBJECT NUMBER	DESCRIPTION	NORTHING	EASTING	ELEVATION (FT)	SURFACE ELEVATION (FT)	PENETRATION (FT)	RECOMMENDED ACTION
8735	UTILITY POLE	544110.0	1886770.8	442.4	445.8	-3.4	NONE
8831	TREE	544971.4	1887137.8	487.1	471.1	16.0	FAA AERONAUTICAL STUDY
8839	TREE	545191.0	1887187.9	480.8	476.6	4.3	FAA AERONAUTICAL STUDY
8877	TREE	545183.6	1887021.7	475.8	472.9	3.0	FAA AERONAUTICAL STUDY
8901	TREE	544818.6	1886830.5	480.7	461.4	19.3	FAA AERONAUTICAL STUDY
8925	TREE	545031.5	1886657.1	479.7	462.0	17.7	FAA AERONAUTICAL STUDY
8941	TREE	544885.7	1886587.5	475.0	457.6	17.4	FAA AERONAUTICAL STUDY
9029	TREE	544307.9	1886880.8	475.2	452.2	23.0	FAA AERONAUTICAL STUDY
9045	TREE	544569.4	1886833.7	466.3	456.5	9.8	FAA AERONAUTICAL STUDY
9096	TREE	544797.6	1887150.5	488.1	467.8	20.3	FAA AERONAUTICAL STUDY
9104	TREE	544614.7	1887523.3	489.8	472.1	17.7	FAA AERONAUTICAL STUDY
9160	TREE	544435.8	1887444.2	490.1	466.8	23.4	FAA AERONAUTICAL STUDY
9176	TREE	544301.6	1887329.6	487.4	461.6	25.8	FAA AERONAUTICAL STUDY
9184	TREE	544523.9	1887357.5	483.4	466.7	16.7	FAA AERONAUTICAL STUDY
9200	TREE	544255.2	1887093.2	483.2	455.6	27.6	FAA AERONAUTICAL STUDY
9208	TREE	544112.1	1887183.6	482.1	454.7	27.5	FAA AERONAUTICAL STUDY
9224	TREE	544179.2	1887388.0	486.0	460.4	25.7	FAA AERONAUTICAL STUDY
9272	TREE	544063.5	1887029.0	467.1	450.4	16.7	FAA AERONAUTICAL STUDY
16414	FENCE	543602.8	1886710.5	451.5	434.3	17.2	FAA AERONAUTICAL STUDY
16534	TREE	544400.4	1886082.0	444.2	437.0	7.2	FAA AERONAUTICAL STUDY
17390	PRIMARY ROAD	543758.8	1886770.0	452.4	438.7	13.7	TO BE RELOCATED
17454	LOCALIZER	544263.7	1886605.2	436.5	445.4	-8.9	NONE
18158	BUSH	543638.7	1886729.6	451.1	435.4	15.7	FAA AERONAUTICAL STUDY
18238	BUSH	543800.9	1886743.7	446.5	439.0	7.5	FAA AERONAUTICAL STUDY
18358	TREE	544572.8	1886248.9	452.5	444.1	8.4	FAA AERONAUTICAL STUDY
19942	TREE	544251.1	1886935.2	473.9	452.2	21.7	FAA AERONAUTICAL STUDY
20030	TREE	544339.0	1886809.9	464.4	451.3	13.1	FAA AERONAUTICAL STUDY
20846	TREE	545165.7	1886784.0	474.1	467.5	6.6	FAA AERONAUTICAL STUDY
21246	TREE	544347.8	1887075.5	478.0	457.1	20.9	FAA AERONAUTICAL STUDY
21438	TREE	544335.4	1887243.3	481.5	460.5	21.0	FAA AERONAUTICAL STUDY
21846	TREE	544752.6	1886930.0	487.4	462.2	25.2	FAA AERONAUTICAL STUDY
22454	TREE	544702.7	1887089.2	486.2	464.6	21.6	FAA AERONAUTICAL STUDY
22670	TREE	544615.0	1887291.3	480.5	467.1	13.3	FAA AERONAUTICAL STUDY
22750	TREE	544955.5	1886978.9	481.5	467.4	14.1	FAA AERONAUTICAL STUDY
22782	TREE	544848.3	1887032.3	490.5	466.3	24.2	FAA AERONAUTICAL STUDY
24054	TREE	545094.2	1886933.4	484.8	469.2	15.6	FAA AERONAUTICAL STUDY
24398	TREE	545061.2	1887105.9	478.5	472.2	6.3	FAA AERONAUTICAL STUDY
27022	TREE	544375.4	1887567.3	485.2	468.2	17.0	FAA AERONAUTICAL STUDY
27142	TREE	544254.9	1887532.5	483.6	465.0	18.6	FAA AERONAUTICAL STUDY
55403	TREE	544543.1	1887101.0	491.7	461.6	30.0	FAA AERONAUTICAL STUDY
55411	TREE	544532.4	1886996.6	487.9	459.2	28.7	FAA AERONAUTICAL STUDY
55435	TREE	544551.6	1887207.9	487.5	464.1	23.4	FAA AERONAUTICAL STUDY

BJ Grieve

From: Scotty Malta <smalta@moorecountyairport.com>
Sent: Monday, March 7, 2022 11:57 PM
To: BJ Grieve
Cc: Thomas McPherson; Michael Jones; Roland Gilliam; John Boesch
Subject: PD-01-22 PB PHN - Objection and Height Ordinance Info
Attachments: MCA Form 7400 - Permit Application.pdf; HRZO Map 11x17.pdf; Height Ordinance Signed.pdf; Souther Pines Agency Referral - PD-01-22 PB PHN Ace Hardware Store 3-7-22.pdf

BJ,

Thank you for taking the time and chatting with Tom McPherson, Authority Chairman and me today.

As you indicated, we understand the project proponent has filed for a Continuance.

I have attached my objection letter (also with a request for a Continuance) as a backup. I will be in a training session out of the area tomorrow but expect, all goes well, to be present at the Council meeting at 6:00pm. However, if I am not able to make it back in time and if the Council DOES NOT grant the Continuance, I respectfully ask you to enter my letter into the record. Should the continuance be granted, I will prepare a modified letter for the next Council meeting.

Please text, email or call me tomorrow if you have any questions.

Also, I have included the pertinent files from our Height Ordinance.

Again, thank you very much!!

Kindest Regards

Scotty

*Scott Malta, A.A.E., C.A.E., Capt. USAF (Ret.)
Airport Manager
Moore County Airport
7825 Aviation Dr.
Carthage, NC 28327*

*(910) 692-3212, Ext. 1002 – Office
(910) 722-6049 -- Cell
smalta@moorecountyairport.com*



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BJ Grieve

From: Thomas McPherson <tom.mcpherson@icloud.com>
Sent: Tuesday, March 8, 2022 4:03 PM
To: BJ Grieve
Cc: Michael Jones; Roland Gilliam; John Boesch; Scotty Malta; Steve Bright
Subject: Re: PD-01-22 PB PHN - Objection and Height Ordinance Info

BJ,

Scotty will be the focal point for the Airport position and any documents wrt this hearing. I just wanted to clarify the disconnect that I saw in the surfaces. Scotty will work with our aviation engineering firm to help understand if either of us need to amend anything longer term. The 50:1 blue surface is defining for instrument approaches so I don't understand why Southern Pines didn't write that in. The technical experts will need to be called in for that.

I agree that it looks like the clearance of a 40ft object would be 10+ ft. Since it's so close I focused on it.

I appreciate the timely response.

Cheers!

Tom

On 8 Mar 2022, at 15:45, BJ Grieve wrote:

Thanks for sending.

Clearly the lowest line (blue, "P-77 50:1") is above our 40' max building height in a PD zoning district on the subject property that is located between reference points 41388 (tree) and 6601 (tree). Looks like the lowest line clears 40' by at least 10' to 15'. It also looks like our Airport Hazard Overlay must have been written to follow the black dashed line ("TSS 34:1") for whatever reason.

The difference between the two lines may provide some explanation of how our overlay came to be sloped at 34:1 and your Height Ordinance came to be sloped at 50:1? Both are clear of 40' at the subject property using the helpful reference points, for whatever that's worth right now for that particular building height issue.

I'll be happy to pass this, as well as everything else that has been submitted by applicants and opposition, along to the Town Council to help inform their decision making next month.

Thanks again for your help.

BJ Grieve, AICP®, CFM®, CZO

Planning Director
Town of Southern Pines
180 SW Broad Street
Southern Pines, NC 28387
Office: (910) 692-4003
<http://www.southernpines.net/>

From: Thomas McPherson <tom.mcpherson@icloud.com>
Sent: Tuesday, March 8, 2022 3:21 PM
To: BJ Grieve <BJGrieve@southernpines.net>
Cc: Michael Jones <pilotmike2012@gmail.com>; Roland Gilliam <rgilliami@yahoo.com>; John Boesch <qbboesch@aol.com>; Scotty Malta <smalta@moorecountyairport.com>; Steve Bright <sbright@tbiilm.com>
Subject: Re: PD-01-22 PB PHN - Objection and Height Ordinance Info

Hi BJ,

Here's one more drawing from the KSOP Airport FAA mandated master plan. The blue dashed line is the Approach Surface as mentioned in the height ordinance. We need to resolve why your department uses a different surface. Scotty will followup on that for long term alignment.

Thank you,

Tom

On 7 Mar 2022, at 23:57, Scotty Malta wrote:

BJ,

Thank you for taking the time and chatting with Tom McPherson, Authority Chairman and me today.

As you indicated, we understand the project proponent has filed for a Continuance.

I have attached my objection letter (also with a request for a Continuance) as a backup. I will be in a training session out of the area tomorrow but expect, all goes well, to be present at the Council meeting at 6:00pm. However, if I am not able to make it back in time and if the Council DOES NOT grant the Continuance, I respectfully ask you to enter my letter into the record. Should the continuance be granted, I will prepare a modified letter for the next Council meeting.

Please text, email or call me tomorrow if you have any questions.

Also, I have included the pertinent files from our Height Ordinance.

Again, thank you very much!!

Kindest Regards

Scotty

*Scott Malta, A.A.E., C.A.E., Capt. USAF (Ret.)
Airport Manager
Moore County Airport
7825 Aviation Dr.
Carthage, NC 28327*

*(910) 692-3212, Ext. 1002 – Office
(910) 722-6049 -- Cell*

smalta@moorecountyairport.com



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: Scotty Malta <smalta@moorecountyairport.com>
Sent: Tuesday, March 15, 2022 2:18 PM
To: BJ Grieve
Cc: Cindy Williams
Subject: RE: The Roast Restaurant Question

Thank you BJ... that helps and yes, I'm very interested in what you find.

Scotty

Sent from my smartphone

Scott C. Malta, A.A.E., C.A.E., Capt. USAF (Ret.)
Airport Manager
Moore County Airport
7825 Aviation Drive
Carthage, NC 28327

(910) 682-3212, Ext. 1002 -- Office
(910) 722-6049 -- Cell

Smalta@moorecountyairport.com

----- Original message -----

From: BJ Grieve <BJGrieve@southernpines.net>
Date: 3/15/22 2:13 PM (GMT-05:00)
To: Scotty Malta <smalta@moorecountyairport.com>
Cc: Cindy Williams <CWilliams@southernpines.net>
Subject: RE: The Roast Restaurant Question

Hi Scotty,

The Tyler's Ridge development, overall, was a Conditional Use Permit (CUP) that was reviewed and approved in 2010. That process (CUP), as well as some other processes like PD (such as Ace Hardware) is where adjacent property notification is required by law prior to a public hearing. We also send out agency referrals about public hearings as a courtesy based on the location of the project, but I can't speak for how agency referrals and even adjacent property notifications were handled back in 2010.

However, we'll be happy to pull file #CU-02-10 and see who was notified for the Tyler's Ridge CUP in 2010.

As for the commercial building (containing Roast and other businesses) that sits there now, when they applied for site plan review in 2018 (file #ZP-14-18) and architectural compliance permit in 2018 (file # AR-09-18) to build that building, and afterwards applied for their building permit, we did not send out adjacent property notifications or agency referrals because those processes do not require that to be done.

Finally, if the FAA form that Ace Hardware has submitted was not submitted by the builder/developer, etc. of the commercial structure that presently contained Roast, then you'd want to take that up with them because we don't verify all other agency's requirements are met before we approve permits, only that our own requirements are met. It's on the landowner/developer to insure all other requirements are met. For example,

if there are wetlands on a property and a Section 404 permit is needed before development, that's between the landowner and the USACE. As just one example.

The agency referrals you've received are merely courtesy notices that we presently send out to make agencies aware that a public hearing on a project is happening. We aren't liable if an agency is left off that courtesy notice list, and we're happy to add any that ask to be added to our list. Recall that the main reason we began sending agency referrals to the airport is because when you visited with our TRC we agreed to start doing so for future projects near the airport. And here we are.

Hope this helps, we'll be in touch on what we find in the 2010 file.

BJ Grieve, AICP®, CFM®, CZO

Planning Director

Town of Southern Pines

180 SW Broad Street

Southern Pines, NC 28387

Office: (910) 692-4003

<http://www.southernpines.net/>

From: Scotty Malta <smalta@moorecountyairport.com>

Sent: Tuesday, March 15, 2022 1:43 PM

To: BJ Grieve <BJGrieve@southernpines.net>

Subject: The Roast Restaurant Question

BJ, there's a lot of he-ssid-she-ssid going related to the Roast Restaurant building and how it relates to the Saunders out parcels.

Are able and willing to look back in the files and tell who from the airport the notices went to and who opposed or approved the location and what was said and/or determined?

Any assistance would be appreciated.

Thank you

Scotty

Sent from my smartphone

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

Airport Manager

Moore County Airport

7825 Aviation Drive

Carthage, NC 28327

(910) 682-3212, Ext. 1002 -- Office

(910) 722-6049 -- Cell

Smalta@moorecountyairport.com

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. Rhetsen 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

**AN 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 meeting held on April 12, 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 12th day of April, 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 from PD (Planned Development) without an approved Conceptual Development Plan to PD (Planned Development) with an approved Conceptual Development Plan (CDP). The subject parcels are identified and described as follows:

PIN 857300963887 (PARID 00033603) as described in the Deed recorded in Deed Book 5749 at Page 375: "Being all of that 9.59 acres, more or less, tract shown on a map dated October 3, 2012, prepared under the supervision of Ryan McBride, Registered Land Surveyor, and recorded in Plat Cabinet 15, Slide 772 in the Moore County Registry and to which reference is made for a more particular description thereof."

PIN 857300974411 (PARID 00033604) as described in the Deed recorded in Deed Book 5728 at Page 400: "Being all of 3.812 acres shown as 'Recombined Tyler's Ridge Business Park, LLC' as shown and delineated on that certain plat entitled 'Recombination Survey, Lot 9 Tyler's Ridge & Tyler's Ridge Business Park, LLC Lot, McNeill Township, Town of Southern Pines, Moore County, NC,' dated November 16, 2021 by Jeffrey L. Green, PLS, and recorded in Plat Cabinet 19, Slide 193, Moore County Registry, to which recordation reference is hereby made for a more particular description of said lot."

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

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 which 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 12th day of April, 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 April 12, 2022 as shown in the Minutes of the Town Council meeting for that date.

Elizabeth Robertson, Town Clerk

COUNTY OF MOORE
STATE OF NORTH CAROLINA

I swear that this is a true and accurate copy of an Ordinance amending the Zoning Map of the Town of Southern Pines adopted on April 12, 2022 (PD-01-22).

Elizabeth Robertson, Town Clerk

Date

Agenda Item

To: Reagan Parsons, Town Manager

From: BJ Grieve, Planning Director
Cindy Williams, Interim Planner I

Subject: OA-01-22: Text Amendments to the Unified Development Ordinance (UDO); Petitioner: Town of Southern Pines Planning Division Staff

Date: April 12, 2022

I. SUMMARY OF AMENDMENT REQUEST:

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 is asking for Town Council review and approval per UDO §2.17. The proposed amendments are described below, including the applicable UDO Sections and Exhibits. The specific text of each proposed amendment may be found in the attachments to this staff report.

The Planning Division's requested amendments to the UDO may be described as follows:

1. To amend UDO §4.3.13(B) by replacing the first two sentences of subsection (B) with the following language:

Credit given for protected trees shall be equal to the diameter breast height (DBH) of the tree in inches divided by two (2) inches, but no fraction thereof. Trees so credited must have a minimum DBH of two (2) inches and be shown on the grading, erosion control and landscape plans.

2. To amend UDO §9.3 by inserting a definition for "Caliper" and a definition for "Diameter Breast Height (DBH)"; and
3. To amend UDO §8.14.1 by deleting subsection (C) in its entirety so that the number of successive terms a member of the Board of Adjustment may serve is no longer limited to two successive terms.

II. PLANNING BOARD RECOMMENDATION:

The Planning Board held a public hearing on the proposed text amendments on March 24, 2022. Planning staff presented a brief summary of the proposed text amendments and answered questions from the Planning Board. No members of the public spoke. After a very brief discussion, the Planning Board voted unanimously to adopt a resolution regarding the consistency of the proposed text amendments with the Comprehensive Long

Range Plan, and to forward the resolution to the Town Council with a recommendation to approve the proposed amendments. A copy of the Planning Board's resolution is attached to this staff report.

III. APPLICATION REVIEW:

A. Review Process:

Applications for text amendments are reviewed pursuant to UDO §2.17.

B. Criteria for Review:

When reviewing an application for a UDO text amendment, the hearing bodies (Planning Board and Town Council) shall consider and be guided by the following criteria, as set forth in UDO §2.17.10:

2.17.10. Criteria for UDO Text Amendments

In its review of an application for a UDO text 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. *The text amendment shall be consistent with the adopted Comprehensive Plan.*

(B) 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 cultural places and areas.*

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

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

(E) Impacts. *The Hearing Bodies shall not regard as controlling any advantages or disadvantages to the individual requesting the change, but shall consider the impact of the proposed amendment on the public at large.*

C. Outside Agency Comments:

- A request for comment was emailed to representatives from the Regional Land Use Advisory Commission (RLUAC), North Carolina Department of Transportation (NCDOT), U.S. Fish and Wildlife Service, and representatives of the Town of Southern Pines on March 3, 2022.
 - As of the completion of the staff report, a response was received from NCDOT stating that there were no comments.
 - RLUAC commented on March 8, 2022 that the proposed amendments “will enhance the ability of the Town of Southern Pines to effectively administer the ordinance provisions for the preservation of mature trees in conjunction with land development

activities.” RLUAC states that this will “help to support environmental compatibility with Fort Bragg...”

IV. ATTACHMENTS:

1. Current sections of the UDO, showing edits
2. Signed Planning Board Resolution to Adopt a Written Recommendation
3. NCDOT Comment
4. RLUAC Comment

V. TOWN COUNCIL ACTION:

The Town Council shall consider the criteria for text amendments found in UDO §2.17.10, including consistency with the Comprehensive Long Range Plan. Per NCGS §160D-605, the Town Council shall approve a brief statement addressing plan consistency and reasonableness of the proposed amendments. The Town Council may wish to use the following motions for guidance:

I move that after considering the criteria for text amendments found in in UDO §2.17.10, the first of which is consistency with the Comprehensive Long Range Plan, the Town Council finds that:

1. The requested text amendments are consistent with the Comprehensive Long Range Plan and are a reasonable way to implement the Comprehensive Long Range Plan and therefore the Town Council adopts the Resolution as adopted by the Planning Board that is included as an attachment to the staff report for OA-01-22;
2. The requested text amendments are consistent with the Comprehensive Long Range Plan and are a reasonable way to implement the Comprehensive Long Range Plan and therefore the Town Council adopts the Resolution as adopted by the Planning Board that is included as an attachment to the staff report for OA-01-22, with the following edits or additions to Attachment A...
3. The requested text amendments are not consistent with the Comprehensive Long Range Plan and/or are unreasonable for the following reasons...

And, therefore, I move to:

1. Approve OA-01-22 (*if desired, the Town Council may state any additional reasons you support the proposed amendments, besides those already listed in Attachment A*).
2. Approval of OA-01-22 with the following changes... (*if any changes were made to the proposed revisions, list the changes and reason(s) the text was changed*);
3. Deny OA-01-22 (the Town Council state any reasons for denial of the proposed amendments).
4. Other...

4.3.12. Request for Extension of Compliance

- (A) The Town recognizes that land Development occurs continuously, and that vegetation used in landscaping or screening should be planted at certain times to insure the best chance of survival. To ensure compliance and to reduce the potential expense of replacing landscaping or screening materials that were installed at an inappropriate time or under unfavorable conditions for planting, an extension of compliance with landscaping requirements may be allowed for a period not longer than ninety (90) days.
- (B) In the event of an extension, the Applicant shall provide a letter acknowledging a performance guarantee (letter of credit or performance bond) adequate to cover one hundred and fifty (150) percent of the installed landscaping costs.

(Ord. # 1716)
- (C) The letter shall also acknowledge that the Applicant for the Building Permit is aware of all landscaping and screening requirements and will comply with those requirements within ninety (90) days or discontinue use of the property.
- (D) If the initial letter of request for extension of compliance with landscaping requirements has expired and conditions are still deemed unsuitable for planting, the Applicant may request one additional extension of up to ninety (90) days. Failure to comply with the provisions of this section within the time noted in the letter of request for the extension of compliance with landscaping requirements shall be deemed a violation of this ordinance.
- (E) The Applicant shall acknowledge that while a Conditional Certificate of Compliance may be issued, no Final Certificate of Compliance will be

¹ Single trees that have developed as individual specimens are the best candidates for retention. For the most part, trees that have developed as stands, particularly intermediate and suppressed trees will not function well as individuals. They are

issued while there is an active (pending) letter of request for extension of compliance with landscaping requirements, unless a performance guarantee (such as a letter of credit or performance bond) sufficient to cover 125 percent of the installed landscaping costs has been posted with the Inspections or Planning Department.

4.3.13. Existing Vegetation Credits

- (A) Existing healthy vegetation shall be preserved when possible and may be credited toward landscape requirements. Vegetation to be saved and protection measures to be used during grading and construction shall be specified on site plans. Protection measures maintain a radius of at least six (6) feet around existing plants or provide a radius of one (1) foot for each one (1) inch DBH of trees, whichever is greater.
- (B) Credit given for protected trees shall be equal to the diameter breast height (DBH) ~~caliper~~ of the tree in inches, ~~(caliper is the diameter of the tree measured at breast height) of each protected tree~~ divided by two (2) inches, but no fraction thereof. Trees so credited must ~~be at least~~ have a minimum DBH of two (2) inches ~~Caliper~~ and be shown on the grading, erosion control and landscape plans. Protection of natural groups of trees is encouraged, with each tree within the grouping being credited as if standing alone; however, the protected ground area or tree save area shall encompass all trees within the grouping.¹
- (C) The site plan shall:
 - (1) Indicate trunk locations, DBH and drip lines of all trees and/or tree stands to be preserved (Note: When stands of trees will be preserved well away from construction areas, it is not necessary to plot accurate trunk locations);

prone to failure and decline when their neighbors are removed. Not only are the trees unstable, but they contribute little to the appearance or landscape quality of the new project.

Building, Principal or Principal Structure: The building or structure on a Lot that houses the Principal Use. For example, in the example for the previous definition, the Single-Family home would be the Principal Building

Building Front or Frontage: The length of that side of the principal building that faces the street. For corner Lots, the front shall be determined by the Planning Director based on other Development along the faces of the block on which the corner Lot is located.

Built-Upon Area: Built-upon areas shall include that portion of Development project that is covered by impervious or partially impervious cover including buildings, pavement, gravel roads, recreation facilities (e.g. tennis courts), etc. (Note: Wooden slatted decks and the water area of a swimming pool are considered pervious.)

Caliper: A standard measure of size for newly planted trees. Caliper refers to the trunk diameter, in inches, at a point six (6) inches above the ground (for trees equal to or less than a 4" caliper), at a point twelve (12) inches above the ground (for trees larger than 4" caliper), or as defined by the American Standard for Nursery Stock ANSI Z60.1.

Child Care Home: A home for not more than nine orphaned, abandoned, dependent, abused or neglected children together with not more than two adults who supervise such children, all of whom live together as a single housekeeping unit.

Child Care Institution: An institutional facility housing more than nine orphaned, abandoned, dependent, abused or neglected children.

Circulation Area: That portion of the Vehicle Use Area used for access to parking or loading areas or other facilities on the Lot. Driveways and other maneuvering areas (other than parking aisles) comprise the Circulation Area

Combination Use: A use consisting of a combination on one Lot of two or more Principal Uses separately listed in Exhibit 3-15.

Compatible/Compatibility - A condition in which land uses or conditions can coexist in a relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition. Compatibility does not require homogeneity, but

does consider the relative scale, design and intensity of nearby structures, uses and activities.

Conditional Zoning: A legislative zoning map amendment with site-specific conditions incorporated into the zoning map amendment.

Conservation Easement: The grant of a property right or interest from the property owner to a unit of government or nonprofit conservation organization stipulating that the described land shall either remain in its natural, scenic, open or wooded state; or be used for agricultural purposes authorized specifically authorized by the easement.

Conversion Schedule: A table submitted with the application for zoning approval identifying the proposed range of conversion between different types of uses within a PD district.

Council or Town Council: The Town Council of the Town of Southern Pines.

Cutoff Fixture: An outdoor light fixture shielded or constructed in such a manner that no more than two and one half (2½) percent of the total light emitted by the fixture is projected above the horizontal plane of the fixture.

Determination: A written, final, and binding order, requirement, or determination regarding an administrative decision.

Developer: A person, including a governmental agency or reDevelopment authority, who undertakes any Development and who is the landowner of the property to be developed or who has been authorized by the landowner to undertake Development on that property.

Development: Any of the following:

- a. The construction, erection, alteration, enlargement, renovation, substantial repair, movement to another site, or demolition of any structure.
- b. The excavation, grading, filling, clearing, or alteration of land.
- c. The subdivision of land as defined in G.S. 160D-802.
- d. The initiation or substantial change in the use of land or the intensity of use of land.

Development Approval: An administrative or quasi-judicial approval made pursuant to this UDO that is written and that is required prior to commencing Development or undertaking a specific activity, project, or Development

proposal. Development approvals include, but are not limited to, zoning permits, site plan approvals, Special Use Permits, variances, and certificates of appropriateness. The term also includes all other regulatory approvals required by regulations adopted pursuant to this UDO, including plat approvals, permits issued, Development agreements entered into, and building permits issued. Unless provided otherwise by law, Development Approvals attach to and run with the land.

Development Conditions: The written Development program, dimensional standards, special conditions and restrictions on Development submitted with the application for zoning approval.

Development Envelope: Area within which grading, lawns, pavement and buildings will be located.

Development Pattern: A type of Development described in chapter 6 of this UDO or otherwise established that is characterized by a mix of uses, intensities of Development or specific design characteristics.

Diameter Breast Height (DBH): A standard measure of size for existing trees. The tree trunk diameter is measured in inches at a height of four and one-half (4 ½) feet above grade. If a tree splits into multiple trunks below 4½ feet, then the trunk is measured at its most narrow point beneath the split.

Down-zoning: A zoning ordinance that affects an area of land in one of the following ways:

- a. By decreasing the Development density of the land to be less dense than was allowed under its previous usage.
- b. By reducing the permitted land uses of the land that are specified in a zoning ordinance or land Development regulation to fewer than were allowed under its previous usage.

Dwelling: Any building, structure, manufactured home, or mobile home, or part thereof, used and occupied for human habitation or intended to be so used, and includes any outhouses and appurtenances belonging thereto or usually enjoyed therewith. For the purposes of minimum housing codes, the term does not include any manufactured home, mobile home, or recreational vehicle, if used solely for a seasonal vacation purpose.

Dwelling Unit: A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

Estoppel: A bar or impediment preventing a party from asserting a fact or a claim inconsistent with a position that party previously took, either by conduct or words, especially where a representation has been relied or acted upon by others.

Evidentiary Hearing: A hearing to gather competent, material, and substantial evidence in order to make findings for a quasi-judicial decision required by a Development regulation adopted under this UDO.

Existing Development. Those projects that are built or those projects that at a minimum have established a vested right under North Carolina zoning law as of the effective date of this ordinance based on at least one of the following criteria:

- (A) Substantial Expenditures or resources (time, labor, money) based on a good faith reliance upon having received a valid local government approval to proceed with the project; or
- (B) Have an outstanding valid building permit as authorized by the General Statutes (G.S. 160D-108); or
- (C) Having expended substantial resources (time, labor, money) and having an approved site specific or phased Development plans as authorized by the General Statutes (G.S. 160D-108.1).

Existing Lighting: Any and all lighting installed prior to the effective date of this UDO.

Expenditure: A sum of money paid out in return for some benefit or to fulfill some obligation. The term also includes binding contractual commitments to make future Expenditures, as well as any other substantial changes in position.

Extraterritorial Planning Area: That portion of the Town's Planning Jurisdiction that lies outside the corporate limits of the Town.

Family: One or more persons living together as a single housekeeping unit.

- (E) The Town Council may remove Planning Board members at any time for failure to attend three (3) consecutive meetings or for failure to attend thirty (30) percent or more of the meetings within any twelve (12) month period or for any other good cause related to performance of duties. If an in-town member moves outside the Town or if an Extraterritorial Planning Area member moves outside the Planning Jurisdiction, that shall constitute a resignation from the Planning Board, effective upon the date a replacement is appointed by the council.

8.13.2. Responsibilities

- (A) Prepare a Comprehensive Plan for the future Development, including recommendations relative to goals, policies and objectives relating to the growth, Development and reDevelopment of the Town and the surrounding Extraterritorial Planning Area.
- (B) Prepare zoning and subdivision regulations, including recommendations relative to the location, length, width, and arrangements of the streets, alleys, bridges, viaducts, parks, parkways, playgrounds, boulevards, or other public grounds or improvements, the platting of public property into Lots, plots, streets or alleys, the locations of railroad or street car lines, transportation or other channels for communication of any kind, the grouping of public buildings, the design and placing of memorials, works of art, power or lighting plants, street lighting standards, telegraph and telephone poles, street name Signs, billboards and Projecting Signs.
- (C) Make recommendations in connection with the execution and detailed interpretation of the Comprehensive Plan and this UDO, and make such changes and adjustments in the plan as may be deemed desirable from time to time.
- (D) Develop and recommend to the Town Council policies, ordinances, administrative procedures and other means for carrying out plans in a coordinated and efficient manner.
- (E) Recommend, from time to time, legislation which may be desirable to further the purpose of Town planning.
- (F) Make recommendations to the Town Council concerning:

- (1) Development and amendment of the Comprehensive Plan and Official Map;
- (2) Development and amendment of this UDO and a Zoning Map;
- (3) Planned Development Districts;
- (4) Special Use Permits;
- (5) Plats and other land subdivision; and
- (6) Development Agreements.

(Ord. #1919)

- (G) In addition to all other powers and duties provided by the provisions of this UDO, the Planning Board shall have such other powers and/or duties as may be provided by the Town Council.

8.14. BOARD OF ADJUSTMENT

8.14.1. Appointment and Terms of Board of Adjustment

- (A) There shall be a Board of Adjustment consisting of five regular members and three alternates. Three regular members and two alternates, appointed by the council, shall reside within the town. Two regular members and one alternate, appointed by the county board of commissioners, shall reside within the Town's extraterritorial planning area. If, despite good faith efforts, sufficient numbers of residents of the extraterritorial planning area cannot be found to fill the seats reserved for residents of such area, then the county board of commissioners may appoint other residents of the county (including residents of the town) to fill these seats. If the county board of commissioners fails to make these appointments within ninety days after receiving a resolution from the Town Council requesting that they be made, the Council may make them.
- (B) Board of Adjustment regular members and alternates shall be appointed for three-year staggered terms, but both regular members and alternates may continue to serve until their successors have been appointed. Vacancies may be filled for the unexpired terms only.

~~(C) Members may be re-appointed to not more than two successive complete terms.~~

~~(D)~~(C) Regular Board of Adjustment members may be removed by the Council at any time for failure to attend three consecutive meetings or for failure to attend thirty percent or more of the meetings within any twelve-month period or for any other good cause related to performance of duties. Alternate members may be removed for repeated failure to attend or participate in meetings when requested to do so in accordance with regularly established procedures.

~~(E)~~(D) If a regular or alternate in-town member moves outside the town or if an extraterritorial area regular or alternate member moves outside the planning jurisdiction, that shall constitute a resignation from the board effective upon the date a replacement is appointed.

~~(F)~~(E) Extraterritorial planning area members may vote on all matters coming before the Board.

~~(G)~~(F) The in-town alternate may sit only in lieu of a regular in-town member and the extraterritorial area alternate may sit only in lieu of the regular extraterritorial area member. When so seated, alternates shall have the same powers and duties as the regular member they replace.

8.14.2. Meetings of the Board of Adjustment

(A) The Board of Adjustment shall establish a regular meeting schedule and shall meet frequently enough so that it can hear an application within 30 days of submittal.

(B) The Board shall conduct its meetings in accordance with the evidentiary procedures set forth in chapter 2 of this UDO.

(Ord. #1919)

(C) All meetings of the board shall be open to the public and whenever feasible the agenda for each board meeting shall be made available in advance of the meeting.

8.14.3. Quorum

(A) A quorum for the board of adjustment shall consist of the number of members equal to four-fifths of the regular board membership (excluding vacant seats). A quorum is necessary for the board to take official action.

(B) A member who has withdrawn from the meeting without being excused shall be counted as present for purposes of determining whether a quorum is present.

8.14.4. Voting

(A) The concurring vote of four-fifths of the regular board membership (excluding vacant seats) shall be necessary to reverse any order, requirement, decision, or determination of the administrator or to decide in favor of the applicant any matter upon which it is required to pass under any ordinance (including the issuance of a Special Use Permit) or to grant any variance. All other actions of the board shall be taken by majority vote, a quorum being present.

(B) Once a member is physically present at a board meeting, any subsequent failure to vote shall be recorded as an affirmative vote unless the member has been excused in accordance with paragraph (C) or has been allowed to withdraw from the meeting in accordance with paragraph (D).

(C) A member may be excused from voting on a particular issue by majority vote of the remaining members present under the following circumstances:

- (1) If the member has a direct financial interest in the outcome of the matter at issue; or
- (2) If the matter at issue involves the member's own official conduct; or
- (3) If participation in the matter might violate the letter or spirit of a member's code of professional responsibility; or



ATTACHMENT A

PLANNING BOARD RESOLUTION TO ADOPT A WRITTEN RECOMMENDATION FOR ORDINANCE AMENDMENT APPLICATION OA-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 conducted a public hearing on March 24, 2022 to listen to public comments, ask questions of the Town's Planning staff and to consider ordinance amendment application OA-01-22.

NOW, THEREFORE BE IT RESOLVED that the Planning Board finds and recommends to the Town Council that the revisions to the Unified Development Ordinance (UDO) that have been prepared by Planning staff are reasonable, in the public interest and are generally consistent with the Town of Southern Pines Comprehensive Long Range Plan (CLRP). The amendment to use consistent terms for measuring trees in the Town's landscaping code, and to define those terms, are amendments to the UDO that will improve interpretation and administration for future users of the regulations. The amendment to remove term limits for Board of Adjustment members will improve administrative efficiency thereby reducing public expense, and allow for retention of knowledge on the Board of Adjustment.

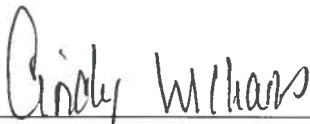
Whereas some revisions to the Town of Southern Pines UDO implement a specific portion of the community vision and/or will help achieve specific goals and policies of the CLRP, the proposed revisions are intended to ensure that the UDO remains a user-friendly and legally defensible document that will continue to guide growth via updated land development regulations. Implementing the CLRP in a manner that is clear and compliant with North Carolina statutes governing local use of development regulations, is certainly reasonable and in the public interest and consistent with the CLRP.

ADOPTED this the 24th day of March, 2022.



Gary Carroll, Chairman

ATTEST:



Cindy Williams
Secretary to the Planning Board

From: [JuarezPozos, Dagoberto](#)
To: [Cindy Williams](#)
Cc: [James, Janet R](#)
Subject: RE: [External] OA-01-22 Text Amendments
Date: Thursday, March 3, 2022 1:03:15 PM
Attachments: [image001.png](#)
[OA-01-22 PB PHN - Agency Comments.pdf](#)

Cindy,

No comments this one.

Dago

Dagoberto Pozos, P.E.

Assistant District Engineer
Division 8 District 2

910-944-7621 Office
djuarezpozos@ncdot.gov

902 North Sandhills Blvd.
Aberdeen, NC 28315



Email correspondence to and from this address is subject to the North Carolina Public Records Law and may be disclosed to third parties.

From: Cindy Williams <CWilliams@southernpines.net>

Sent: Thursday, March 3, 2022 9:33 AM

To: Archie Daniel <adaniel@southernpines.net>; Cindi King <CKing@southernpines.net>; Cory Albers <calbers@southernpines.net>; David Byrd <DByrd@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>; Scotty Malta <smalta@moorecountyairport.com>

Cc: BJ Grieve <BJGrieve@southernpines.net>; Cindy Williams <CWilliams@southernpines.net>

Subject: [External] OA-01-22 Text Amendments

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 regarding proposed UDO text amendments and respond with any comments or concerns at your earliest convenience.

Thank you.

Sincerely,

Cindy Williams, CZO
Planning Department
Town of Southern Pines
801 SE Service Road, Southern Pines, NC 28387
(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.



TOWN OF SOUTHERN PINES COURTESY REVIEW

Case: OA-01-22 (UDO Text Amendment – Existing Vegetation Credits)

Location: N/A

PIN#: N/A

March 8, 2022

Following a review of the above referenced text amendment by the RLUAC staff and Board of Directors, and recognizing that our findings are non-binding on the Town of Southern Pines, the RLUAC Board of Directors finds that:

The proposed text amendment to the UDO will enhance the ability of the Town of Southern Pines to effectively administer the ordinance provisions for the preservation of mature trees in conjunction with land development activities. This, in turn, will help to support environmental compatibility with Fort Bragg in the Town's jurisdiction. RLUAC supports the proposed amendment and encourages the Town Board to adopt the amendment as proposed.

Thank you for allowing RLUAC to review this case.

John K. McNeill, Chairman

Vagn K. Hansen II, AICP, Executive Director

**TOWN OF SOUTHERN PINES ORDINANCE #1981
AMENDING THE UNIFIED DEVELOPMENT ORDINANCE OF THE TOWN OF
SOUTHERN PINES (OA-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, during its regular meeting on April 12, 2022 at 6:00 PM for the purpose of considering an Ordinance amending the Unified Development Ordinance of the Town of Southern Pines, North Carolina; and

WHEREAS, after the completion of said public hearing, and upon consideration of any comments, objections or presentations at the hearing, the Town Council of the Town of Southern Pines deems it advisable and in the best interest of the Town of Southern Pines that the Unified Development Ordinance of the Town of Southern Pines 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 at its Regular Business Meeting assembled on the 12th day of April, 2022:

Section 1. That §4.3.13(B) of the Unified Development Ordinance be amended by replacing the first two sentences of subsection (B) with the following language:

Credit given for protected trees shall be equal to the diameter breast height (DBH) of the tree in inches divided by two (2) inches, but no fraction thereof. Trees so credit must have a minimum DBH of two (2) inches and be shown on the grading, erosion control and landscape plans.

Section 2. That §9.3 of the Unified Development Ordinance be amended by inserting a definition for “Caliper” and a definition for “Diameter Breast Height (DBH).”

Section 3. That §8.14.1 of the Unified Development Ordinance be amended by deleting subsection (C) in its entirety so that the number of successive terms a member of the Board of Adjustment may serve is no longer limited to two (2) successive terms.

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

Adopted this 12th day of April, 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 (OA-01-22) was adopted by the Town Council of the Town of Southern Pines at its meeting on April 12, 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

From: BJ Grieve, Planning Director

Subject: PD-04-22: Planned Development District - Conceptual Development Plan for 42.2+/- acres on the north side of Camp Easter Road between Pine Barrens Vista and McDeeds Creek Road

Date: April 12, 2022

I. SUMMARY OF APPLICATION REQUEST:

Mr. Pete Bogle of Bogle Firm Architecture, on behalf of Very Reverend John J. Forbes, VF, 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 private school, athletic fields, cemetery, rectory and religious institution as the permitted land uses. The subject parcels are currently zoned RE (Rural Estate). The owner of the parcel identified as PIN 858315538280 (PARID 00038409) is listed as Michael F. Burbidge, Bishop of the Roman Catholic Diocese of Raleigh, North Carolina; and the owner of the parcels identified as PIN 858315635655 (PARID 00991755) and PIN 858315635197 (PARID 10001608) is listed as F. Joseph Gossman, Bishop of the Catholic Diocese of Raleigh.

II. PLANNING BOARD RECOMMENDATION:

On March 25, 2022, the Southern Pines Planning Board held a public hearing and heard from those in attendance regarding application PD-04-22. Planning staff presented a review of the St. John Paul Planned Development (PD) Conceptual Development Plan (CDP) application. Planning staff briefly reviewed the location of the subject property and general orientation of the proposed land uses in the CDP. Planning staff reviewed deviations from the UDO proposed in the CDP, additional project-specific design standards proposed by the applicants in the CDP, details regarding the Watershed Protection Overlay, parking, and a summary of agency comments.

Following staff's comments, Mr. Pete Bogle, the applicant's representative, spoke to the Planning Board. Mr. Bogle presented information regarding the purpose and design of the proposed PD and the general nature of the two phases of development set forth in the CDP. Mr. Bogle responded to concerns raised by planning staff in the Planning Board staff report:

1. Mr. Bogle agreed to limit built-upon area to 24%.
2. Mr. Bogle proposed to reduce overall parking by sharing future phases parking with the 127 existing spaces and 20 future spaces that serve the St. John Paul School.

3. Mr. Bogle offered the use of “grass pave” parking since churches use parking infrequently and vegetation in “grass pave” has a higher likelihood of survival than in higher turnover parking areas.
4. Mr. Bogle suggested moving the footprint of the church closer to the school.

Mr. Bogle discussed the presence of an easement on the west side of the property and the site design constraints created by the location of the easement. Mr. Bogle concluded by addressing the matter of parking and stating that the Archdiocese feels that they need one parking space per 2.5 seats.

Following the applicant’s presentation, the Planning Board heard from approximately nine residents of Pine Barrens (a large-lot subdivision located west of the proposed PD), one attorney representing a resident of Pine Barrens, and two members of the general public who all expressed concerns with the proposed Planned Development. A summary list of concerns raised include:

1. Proximity of the proposed land uses and parking lot to an area designated as “Rural Equestrian” on the CLRP Future Land Use Map.
2. Inconsistency with Goal 5 in the CLRP: “**G-5. Horse Country.** Retain the aesthetic and functional characteristics of Horse Country.”
3. Impacts of noise and traffic on horses in Pine Barrens.
4. The slope of the property from east to west and runoff from impervious surfaces.
5. Light pollution from the proposed land use.
6. Negative impacts to the “horse lifestyle.”
7. Negative impacts to “horse country” and the economic impacts of developing horse country to other land uses.
8. Traffic from the proposed land use.
9. Future expansion of the proposed parking area and/or the proposed land use.
10. Pollution.
11. Concerns that a Planned Development with only “institutional” land uses does not contain an adequate mix of land uses, per UDO 3.5.14(D).
12. Insufficiency of a 10’ planted buffer between the proposed driveway and the Pine Barrens property line.
13. Inappropriate use of a Planned Development.
14. Concerns that the application is being “fast tracked” since the Town Council hearing is already scheduled.
15. Planning staff’s draft documents appear to support approval.
16. Inconsistency with the description of the “Residential” Future Land Use designation because the school is k-8, not elementary and disagreement with Planning staff that “civic uses” includes religious institutions/places of worship.
(Planning staff note: Following the Planning Board meeting, staff conducted some additional research, on definitions of “civic land uses.” Clearly the term means different things to different people in different places. There are many examples of places that consider churches to be

“civic land uses,” such as Garner, NC¹ and Austin, TX², and examples of long range plans that consider “civic buildings” to include churches, such as Painesville, OH.³ However, there are some legal definitions of “civic use” found online⁴ that appear to restrict civic land uses to only governmental land uses like post offices, libraries, police stations, schools, parks, etc. The Southern Pines CLRP does not define “civic land uses” as referenced in the “Residential” Future Land Use designation, and the American Planners Association Planner’s Dictionary does not define the term. Chapter 3 of the UDO lists Religious Institutions (LBCS 6600) as by-right (permitted) uses in Rural Residential (RR) and General Business (GB) zones. The Town Council may determine if Religious Institutions are an acceptable land use in the proposed Planned Development located in an area with a “Residential” Future Land Use designation.)

17. Overall inappropriateness of the area of town in which the proposed PD is located.
18. Desire for a much bigger buffer since McDeed’s Creek School has a 100’ buffer.
19. Future complaints from churchgoers and students and parents at the school about smells and noises from working horse farms.
20. Negative impacts to the tax contributions of horse people.

Following public comments, Father John Forbes spoke regarding the church’s desire to be good neighbors and the history of how the catholic church came to acquire the property. Father Forbes shared that the Town of Southern Pines staff (in 2001) encouraged them to move outside of downtown to allow for future church growth. Father Forbes stated that there are many uses in the area with which he feels the proposed church and school are compatible, such as Belle Meade, McDeed’s Creek School and the Knollwood Planned Development and the Anglican Church. Father Forbes expressed thoughts about quality of life including the practicing of religion.

A period of back and forth discussion between representatives of the church and residents of Pine Barrens took place, with concerns, points and counter-points being raised by both sides. Pete Bogle, on behalf of the applicant, stated that the applicants were willing to take a closer look at the design of the CDP and may make further modifications to the CDP based on feedback received.

Following public comment, the Planning Board closed the public hearing. The Planning Board discussed the issues raised during the hearing. Kim Wade shared thoughts regarding runoff and the character of the neighborhood. Cooper Carter shared thoughts regarding being guided by the CLRP and how the campus plan and school are consistent with the CLRP but the church is inconsistent. Cooper also discussed inconsistencies with policies

¹ [637496785356700000 \(garnernc.gov\)](https://www.garnernc.gov/)

² [zoning_landuse_chart.pdf \(austintexas.gov\)](https://www.austintexas.gov/landuse-chart.pdf)

³ [Microsoft PowerPoint - 2009-02-06 Painesville book - draft \(govoffice2.com\)](#)

⁴ [civic use Definition: 116 Samples | Law Insider](#)

in the CLRP regarding horse country. Lem Dowdy shared thoughts regarding the applicant stating that they will make changes to the proposal prior to the Town Council hearing. Coper Carter shared concerns with a lack of traffic information with the CDP application. After Planning Board discussion, two main concerns were determined by the Planning Board. The first concern was regarding compatibility with the adjoining rural equestrian land use, and inconsistency with Goal 5 in the CLRP. The second concern was regarding future phases and churches not being consistent with the “Residential” Future Land Use Designation. Following discussion, the Planning Board unanimously found the proposed CDP is inconsistent with the CLRP as stated in Attachment A to the staff report for PD-04-22 as modified by the Planning Board. The Planning Board unanimously recommended denial of PD-04-22.

Please find the signed Planning Board Resolution to Adopt a Written Recommendation for Conceptual Development Plan application PD-04-22 in the attachments section of this report.

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

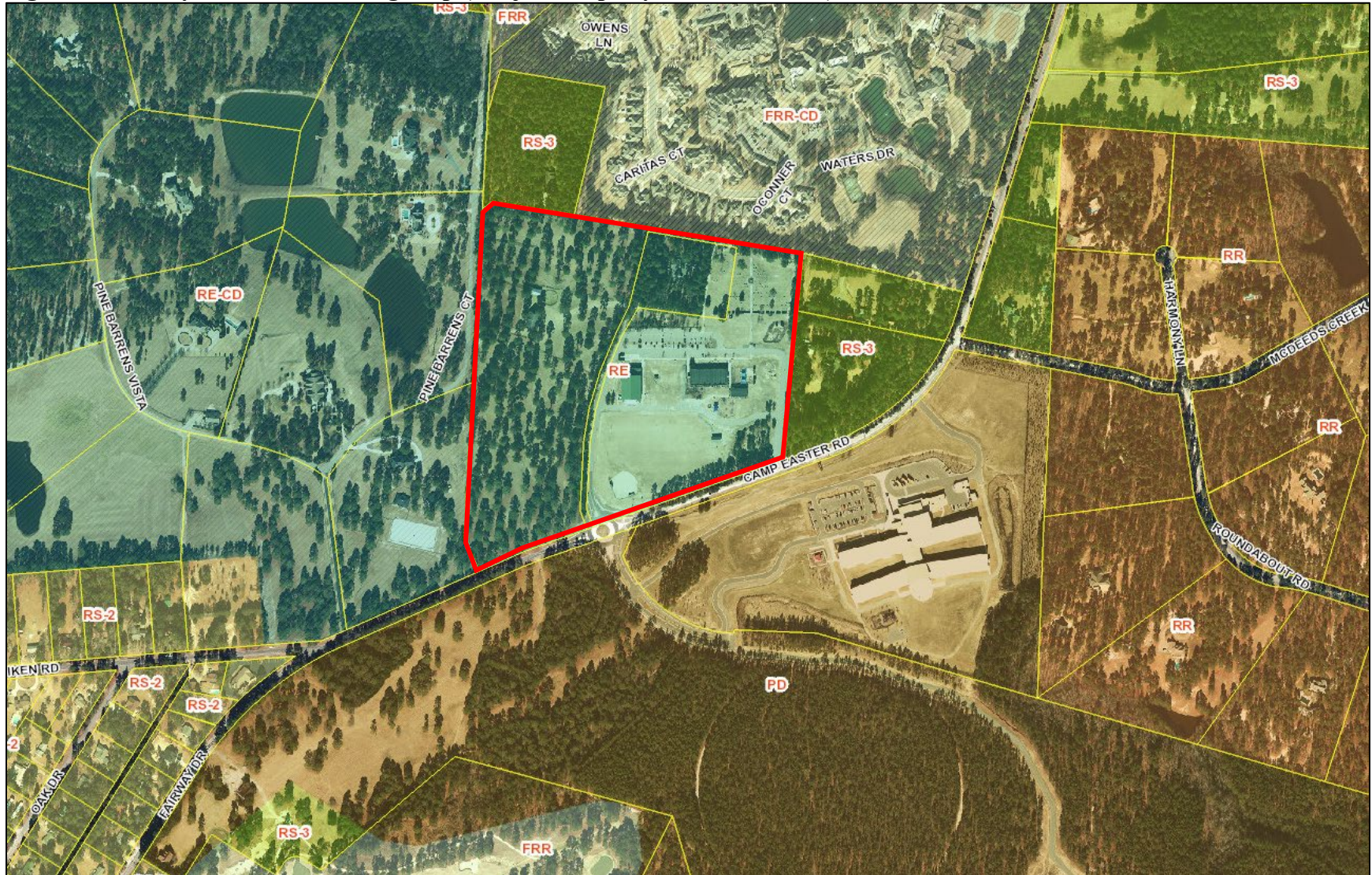


Figure 2: Aerial Image Looking Northeast at Subject Property (February 25, 2022):



Figure 3: Proposed Conceptual Development Plan Layout (PD-04-22):

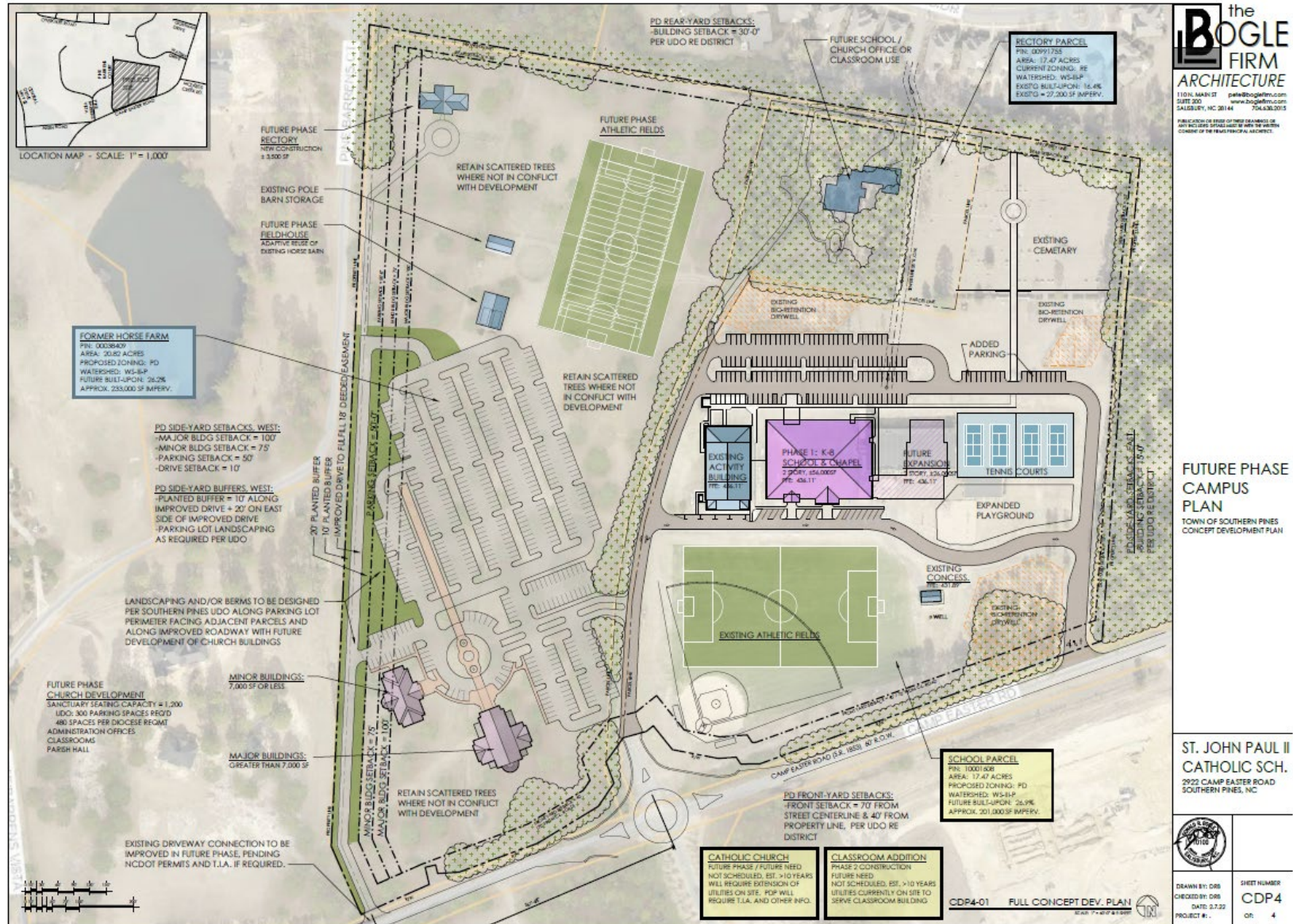
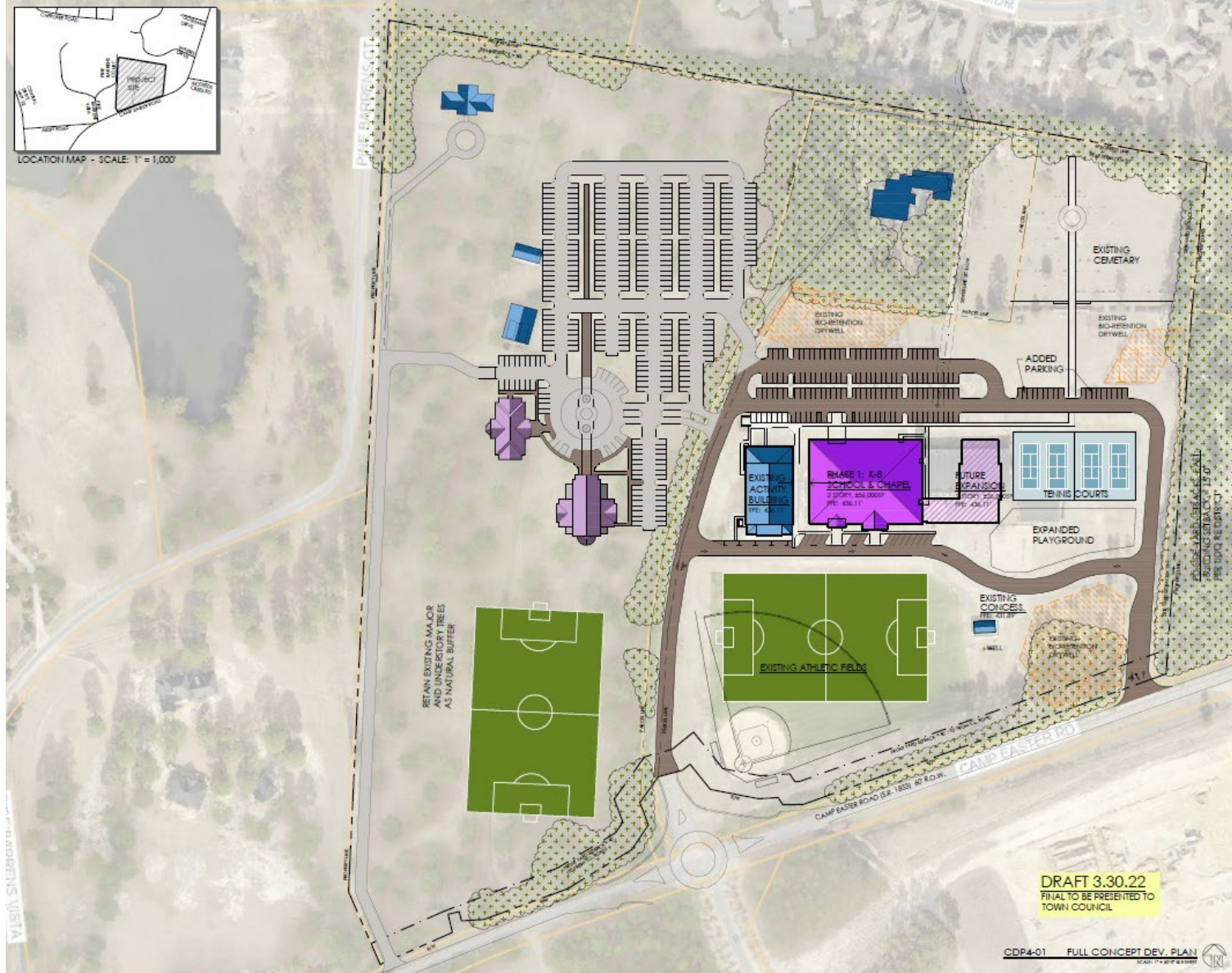


Figure 4: DRAFT REVISED Conceptual Development Plan Layout (Emailed to Planning Staff March 30, 2022):



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:

- Prior to submittal of the CDP application, the applicants held a Neighborhood Meeting on January 25, 2022 in compliance with UDO §2.18.3(D). Adjacent property notification, meeting minutes, copies of materials presented and a sign-in sheet from the meeting are all attached to this staff report.
- CDP Application Submitted: February 14, 2022
- Application Deemed Incomplete: February 21, 2022
- Application Deemed Complete: February 22, 2022
- Notice of March 24, 2022 Planning Board Public Hearing:
 - Posted On-site: March 2, 2022
 - Mailed to Adjacent Property Owners: March 4, 2022
 - Newspaper Publication Dates: March 9 & 16, 2022
 - Posted on Town website: March 3, 2022.
- Planning Board Regular Meeting: March 24, 2022
- Notice of April 12, 2022 Town Council Public Hearing:
 - Posted On-site: March 2, 2022
 - Mailed to Adjacent Property Owners: March 21, 2022
 - Newspaper Publication Dates: March 30 & April 6, 2022
 - Posted on Town website: March 21, 2022.
- Town Council Regular Meeting: April 12, 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 subject property is designated “Residential” on the Future Land Use Map found in the 2016 Comprehensive Long-Range Plan. The “Residential” future land use designation is described in the CLRP as follows:

“This designation encompasses the majority of Southern Pines’ residential land, providing for single-family and attached housing at development densities ranging from one unit per acre in areas that are less intensively developed to up to twelve units per acre in places that are clearly more urban. Elementary schools, civic uses, parks and neighborhood scale commercial services may be authorized through the rezoning process without amending the future land use map.”

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.

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 criteria for a CDP per UDO §2.18.4(H) and a narrative addressing the criteria for a zoning map amendment per UDO §2.18.4(A). 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 proposed CDP proposes unique design standards, most of which equal or exceed the standards set forth in the UDO. The applicant has detailed all proposed modifications in Section 5.2.2 of the CDP. The following modifications are of particular interest for purposes of reviewing and considering the application:

- **Parking:** The proposed Planned Development calls for 480 parking spaces to serve the large religious institution land use. The applicant states that this exceeds UDO Exhibit 4-6, but that exhibit is a minimum parking requirement, not a maximum. The applicants may propose as much parking as they choose for consideration by the Planning Board and Town Council. However, planning staff recommends capping parking in the CDP at a *maximum* of 1 space per 4 seats for a large religious institution, or utilizing a shared parking arrangement with the existing school parking.
- **Transportation (Streets):** The proposed Planned Development makes clear that the internal transportation network may be built as private driveways, not public or private streets.
- **Sidewalks:** The proposed Planned Development requires sidewalks connecting buildings and parking areas, but not connecting uses on the campus. This is a deviation from UDO 4.11.15(D) that would require sidewalks to connect all on-site activity centers.

iv. Consultation with Technical Review Committee:

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:

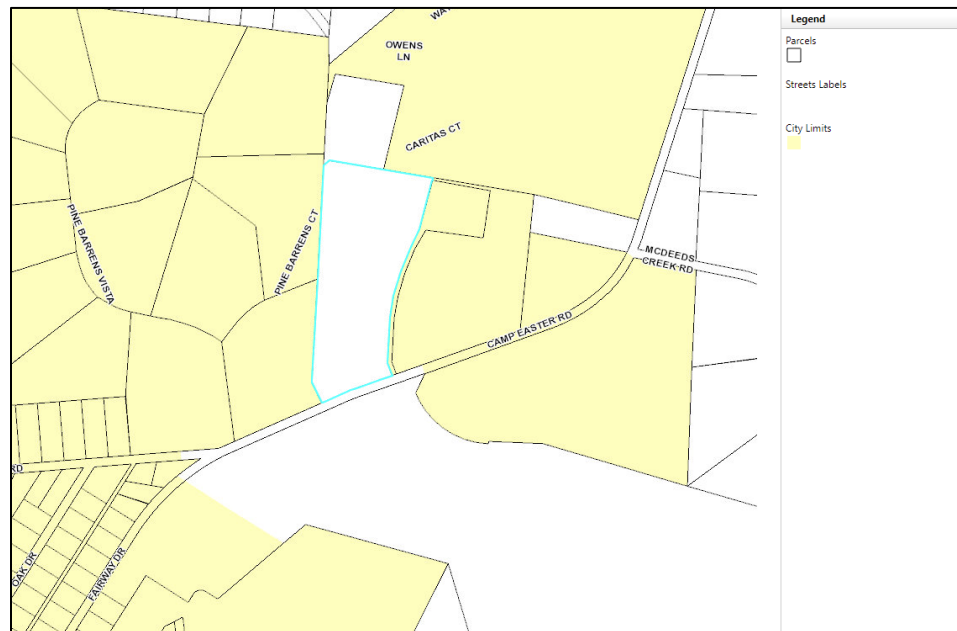
- The only allowed uses within the St. John Paul Planned Development are as follows, taken from Section 5.1 of the CDP:

Primary Uses:

- Private School (Pre-K through 8th grade) LBCS-6110, 6121, 6122, 6125
- Religious Institution (large church) LBCS-6600
- Residential, single-family home (rectory) LBCS-1111

Accessory Uses:

- Administrative Services (associated with the school/church) LBCS-2421
 - Athletic Fields / Tennis Courts / Playgrounds (associated with school/church)
 - Cemetery (accessory to religious institution) LBCS 6720
 - Temporary Uses (subject to UDO 5.18 and 5.22 with permitting)
 - Accessory Uses (subject to UDO 5.3)
- The proposed Planned Development is located within the Little River Intake No. 2 Water Supply Watershed. Presently, all phases of development of the properties appear to involve built-upon area in excess of 24%. Rather than allocate 42.2 acres of exemption allocation to a project that appears to have a future built-upon surface of only 26.2% for the west parcel and 26.9% for the east parcel, planning staff recommends that Section 5.2.2 of the CDP be modified to restrict built-upon area to no more than 24% of the 42.2 acre Planned Development zoning district.
 - The western portion of the proposed Planned Development (Parcel ID 00038409) is not presently annexed into the Town of Southern Pines. Prior to approval of a Preliminary Development Plan for development of “Phase II,” the subject parcel should be annexed into the Town of Southern Pines.



- The applicants have provided information regarding an access easement along the west side of the property that has a noteworthy impact on site design and the use of buffers along the west boundary of the Planned Development.

- 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).
- The proposed Parking Setback directly adjacent to the required 20' Planted Buffer does not leave room for Vehicle Use Area Perimeter Landscaping which must be located with a planting area of no less than 10', per UDO 4.3.6(C)(2). Staff recommends maintaining the 20' buffer to comply with UDO Exhibit 4-2 and adding 10' between the buffer and the parking setback to accommodate perimeter parking standards.
- Following the Planning Board meeting on March 24, 2022, Pete Bogle emailed planning staff a draft revised CDP layout plan, see Figure 4 above and attachments to this staff report. Mr. Bogle stated that he would present to the Town Council at their public hearing a list of changes made as a result of feedback at the Planning Board meeting. However, Mr. Bogle wanted a draft of a revised CDP to be available to the public, staff and Town Council as part of the staff report.

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), U.S. Fish and Wildlife Service, the Regional Land Use Advisory Commission (RLUAC) and Moore County Airport on March 3, 2022.

- Dagoberto JuarezPozos with NCDOT commented on March 4, 2022: *"Due to the expansion of the site they will need to submit a driveway permit. We will also need to see a more detailed breakdown of the land uses. Maximum number of students and a more definitive church size so we can run a trip gen and see if (any) roadway improvements are triggered."* A copy of NCDOT's comments are attached to this staff report.
- John McNeill and Vagn Hansen with the Regional Land Use Advisory Commission (RLUAC) provided written comments via email on March 8, 2022. A copy of RLUAC's comments are attached to this staff report.

V. ATTACHMENTS:

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

1. Planning Board Written Recommendation
2. Draft Revised Campus Master Plan (Received via email March 30, 2022):
 - a. Cover letter describing changes
 - b. Revised Future Phases Plan

3. Design Narrative and Design Guidelines
 - a. CDP
 - b. Existing Property Information
 - c. Narrative Addressing CDP Criteria, UDO §2.18.4(H)
 - d. Narrative Addressing Rezoning Criteria, UDO §2.18.4(A)
4. Application and Support Documents
5. RLUAC Comments
6. NCDOT 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 for 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 inconsistent with the Comprehensive Long Range Plan and is not a reasonable request for rezoning for the reasons set forth in the written Planning Board recommendation attached to staff report PD-04-22;
2. The requested Conceptual Development Plan is inconsistent with the Comprehensive Long Range Plan and is not a reasonable request for rezoning for the reasons set forth in the written Planning Board recommendation attached to staff report PD-04-22, and as modified by Town Council as follows:
3. The requested Conceptual Development Plan is consistent with the Comprehensive Long Range Plan and is a reasonable request for rezoning for the following reasons:

And, therefore, I move to:

1. Deny PD-04-22.
2. Approve PD-04-22 as submitted and as modified by the applicant in response to concerns raised by the Planning Board.

3. Approved PD-04-22 as submitted and as modified by the applicant in response to concerns raised by the Planning Board and with the following modifications:



ATTACHMENT A

PLANNING BOARD RESOLUTION TO ADOPT A WRITTEN RECOMMENDATION FOR CONCEPTUAL DEVELOPMENT PLAN APPLICATION PD-04-22

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 March 24th, 2022 for consideration of a Planned Development - Conceptual Development Plan for the St. John Paul Planned Development;

NOW, THEREFORE BE IT RESOLVED that the Planning Board supports the immediate school development purpose of constructing a new classroom building to replace mobile classroom units for St. John Paul II Catholic School. The Planning Board appreciates the need for rezoning the parcel with the existing school as it is inconsistent with the UDO, which only allows Elementary Schools within the RE district. The planning board however finds that this Conceptual Development Plan, PD-04-22, specifically the “Future Phase Church Development” work proposed solely on Parcel ID 00038409, represents an overall Development Pattern that is inconsistent with the goals and policies of the Comprehensive Long Range Plan, most notably Goal 5 of the CLRP, which is the retention of the aesthetic and functionary characteristics of Horse Country. The planning board finds that the scale, location, and buffering issues surrounding the “Future Phase Church Development” could be inconsistent with the residential future land use designation. The Planning Board also finds that the proposed development’s scale may be inappropriate for the area of the Town in which it is located, and is concerned particularly about the impacts on traffic Camp Easter Road and surrounding properties.

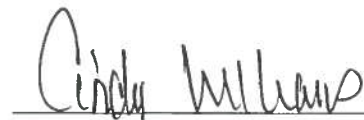
AND, THEREFORE, BE IT FURTHER RESOLVED that there were no additional matters considered by the Planning Board as a basis for a recommendation of denial to the Town Council regarding PD-04-22:

ADOPTED this the 24th day of March, 2022.



Gary Carroll, Chairman

ATTEST:



Cindy Williams
Secretary to the Planning Board



Subject: REVISIONS

Project: St. John Paul II Catholic School & Campus Master Plan

Date: 3.30.2022

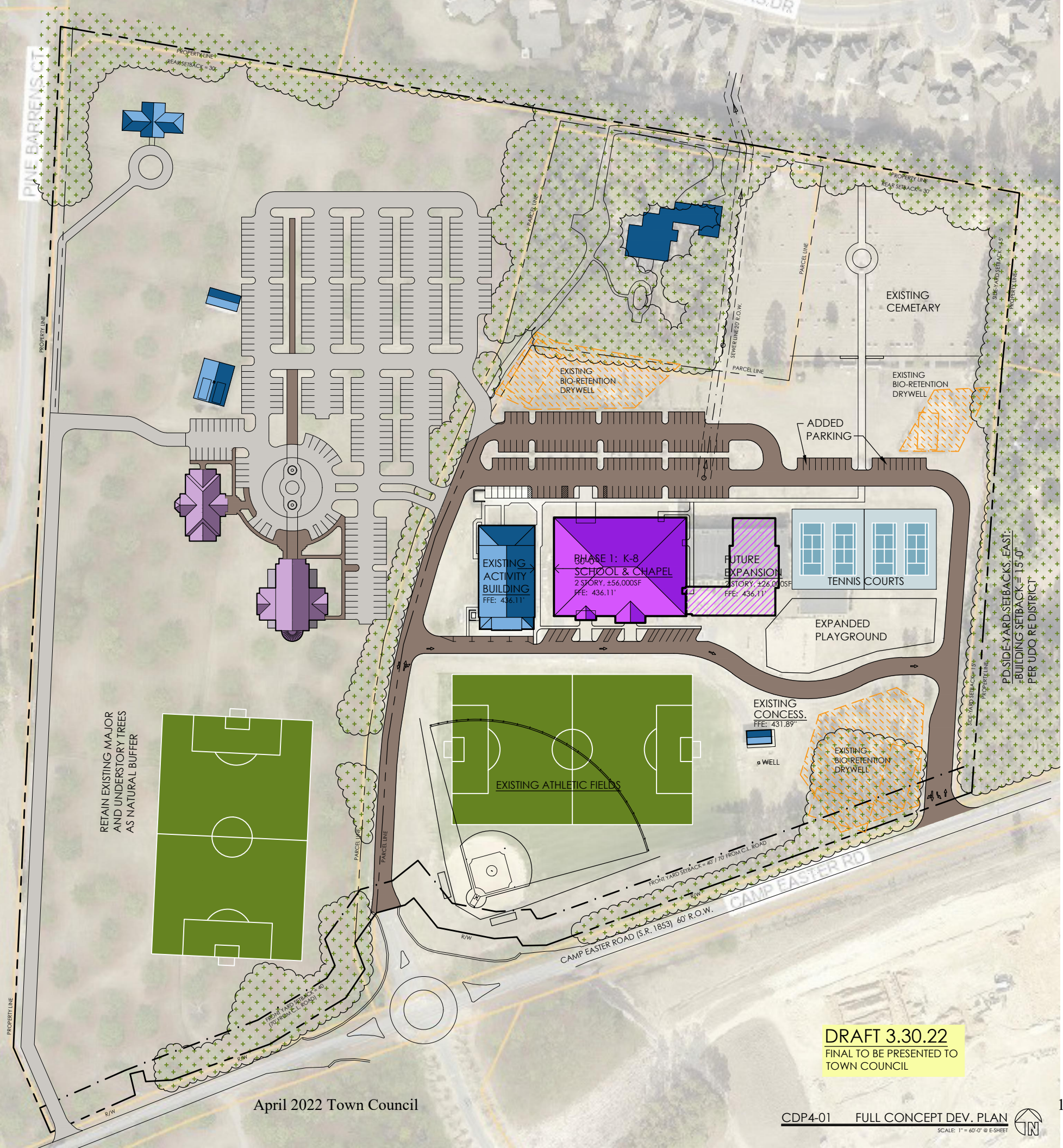
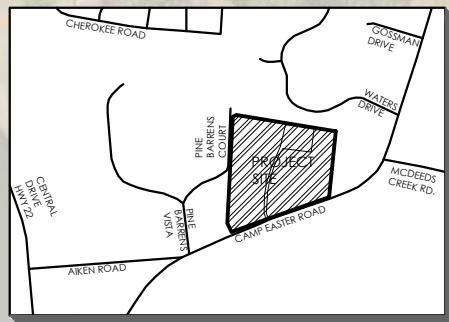
Town Council Members

Our team wants you to know that we are diligently working on revisions to the CDP site plan based on the concerns we heard from neighbors and addressing the comments made by Planning Board. The Planning Board unanimously voted to deny the CDP as presented, but discussions by the Board made it very clear that they believed that the uses shown on the CDP could be approved with the right site plan revisions.

I'm attaching a DRAFT revision of the CDP site plan to show you where we're headed. We will have the final CDP site plan, with all required information, ready to present at your April 12th meeting. For your information, during your preview of the project, here's some of what we will be adjusting based on comments at Planning Board:

- Increase setback along west property line
- Agree to a 24% maximum impervious surface area for the entire site (no future 5/70 exemption requests to increase above this amount)
- Local church development closer to school to utilize school parking as overflow for church needs.
- Connect church parking through school parking to provide connection to the existing driveway exit to Camp Easter Road at the far east end of the property.

Thank you for your consideration and we look forward to presenting to you on April 12th.



DRAFT 3.30.22
FINAL TO BE PRESENTED TO
TOWN COUNCIL





Planned Development District **Conceptual Development Plan**

Prepared for:

St. John Paul II Catholic School Campus Master Plan

Submitted by:

Pete Bogle, AIA, LEED-AP
Principal Architect / Owner
Bogle Firm Architecture

and

Tony Bornhorst
Lead Project Manager
Rhetson Companies, Inc.

Planned Development District **Conceptual Development Plan Narrative & Design Guidelines St. John Paul II Catholic School & Future Church Campus Master Plan**

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1.0: PURPOSE / SUMMARY:

Request Rezoning for three parcels from RE to PD to establish zoning criteria for future development of the combined ±42.2 acre property and for the immediate purpose of constructing a New Classroom Building to replace mobile classroom units for St. John Paul II Catholic School.

- Need for Rezoning: Existing Pre-K through 8th grade school is non-compliant with current UDO, which only allows Elementary Schools within RE district. In order to build a permanent Classroom Building and remove mobile units, property must meet current UDO standards. Southern Pines Planning staff recommend rezoning to Planned Development (PD) as is consistent with the recently PD rezoned McDeed's Creek Elementary School directly across Camp Easter Road from the St. John's property. PD will establish zoning criteria to direct future phases of development on the entire 42.2 acre property.
- For clarity within this document:
 - "School Development" includes work proposed primarily on Parcel ID 10001608, which includes the existing St. John Paul II Catholic School facilities. Athletic fields shown on Parcel ID 00038409 are included within School Development.
 - "Church Development" includes work proposed solely on Parcel ID 00038409 and involves church facilities, parking lots, and drives.
- **Development Phasing**
 - Phase 1 – Immediate Need
 - New Classroom Building on previously prepared building pad
 - Expected Timeline = Completion within 2 to 3 years
 - Future Phases
 - Classroom Expansion Building adjacent to Phase 1
 - Expected Timeline = More than 10 years
 - Athletic Fields / Tennis Courts
 - Expected Timeline = 5 to 10 years
 - Church Facilities and parking
 - Expected Timeline = More than 10 years
 - New Rectory
 - Expected Timeline = 5 to 10 years

2.0: PROJECT OVERVIEW:

2.1 LOCATION

The proposed development is located along Camp Easter Road between Pine Barren's Court and McDeed's Creek Road. St. John Paul II Catholic School is the current major use of the site. Minor uses include a Rectory, a former horse stable building being used as school administration offices, and an existing cemetery. These parcels are within Southern Pines City limits and ETJ. Utilities are available to the site and are currently run into the site to a prepared building pad for the Phase 1 Classroom Building project. *See Appendix 1, Property Information*

2.2 DEVELOPMENT VISION:

Catholic School: St. John Paul II Catholic School seeks to replace the mobile classroom units with a ±56,000 square foot, permanent school building on the existing prepared building pad adjacent to the existing Activity building and expand their student population from 250 students to a maximum cap of 450 to 500 students (10 grade levels x 2 classrooms each). This permanent classroom building was anticipated and shown on the Activity Building project which was approved and constructed in 2017. Much of the infrastructure for the permanent classroom building was designed and installed as part of this most recent project (water/sewer/fire lines, stormwater management).

Catholic Church: Local Catholic Church leadership and the Roman Catholic Diocese of Raleigh see a need to respond to the continuing development in Southern Pines by building a larger church with seating up to 1,200 to accommodate the growing Catholic community. There is no established timeline for this new sanctuary and church campus

The Phase 1 classroom building will add approximately 30 to 40 parking spaces along the existing drive aisles within the center of the site. School traffic patterns will remain unchanged. As needs arise and funding is met, a tennis court complex and playground improvements will be constructed within the site, with the closest portion of the tennis court being greater than 75 feet from the east property line.

The future phase church facilities will be designed to present an architecturally attractive, large sanctuary building in view through the existing pine trees along Camp Easter Road. Administration, Classroom, and Parish Hall building(s) will be constructed of similar architectural detailing adjacent to the sanctuary, to establish a campus environment with potential fountains, wide sidewalks, formal landscaping, and other site appurtenances. In order to improve contextual appropriateness to adjacent residential districts, Major and Minor buildings have been defined at a threshold of 7,000 sf with greater setback requirements for Major buildings.

2.3 APPLICANT AND PROJECT TEAM:

The applicant is St. John Paul II Catholic School. Property Owner is the Roman Catholic Diocese of Raleigh. Consultants on the CDP are Rhetson Companies and Bogle Firm Architecture.

2.4 COMPLIANCE:

All development within the site must adhere to the approved standards and conditions stated in this document. As stated in UDO 3.5.14 "Development within a PD district shall occur in accordance with unique conditions and standards established during the rezoning process that may vary from those contained with other sections of the UDO." The conditions stated within this document shall supersede those established in the UDO. Each phase of development must submit and obtain approval of a Preliminary Development Plan (PDP). To the extent this document does not otherwise establish a development standard, the UDO standard in effect at the time of the application will apply.

3.0 CONCEPTUAL DEVELOPMENT PLAN APPLICATION, CHECKLISTS, & SUPPORT DOCUMENTS

See separate document, Exhibit A

4.0 EXISTING CONDITIONS

4.1 EXISTING NATURAL FEATURES

Existing trees and vegetation are the expected pine and hardwood mix typical to the area. Coverage on the west parcel is as expected for a former horse farm with scattered trees and no undergrowth. The Rectory parcel is more densely wooded and contains understory trees and shrubs. The existing School parcel is mostly open with clusters of trees around the perimeter and along the interior private road.

Land is relatively flat with a natural grade flow from Camp Easter Road (southern border) to the northwest corner of the property. High elevation is approximately 436' at Camp Easter Road (at traffic circle). Low elevation is approximately 418' near the northwest corner. Approximately 1,400 linear feet separate high and low elevations.

No streams, wetlands, or floodplains are present on the property. The property is identified as a WS-III-P watershed area for the Cape Fear Basin, Little River Stream. WS-III-P is defined by NCDEQ (15A NCAC 02B .0202) as "Moderately Developed" areas. WS-III has two intensity levels with CA (critical area) having greater requirements and PA (protected area) having lesser requirements.

Prevalent soil type is CaB (Candor fine sandy loam) with an average expected permeability of 6.0 to 20 inches per hour, a typical high-water table of greater than 6 feet and bedrock of greater than 60 feet. (USDA Soils Survey of Moore County, NC). Soils are generally highly permeable and well suited for underground stormwater control devices.

Approximately 2/3 of the site is within an Active Red Cockaded Woodpecker Foraging Area. Construction of Phase 1, Classroom Building, and other development that does not remove any pine trees, will not require a Woodpecker Survey. See letter from Dr. J. H. Carter, III & Associates, dated 22 October 2021. Development of any portion of the site that proposes tree removal will require further surveys.

4.2 EXISTING MAN-MADE FEATURES

The property contains many existing man-made features, including the Catholic School, Rectory, and horse barn / office building. Accessory structures include concession stand, dumpster pad / enclosure, playground canopies, and a storage shed (at horse barn). Paved private drives with parking areas provide connection to Camp Easter Road. A large, grassed area between the school and Camp Easter Road serves as both a baseball/softball and soccer field.

School Development: A building pad was prepared for the proposed Phase 1 Classroom Building. Stormwater calculations from the 2017 Activity Building project included impervious areas for the proposed Classroom Building. Sanitary sewer, water, power, telephone/data, and gas services are available at or very near this existing building pad, ready for use. The existing mobile classrooms will be removed once the Phase 1 Classroom Building is completed and occupied. Utility capacities for the Classroom Expansion will be further explored during the future phase PDP.

Church Development: Stormwater control facilities will be constructed as needed and may include underground detention systems similar to those installed on the school property. Utilities are available and existing on the existing School site. Phase 2 extensions of water, sewer, power, telephone/data, and/or gas will be made either on-site or along Camp Easter Road, whichever is deemed more appropriate during the PDP for that portion of the work.

4.3 EXISTING LEGAL FEATURES

Zoning information, property lines, rights-of-way, and easements can be seen on the Concept Development Plans, CDP1, CDP2, CDP3, and CDP4.

Ownership and Property Information is included in Appendix A of this document. Deeds are included in Exhibit A.

Adjacent parcel information can be seen on CDP1.

5.0 DEVELOPMENT CONDITIONS

5.1 ALLOWABLE USES

Uses within this PD will be limited to the following:

- **PRIMARY USES**
 - Private School (Pre-K through 8th grade) LBCS-6110, 6121, 6122, 6125
 - Religious Institution (large church) LBCS-6600
 - Residential, single-family home (rectory) LBCS-1111
- **ACCESSORY USES**
 - Administrative Services (associated with the school/church) LBCS-2421
 - Athletic Fields / Tennis Courts / Playgrounds (associated with school/church)
 - Cemetery (accessory to religious institution) LBCS 6720
 - Temporary Uses (subject to UDO 5.18 and 5.22 with permitting)
 - Accessory Uses (subject to UDO 5.3)
- Other uses not listed here are excluded from this PD.

5.1 LAND USE

Land use areas are defined on the Conceptual Design Plan. Uses from 5.1 shall be implemented within the areas outlined on this plan. Accessory Uses are not limited to specified areas.

- Total land area = ±42.2 acres
- Existing Built-Upon Area = 9% Impervious

Built-Upon / Impervious Areas are projected as follows at the completion of each phase as listed:

- PHASE 1 Classroom Building = 12% Impervious Maximum
- FUTURE PHASE Classroom Expansion and Tennis Courts = 15% Impervious Maximum
- FUTURE PHASE Church Development = 30% Impervious Maximum
 - Note: 5/70 Exemption will be required for WS-III-P compliance once built-upon areas exceed 24%.

5.2 DEVELOPMENT STANDARDS / ADDITIONAL DESIGN CONDITIONS

In general, dimensional standards for the development including building heights, buffers, setbacks, and landscaping will follow the standard UDO unless modified within this document. Any modified standard in this document will supersede the UDO requirements.

5.2.1 Basis: Unless modified herein, development and design standards will meet the most restrictive requirement of the zoning districts adjacent to the development site (RE, RS3, FRR)

5.2.2 Summary of PD Development Standards

- **Maximum Building Height:** 2 stories + 35 feet to upper floor ceiling height. Buildings will have pitched roofs or parapets that face front and side yards.
 - More restrictive than 4.2.1(F) & (H)
 - Height of spires is unlimited and regulated per 4.2.1(I)

- Setbacks:
 - Front Yard = 40 feet from ROW / 70 feet from centerline of Camp Easter Road (RE)
 - Side Yard, West = 50 feet to Parking, 75 feet to Minor Buildings, 100 feet to Major Buildings (major/minor as defined by 5.15 = 7,000 sf)
 - Side Yard, East = 15 feet (RE)
 - Rear Yard = 30 feet (RS3)
- Buffers:
 - Existing 18' easement must be maintained along west property line. Future development will improve this easement as a paved drive.
 - In order to maintain this easement, drive will run parallel within buffer. Landscaping will be provided to screen drive.
 - Side Yard, West = 10 feet landscaped buffer from property line to drive
 - Side Yard, West = 20 feet landscaped buffer on east side of improved drive
- Lot Size, Density, and Lot Width (per RE)
- Landscaping: per UDO requirements except as follows
 - Buffers for PDD as established above.
 - NOTE: Proposed buffer at west property line is based on UDO Exhibit 4-2 buffer requirements between RE and GB. Per UDO 5.15 Supplemental Requirements for Religious Institutions only allows large Religious Institutions in GB district. Thus, buffer required width is based on GB district.
 - Buffers will become required with development activity per parcel.
 - West buffer will be required with development of church and parking lot.
 - Phase 1 Classroom Building, Future Phase Classroom Expansion, and Tennis Courts do not require additional buffers but will require existing buffers to be maintained or replaced.
 - Landscaping for Vehicle Use Areas, per UDO 4.3.6
 - NOTE: Added parking spaces at Existing Cemetery are below the 5,000 sf threshold for Internal Parking Lot listed in UDO 4.3.6(B)(3)
 - NOTE: Added parking spaces south of new Classroom Building are below the 5,000 sf threshold for Internal Parking Lot listed in UDO 4.3.6(B)(3)
- Off Street Parking: UDO Exhibit 4-6 shall apply with the following calculations and modifications
 - Elementary and Middle School = 1.175 spaces per classroom x 46 classrooms (Phase 1 + Future) = 55 spaces required (no modification)
 - Bicycle Parking = 0.25 per classroom x 46 classrooms = 12 spaces
 - NOTE: Provided parking spaces shown on CDP at school development = ±160 spaces (125 existing).
 - Church Development: Minimum number of spaces required by Diocese exceeds Exhibit 4-6. Parking areas will be designed with curb and gutter as necessary to capture and control stormwater toward underground basins or similar stormwater control systems.
- Lighting: UDO 4.8 shall apply with the following modifications
 - School Development: New lighting shall comply with UDO. Existing lighting shall remain if unaltered by development.
 - Church Development: New lighting shall comply with UDO and...
 - Parking lot lighting shall be full cut-off, dark-sky compliant, LEDs
 - Parking lot lighting shall be self-dimming with motion sensors per parking section (defined by landscape islands) – OR – Parking lot lighting shall be on timers set to come on at dusk and turn off at

11:00 PM. Church reserves the right to leave lights on during special events as defined in Accessory Uses UDO 5.3.

- Building mounted area lights facing adjacent properties shall be controlled with parking lot lights.
- Building mounted area lights may provide illumination for security purposes within the site and are subject to UDO 4.8
- Development / Building Standards: UDO 4.10 shall apply unless modified by other sections within this document.
- Transportation (Streets) UDO 4.11 shall apply with the following notes
 - Existing streets serving School Development were designed with the permanent Classroom Buildings in mind. Traffic patterns will not be changed with School Development
 - Church Development will require further TIA during PDP phase of development. As shown, the majority of traffic ingress and egress will be directed through the traffic circle on Camp Easter Road.
 - Distance between center of traffic circle and centerline of Improved Drive at west property line is approximately 565 feet. Driveway permitting will be required per NCDOT during PDP phase of Church Development.
 - All streets shown on CDP are intended to remain as Private Streets.
 - 4.11.14(B): Private drives do not serve multiple lots and therefore are not required to be built with the same standards and specifications as would apply to public streets.
 - 4.11.14(B) shall not apply to Deeded Easement access to 6 acre tract in northwest corner (Parcel ID 00038796)
 - 4.11.15(B): Church development drives will comply as required.
 - 4.11.15: Sidewalks will connect parking lots to the closest major building but will not be required to connect between uses except as shown on CDP.
- Supplemental Conditions for Specific Uses (UDO 5.15 Religious Institutions)
 - 5.15.1(A): PD shall allow Large Religious Institutions (seating capacity of largest assembly area greater than 250 seats).
 - 5.15.6 Setbacks for Large Religious Institutions:
 - To encourage construction of smaller scale buildings adjacent to residential properties in this PD, and in lieu of 3 story allowed by 4.2.1(F) and 50 foot height allowed for Religious Institutions by 4.2.1(H), this PD establishes setbacks and buffers for Major and Minor building sizes based on the 7,000 sf definition in 5.15.6.
 - Major Building: Setback from Residential Property Line = 100 feet
 - Minor Building: Setback from Residential Property Line = 75 feet
 - Buffers are as established above.

APPENDIX 1
EXISTING PROPERTY INFORMATION:
Property Information by parcel

- **School Property:**
 - Property Owner: Roman Catholic Diocese, Raleigh
 - Parcel ID: 10001608
 - Address: 2878 Camp Easter Road (school mailing address is 2922 Camp Easter)
 - Acres: 17.47 acres
 - Current Zoning: RE
 - Current Use: Pre-K through 8th Grade Private Catholic School, associated athletic fields, and existing cemetery
 - Watershed: WS-III-P ; Basin = Cape Fear ; Stream = Little River
 - Property Description: Existing property is located on the north side of Camp Easter Road between Pine Barrons Vista to the west and McDeed's Creek Road to the east. Structures consists of an existing Pre-K through 8th grade private Catholic School with Activity Building, mobile classroom buildings, athletic fields, out-buildings, and associated parking, drives, etc. Civil drawings from the Activity building project (2009) included utilities and storm water control for planned New Classroom Building. An existing cemetery is located in the northeast corner of the property. The site is relatively flat with an overall slope from southeast to northwest and is located within the WS-III-P watershed.
 - Utilities: The site currently has access to public water, public sewer, electrical, gas, telephone, cable, and internet services. A building pad, sewer and water connections, and stormwater control were provided for the proposed new classroom building during the construction of the Activity Building.
 - The proposed development will not require any utility extensions.
- **Rectory Property:**
 - Property Owner: Roman Catholic Diocese, Raleigh
 - Parcel ID: 00991755
 - Address: 2952 Camp Easter Road
 - Acres: 3.91 acres
 - Current Zoning: RE
 - Current Use: Residential
 - Watershed: WS-III-P ; Basin = Cape Fear ; Stream = Little River
 - Property Description: Existing property is located on the north side of Camp Easter Road between Pine Barrons Vista to the west and McDeed's Creek Road to the east. Property is mostly wooded and structures consists of an existing large estate house that is currently being used as a Rectory by the Diocese.
 - Utilities: The existing estate house currently has water, septic, electrical, telephone, cable, and internet services.
 - No development is proposed to this parcel and thus no utility extensions.
- **Former Horse Farm Property:**
 - Property Owner: Roman Catholic Diocese, Raleigh
 - Parcel ID: 00038409
 - Address: 2978 Camp Easter Road
 - Acres: 20.82 acres
 - Current Zoning: RE
 - Current Use: Existing offices above horse barn being used by school. No other current use.

- Watershed: WS-III-P ; Basin = Cape Fear ; Stream = Little River
- Property Description: Existing property is located on the north side of Camp Easter Road between Pine Barrons Vista to the west and McDeed's Creek Road to the east. Existing property was a former horse farm with one horse barn (offices above), a utility shed, scattered trees within open pasture area. The existing horse barn / office currently has water, septic, electrical, telephone, cable, and internet services.
 - No development is proposed to this parcel during this phase of work
 - Utilities are available along Camp Easter Road to be extended into the site as needed for future development of potential church facilities. More study will be required to evaluate these if the diocese moves forward with development of this site.

APPENDIX 2

CONCEPTUAL DEVELOPMENT PLAN CRITERIA:

Responses to UDO Section 2.18.4(H) Conceptual Development Plan Criteria

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

This CDP conforms to all applicable provisions of Chapter 2 of the Southern Pines UDO. The narrative describes compliance and is further demonstrated by responses to UDO Section 2.17.9 Criteria for Zoning Map Amendments below.

- 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.*

This CDP seeks consistency with the goals and policies of the UDO by the following:

- a) The CDP district supports the existing St. John Paul II Catholic School and provides UDO compliant means for expansions through master planned and phased growth.
- b) The CDP limits the potential uses of the site to only those listed within the PD documents and establishes land areas where these uses may be expected to occur within the Concept Development master plans.
- c) The CDP establishes setbacks and buffers to minimize impact to adjacent residential properties.
- d) This CDP establishes these regulations and proposed development patterns in general and requires a PDP process for each of the development phases.

- 3) *The proposed Development is appropriate for the area of the Town in which it is located;* The School Development portion of this CDP proposes expansion of the existing Pre-K through 8th grade school. McDeed's Elementary School was recently constructed directly across Camp Easter Road from the St. John Paul II site, thus supporting that area is appropriate for educational facilities.

Development of a Catholic Church adjacent to the Catholic School is a reasonable and congruous use within the 42.2 acre total site. The proposed future church facilities are an appropriate use within the developing residential zoned neighborhoods. Churches traditionally serve communities and thus are appropriately developed within growing residential areas. Care will be taken to assure that the future church is developed with minimal adverse effects to existing residences.

Camp Easter Road, the new traffic circle, and the planned extension road from the traffic circle, south, will be studied during the Church Development PDP to assure transportation support is adequate or to identify additional needs, remembering that traffic for Church use is heavy only at very limited times through the week, which are also generally times when other traffic is light.

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

The site has access to public water, sewer, electrical, gas, telephone/data and other utilities currently being used on site by the Catholic School. The proposed CDP will not require public utility extensions.

APPENDIX 3

ZONING MAP AMENDMENT CRITERIA:

Responses to UDO Section 2.17.9 Criteria for Zoning Map Amendments

A. **Consistency.** *Rezoning shall be consistent with the adopted Comprehensive plan.*

This CDP is consistent with the Comprehensive Plan – Southern Pines’ Vision (Chapter 2)

- **Natural resources will be protected, with sustainable growth and development:** School development will be accomplished on the existing building pad, thus minimizing any loss of natural resources. Church development will seek to maintain as many existing trees as is reasonably appropriate to the development needs. Further woodpecker foraging area studies will be performed prior to Church development.
- **Economic development efforts will diversify employment opportunities and create a more sustainable local economy:** The expanded school will employ more teachers, but of greater impact is that the expanded school will provide additional private schooling options to help attract more families to seek jobs within the area. Church development will have a similar economic affect.
- **Education opportunities will be available for residents of all ages:** Rezoning will allow for the construction of the new classroom building which will increase the total number of students which directly increases the education opportunities for Pre-K through 8th grade students.
- **Recreational opportunities meeting the diverse needs of residents will be met through public and private facilities and services:** Athletic fields are currently made available to outside groups who are connected to the school or Catholic community.
- **Goal G1 – Community Well-Being:** School Development will allow St. John Paul II Catholic School to serve more students, hire more teachers, and build a wider community of parents, supporters, and alumni. Church Development will respond to the continuing development in Southern Pines by providing a larger church with seating up to 1,200 to accommodate the growing Catholic community. These have direct positive impact on Community Well-Being.
- **Goal G2 – Natural Resources:** Construction of the New Classroom Building will be on a previously prepared building pad. No trees will be removed for this proposed construction. Church Development will seek to minimize loss of trees and will require more study to ensure that natural resources are carefully managed.
- **Goal G3 – Downtown:** The proposed CDP is not within the Downtown area.
- **Goal G4 – Neighborhoods:** School Development is built within the center of the existing campus and will have no adverse impact on neighboring properties. Proposed PD establishes setbacks, buffers, and landscaping requirements that minimize impact to neighbors for the Church Development phase. Traffic studies will be performed during PDP of Church Development, bearing in mind that heavy traffic for a church happens at minimal hours each week and is generally during low traffic volume days and times.
- **Goal G5 – Horse Country:** The proposed CDP has no adverse to existing equestrian facilities. Church Development is on land that was prepared for but not used as a horse farm. The open pasture aesthetic of “horse country” will be reflected in the final campus design by maintaining perimeter trees and as many of the pasture trees as is reasonably conducive to the development goals.

- **Goal G6 – Parks & Open Space:** The proposed CDP maintains large open spaces to be used as athletic fields, playgrounds, and other outdoor spaces for the school. The existing cemetery will be a permanent open space.
- **Goal G7 – Golf:** N/A
- **Goal G8 – Mobility:** N/A
- **Goal G9 – Connections:** N/A
- **Goal G10 – Economy:** The expanded school will employ more teachers, but of greater impact is that the expanded school will provide additional private schooling options to help attract more families to seek jobs within the area. Church development will have a similar economic affect.
- **Goal G11 – Housing:** N/A
- **Goal G12 – Fiscal Health and Public Services:** The proposed School Development does not require extensions of any public utility or public services and therefore will not be a burden on municipal funds. Church Development will require utilities to be run to the parcel. These may be either private, on-site extensions or minor public extensions, whichever is deemed more appropriate during the PDP / engineering portion of the Church Development phase.
- **G-13 Growth:** The proposed School Development and Church Development will serve as a catalyst for growth of families considering a move to the area as both school and church will be able to serve a larger population.
- **G14 – Community Involvement:** N/A.

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, rezoning may promote mixed uses subject to a high degree of design control.*

- The proposed School Development is an expansion of the site's current use. The proposed rezoning to PD will not change the use, but instead will allow the existing school to replace their mobile classroom units with a permanent building and to expand the study body to their goal of 450 to 500 students, as was outlined by the school in their approved 2017 Activity Building project.

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.*

- Adjacent property to the south of the site was rezoned PD for the new McDeed's Creek Elementary School.
- Church Development adjacent to the school is an appropriate connection of uses.
- St. Joseph of the Pines, a large, Catholic-based senior living community owned by the Diocese, is located adjacent to the project site.

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.*

- School Development will provide private education opportunities to more students within a permanent structure. In comparison to the mobile classrooms currently being used, this new structure will be visually more attractive, will

provide greater safety for students, be more energy efficient, and provide a healthier interior environment for students and staff.

- Church Development will provide worship opportunities to fit the needs of the growing Catholic population of the area. Churches, by nature, promote the health, safety, and welfare of the community.
- No historic or cultural places will be affected by the proposed development.

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.*

- The planned growth of St. John Paul II Catholic School will allow provide private education opportunities to more students, thus serving a greater number of families to help meet the growing residential population in Southern Pines.
- Future Church Development will respond to the growing Catholic population in the Southern Pines area.

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.*

- Existing property is a total of approximately 42.2 acres. Existing site Built-Up / Impervious areas calculate to approximately 9%.
- Built-Up / Impervious Areas are projected as follows at the completion of each phase as listed:
 - PHASE 1 Classroom Building = 12% Impervious Maximum
 - FUTURE PHASE Classroom Expansion and Tennis Courts = 15% Impervious Maximum
 - FUTURE PHASE Church Development = 30% Impervious Maximum
 - Note: 5/70 Exemption will be required for WS-III-P compliance once built-upon areas exceed 24%.

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

- None submitted.

H. **Applicant Representations.** *Except for rezoning requests submitted in accordance with the provisions herein for conditional zoning 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 appropriate than the range of uses in the existing classification.*

- The proposed PD district does not increase the range of permitted uses on the site, rather limits the uses and adds control to the site based on the required master plan. Therefore, a possible range of uses is not of concern.

APPENDIX 4

CONCEPTUAL TRANSPORTION PLAN:

Responses to Conceptual Transportation Checklist from UDO Appendices

- A. *The project boundary and the area surrounding the project that is included in the Conceptual Transportation Plan.*
See Overview Concept Plan, sheet CDP1 for graphics depicting CTP.
- B. *Proposed transportation facilities within the project boundary including:*
- 1) *Location and type of transportation facilities. Examples may include (but are not limited to) streets, sidewalks, bridges, shared-use paths and trails.*
See CDP1 for location of private drives, parking lots, and sidewalks
 - 2) *Location and type of intersections where transportation facilities cross.*
See CDP1 for intersections. Intersections on site are private and controlled with signage. Connection to Camp Easter Road is discussed below.
 - 3) *Location and type of stormwater management facilities that will serve proposed transportation facilities.*
See CDP1 for locations of existing and proposed stormwater management facilities. Existing stormwater devices were designed with capacity to serve Phase 1 Classroom Building. Engineering will be submitted in PDP to verify. Future stormwater devices will be of similar underground design, which are appropriate for the sandy soil types found on site and will be located within the general areas shown on CDP1.
 - 4) *Identification of street classifications (arterial, collector, local, service, etc.).*
 - All existing roadways are privately owned and in good condition.
 - Private Driveway: Drive from Rectory to intersection at Camp Easter Road. This section of roadway is primarily an access to the future Rectory, serves as the deeded easement for Parcel ID 00038796, and provides a secondary connection to Camp Easter Road from the rear Church Development Parking lots.
 - All other transportation facilities are privately owned connections from parking lots to existing privately owned, existing drives.
 - 5) *Identification of ownership arrangement for proposed transportation facilities (public or private).*
Privately owned.
 - 6) *For transportation facilities that are to be privately owned, information on long term maintenance and replacement of facilities.*
Maintenance of privately owned paved surfaces shall be the sole responsibility of the property owner.
 - 7) *Estimated rights of way necessary for proposed transportation facilities.*
Deeded Easement, per description from deed, is 18 feet.
No other rights of way are proposed for transportation facilities
 - 8) *Cross-section illustrations with labelled dimensions of proposed transportation facilities.*
See CTP1, attached below.
 - 9) *Identification and description of unique transportation elements to be utilized within the project. Examples may include (but are not limited to) complete streets, traffic calming, noise mitigation, public art, landscaping and wayfinding.*
See descriptions of buffering and easements in PD Design Guidelines.
- C. *For proposed transportation facilities within the project boundary that deviate from the standard design requirements found in Chapter 4 of the UDO, clear identification of the deviation(s) and explanation of the purpose of the deviation(s).*

No deviations. All paved areas are private drives and parking lot access / drive aisles.

- D. *Location of proposed connection points or "gateways" between project transportation facilities and existing or future community transportation facilities. Include a description of the reason for the selected locations as well as a discussion of compliance with basic transportation engineering concepts with regard to the selected locations.*

Existing connections to Camp Easter Road will remain at the traffic circle and approximately 825 feet east of the traffic circle.

Existing connection to Camp Easter Road will be improved at the exiting deeded easement connection, approximately 565 feet west of the traffic circle.

- E. *Route distances and approximate travel times from project gateways to common community destinations. Examples may include (but are not limited to) shopping centers, schools, parks, major employers and downtown.*

Site is roughly 3 miles North of Downtown Southern Pines, along Fairway and Midland Roads, with an approximate travel time of less than 5 minutes.

Site is roughly 4.5 miles East of the traffic circle at US Hwy 15/501, along Aiken Road, Pee Dee Road, and Highway 2, with an approximate travel time of less than 10 minutes.

- F. *An inventory of existing community transportation facilities in the vicinity of the proposed development including:*

- 1) *Location and type of facility,*

Primary arterial road = Camp Easter Road

- 2) *Connectivity to other community facilities*

Camp Easter Road / Fairway Drive provides connection to US Hwy 2 to the southwest (less than 2 miles), then connection to US Hwy 1 (less than ½ mile) to the east or connection to the traffic circle at US Hwy 15/501 to the west (3.5 miles).

- 3) *Information on the condition and capacity of each facility*

Existing transportation facilities are in good condition. A recent TIA was performed in association with the McDeed's Elementary School site development by Kimberly Horn. St. John Paul II Catholic School was interviewed as part of this TIA and reported their growth goals of a 500 student body prior to the design of the existing traffic circle.

- G. *A description of entitled development projects in the vicinity of the proposed development that involve planned improvements to community transportation facilities.*

McDeed's Creek Elementary School (PD district zoning)

- H. *Planned improvements to community transportation facilities intended to mitigate impacts of the proposed development. Examples may include (but are not limited to) improvements to connectivity, safety, capacity and aesthetics.*

Improved connection to Camp Easter at existing deeded easement, including appropriate site triangles, pavement design, etc.

- I. *If the timeline for completion of any portion of the transportation facility improvements associated with the project does not match the overall project timeline or phasing plan as set forth in the Conceptual Development Plan, a separate timeline or phasing plan for transportation facility improvements shall be included in the Conceptual Transportation Plan.*

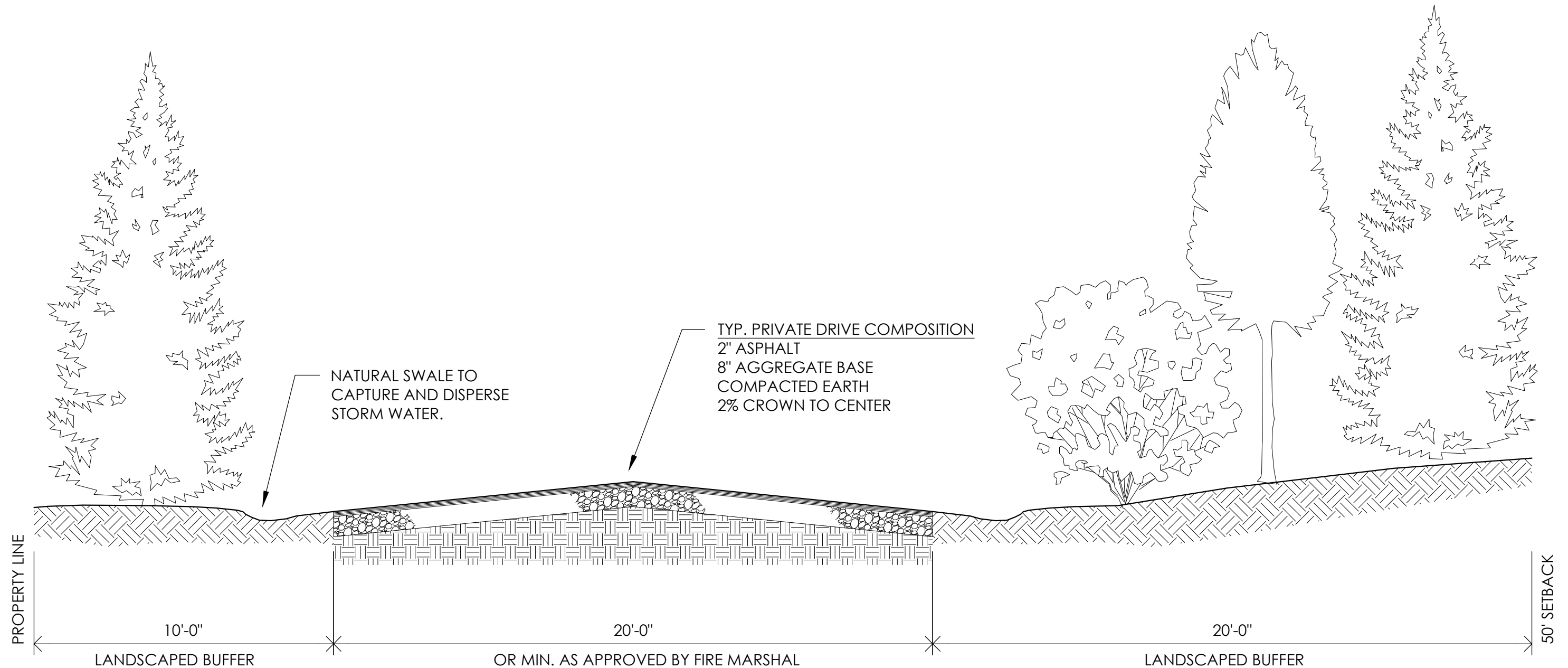
School Development will not require any transportation facility improvements. Proposed transportation improvements will be implemented with the Church Development phase of the proposed CDP.

- J. *Name and professional affiliation(s) of the individual(s) that prepared the CTP.*

Pete Bogle, AIA, LEED-AP

Principal / Owner

Bogle Firm Architecture, PLLC



CTP1 PRIVATE DRIVE SECTION

SETBACKS AND BUFFERS SHOWN ARE AS DESCRIBED IN THE PD DESIGN GUIDELINES N.T.S.
ALONG THE WEST PROPERTY LINE.

OTHER PRIVATE DRIVES CURRENTLY EXISTING ON SITE AND WILL REMAIN UNCHANGED.

PARKING LOT ACCESS DRIVE AND OTHER PAVING WILL BE FURTHER DEFINED DURING THE PDP SUBMITTAL FOR THAT PHASE OF THE WORK.

FURTHER ENGINEERING DURING PDP SUBMITTAL RESERVES THE RIGHT TO PROPOSE IMPROVEMENTS OR ALTERNATIVES TO DRIVE SECTION SHOWN HERE.



Planned Development District **Conceptual Development Plan**

EXHIBIT A

Checklists, Applications and Additional Documentation

Prepared for:

St. John Paul II Catholic School Campus Master Plan

Checklists

- PDD CDP Checklist
- Appendix A – CDP Application Checklist
- Appendix A – Conceptual Transportation Checklist

Planned Development District Conceptual Development Plan

REQUIRED APPLICATION MATERIALS:

-  **Application fee** in the amount of **\$1,800.00**.
-  **Completed Application** for a Planned Development District - Conceptual Development Plan signed by the applicant.
-  **Appointment of Agent**, if applicable, signed by the property owner(s) and the agent.
-  **List of Adjacent Property Owners**: Please list all properties that are that are within two hundred (200) feet of the outermost boundaries of the subject property (**not counting streets, railroads or other transportation corridors**). Attach additional pages if needed. No fewer than ten (10) property owners shall be notified by mail.
-  **Deed** copy to provide proof of ownership and property boundaries.
-  **Written narrative**: It is the responsibility of the applicant to demonstrate compliance with all applicable criteria. Please address **UDO §2.18.4(H) Criteria (1) through (4)**. The list of criteria is attached.
-  **Additional documentation**: Additional text and/or maps to demonstrate consistency with the approval criteria listed in **UDO §2.18.4(H) Criteria (1) through (4)**.
-  **Neighborhood meeting materials**: Submit copies of graphics presented at the meeting; a copy of the sign-in sheet showing attendees; representations made by the Applicant regarding the proposed development; and a summary of public comments and responses.
-  **PDD Conceptual Development Plan**: One (1) full-size copy of a scaled drawing (1" to 100') of the entire tract to be subdivided. Please refer to the **UDO Appendices** to obtain plan requirements.
-  **Nature of service**: Planned utility services and providers.
-  **Drainage concept plan** if applicable.
-  **Conceptual Transportation 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 hearings**: The applicant is expected to attend a public hearing on the application before the Planning Board and before the Town Council the following month. (Please refer to the **Application Processing Timeline** to determine the hearing dates.) The Planning Board will recommend approval, conditional approval or denial to the Town Council. The Town Council will consider that recommendation, as well as evidence and testimony presented, and approve, conditionally approve or deny the request.
3. **Approval**: Please see **UDO §2.18.4(I) Effect of Approval**.

PLANNED DEVELOPMENT DISTRICT CONCEPTUAL DEVELOPMENT PLAN APPLICATION CHECKLIST

Process Overview

Decision Making Body	Review	Recommend	Decision
Technical Review Committee	X		
Director	X		
Planning Board		X	
Town Council			X
X = indicates required action ● = indicates action that may be applicable based on potential impacts.			

Submittal Requirements*

Please include the following information on all applications for a PDD Conceptual Development Plan. If any of the information or required materials is missing or incomplete, the application will not be processed.



PROOF OF OWNERSHIP – Filed deed, vendor’s lien, act of donation or tax assessment with legal description.



DEVELOPMENT NAME (if applicable) – The proposed name must be unique and not similar to an existing subdivision in the Town.



NOTIFICATION MATERIALS – List of the owners of all property located within 200 feet of the perimeter of the property being rezoned and including not fewer than the 10 closest property owners.



NEIGHBORHOOD MEETING RECORDS – Records shall include the following:

- a. Copies of graphics presented at the meeting;
- b. A copy of the sign-in sheet showing attendees;
- c. Representations made by the Applicant regarding the proposed development; and
- d. A summary of public comments and responses provided by the Applicant.



PDD CONCEPTUAL DEVELOPMENT PLAN – Copies (4 full sized, 1 11” by 17” copy and digital copy) of scaled drawing (1” to 100’ or other scale approved by the Director) of the entire tract to be subdivided showing:

- a. property boundaries;
- b. a project location map at a scale of one (1) inch equals two thousand (2,000) feet or other scale approved by the Director;
- c. the location and right-of-way width of public streets and roads adjoining, providing access to, or crossing the property;
- d. the location and proposed functional classification of proposed public and private streets;
- e. the location and size of proposed development areas, their proposed uses, amount of development (maximum dwelling units for residential, maximum square footage of building area for non-residential) and proposed Built-Up Area for each development

- area if within Watershed Protection Overlay District;
- f. the location and area of common areas, open spaces and water bodies;
 - g. the location of easements for pipelines, utilities, drainage or other purposes; and
 - h. proposed phasing schedule for development and infrastructure and delivery of building lots, if applicable.



NATURE OF SERVICES – Planned utility services and providers.



DRAINAGE CONCEPT PLAN (*if applicable*) - see separate checklist.



CONCEPTUAL TRANSPORTATION PLAN (*if applicable*) - see separate checklist.



WRITTEN NARRATIVE - describing the application's consistency with the Conceptual Development Plan, the UDO, and any other applicable regulations.



APPLICATION FEE – as specified in Appendix H.



SIGNED APPLICATION – by the applicant or authorized agent. A property owner authorized agent requires an affidavit giving permission to sign the application.



ADDITIONAL DOCUMENTATION – Additional text and/or maps provided to demonstrate consistency with the approval criteria in section 2.17 of the UDO.

**Additional information may be required. Fees are subject to change.*

CONCEPTUAL TRANSPORTATION PLAN CHECKLIST

A Conceptual Transportation Plan submitted with a Conceptual Development Plan shall consist of text, photos, illustrations and maps as necessary to provide the following information:

- A. The project boundary and the area surrounding the project that is included in the Conceptual Transportation Plan.
- B. Proposed transportation facilities within the project boundary including:
 - (1) Location and type of transportation facilities. Examples may include (but are not limited to) streets, sidewalks, bridges, shared-use paths and trails.
 - (2) Location and type of intersections where transportation facilities cross.
 - (3) Location and type of stormwater management facilities that will serve proposed transportation facilities.
 - (4) Identification of street classifications (arterial, collector, local, service, etc.).
 - (5) Identification of ownership arrangement for proposed transportation facilities (public or private).
 - (6) For transportation facilities that are to be privately owned, information on long-term maintenance and replacement of facilities.
 - (7) Estimated rights of way necessary for proposed transportation facilities.
 - (8) Cross-section illustrations with labelled dimensions of proposed transportation facilities.
 - (9) Identification and description of unique transportation elements to be utilized within the project. Examples may include (but are not limited to) complete streets, traffic calming, noise mitigation, public art, landscaping and wayfinding.
- C. For proposed transportation facilities within the project boundary that deviate from the standard design requirements found in Chapter 4 of the UDO, clear identification of the deviation(s) and explanation of the purpose of the deviation(s).
- D. Location of proposed connection points or "gateways" between project transportation facilities and existing or future community transportation facilities. Include a description of the reason for the selected locations as well as a discussion of compliance with basic transportation engineering concepts with regard to the selected locations.
- E. Route distances and approximate travel times from project gateways to common community destinations. Examples may include (but are not limited to) shopping centers, schools, parks, major employers and downtown.
- F. An inventory of existing community transportation facilities in the vicinity of the proposed development including:
 - (1) Location and type of facility,
 - (2) Connectivity to other community facilities,
 - (3) Information on the condition and capacity of each facility,
- G. A description of entitled development projects in the vicinity of the proposed development that involve planned improvements to community transportation facilities.

- H. Planned improvements to community transportation facilities intended to mitigate impacts of the proposed development. Examples may include (but are not limited to) improvements to connectivity, safety, capacity and aesthetics.
- I. If the timeline for completion of any portion of the transportation facility improvements associated with the project does not match the overall project timeline or phasing plan as set forth in the Conceptual Development Plan, a separate timeline or phasing plan for transportation facility improvements shall be included in the Conceptual Transportation Plan.
- J. Name and professional affiliation(s) of the individual(s) that prepared the CTP.

Application & Forms

- PDD CDP Application
- Applicant Signature Page
- Appointment of Agent Forms (Bogle Firm & Rhetson)



Planned Development District Conceptual Development Plan Application

Fee: \$1,800.00

Date Received: _____

Case No.: PD-____-____

Project Information:

Project Name: St. John Paul II Catholic School & Future Church

Physical address: 2878, 2952, & 2978 Camp Easter Road, Southern Pines

PIN: 858315538280, 858315635655, & 858315635197 Parcel ID: 00038409, 00991755, & 10001608

Site Size: 20.82, 3.91, & 17.47 acres Zoning: RE

Applicant:

Name(s): Very Reverend John J. Forbes, VF

Email: fr.john.forbes@raldioc.org Phone: 919.353.4960

Mailing Address: 300 Dundee Rd. Pinehurst, NC 29374

Authorized Agent, if different from Applicant:

Name(s): Pete Bogle, AIA - Principal/Owner - Bogle Firm Architecture

Email: pete@boglefirm.com Phone: 704.638.2015

Mailing Address: 110 N Main St., Suite 200, Salisbury, NC 28144

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

Name(s): Luis Rafael Zarama, Bishop of the Roman Catholic Diocese of Raleigh, NC

Email: Michael.Wengenroth@raldioc.org Phone: 919.728.7125

Mailing Address: 7200 Stonehenge Drive, Raleigh, NC 27613

Owner's Contact: Michael Wengenroth, AIA
Dir. of Property, Construction and Risk Management
The Catholic Diocese of Raleigh

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 NORTH side of CAMP EASTER RD. (St./Ave.), between PINE BARRENS VISTA (St./Ave.) and MCDEEDS CREEK (St./Ave.). The property has a frontage of ± 1435 feet and a depth of ± 925 to 1630 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:

Private Catholic School PreK-8th (6120 current use), Rectory (1110, current use), Cemetary (current use), Athletic Fields (as part of 6120 current use)
Education High School (6123 potential future use), Religious Institution (6600 potential future church)

Date: 2/7/2022


Applicant

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

APPOINTMENT OF AGENT

Pete Bogle, AIA
Principal Architect / Owner
Bogle Firm Architecture

The undersigned owner(s), Luis Rafael Zarama, Bishop, hereby appoint(s) Bogle Firm Architecture 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 31ST day of January, 2022.

FOR LUIS RAFAEL ZARAMA, BISHOP
BY ATTORNEY-IN-FACT:

Russell C. Elway
Property Owner

Property Owner

Agent

8-27-21

APPOINTMENT OF AGENT

The undersigned owner(s), Luis Rafael Zarama, Bishop, hereby appoint(s) Tony Bornhorst Rhetson Companies, Inc. 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 31ST day of January, 2022.

FOR LUIS RAFAEL ZARAMA, BISHOP
BY ATTORNEY-IN-FACT:

Russell Celwaga
Property Owner

Property Owner

Agent

UDO §2.18 Planned Development

§2.18.4(H) Conceptual Development Plan Criteria

- (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.

List of Adjacent Property Owners

**St. John Paul Catholic School, Southern Pines
Surrounding Property Owners List**

SJPCS Properties:

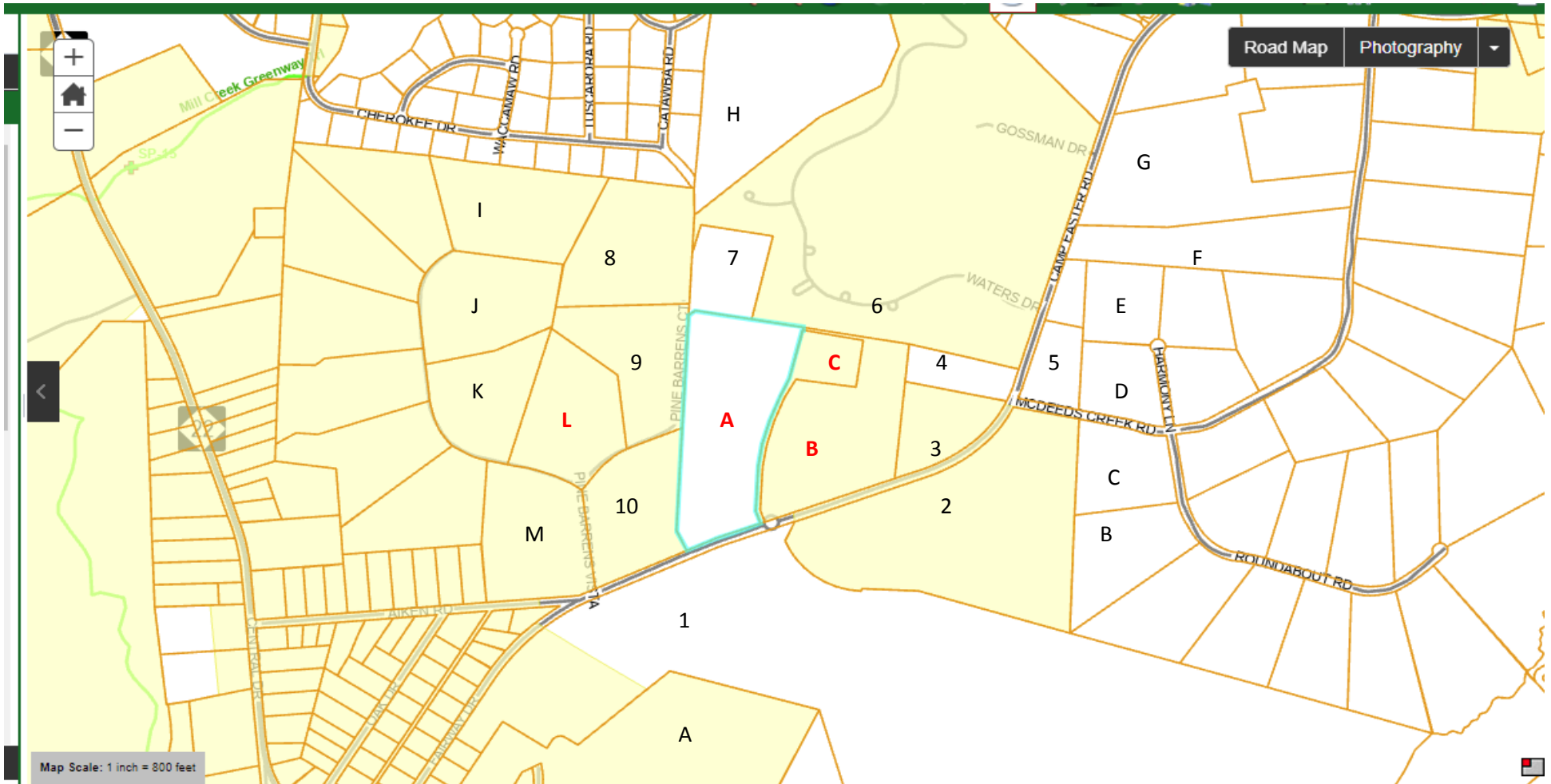
- A.** 2978 Camp Easter Rd
- B.** 2878 Camp Easter Rd
- C.** 2952 camp Easter Rd

Required List of Owners:
(within 200 feet, minimum of 10)

1. Knollwood Partners, LLC
1010 Midland Rd
Southern Pines, NC 28387
2. County of Moore
PO Box 905
Carthage, NC 28327
3. Benjamin Cramer
2795 Camp Easter Rd
Southern Pines, NC 28387
4. William Johnstone
2764 Camp Easter Rd
Southern Pines, NC 28387
5. Robert Pecha
2741 Camp Easter Rd
Southern Pines, NC 28387
6. St Joseph of the Pines
C/O Trinity Senior Living Communities
17410 College Parkway, Ste 200
Livonia, MI 48152
7. Robert & Mary Carrington
PO Box 1276
Southern Pines, NC 28388-1276
8. Robin Cummings
265 Pine Barrens Vista
Southern Pines, NC 28387
9. Lloyd & Sheri Sullivan
PO Box 406
Southern Pines, NC 28388-0406
10. James & Frances Current
141 Pine Barrens Ct
Southern Pines, NC 28387

Secondary List of Owners:
(beyond required notification range)

- A. Pineneedles Co Club Inc
1010 Midland Rd
Southern Pines, NC 28387-0088
- B. Stephen Gent
420 Roundabout Rd
Carthage, NC 28327
- C. Jonathan Drew
635 McDeeds Creek Rd
Carthage, NC 28327
- D. Sharon Hakas
530 McDeeds Creek Rd
Southern Pines, NC 28387
- E. George Rhodes
150 Harmony Lane
Southern Pines, NC 28387
- F. Lucy Miller – Arrowhead Farms
2635 Camp Easter Rd
Southern Pines, NC 28387
- G. Connemara Farm, LLC
PO Box 336
Pinehurst, NC 28370
- H. Pinehurst Area Realty, Inc.
PO Box 1511
Pinehurst, NC 28370
- I. Thomas McFadyen
245 Woodland Drive
Pinehurst, NC 28374
- J. Donald & Laurie Trexler
PO Box 2288
Southern Pines, NC 28388
- K. Peter & Corine Longanbach
290 Pine Barrens Vista
Southern Pines, NC 28387
- L. Peter & Joanne Mace
PO Box 2605
Southern Pines, NC 28388-2605
- M. Adam Kiker
140 Aqua Shed Ct
Aberdeen, NC 28315



Deeds & Proof of Ownership

FOR REGISTRATION REGISTER OF DEEDS

Judy D. Martin
Moore County, NC

June 01, 2012 01:46:47 PM

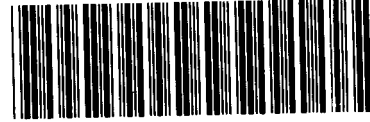
Book 4034 Page 345-347

FEE: \$26.00

NC REVENUE STAMP: \$1,500.00

INSTRUMENT # 2012007969

HM



INSTRUMENT # 2012007969

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,500.00

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 20____

By: _____

Mail/Box to: _____

This instrument was prepared by: H. Chalk Broughton, Jr. of Poyner Spruill LLP, Attorneys at Law
P.O. Box 371, Southern Pines, NC 28388

Brief description for the Index: 20.82 acres, McNeill Township

THIS DEED made this 22 day of May, 2012, by and between

GRANTOR

GRANTEE

DONALD W. LONGSTREET, Unmarried
P.O. Box 56
Southern Pines, NC 28387MICHAEL F. BURBIDGE, BISHOP
of the Roman Catholic Diocese of Raleigh,
North Carolina
715 Nazareth Street
Raleigh, NC 27506-2187

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.

WITNESSETH, that the Grantor, for a 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 or parcel of land situate near the Town of Southern Pines, McNeill Township, Moore County, North Carolina and more particularly described as follows:

SEE "EXHIBIT A" ATTACHED WHICH IS INCORPORATED BY REFERENCE AS IF
FULLY SET FORTH HEREIN

The property hereinabove described was acquired by Grantor by instruments recorded in Record Book 3607, Page 109, and Record Book 957, Page11, Moore County Registry.

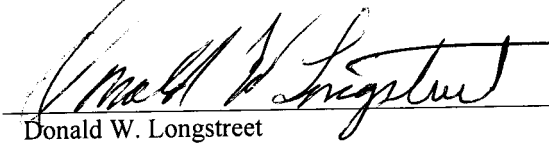
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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 hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

- 1. 2012 ad valorem property taxes to the County of Moore, not yet due and payable, to be prorated between the parties herein at closing.
- 2. Reservations, restrictions, and easements of record which are enforceable against the property.
- 3. Rights of others in and to the access easements running along the western boundary of the property.
- 4. Zoning ordinances of the Town of Southern Pines.
- 5. Right of way of Camp Easter Road as shown on Plat described above.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

 (SEAL)
Donald W. Longstreet

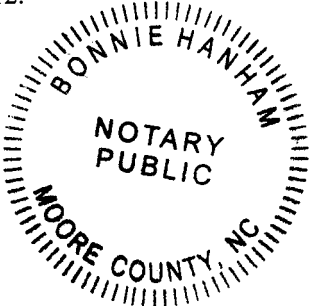
By: _____ (SEAL)

By: _____ (SEAL)
Title: _____

By: _____ (SEAL)
Title: _____

State of North Carolina - County of Moore

I, Bonnie Hanham, a Notary Public of the County and State aforesaid, certify that **DONALD W. LONGSTREET, Unmarried**, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal, this 22nd day of May, 2012.



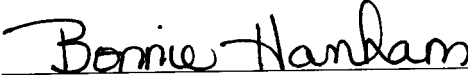
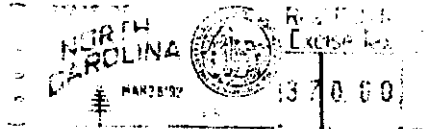

Notary Public
Bonnie Hanham
Print or Type Name of Notary Public
My Commission Expires: July 5, 2015

EXHIBIT A

All that certain tract or parcel of land comprising 20.82 acres, more or less, as more particularly shown on a survey entitled "Survey for Roman Catholic Diocese of Raleigh, North Carolina, 20.82 acres", dated May 2, 2012 and revised May 8, 2012, prepared by Ryan McBryde, PLS, and recorded in Plat Cabinet 15, Slide 660, Moore County Registry.

806 Bethesda Ave
Asheboro, N.C. 27315

TAX ADDRESS
RECORDING \$10.00
STAMP 370.00
TOTAL \$380.00



BOOK PAGE
00827 00079
Mar 26 2 29 PM '92
MRS. JUDITH M. ADAMS
REGISTER OF DEEDS
MOORE COUNTY, N.C.

Excise Tax Recording Time, Book and Page

Tax Lot No. Parcel Identifier No.
Verified by County on the day of 19
by

Mail after recording to Arthur Rowe
155 E. New Hampshire Rd. Southern Pines, N. C. 28387
This instrument was prepared by Barclays Bank of North Carolina
Brief description for the Index 6.13 acres
Camp Easter Road

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 17th day of March, 1992, by and between

GRANTOR	GRANTEE
BARCLAYS BANK OF NORTH CAROLINA P. O. Box 31488 Charlotte, N. C. 28231	Robert W. Carrington and Mary Frances Carrington

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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.

WITNESSETH, that the Grantor, for a 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 or parcel of land situated in the City of _____ Township, _____ Moore County, North Carolina and more particularly described as follows:

See Exhibit A Attached Hereto

Row

14-3993

The property hereinabove described was acquired by Grantor by instrument recorded in Book 794 at Page 42
of the Moore County Registry

A map showing the above described property is recorded in Plat Book page

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 hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

All applicable zoning and land use ordinances, statutes and regulations, 1992 ad valorem taxes; and all applicable restrictive covenants and easements of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

BARCLAYS BANK OF NORTH CAROLINA

By: *[Signature]*
Senior Vice President

ATTEST: *[Signature]*
Assistant Secretary (Corporate Seal)

USE BLACK INK ONLY

(SEAL)
(SEAL)
(SEAL)
(SEAL)

SEAL-STAMP

NORTH CAROLINA, County.

I, a Notary Public of the County and State aforesaid, certify that
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this day of 19.

My commission expires: Notary Public

SEAL-STAMP

NORTH CAROLINA, Mecklenburg County.

I, a Notary Public of the County and State aforesaid, certify that Caryn R. Johnson
personally came before me this day and acknowledged that s. he is Assistant Secretary of
Barclays Bank of North Carolina a North Carolina corporation, and that by authority duly
given and as the act of the corporation, the foregoing instrument was signed in its name by its Senior Vice
President, sealed with its corporate seal and attested by herself as its Assistant Secretary.
Witness my hand and official stamp or seal, this 17th day of March, 1992.

My commission expires: April 29, 1994 Mary A. Miller Notary Public

North Carolina--Moore County

The foregoing Certificate(s) of Mary A. Miller, Notary Public

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

Judith M. Adams

REGISTER OF DEEDS FOR Moore COUNTY

By *[Signature]* Deputy/Assistant - Register of Deeds

A certain tract of land located North of the Town of Southern Pines and lying about 600 yards North of State Road No. 1853 (Aiken Road), adjoining the lands of Kelly Miller, et al on the North, East, and South and the 18 feet wide Camp Easter Road on the West, described as follows: BEGINNING at iron stake, said stake lying in the east line of the 18 feet wide Camp Easter Road, located from the beginning monument of the Edwin Longcope 275 Acre Tract as recorded in Deed Book 184 at Page 116 in the Office of the Register of Deeds for Moore County, said monument lying in the west side of the Camp Easter Road, S 4 55' W 193.00 feet to a concrete monument, also in the west side of the Camp Easter Road; thence N. 18 06' E 78.92 feet to the point of Beginning; running thence as a new line the following calls; N 18 06' E 199.28 feet to a concrete monument, at the end of a wire fence; thence S 77 54' E 468.20 feet to a concrete monument, near the intersection of the wire fence with another wire fence; thence with the wire fence S 16 15' W 584.62 feet to an iron stake near the intersection of a wire fence with along the north side of a soil road, N 77 58' W 397.15 feet to an iron stake, in the east side of the 18 feet wide Camp Easter Road; thence with the east side of the Camp Easter Road, N 4 46' E 388.52 feet to the point of beginning, containing 6.00 acres more or less and being a portion of the Edwin Longcope 275 acre tract as recorded in Deed Book 184 at Page 116 in the office of the Register of Deeds for Moore County, North Carolina.

ACCESS EASEMENT TO 6.00 ACRE TRACT

BEGINNING at an iron stake, said stake being in the east line of the 18 feet wide Camp Easter Road and being the southwest corner of the above described 6.00 acre tract, running thence with the south line of the 6.00 acre tract, S 77 54' E 27.00 feet; thence S 50 06' W 37.77 feet to the east side of the 18 feet wide Camp Easter Road; thence with the east side of the Camp Easter Road N 4 55' E 30.00 feet to the point of beginning, and being an easement across the Kelly Miller et al property. Also conveyed is the right to use the 18 foot wide Camp Easter Road that extends from Aiken Road (S.R. No. 1853) northerly to the Camp Easter in the Pines Property.

ACCESS EASEMENT TO 6.00 ACRE TRACT

BEGINNING at an iron stake, said stake being in the east line of the 18 feet wide Camp Easter Road and being the southwest corner of the above described 6.00 acre tract, running thence with the south line of the 6.00 acre tract, S 77 54' E 27.00 feet; thence S 50 06' W 37.77 feet to the east side of the 18 feet wide Camp Easter Road; thence with the east side of the Camp Easter Road N 4 55' 30.00 feet to the point of beginning, **and being an easement across the Kelly Miller et al property. Also conveyed is the right to use the 18 foot wide Camp Easter Road that extends from Aiken Road (S.R. No. 1853) northerly to the Camp Easter in the Pines Property.**

Tax Address Same

FOR REGISTRATION REGISTER OF DEEDS
JUDY D. MARTIN
MOORE COUNTY, NC
2002 MAR 28 11:35:54 AM
BK: 1958 PG: 523-527 FEE: \$425.00
NC REVENUE STAMP: \$402.00
INSTRUMENT # 2002005989

Excise Stamps \$

Recording Time, Book & Page

Drafted by John M. May, Attorney at Law
No Title Examination by drafting attorney
Pinehurst, NC 28374

Brief Description for Index 18.23 acres, McNeills Twp

UPDATED SURVEY AND
GIS SHOWS 17.47 ACRES

NORTH CAROLINA GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED made this 26th day of March, 2002, by and between **Royal & Ancient Investors, Ltd., a North Carolina limited partnership** (hereafter "Grantor"), of Southern Pines, NC, and **F. Joseph Gossman, Bishop of the Catholic Diocese of Raleigh** (hereafter "Grantee")

WITNESSETH

The 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 or parcel of land situated in/near the Town of Southern Pines, McNeills Township, Moore County, North Carolina, and more particularly described as follows

See Exhibit "A" attached hereto and herein incorporated by reference

Subject and together with utility easements and restrictive covenants that are enforceable against the property, if any, and the lien for ad valorem property taxes for the current year to be prorated at closing

The property hereinabove described was acquired by Grantor by instrument recorded in Book 783, Page 405, Moore County Registry

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 designations "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 caused this Deed to be executed in its appropriate capacity, the day and year first above written

ROYAL & ANCIENT INVESTORS, LTD

By



Kelly R. Miller, General Partner

NORTH CAROLINA, MOORE COUNTY

I, Notary Public of the County and State aforesaid, certify that Royal & Ancient Investors, Ltd, by and through its General Partner, Kelly R Miller, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument Witness my hand and official stamp or seal, this 26 day of March, 2002

My commission expires _____

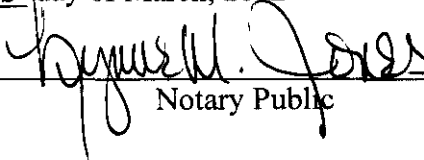
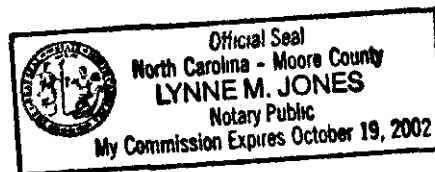

Notary Public

EXHIBIT "A"

That certain tract or parcel of land situated on the north side of State Road 1853 about 330 yards west of McDeeds Creek Road, bounded on the west by Longstreet, on the north by St Joseph of the Pines, and on the east by Black and Storch and being more particularly described as follows BEGINNING at an existing iron stake in the centerline of State Road 1853, a common corner with Storch, thence as the centerline of State Road 1853 South 70 degrees 25 minutes 50 seconds West 927 97 feet to an existing iron stake, thence leaving the road North 20 degrees 58 minutes 09 seconds West 130 80 feet to an existing iron stake, thence North 3 degrees 40 minutes 19 seconds East 306 50 feet to an existing iron stake, thence North 9 degrees 15 minutes 47 seconds East 149 39 feet to an existing iron stake, thence North 16 degrees 32 minutes 22 seconds East 170 79 feet to an existing iron stake, thence North 23 degrees 11 minutes 38 seconds East 183 57 feet to an existing iron stake, thence North 26 degrees 58 minutes 47 seconds East 128 29 feet to an existing iron stake, thence North 14 degrees 29 minutes 40 seconds East 341 05 feet to an existing iron stake; thence North 18 degrees 35 minutes 11 seconds East 12 39 feet to an existing iron stake in the St Joseph line, thence South 80 degrees 22 minutes 56 seconds East 317 08 feet to an existing iron stake, thence South 79 degrees 44 minutes 44 seconds East 376 31 feet to an existing iron stake, a corner with Black, thence South 5 degrees 43 minutes 29 seconds West 261 32 feet to an existing concrete monument, a corner with Black and Storch, thence South 4 degrees 03 minutes 32 seconds West 675 06 feet to an existing iron stake, the Beginning point, containing **22.14 acres**, more or less

THERE IS EXCEPTED FROM THE ABOVE DESCRIBED PROPERTY A 3.91 ACRE TRACT DESCRIBED AS FOLLOWS:

EXHIBIT "A"

A certain tract or parcel of land in McNeills Township, Moore County, North Carolina, near the town of Southern Pines, fronting on the northwest side of State Road No. 1853 about 0.6 miles east of its intersection with N.C. Hwy. No. 22, and being described as follows:

Beginning at a corner in the centerline of the pavement of State Road No. 1853, said beginning corner being located N88°30'E 559.33 feet from a concrete monument on the east side of the paved drive leading from State Road No. 1853 to Camp Easter, said concrete monument being the southwest corner of the Edwin Longcope 275 acre tract recorded in Deed Book 184 at Page 116 in the Moore County Registry, said concrete monument also being the northwest corner of the Edwin Longcope 0.40 acre Kelly parcel; running thence from the beginning leaving State Road No. 1853 the following six calls that lie on the west side of the 10 foot wide paved drive that leads from State Road No. 1853 to the Longcope residence; N18°52'W 130.29 feet; N05°55'E 305.80 feet; N11°25'E 149.37 feet; N18°41'E 170.81 feet; N25°20'E 183.56 feet; N29°08'E 128.27 feet to an iron pipe near a fence; thence a new line N16°39'E 341.21 feet to an iron pipe on the south side of a soil drive; thence a new line generally along the south edge of a soil drive S77°57'E 399.09 feet to an iron pipe on the south edge of said soil drive; thence S11°14'W 324.24 feet to an iron pipe at the edge of a field; thence N80°02'W 388.93 feet to a corner on the east side of the aforementioned 10 foot wide paved drive; thence the following six calls that lie on the east side of the said 10 foot wide paved drive; S33°10'W 142.61 feet; S25°20'W 179.76 feet; S18°41'W 167.17 feet; S11°25'W 146.03 feet; S05°55'W 297.72 feet; S18°52'E 124.55 feet to the centerline of the pavement of State Road No. 1853; thence as the centerline of the pavement of State Road No. 1853 S72°38'W 30.00 feet to the point of beginning containing 3.91 acres more or less and being a portion of the Edwin Longcope 275 acre tract recorded in Deed Book 184, at Page 116, in the Moore County Registry.

The above described 3.91 acre tract being subject to the right of way of State Road No. 1853.

Page 2 of Exhibit "A"

SellerDocs

FOR REGISTRATION REGISTER OF DEEDS
JUDY D. MARTIN
MOORE COUNTY, NC
2002 MAR 28 11:35:54 AM
BK: 1958 PG: 519-522 FEE: \$1,019.00
NC REVENUE STAMP: \$999.00
INSTRUMENT # 2002005988

5999 00

Excise Stamps \$1,000.00

Recording Time, Book & Page

Drafted by John M. May, Attorney at Law
No Title Examination by drafting attorney
Pinehurst, NC 28374

Brief Description for Index 3.91 acres, McNeills Twp

NORTH CAROLINA GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED made this 26th day of March, 2002, by and between **Kelly R. Miller and wife, Peggy A. Miller** (hereafter "Grantor"), of Southern Pines, North Carolina, and **F. Joseph Gossman, Bishop of the Catholic Diocese of Raleigh** (hereafter "Grantee")

WITNESSETH

The 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 or parcel of land situated in/near the Town of Southern Pines, McNeills Township, Moore County, North Carolina, and more particularly described as follows

See Exhibit "A" attached hereto and herein incorporated by reference

Subject and together with utility easements and restrictive covenants that are enforceable against the property, if any, and the lien for ad valorem property taxes for the current year to be prorated at closing

The property hereinabove described was acquired by Grantor by instrument recorded in Book 783, Page 405, Moore County Registry.

Hayes

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 designations "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 their hands and seals, the day and year first above written

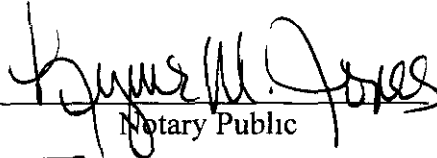

_____(SEAL)
Kelly R. Miller


_____(SEAL)
Peggy A. Miller

NORTH CAROLINA, MOORE COUNTY

I, Notary Public of the County and State aforesaid, certify that Kelly R. Miller and wife, Peggy A. Miller, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 26 day of March, 2002

My commission expires _____


Notary Public

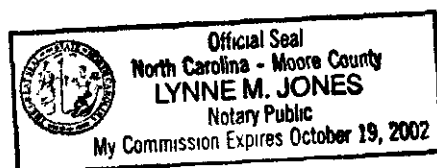
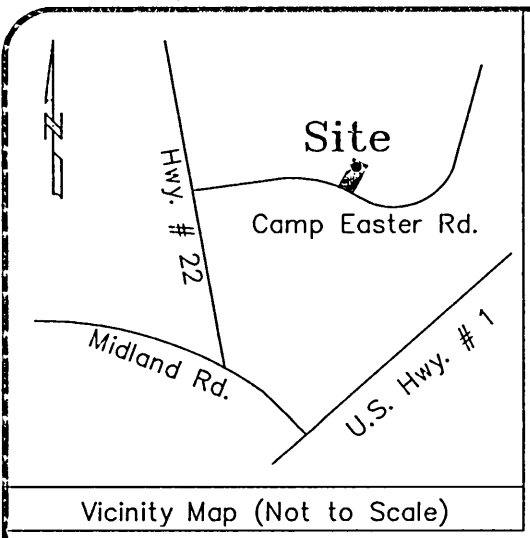


EXHIBIT "A"

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The above described 3.91 acre tract being subject to the right of way of State Road No. 1853.



I, Ryan D. McBryde, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 3607, Page 109); that the boundaries not surveyed are clearly indicated as drawn from information as indicated; that the ratio of precision as calculated is 1:20,000; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature and official number and seal this 8th day of May, 2012.

Ryan D. McBryde
Professional Land Surveyor

L-4394
Registration Number

Notes: This map is in accordance with GS 47-30. Area by coordinate method. No Horizontal control within 2000 feet. Dashed lines not surveyed, drawn from information as indicated. There are no visible encroachments other than those shown hereon. Survey is subject to any Declaration of Restrictions, Conditions, Easements, Covenants, Agreement, Liens and Charges of Record.

- Legend:
- IPF = Iron Pipe Found
 - IPS = Iron Pipe Set
 - IRF = Iron Rod Found
 - IRS = Iron Rod Set
 - CMF = Concrete Monument Found
 - ⊙ = Sewer Manhole
 - ⊠ = Water Meter
 - ⊕ = Fire Hydrant
 - = Utility Pole
 - CATV = Cable Television
 - PSO = Power Stub Out
 - TP = Telephone Pedestal
 - WV = Water Valve
 - ☆ = Aerial Light
 - - - = Building Setback Line
 - OHU- = Overhead Utilities
 - SSO = Sanitary Stub Out
 - ⊠ = Electrical Transformer
 - ⊠ = HVAC
 - SS- = Sanitary Sewer
 - = Calculated Point

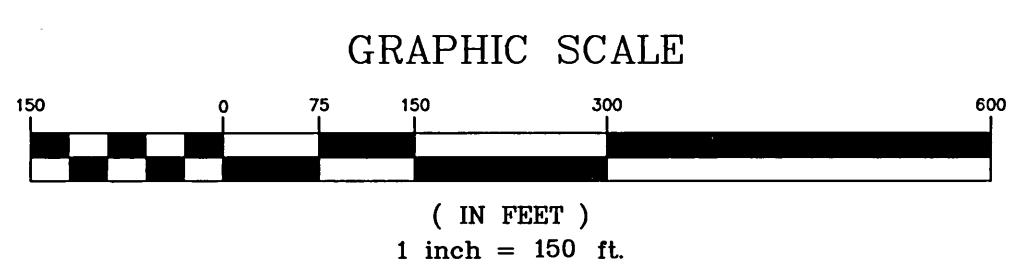
I, Ryan D. McBryde, a Professional Land Surveyor L-4394, certify to one or more of the following as indicated:

- ☐ A. That this plat is a survey that created a subdivision of land within the area of the county or municipality that has an ordinance that regulates parcels of land.
- ☐ B. That this plat is of a survey that is located in such portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.
- ☒ C. That this plat is of a survey of an existing parcel or parcels of land and does not create a new street or change an existing street.
- ☐ D. That this plat is of a survey of another category, such as the recombination of existing parcels, a court survey, or an exception to the definition of subdivision.
- ☐ E. That the information available to this surveyor is such that I am unable to make a determination to the best of my professional ability as to provisions contained in (A) through (D) above.

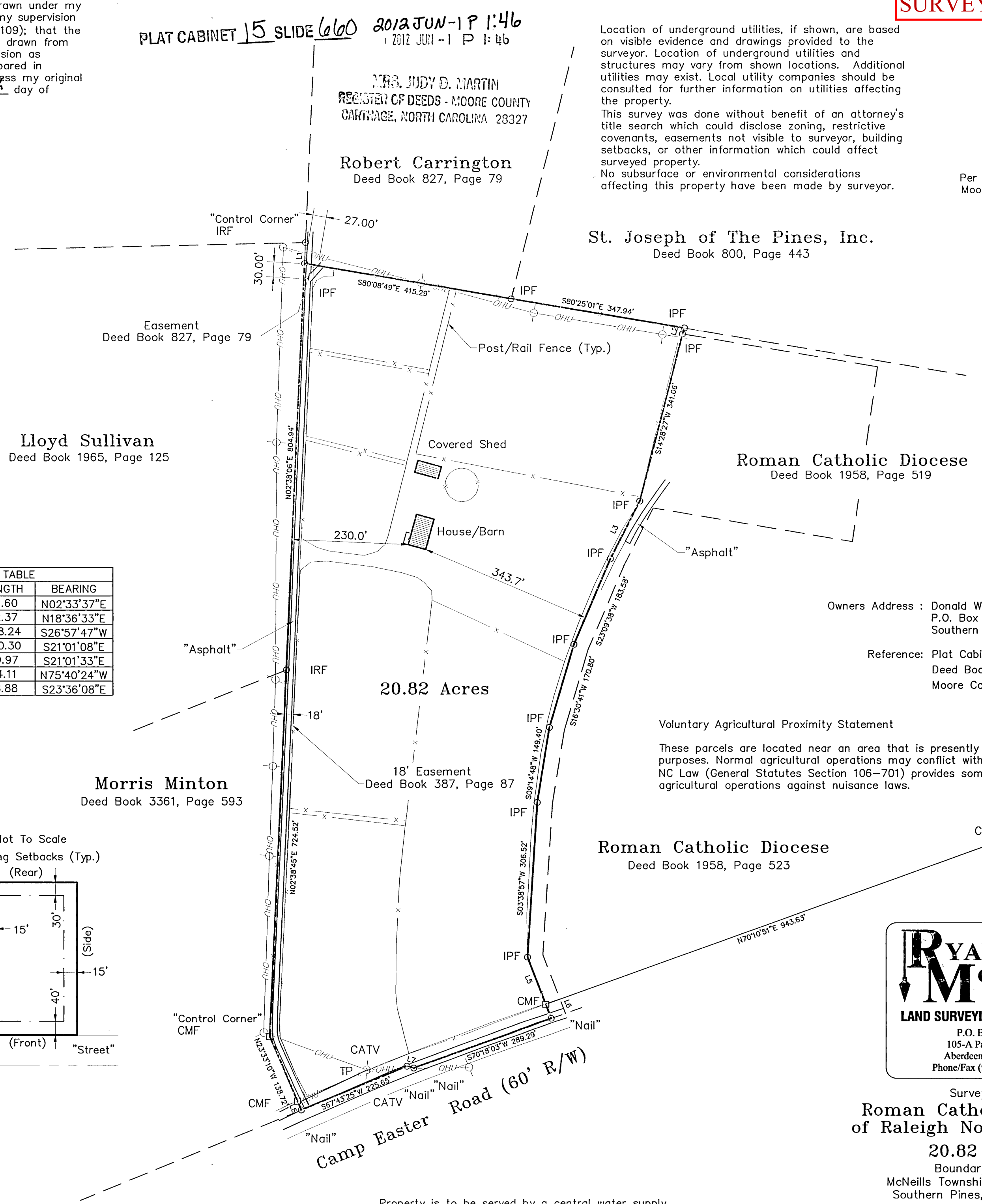
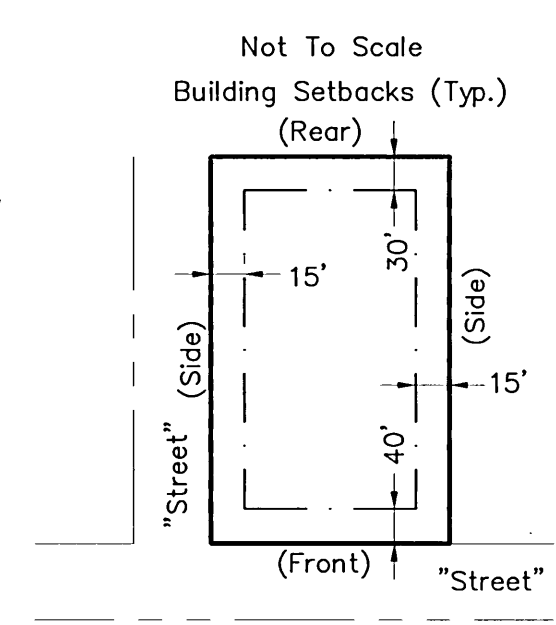
Ryan D. McBryde
Professional Land Surveyor

L-4394
Registration Number

5/8/12
Date



LINE TABLE		
LINE	LENGTH	BEARING
L1	41.60	N02°33'37"E
L2	12.37	N18°36'33"E
L3	128.24	S26°57'47"W
L5	100.30	S21°01'08"E
L6	29.97	S21°01'33"E
L7	14.11	N75°40'24"W
L8	18.88	S23°36'08"E



Location of underground utilities, if shown, are based on visible evidence and 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. This survey was done without benefit of an attorney's title search which could disclose zoning, restrictive covenants, easements not visible to surveyor, building setbacks, or other information which could affect surveyed property. No subsurface or environmental considerations affecting this property have been made by surveyor.

Per D.B. 3607, PG 109
Moore County Registry

Owners Address : Donald W. Longsreet
P.O. Box 56
Southern Pines, NC 28388

Reference: Plat Cabinet 9, Slide 502
Deed Book 3607, Page 109
Moore County, North Carolina

Voluntary Agricultural Proximity Statement

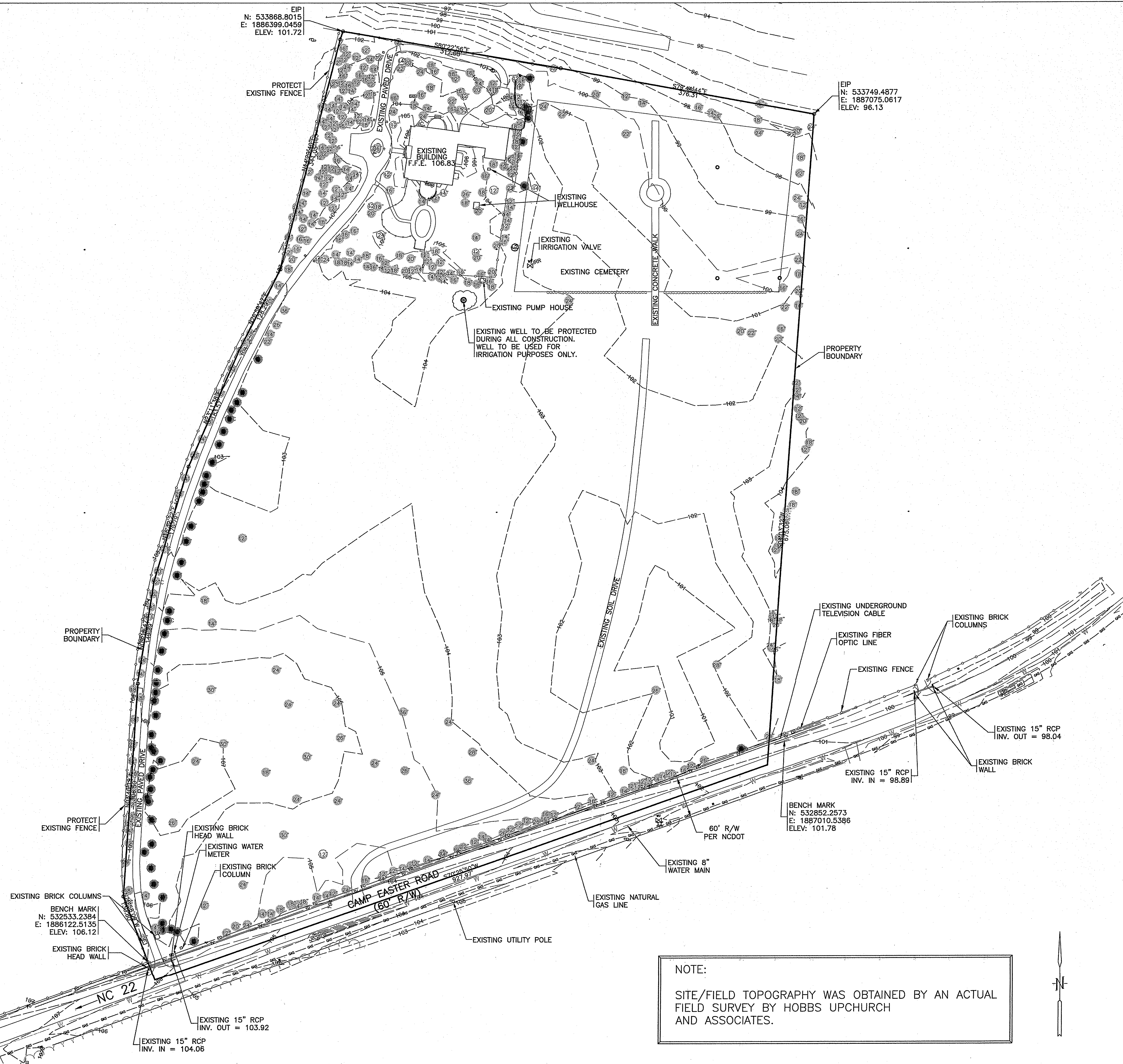
These parcels are located near an area that is presently used for agricultural purposes. Normal agricultural operations may conflict with residential land use. NC Law (General Statutes Section 106-701) provides some protection for existing agricultural operations against nuisance laws.

RYAN
McBRYDE
LAND SURVEYING • PLANNING
P.O. Box 1013
105-A Parkway Dr.
Aberdeen, NC 28315
Phone/Fax (910) 944-2410

Survey For:
Roman Catholic Diocese of Raleigh North Carolina
20.82 Acres
Boundary Survey
McNeills Township, Moore County
Southern Pines, North Carolina
May 2, 2012 Job# 120066
Revised May 8, 2012: Prepared for Recording

Property is to be served by a central water supply and by a individual sewage disposal system.

THIS DRAWING IS THE PROPERTY OF RYAN MCBRYDE LAND SURVEYING AND PLANNING AND MAY NOT BE REPRODUCED WITHOUT WRITTEN AUTHORIZATION FROM THE SURVEYOR. THIS DRAWING IS VOID WITHOUT ORIGINAL SIGNATURE AND SEAL.



LEGEND

- ECM
- EIR
- EIP
- EXISTING CONTOUR
- PROPERTY BOUNDARY
- NCDOT RIGHT OF WAY
- UNDERGROUND FIBER OPTIC
- EXISTING CABLE
- EXISTING FENCE
- EXISTING WATER
- EXISTING GAS
- CABLE TV BOX
- EXISTING WELL
- EXISTING IRRIGATION VALVE
- EXISTING PROPANE TANK
- EXISTING POWER POLE
- EXISTING PINE & CALIPER
- EXISTING CEDAR & CALIPER
- EXISTING OAK & CALIPER
- EXISTING TREE TO BE REMOVED

BENCH MARK

NCDOT BM
SE CORNER OF WEST BOUND CAMPEASTER ROAD
N: 532852.2573
E: 1887010.5386
ELEV. 101.78

SW CORNER OF WEST BOUND CAMPEASTER ROAD
N: 532533.2384
E: 1886122.5135
ELEV. 106.12

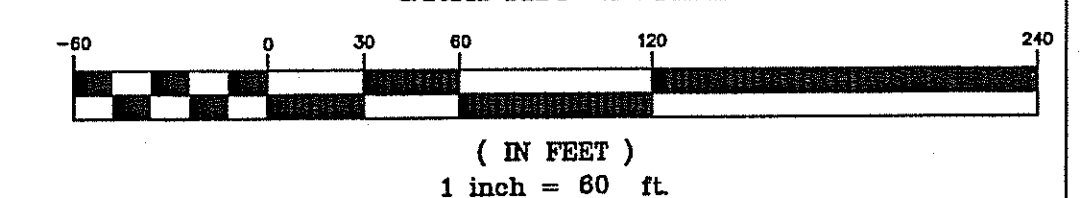
NOTE:

TREES SHOWN ON THE PROJECT PROPERTY
IN BOLD ARE TO BE REMOVED.



BEFORE YOU DIG
CALL 1-800-632-4949
N.C. ONE-CALL CENTER
IT'S THE LAW

GRAPHIC SCALE



NOTE:

SITE/FIELD TOPOGRAPHY WAS OBTAINED BY AN ACTUAL
FIELD SURVEY BY HOBBS UPCHURCH
AND ASSOCIATES.

Additional Documents

...to demonstrate consistency with UDO 2.18.4(H) Criteria 1 - 4

DR. J.H. CARTER III & ASSOCIATES, INC.

Environmental Consultants
515-F Midland Road
Southern Pines, N.C. 28387
910-695-1043 / 910-695-3317 (fax)

22 October 2021

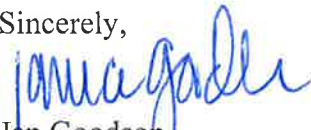
Mr. Pete Bogle
110 North Main Street
Salisbury, North Carolina 28144

Dear Mr. Bogle:

I received correspondence from you regarding construction of a new school building located on an prepared building pad on St. John Paul's Catholic School property in Southern Pines, North Carolina. While this prepared building pad is located within the 0.5 mile radius foraging habitat partition for active RCW cluster SOPI 23, no pine trees will be removed for the new school building project and no RCW survey is necessary.

For your information, I spoke to Suzy Russell of the Southern Pines Planning Department on 20 October 2021 and she concurred that a RCW survey was not needed. A copy of this letter should be sent to Ms. Russell for documentation.

Sincerely,



Jan Goodson
Senior Wildlife Biologist



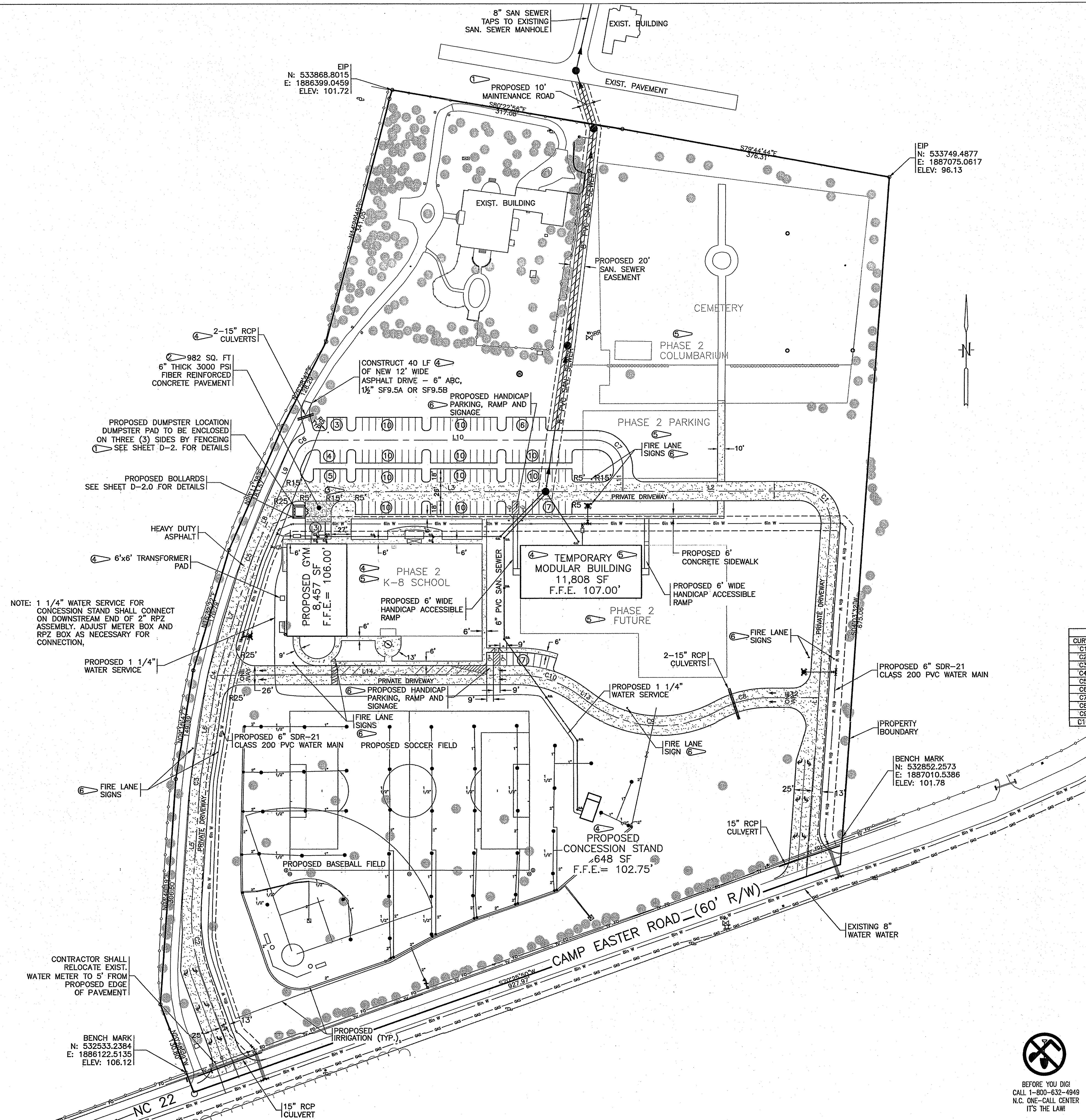
PINE BARRENS CT

CAMP EASTER RD

Nature of Services

- Power: Duke Energy (on-site)
- Water / Sewer: Public (on-site)
- Gas: Piedmont Natural Gas (on-site)
- Data: Multiple Available, Spectrum in use
- Stormwater Management: Existing capacity for Phase 1 Classroom Building installed during previous projects

Former approved Civil plan to show Utilities & Stormwater for current CDP



NOTE: MODULAR BUILDING PROPOSED FOR
TEMPORARY USE UNTIL CONSTRUCTION
OF FUTURE K-8 SCHOOL.

4 BUILDINGS		
TOTAL EXISTING BUILDINGS		7,030 SF
PHASE 1 PROPOSED GYM		8,457 SF
PHASE 1 PROPOSED CONCESSION STAND		648 SF
PHASE 1 TEMPORARY MODULAR		11,808 SF
PHASE 2 PROPOSED BUILDINGS		58,115 SF
TOTAL BUILDING SF		86,058 SF

<u>PARKING</u>	
PARKING SPACES REQUIRED	62
16 x 1.175 = 18.8 (19)	
8,457 / 200 = 43	
REGULAR PARKING SPACES PROVIDED	68
HANDICAPPED SPACES PROVIDED	4
TOTAL SPACES PROVIDED	72

④	<u>IMPERVIOUS AREA</u>	
	TOTAL ACREAGE	23.91 ACRES
	EXISTING IMPERVIOUS	0.74 ACRES
	PROPOSED IMPERVIOUS	3.60 ACRES
	FUTURE IMPERVIOUS	1.58 ACRES
	TOTAL IMPERVIOUS	<u>5.92 ACRES</u>

TOTAL PERCENTAGE IMPERVIOUS 24.76%

SITE IS NOT IN A FEMA FLOOD PLAIN PER
FEMA MAP # 371085B300J, PANEL 8583, EFF.
DATE OCTOBER 17, 2006.

BENCH MARK
NCDOT BM .
SE CORNER OF WEST BOUND CAMPEASTER ROAD
N: 532852.2573
E: 1887010.5386
ELEV. 101.78

SW CORNER OF WEST BOUND CAMPEASTER ROAD
N: 532533.2384
E: 1886122.5135
ELEV. 106.12

	CURVE TABLE					
C1	LENGTH	RADIUS	CHORD	BEARING	DELTA	TANGENT
C1	70.59	43.60	62.93	N47°58'14"W	94°03'32"	46.16
C2	101.71	280.00	103.95	S081°27'12"E	235°59'33"	53.13
C3	19.61	201.00	19.61	S12°05'05"W	93°52'47"	9.81
C4	28.53	201.00	25.61	S17°25'05"W	71°53'58"	12.78
C5	23.34	201.00	23.33	S17°25'05"W	63°51'18"	11.69
C6	33.45	277.81	31.46	S57°22'41"W	68°59'41"	19.09
C7	61.72	38.05	55.17	N43°31'52"W	92°56'27"	40.05
C8	64.28	137.00	63.69	S76°33'30"W	26°53'00"	32.74
C9	179.47	163.00	175.14	S89°20'28"E	330°05'04"	100.05
C10	86.56	137.00	85.13	N17°53'58"W	361°20'04"	44.76

INFRASTRUCTURE/UTILITY TOTALS

PROPOSED WATER MAIN: 2,032.18 LF

PROPOSED WATER SERVICES: 816 LF (4)

NEW PAVING: 69,157 SF (1.58 Ac).

HEAVY DUTY ASPHALT: 55,154 SF (1.26 Ac)

LIGHT DUTY ASPHALT: 13,939 SF (0.32 Ac)

GRAVITY SEWER MAIN: 726 LF

SEWER SERVICES: 1,010 LF (4)

SIDEWALK: 11 491 SF (0.26 Ac)

STORM STRUCTURES: 3 EA

STORM STRUCTURES: 3 EW

AREA INFORMATION

POPE JOHN PAUL II
CATHOLIC SCHOOL
ZONING: RE

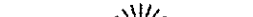
DB 1958, PG 519
DB 1958, PG 523

ORIGINAL DEEDED AREA: 23.91 ACRES

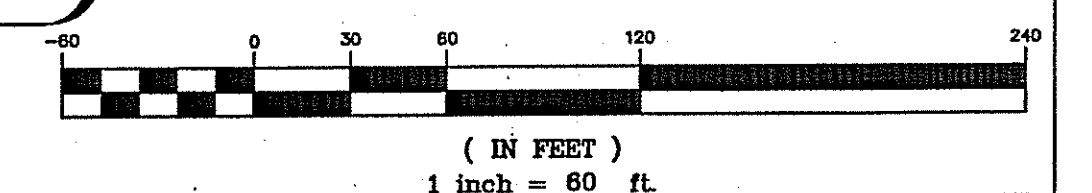
RECIEIVING WATER COURSE: UNNAMED TRIBUTARY
TO MILL CREEK & McDEEDS CREEK
MILL CREEK CLASSIFICATION: WS-III, HQW
McDEEDS CLASSIFICATION: WS-III, HQW

RIVER BASIN: CAPE FEAR

LEGEND

-  ECM
 EIR
 EIP
 PROPERTY BOUNDARY
 NCDOT RIGHT OF WAY
 UNDERGROUND FIBER OPTIC
 EXISTING CABLE
 EXISTING FENCE
 EXISTING WATER
 EXISTING GAS
 CABLE TV BOX
 EXISTING WELL
 EXISTING IRRIGATION VALVE
 EXISTING TREES
 EXISTING POWER POLE
 PROPOSED WATER MAIN
 PROPOSED SAN. SEWER
 HEAVY DUTY PAVEMENT

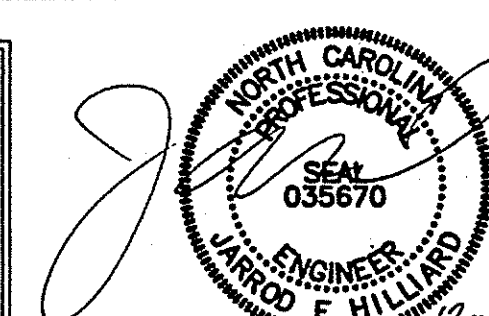
GRAPHIC SCALE



**HOBBS, UPCHURCH &
ASSOCIATES, P.A.**
CONSULTING ENGINEERS
SOUTHERN PINES, NORTH CAROLINA 28387

POPE JOHN PAUL II CATHOLIC SCHOOL
2952 CAMP EASTER ROAD
SOUTHERN PINES, NC 28387

OVERALL SITE PLAN



DATE: 02/27/07	REV NO.	DATE	JOB #:	SP0714
DES BY: ----	1	10/23/07	ST. ANTHONY OF PADUA CATHOLIC SCHOOL	NCSBC 2006
DWG BY: ----	2	11/20/07		
CHK BY: ----	3	12/04/07		
REV NO: ----	4	11/9/09		
	5	11/30/09		
	6	12/03/09		

SHEET NO.
C-02

Former approved
Civil plan to show
Utilities &
Stormwater for
current CDP

CONSTRUCTION NOTES:

1. OBTAIN PLAN APPROVAL AND OTHER APPLICABLE PERMIT. NO MEASURE OF SOUTHERN PINES APPROVAL.
2. TRUCKS ENTERING AND EXITING FROM SITE MUST DO SO ONLY FROM C
3. DENUDE/CLEARING LIMITS SHOWN ON THESE PLANS ARE APPROXIMATE. SET CLEARING LIMITS BASED ON MINIMUM AMOUNT OF AREA REQUIRED TO CONSTRUCT THE PROPOSED IMPROVEMENT DEPICTED WITHIN THESE PLANS.
4. SEE EROSION CONTROL DETAILS, SHEET D-1.0, D-1.1, AND D-1.2 FOR EROSION CONTROL DETAILS, CONSTRUCTION AND MAINTENANCE SCHEDULES.
5. THE LOCATION OF THE EXISTING UTILITIES SHOWN IN THE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL CONTACT THE UTILITY LOCATION SERVICE ("NORTH CAROLINA ONE CALL" - 1-800-632-4949) FOR EXACT LOCATION OF ALL UNDERGROUND MAINS, CABLE, OR LINE BEFORE CONSTRUCTION BEGINS.
6. THE APPROPRIATE UTILITY COMPANY SHALL BE NOTIFIED BY THE CONTRACTOR 48 HOURS IN ADVANCE OF ANY EXCAVATION INVOLVING THEIR UTILITIES SO THAT A COMPANY REPRESENTATIVE CAN BE PRESENT.
7. TRUCKING ON OR ABOUT THE SITE WILL BE PERMITTED ONLY WITHIN REASONABLE LIMITS AND THE CONTRACTOR SHALL NOT UNREASONABLY ENCUMBER THE PREMISES WITH HIS EQUIPMENT AND MATERIALS. THE STORAGE SHALL BE CONFINED TO SUCH LIMITS AS MAY BE JOINTLY AGREED BY OWNER AND CONTRACTOR.

SEDIMENT TRAP - SUMMARY					
Trap #	*W(ft)	*L(ft)	Weir Length(ft)	Trap Depth(ft)	Total Surface Area (sf)
1	50.00	100.00	10.00	3.50	5,010.00
2	50.00	100.00	11.00	3.50	4,400.00
3	30.00	60.00	5.00	3.50	1,786.00
4	51.00	102.00	11.00	3.50	5,184.00

* TRAP DIMENSIONS ARE MEASURED FROM TOP OF WEIR DEPTH (REQUIRED SURFACE AREA)

NOTE:

PURSUANT TO G.S. 133-A57(2), THE ANGLE FOR GRADED SLOPES AND FILLS SHALL BE NO GREATER THAN THE ANGLE THAT CAN BE RETAINED BY VEGETATIVE COVER OR OTHER ADEQUATE EROSION-CONTROL DEVICES OR STRUCTURES. IN ANY EVENT, SLOPES LEFT EXPOSED WILL, WITHIN 21 CALENDAR DAYS OF COMPLETION OF ANY PHASE OF GRADING, BE PLANTED OR OTHERWISE PROVIDED WITH TEMPORARY OR PERMANENT GROUND COVER, DEVICES, OR STRUCTURES SUFFICIENT TO RESTRAIN EROSION.

PURSUANT TO G.S. 113A-57(3), PROVISIONS FOR PERMANENT GROUND COVER SUFFICIENT TO RESTRAIN EROSION MUST BE ACCOMPLISHED FOR ALL DISTURBED AREAS WITHIN 15 WORKING DAYS OR 60 CALENDAR DAYS (WHICHEVER IS SHORTER) FOLLOWING COMPLETION OF CONSTRUCTION OR DEVELOPMENT.

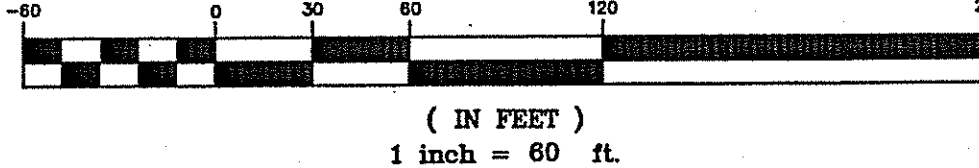
DISTURBED AREA: 15.95 Ac.

RIVER BASIN: CAPE FEAR
CLASSIFIED: CLASS-III; HW

LEGEND

- EXISTING CONTOURS
- PROPERTY BOUNDARY
- EXISTING WATER MAIN
- EXISTING RIGHT OF WAY
- EXISTING PROPANE TANK
- EXISTING PINE & CALIPER
- EXISTING CEDAR & CALIPER
- EXISTING OAK & CALIPER
- EXISTING TREE TO BE REMOVED
- EXISTING FIBER OPTIC
- EXISTING TELEVISION CABLE
- EXISTING GAS LINE
- SEDIMENT TRAP
- SEDIMENT TRAP CALLOUT
- LIMITS OF DISTURBANCE
- TEMPORARY SILT DIVERSION
- DIVERSION DIKE (PERIMETER PROTECTION)
- SEDIMENT FENCE
- DRAINAGE AREA

GRAPHIC SCALE



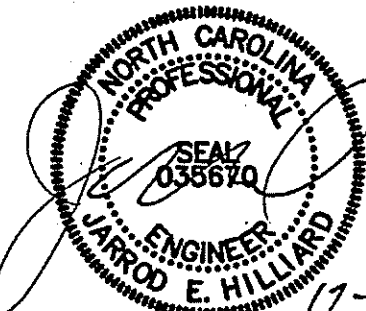
BEFORE YOU DIG
CALL 1-800-632-4949
N.C. ONE-CALL CENTER
IT'S THE LAW



HOBBS, UPCHURCH &
ASSOCIATES, P.A.
CONSULTING ENGINEERS
SOUTHERN PINES, NORTH CAROLINA 28387

POPE JOHN PAUL II CATHOLIC SCHOOL
2952 CAMP EASTER ROAD
SOUTHERN PINES, NC 28387

EROSION CONTROL PLAN

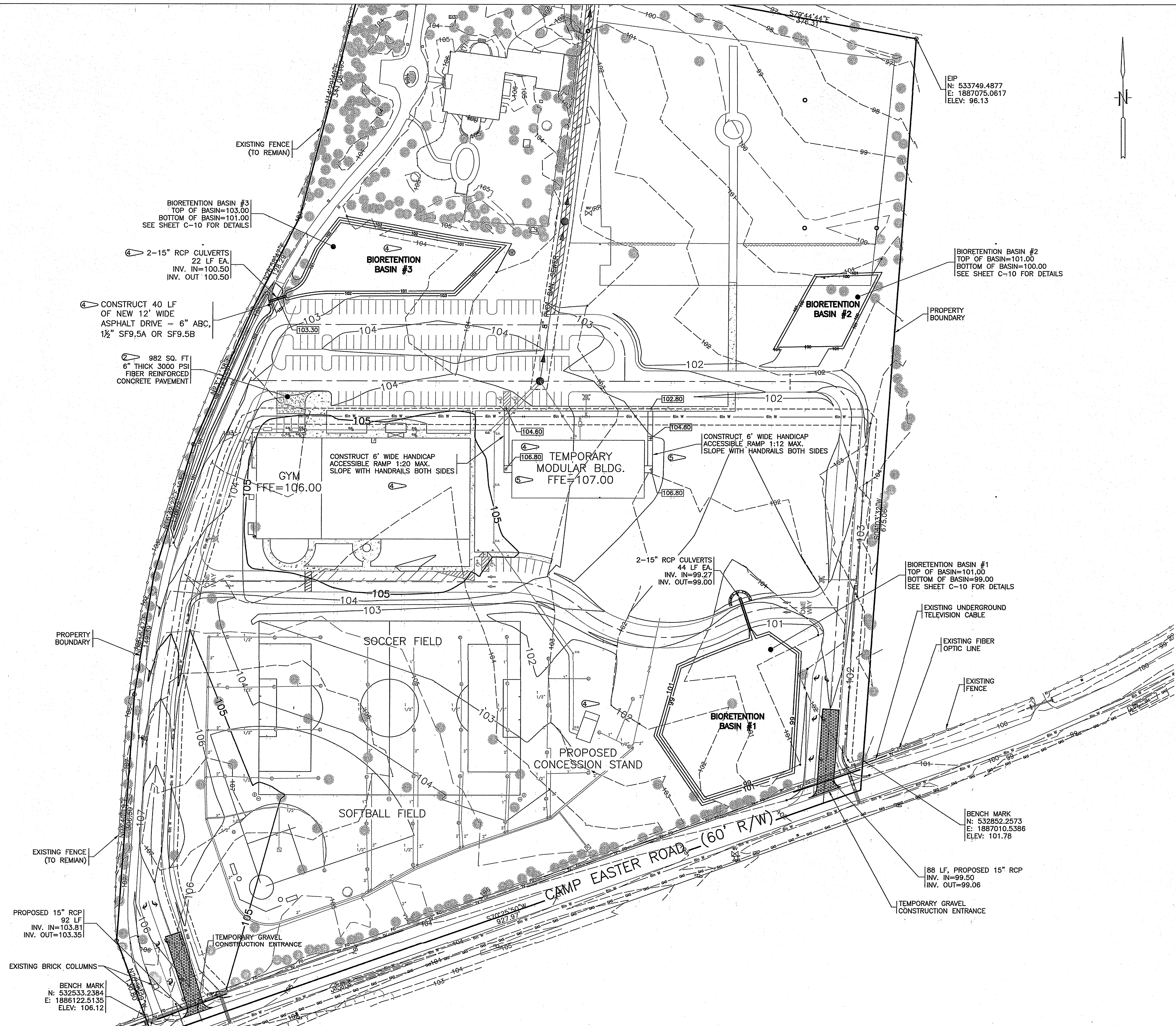


DATE: 02/27/07 REV NO. 1 DATE 10/17/07
DES BY: 1 10/17/07
DWG BY: 2 12/4/07
CHK BY: 3 11/9/09
REV NO. 4 11/30/09
5 12/11/09
6 12/11/09
SP0714
ST. ANTHONY OF
PADUA
CATHOLIC SCHOOL
NCSBC 2006

SHEET NO.

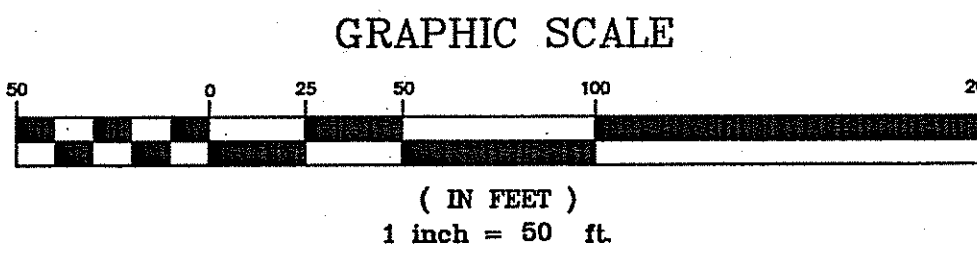
C-03

Former approved
Civil plan to show
Utilities &
Stormwater for
current CDP



NOTE:
1. EXISTING AND PROPOSED STORM SEWER SYSTEMS AND PROPOSED BIORETENTION BASIN WILL BE PRIVATELY OWNED AND MAINTAINED.

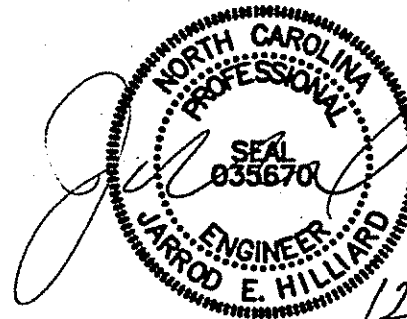
LEGEND	
	ECM
	EIR
	EIP
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPERTY BOUNDARY
	NCDOT RIGHT OF WAY
	UNDERGROUND FIBER OPTIC
	EXISTING CABLE
	EXISTING FENCE
	EXISTING WATER
	EXISTING GAS
	CABLE TV BOX
	EXISTING WELL
	EXISTING IRRIGATION VALVE
	EXISTING PROPANE TANK
	EXISTING POWER POLE
	EXISTING PINE & CALIPER
	EXISTING CEDAR & CALIPER
	EXISTING OAK & CALIPER



**HOBBS, UPCHURCH &
ASSOCIATES, P.A.**
CONSULTING ENGINEERS
SOUTHERN PINES, NORTH CAROLINA 28387

POPE JOHN PAUL II CATHOLIC SCHOOL
2952 CAMP EASTER ROAD
SOUTHERN PINES, NC 28387

**GRADING AND
DRAINAGE PLAN**



12-18-09

DATE: 02/27/07	REV NO. 1	DATE	JOB #	SP0714
DES BY: ---	2	11/19/07		
DWG BY: ---	3	11/19/09		
CHK BY: ---	4	11/30/09		
REV NO. ---	5			
				ST. ANTHONY OF PADUA CATHOLIC SCHOOL NCSBC 2006

SHEET NO.
C-04

Neighborhood Meeting Materials and Records

- Invitation Letter & Mailing List
- Sign-In Sheet
- Graphics Presented
- Representations made by the Applicant regarding the proposed Development
- Summary of Public Comments and Responses
- Resultant Directions / Decisions

ST. JOHN PAUL II CATHOLIC SCHOOL

1.3.22

Invitation to a Neighborhood Informational Meeting

To Whom It May Concern,

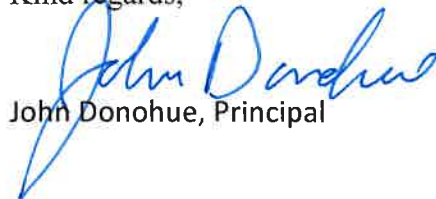
St. John Paul II Catholic School seeks to replace temporary modular classroom buildings with a permanent K-8 educational facility. As an adjacent property owner, you are invited to attend a Neighborhood Meeting to be held at 6:30 PM on Tuesday, January 25, 2022, at St. John Paul II Catholic School located at 2922 Camp Easter Road in Southern Pines, NC. Information about the proposed project and future master planning of the entire campus will be presented, including:

- 1) Proposed new construction K-8 private Catholic school, approximately 56,000 square feet, housing 400-450 students
- 2) Approximate construction timeline
- 3) Future master planning uses of remaining site, including classroom building expansions, athletic fields, a new rectory, and a potential future Catholic Church

In this packet, you should find some artistic renderings of the proposed new K-8 building to be constructed. You'll see that the scale, materials, and detailing of the proposed building are in keeping with our existing Activity Building. We've also included our proposed campus master plan, showing this new classroom building and outlining other potential future development of classroom expansions, athletic fields, the new rectory, and church.

School administration, the architect, and the general contractor will be available for a short question and answer session after the presentation.

Kind regards,



John Donohue, Principal

2922 CAMP EASTER ROAD, SOUTHERN PINES, NC 28387
WWW.SJP2CATHOLICSCHOOL.ORG

910-692-6241

**St. John Paul Catholic School, Southern Pines
Surrounding Property Owners List**

SJPCS Properties:

- A.** 2978 Camp Easter Rd
- B.** 2878 Camp Easter Rd
- C.** 2952 camp Easter Rd

Required List of Owners:
(within 200 feet, minimum of 10)

1. Knollwood Partners, LLC
1010 Midland Rd
Southern Pines, NC 28387
2. County of Moore
PO Box 905
Carthage, NC 28327
3. Benjamin Cramer
2795 Camp Easter Rd
Southern Pines, NC 28387
4. William Johnstone
2764 Camp Easter Rd
Southern Pines, NC 28387
5. Robert Pecha
2741 Camp Easter Rd
Southern Pines, NC 28387
6. St Joseph of the Pines
C/O Trinity Senior Living Communities
17410 College Parkway, Ste 200
Livonia, MI 48152
7. Robert & Mary Carrington
PO Box 1276
Southern Pines, NC 28388-1276
8. Robin Cummings
265 Pine Barrens Vista
Southern Pines, NC 28387
9. Lloyd & Sheri Sullivan
PO Box 406
Southern Pines, NC 28388-0406
10. James & Frances Current
141 Pine Barrens Ct
Southern Pines, NC 28387

Secondary List of Owners:
(beyond required notification range)

- A. Pineneedles Co Club Inc
1010 Midland Rd
Southern Pines, NC 28387-0088
- B. Stephen Gent
420 Roundabout Rd
Carthage, NC 28327
- C. Jonathan Drew
635 McDeeds Creek Rd
Carthage, NC 28327
- D. Sharon Hakas
530 McDeeds Creek Rd
Southern Pines, NC 28387
- E. George Rhodes
150 Harmony Lane
Southern Pines, NC 28387
- F. Lucy Miller – Arrowhead Farms
2635 Camp Easter Rd
Southern Pines, NC 28387
- G. Connemara Farm, LLC
PO Box 336
Pinehurst, NC 28370
- H. Pinehurst Area Realty, Inc.
PO Box 1511
Pinehurst, NC 28370
- I. Thomas McFadyen
245 Woodland Drive
Pinehurst, NC 28374
- J. Donald & Laurie Trexler
PO Box 2288
Southern Pines, NC 28388
- K. Peter & Corine Longanbach
290 Pine Barrens Vista
Southern Pines, NC 28387
- L. Peter & Joanne Mace
PO Box 2605
Southern Pines, NC 28388-2605
- M. Adam Kiker
140 Aqua Shed Ct
Aberdeen, NC 28315



Subject: Sign-In Sheet
Project: St. John Paul II Catholic School Classroom Building / Master Planning
Date: 1.25.22

Please sign in.

Name	Address	OPTIONAL Contact Info / Email
Adam Kiker	215 Pine Barrens Vista Southern Pines	adam@LKCengineering.com
POPE GABRIEL	110 N MAIN ST. SALISBURY	
PETE BOGLE	110 N MAIN ST. SALISBURY	
John Donohue	St. John Paul	jdonohue@sjp2catholic School.org
Robert Evanilo	234C Persimmon Dr. Pinebluff, NC 28373	SJP2 REVANILA@sjp2 catholic school.org
Fran: Jim Curry	141 PINE BOWNET SP.	franc Curry@wind stream.net
Robt A. & Jamie Peche	2741 Camp Easter Rd.	
Scott Dembowski	SJP2	sdembowski80@gmail.com
Rev. John Kane	2752 2952 Camp Easter Rd	Father. Kane@stanthony parish.net
Pete Mace	170 Pine Barrens Vista	petemace007@gmail.com



Subject: Sign-In Sheet
Project: St. John Paul II Catholic School Classroom Building / Master Planning
Date: 1.25.22

Please sign in.

Name	Address	OPTIONAL Contact Info / Email
TONY BORNHORST	RHEISON Co.	—
Deb Lawson	SJPII	dlawson@jp2catholic
Jim Lawson	255 Pine Needles Ln	School.org
Rev. John Forbes	So. Pines	JimLawson@NC.MCA
Josh H.	300 Dundee Rd 28374	
	905 HEATHER LN.	
	SOUTHERN PINES	
	28374	
Lloyd Sullivan	225 Pine Barren Ct.	

The following graphics were presented at the Neighborhood Meeting. All slides are included here in compressed form. A copy of the full PDF presentation is available upon request.



Neighborhood Meeting Presentation



THE BOGLE FIRM,
ARCHITECTURE



Subject: Neighborhood Meeting Agenda
Project: St. John Paul II Catholic School Classroom Building / Master Planning
Date: 1.25.22

Neighborhood Meeting Agenda
6:30 PM - January 25, 2022

- Welcome & Introductions John Donohue / Deb Lawson
 - Project Team
 - St. John Paul, II School
 - John Donohue, Principal
 - Deb Lawson
 - -
 - Rhetson Construction:
 - Tony Bornhorst, Project Manager
 - Bogle Firm Architecture:
 - Pete Bogle, Principal Architect
 - Rory Gabriel, Project Architect
 - Video
- Purpose / Need John Donohue / Deb Lawson
- Master Planning / Project Update Pete Bogle
 - Slideshow Presentation
 - Progress Update – Next Steps – Estimated Timeline
- Question / Answer Session All

St. John Paul II Catholic School

a case statement and feasibility report



This document includes the history and future path of St. John Paul II Catholic School in Southern Pines, NC. Included in this report are vetted feasibility and case data alongside project plans for both the future of our school and the development of the property located on Camp Easter Road in Southern Pines.

2021- 2024

Table of Contents

The History of Catholic Education in Moore County	2 - 4
Executive Summary	5
Our Mission, Vision, & Beliefs	6
SJPII Enrollment Breakdowns at a Glance	7
Capital Campaign Goals	8
The Case for Growth	
Logistics	9 - 14
Feasibility	15 – 20
Campaign & Finance Plan	
Donations Brackets / Pyramid	21
Engagement Methodologies	22
The Pillars of SJPII Financial Independence	23 - 24
Timeline	25
Conclusion	26

Giving Opportunities

Wing of Building	(5)	\$250,000
Media Center	(1)	\$100,000
Classroom	(20)	\$50,000
Staff Work Rooms	(2)	\$50,000
Chapel Items:		
Windows	(10)	\$10,000
Pews	(40)	\$ 5,500
Bricks (named)	(250)	\$ 1,000



Three Year Gift Plans to Consider

	10% Deposit	Annually	Quarterly	Monthly	Weekly
\$250,000	\$25,000	\$75,000	\$18,750	\$6,250	\$1442
\$100,000	\$10,000	\$30,000	\$7,500	\$2,500	\$577
\$50,000	\$5,000	\$15,000	\$3,750	\$1,250	\$288
\$10,000	\$1,000	\$3,000	\$750	\$250	\$58
\$5,000	\$500	\$1,500	\$375	\$125	\$29
\$1,000	\$100	\$300	\$75	\$25	\$6

We can't envision their future without you!

The Embracing our Legacy, Envisioning our Future Capital Campaign is a three year endeavor to build a permanent school building on our 20 acre property.

We have simply outgrown our temporary facility, and our enrollment is at an all-time high. Each of the last 3 years, we have had over 35 applications that we were unable to accept due to space constraints.

Bishop Louis Rafael Zarama has given us his blessing to move forward to build-out our campus! The goal for our campaign is \$8,000,000. This will include 2 classrooms for each grade, an upper and lower-grade science lab, a language lab a Socratic Seminar room, separate classrooms for music art, and drama.

The school will also feature a chapel, a large media center/library, and a resource center for our students with diverse learning needs.

We are asking, for you to prayerfully consider contributing or making a multi-year pledge for the future of Catholic education in Moore County.

Not everyone can make the same size gift, but everyone can make the same sacrifice.



Thank you for considering
a gift or pledge to our
school building!

Name: _____
Address: _____
City, State _____
Zip: _____
Phone: _____
Email: _____

My Gift or Pledge: _____

Credit Card: _____

Exp.: _____ 3 digit code: _____

or contact Deb Lawson at (910-692-6241)

dlawson@stjohnpaulcatholic.org



Embracing our
Legacy.
Envisioning our
Future.

Capital Campaign



St. John Paul II Catholic School

2922 Camp Easter Rd.
Southern Pines, NC 28387

www.stjohnpaulcatholic.org

BOGLE the FIRM
ARCHITECTURE
110 N. MAIN ST SUITE 200
SALISBURY, NC 28144
pete@boglefirm.com
www.boglefirm.com
704.638.2015
PUBLICATION OR REUSE OF THESE DRAWINGS OR ANY INCLUDED DETAILS MUST BE WITH THE WRITTEN CONSENT OF THE FIRM'S PRINCIPAL ARCHITECT.

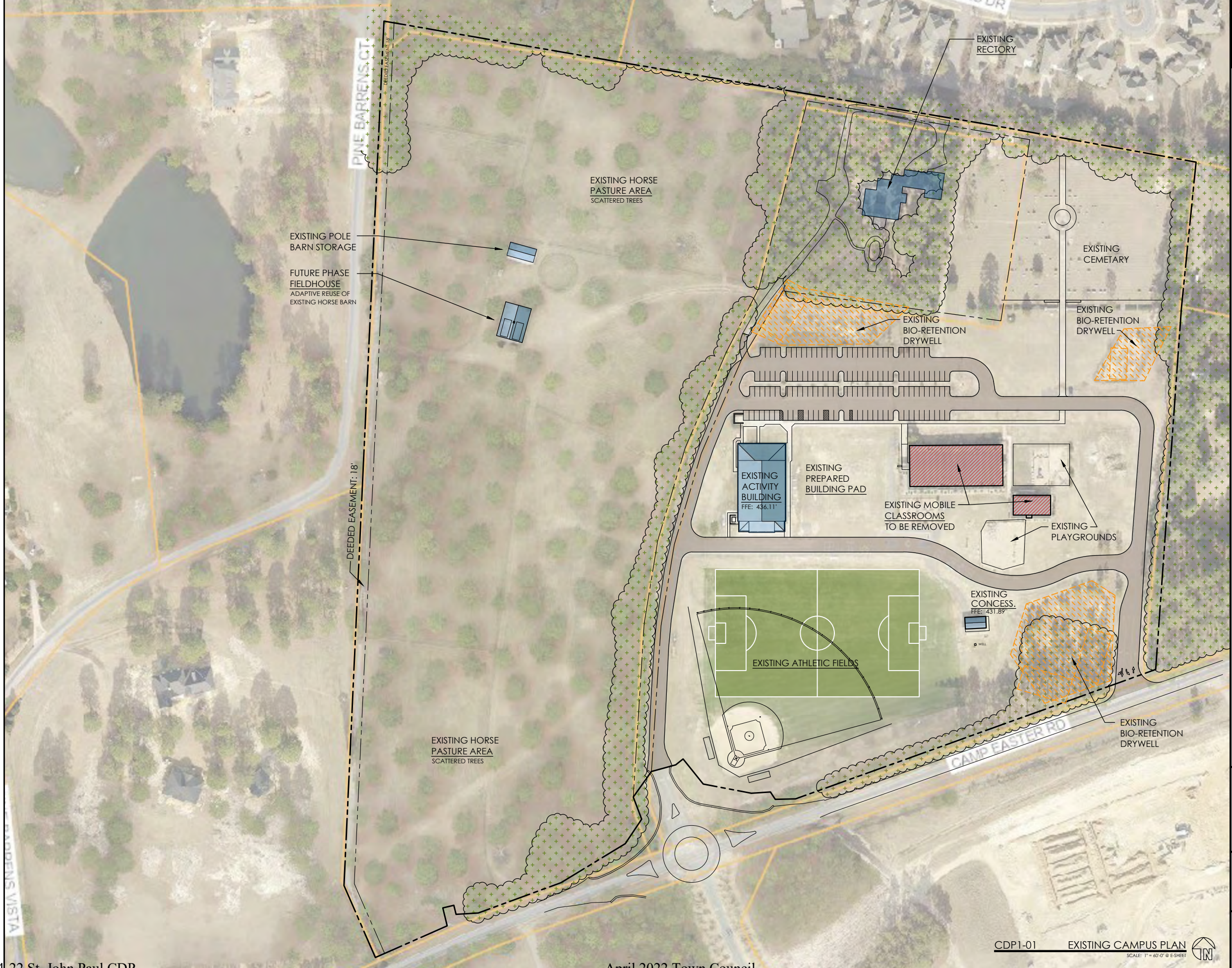
EXISTING CAMPUS PLAN
TOWN OF SOUTHERN PINES
CONCEPT DEVELOPMENT PLAN

ST. JOHN PAUL II
CATHOLIC SCH.
2922 CAMP EASTER ROAD
SOUTHERN PINES, NC

DRAWN BY: DRB
CHECKED BY: DRB
DATE: 11.2.21
PROJECT #:

SHEET NUMBER
CDP1
OF: 3

CDP1-01 EXISTING CAMPUS PLAN
SCALE: 1" = 40'-0" @ E-SHEET



BOGLE the FIRM
ARCHITECTURE
110 N. MAIN ST SUITE 200 SALISBURY, NC 28144
pete@boglefirm.com www.boglefirm.com 704.638.2015
PUBLICATION OR REUSE OF THESE DRAWINGS OR ANY INCLUDED DETAILS MUST BE WITH THE WRITTEN CONSENT OF THE FIRM'S PRINCIPAL ARCHITECT.

PHASE 1
CAMPUS
PLAN
TOWN OF SOUTHERN PINES
CONCEPT DEVELOPMENT PLAN

ST. JOHN PAUL II
CATHOLIC SCH.
2922 CAMP EASTER ROAD
SOUTHERN PINES, NC

DRAWN BY: DRB
CHECKED BY: DRB
DATE: 11.2.21
PROJECT #:

SHEET NUMBER
CDP2
OF: 3

CDP2-01 PH.1 CONCEPT DEV. PLAN
SCALE: 1"=40'-0" @ E-SHEET



BOGLE FIRM ARCHITECTURE

110 N. MAIN ST SUITE 200 SALISBURY, NC 28144

pete@boglefirm.com www.boglefirm.com 704.638.2015

PUBLICATION OR REUSE OF THESE DRAWINGS OR ANY INCLUDED DETAILS MUST BE WITH THE WRITTEN CONSENT OF THE FIRM'S PRINCIPAL ARCHITECT.

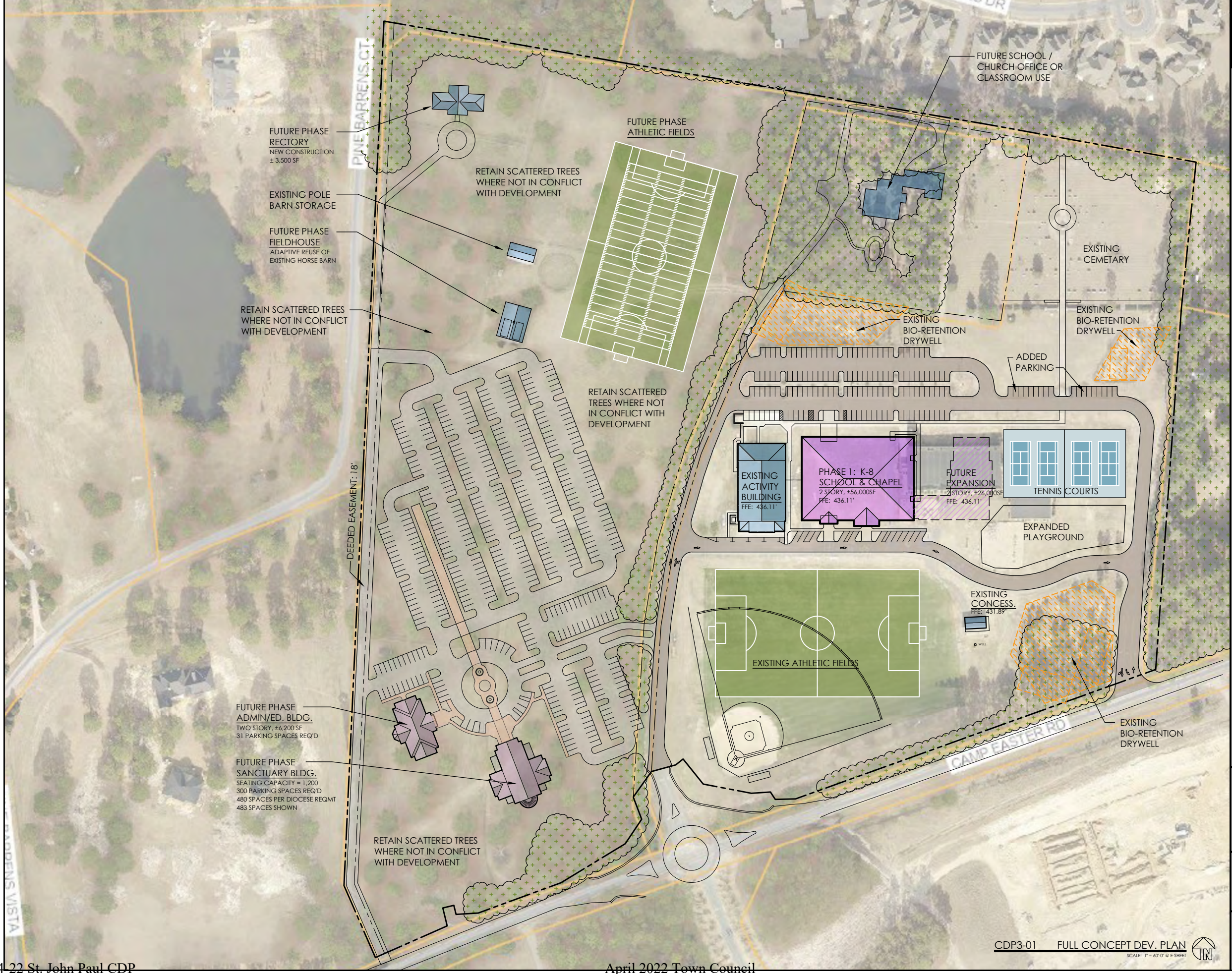
FUTURE CAMPUS PLAN
TOWN OF SOTHERN PINES
CONCEPT DEVELOPMENT PLAN

ST. JOHN PAUL II CATHOLIC SCH.
2922 CAMP EASTER ROAD
SOUTHERN PINES, NC

DRAWN BY: DRB
CHECKED BY: DRB
DATE: 11.2.21
PROJECT #:

SHEET NUMBER
CDP3

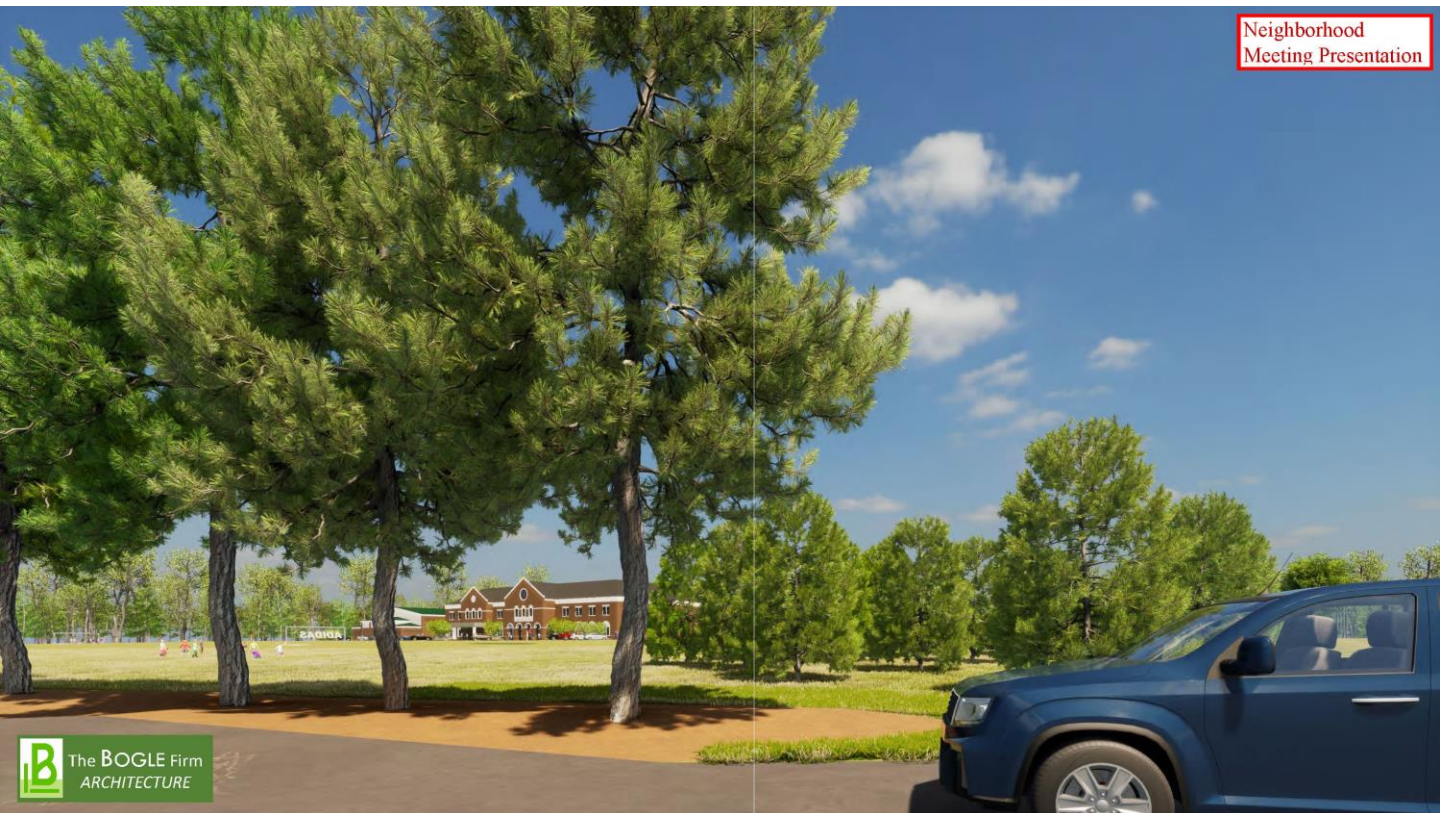
OF: 3





THE **BOGLE FIRM**,
ARCHITECTURE

Neighborhood
Meeting Presentation



Neighborhood
Meeting Presentation









Neighborhood Meeting Presentation



I, Ryan D. McBryde, certify that this plot was drawn under my supervision and that the survey was made under my supervision (deed book 3607, Page 109); that the boundaries and easements are clearly indicated as drawn from information on record; that the ratio of precision as calculated is 1:20,000; that this plot was prepared in accordance with the rules and regulations of the State of North Carolina as amended. Witness my original signature and seal this 5/8 day of May 2012.

Ryan D. McBryde
Professional Land Surveyor

L-4394
Registration Number

Notes: This map is in accordance with GS 47-30. Area by coordinate method. No horizontal control within 2000 feet. Dashed lines not surveyed, drawn from information as indicated. There are no visible encroachments other than those shown hereon. Survey is subject to any Declaration of Restrictions, Conditions, Easements, Covenants, Agreement, Liens and Charges of Record.

Legend: IPF = Iron Pipe Found
IPS = Iron Pipe Set
IRF = Iron Rod Found
IRS = Iron Rod Set
CMF = Concrete Monument Found
SM = Sewer Manhole
WM = Water Meter
FH = Fire Hydrant
UP = Utility Pole
CATV = Cable Television
PSO = Power Stub Out
TP = Telephone Pedestal
WV = Water Valve
AL = Aerial Light
BSL = Building Setback Line
OUL = Overhead Utilities
SSO = Sanitary Stub Out
ET = Electrical Transformer
HVAC = HVAC
SS = Sanitary Sewer
C = Calculated Point

I, Ryan D. McBryde, a Professional Land Surveyor L-4394, certify to one or more of the following as indicated:

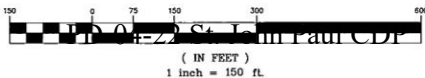
- ☐ A. That this plot is a survey that created a subdivision of land within the area of the county or municipality that has an ordinance that regulates parcels of land.
- ☐ B. That this plot is of a survey that is located in such portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.
- ☒ C. That this plot is of a survey of an existing parcel or parcels of land and does not create a new street or change an existing street.
- ☐ D. That this plot is of a survey of another category, such as the recombination of existing parcels, a court survey, or an exception to the definition of subdivision.
- ☐ E. That the information available to this surveyor is such that he is unable to make a determination to this effect.

Ryan D. McBryde
Professional Land Surveyor

L-4394
Registration Number

Date

GRAPHIC SCALE



PLAT CABINET 15 SLIDE 660 2012 JUN - 1 P 1:46
2012 JUN - 1 P 1:46

MR. JUDY D. MARTIN
REGISTER OF DEEDS - MOORE COUNTY
CARRIAGE, NORTH CAROLINA 28327

Robert Carrington
Deed Book 827, Page 79

Location of underground utilities, if shown, are based on visible evidence and 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. This survey was done without benefit of an attorney's title search which could disclose zoning, restrictive covenants, easements not visible to surveyor, building setbacks, or other information which could affect surveyed property. No subsurface or environmental considerations affecting this property have been made by surveyor.

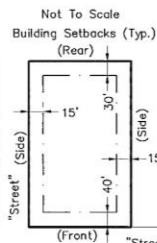
Per D.B. 3607, PG 109
Moore County Registry

St. Joseph of The Pines, Inc.
Deed Book 800, Page 443

Lloyd Sullivan
Deed Book 1965, Page 125

LINE	LENGTH	BEARING
L1	41.60	N02°33'37"E
L2	12.37	N18°36'33"E
L3	128.24	S26°57'47"W
L5	100.30	S21°01'08"E
L6	29.97	S21°01'33"E
L7	14.11	N75°40'24"W
L8	18.88	S23°36'08"E

Morris Minton
Deed Book 3361, Page 593



Voluntary Agricultural Proximity Statement

These parcels are located near an area that is presently used for agricultural purposes. Normal agricultural operations may conflict with residential land use. NC Law (General Statutes Section 106-701) provides some protection for existing agricultural operations against nuisance laws.

Roman Catholic Diocese
Deed Book 1958, Page 523

RYAN MCBRYDE
LAND SURVEYING • PLANNING
P.O. Box 1013
105-A Parkway Dr.
Aberdeen, NC 28315
Phone/Fax (910) 944-2410

Survey For:
Roman Catholic Diocese
of Raleigh North Carolina

20.82 Acres

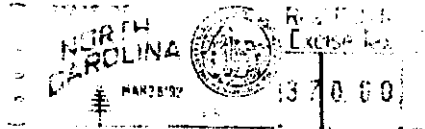
Boundary Survey
McNeill, Moore County
Southern Pines, North Carolina
May 2, 2012 Job # 120066
Revised May 8, 2012

April 2022 Town Council

Property is to be served by a central water supply and by a individual sewage disposal system.

806 Bethesda Ave
Asheville, N.C. 28715

TAX ADDRESS
RECORDING \$10.00
STAMP 370.00
TOTAL \$380.00



BOOK
008270

Neighborhood
Meeting Presentation

Mar 26 2 29 PM '92

MRS. JUDITH M. ADAMS
REGISTER OF DEEDS
MOORE COUNTY, N.C.

Excise Tax Recording Time, Book and Page

Tax Lot No. Parcel Identifier No.

Verified by County on the day of 19

by

Mail after recording to Arthur Rowe
155 E. New Hampshire Rd. Southern Pines, N. C. 28387

This instrument was prepared by Barclays Bank of North Carolina

Brief description for the Index 6.13 acres
Camp Easter Road

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 17th day of March, 1992, by and between

GRANTOR	GRANTEE
BARCLAYS BANK OF NORTH CAROLINA P. O. Box 31488 Charlotte, N. C. 28231	Robert W. Carrington and Mary Frances Carrington

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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.

WITNESSETH, that the Grantor, for a 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 or parcel of land situated in the City of _____ Township, _____ Moore County, North Carolina and more particularly described as follows:

See Exhibit A Attached Hereto

Row

14-3993

The property hereinabove described was acquired by Grantor by instrument recorded in Book 794 at Page 42
of the Moore County Registry

A map showing the above described property is recorded in Plat Book page

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 hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

All applicable zoning and land use ordinances, statutes and regulations, 1992 ad valorem taxes; and all applicable restrictive covenants and easements of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

BARCLAYS BANK OF NORTH CAROLINA

By: *[Signature]*
Senior Vice President

ATTEST: *[Signature]*
Assistant Secretary (Corporate Seal)

USE BLACK INK ONLY

(SEAL)

(SEAL)

(SEAL)

(SEAL)

SEAL-STAMP

NORTH CAROLINA, County.

I, a Notary Public of the County and State aforesaid, certify that
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this day of 19.

My commission expires: Notary Public

SEAL-STAMP

NORTH CAROLINA, Mecklenburg County.

I, a Notary Public of the County and State aforesaid, certify that Caryn R. Johnson
personally came before me this day and acknowledged that s. he is Assistant Secretary of
Barclays Bank of North Carolina a North Carolina corporation, and that by authority duly
given and as the act of the corporation, the foregoing instrument was signed in its name by its Senior Vice
President, sealed with its corporate seal and attested by herself as its Assistant Secretary.
Witness my hand and official stamp or seal, this 17th day of March, 1992.

My commission expires: April 29, 1994 Mary A. Miller Notary Public

North Carolina--Moore County

The foregoing Certificate(s) of Mary A. Miller, Notary Public

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

Judith M. Adams REGISTER OF DEEDS FOR Moore COUNTY
By *[Signature]* Deputy/Assistant - Register of Deeds

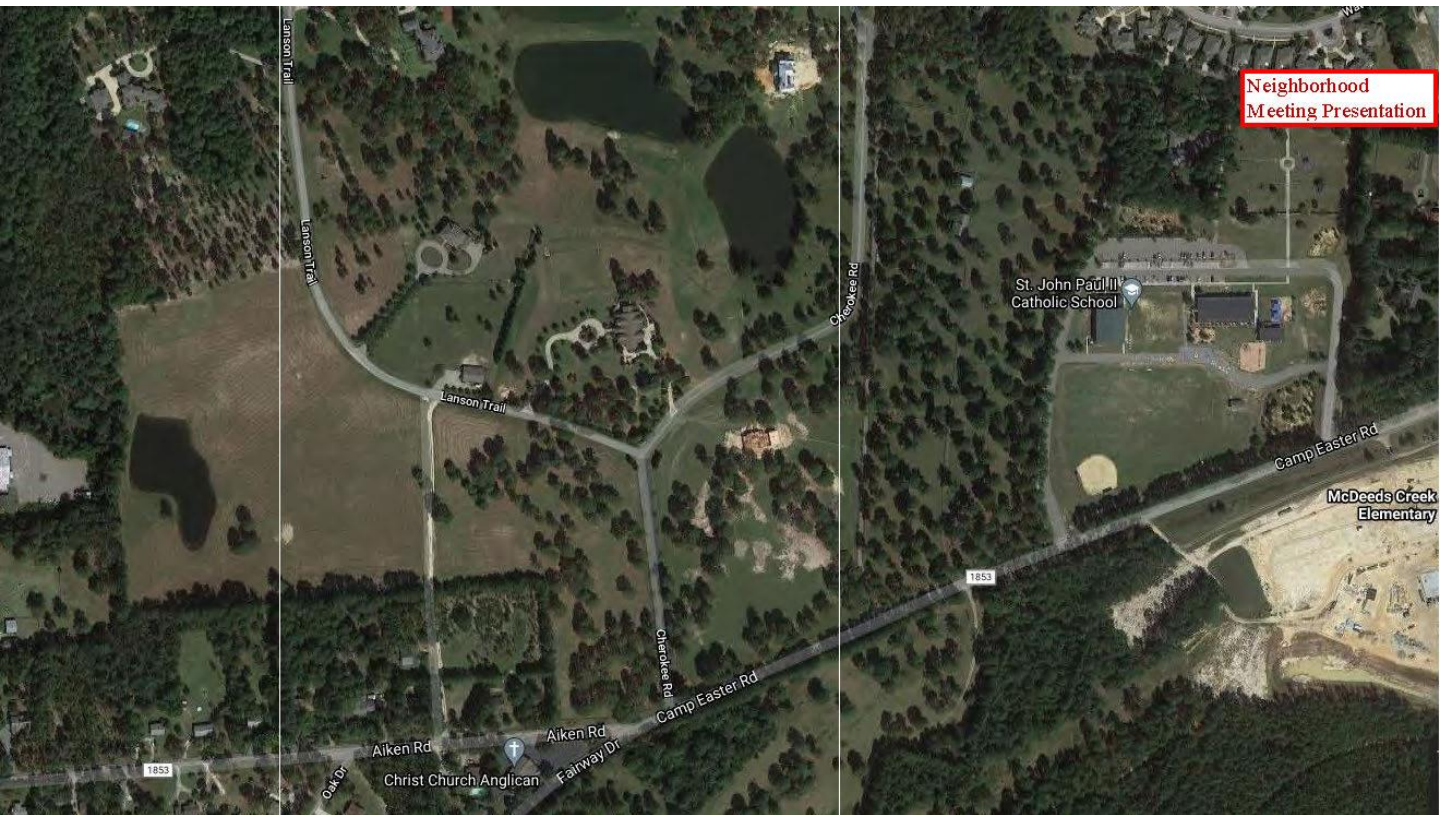
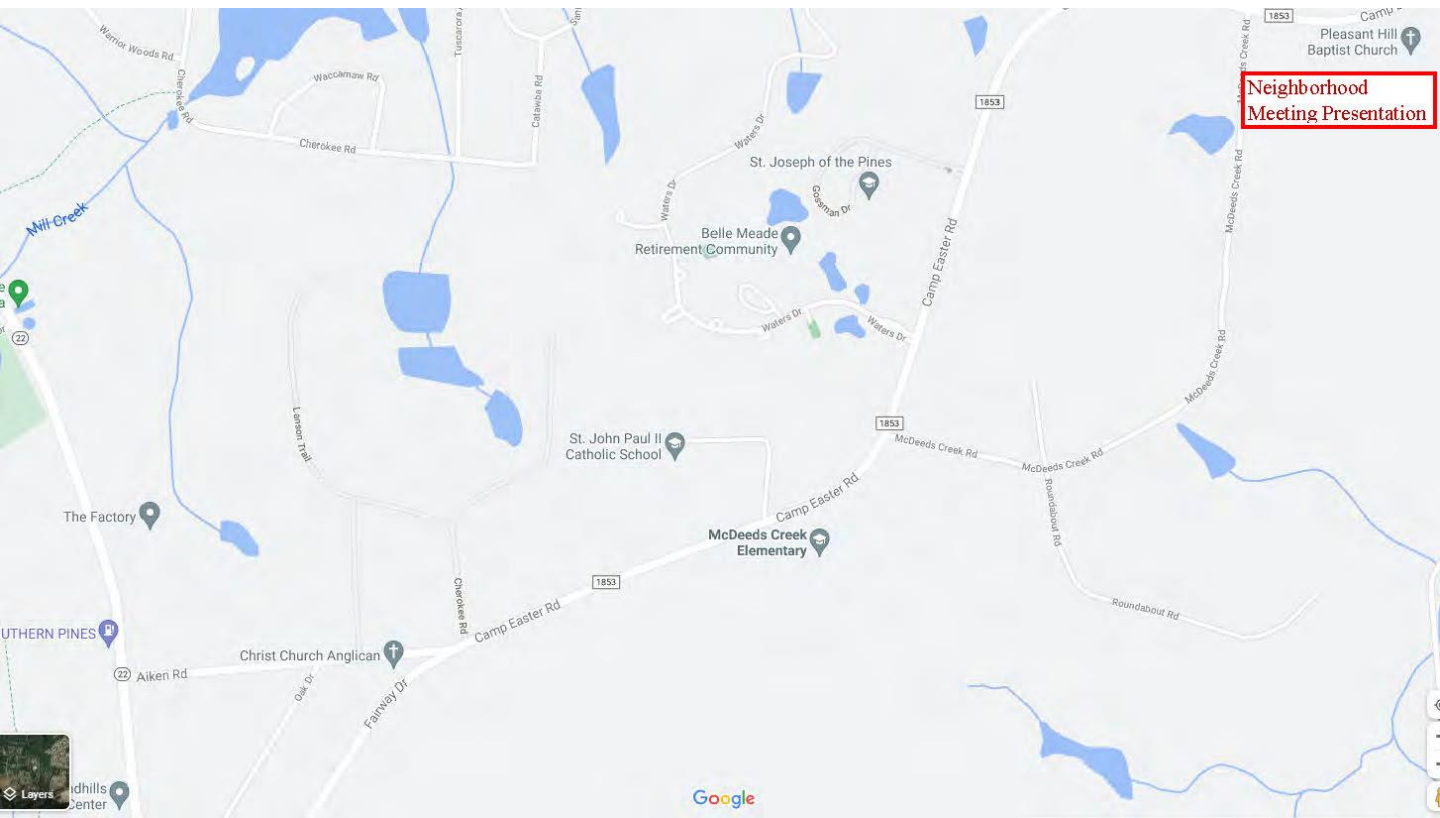
A certain tract of land located North of the Town of Southern Pines and lying about 600 yards North of State Road No. 1853 (Aiken Road), adjoining the lands of Kelly Miller, et al on the North, East, and South and the 18 feet wide Camp Easter Road on the West, described as follows: BEGINNING at iron stake, said stake lying in the east line of the 18 feet wide Camp Easter Road, located from the beginning monument of the Edwin Longcope 275 Acre Tract as recorded in Deed Book 184 at Page 116 in the Office of the Register of Deeds for Moore County, said monument lying in the west side of the Camp Easter Road, S 4 55' W 193.00 feet to a concrete monument, also in the west side of the Camp Easter Road; thence N. 18 06' E 78.92 feet to the point of Beginning; running thence as a new line the following calls; N 18 06' E 199.28 feet to a concrete monument, at the end of a wire fence; thence S 77 54' E 468.20 feet to a concrete monument, near the intersection of the wire fence with another wire fence; thence with the wire fence S 16 15' W 584.62 feet to an iron stake near the intersection of a wire fence with along the north side of a soil road, N 77 58' W 397.15 feet to an iron stake, in the east side of the 18 feet wide Camp Easter Road; thence with the east side of the Camp Easter Road, N 4 46' E 388.52 feet to the point of beginning, containing 6.00 acres more or less and being a portion of the Edwin Longcope 275 acre tract as recorded in Deed Book 184 at Page 116 in the office of the Register of Deeds for Moore County, North Carolina.

ACCESS EASEMENT TO 6.00 ACRE TRACT

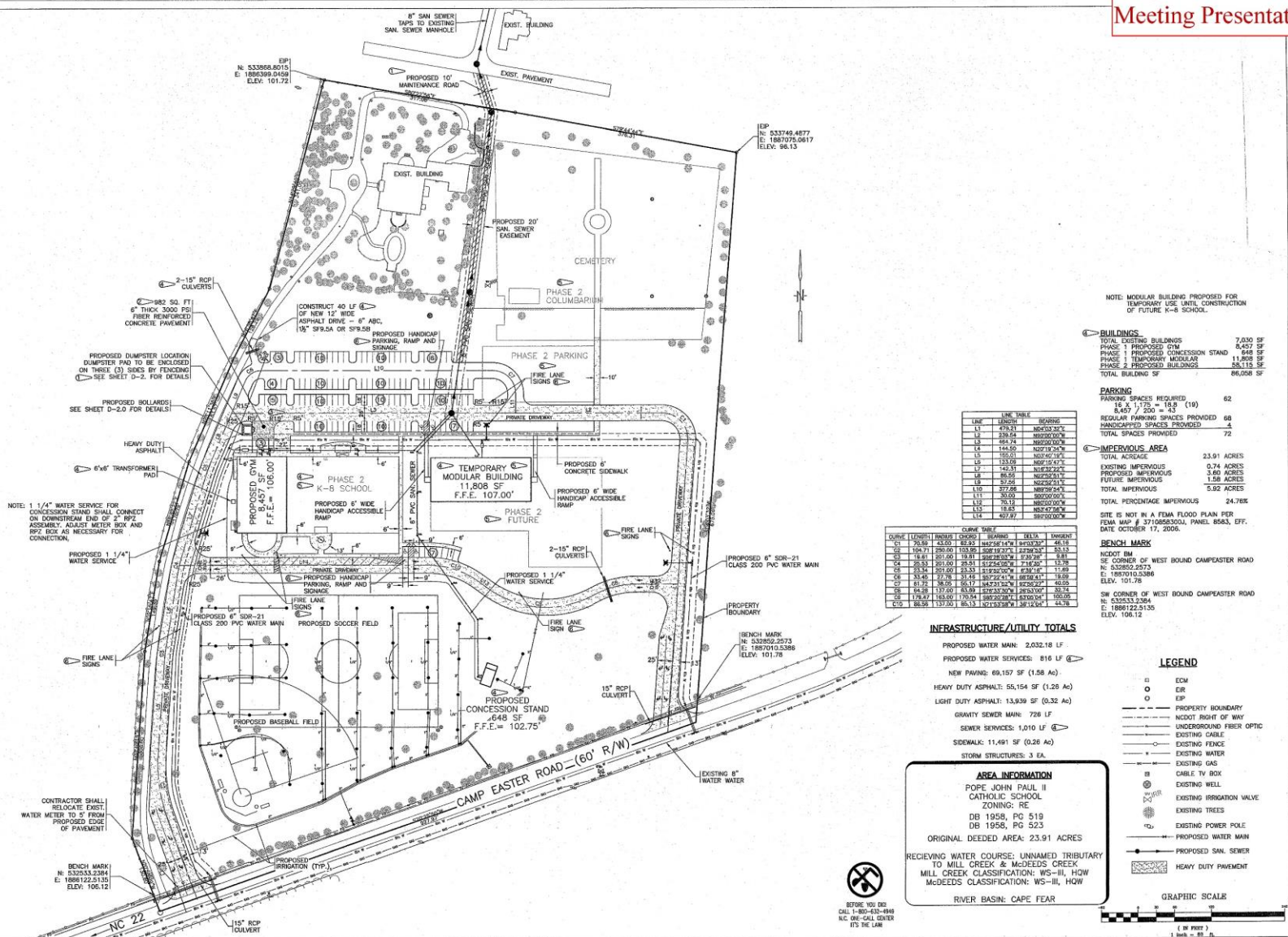
BEGINNING at an iron stake, said stake being in the east line of the 18 feet wide Camp Easter Road and being the southwest corner of the above described 6.00 acre tract, running thence with the south line of the 6.00 acre tract, S 77 54' E 27.00 feet; thence S 50 06' W 37.77 feet to the east side of the 18 feet wide Camp Easter Road; thence with the east side of the Camp Easter Road N 4 55' E 30.00 feet to the point of beginning, and being an easement across the Kelly Miller et al property. Also conveyed is the right to use the 18 foot wide Camp Easter Road that extends from Aiken Road (S.R. No. 1853) northerly to the Camp Easter in the Pines Property.

ACCESS EASEMENT TO 6.00 ACRE TRACT

BEGINNING at an iron stake, said stake being in the east line of the 18 feet wide Camp Easter Road and being the southwest corner of the above described 6.00 acre tract, running thence with the south line of the 6.00 acre tract, S 77 54' E 27.00 feet; thence S 50 06' W 37.77 feet to the east side of the 18 feet wide Camp Easter Road; thence with the east side of the Camp Easter Road N 4 55' 30.00 feet to the point of beginning, **and being an easement across the Kelly Miller et al property. Also conveyed is the right to use the 18 foot wide Camp Easter Road that extends from Aiken Road (S.R. No. 1853) northerly to the Camp Easter in the Pines Property.**



Neighborhood Meeting Presentation



CONSTRUCTION NOTES:

1. EROSION PLAN APPROVAL AND OTHER APPLICABLE PERMIT. NO MEASURE SHALL BE REMOVED WITHOUT TOWN OF SOUTHERN PINES APPROVAL.
2. TRUCKS ENTERING AND EXITING FROM SITE MUST DO SO ONLY FROM CONSTRUCTION ENTRANCE.
3. DENUDED/CLEARING LIMITS SHOWN ON THESE PLANS ARE APPROXIMATE AND MAXIMUM. CONSTRUCTION SHALL SET CLEARING LIMITS BASED ON MINIMUM AMOUNT OF AREA REQUIRED TO CONSTRUCT THE PROPOSED IMPROVEMENTS DEPICTED WITHIN THESE PLANS.
4. SEE EROSION CONTROL DETAILS, SHEET D-1.0, D-1.1, AND D-1.2 FOR EROSION CONTROL DETAILS, CONSTRUCTION AND MAINTENANCE SCHEDULES.
5. THE LOCATION OF THE EXISTING UTILITIES SHOWN IN THE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL CONTACT THE UTILITY LOCATION SERVICE ("NORTH CAROLINA ONE CALL" - 1-800-432-6949) FOR EXACT LOCATION OF ALL UNDERGROUND MAINS, CABLE, OR LINE BEFORE CONSTRUCTION BEGINS.
6. THE APPROPRIATE UTILITY COMPANY SHALL BE NOTIFIED BY THE CONTRACTOR 48 HOURS IN ADVANCE OF ANY EXCAVATION INVOLVING THEIR UTILITIES SO THAT A COMPANY REPRESENTATIVE CAN BE PRESENT.
7. TRUCKING ON OR ABOUT THE SITE WILL BE PERMITTED ONLY WITHIN REASONABLE LIMITS AND THE CONTRACTOR SHALL NOT UNREASONABLY ENCUMBER THE PREMISES WITH HIS EQUIPMENT AND MATERIALS. THE STORAGE SHALL BE CONFINED TO SUCH LIMITS AS MAY BE JOINTLY AGREED BY OWNER AND CONTRACTOR.

SEDIMENT TRAP - SUMMARY					
Trap #	*W(ft)	*L(ft)	Weir Length(ft)	Trap Depth(ft)	Total Surface Area (sf)
1	50.00	100.00	10.00	3.50	5,010.00
2	50.00	100.00	11.00	3.50	4,400.00
3	30.00	60.00	5.00	3.50	1,786.00
4	51.00	102.00	11.00	3.50	5,184.00

* TRAP DIMENSIONS ARE MEASURED FROM TOP OF WEIR DEPTH (REQUIRED SURFACE AREA)

LEGEND

- EXISTING CONTOURS
- PROPERTY BOUNDARY
- EXISTING WATER MAIN
- EXISTING RIGHT OF WAY
- EXISTING PREPARE TANK
- EXISTING PINE & CHALPER
- EXISTING CEDAR & CHALPER
- EXISTING OAK & CHALPER
- EXISTING FIBER OPTIC
- EXISTING TELEVISION CABLE
- EXISTING GAS LINE
- SEDIMENT TRAP
- SEDIMENT TRAP CALLOUT
- LIMITS OF DISTURBANCE
- TEMPORARY SILT DIVERSION
- DIVERSION DIKE (PERIMETER PROTECTION)
- SECTORM FENCE
- DRAINAGE AREA

NOTE:

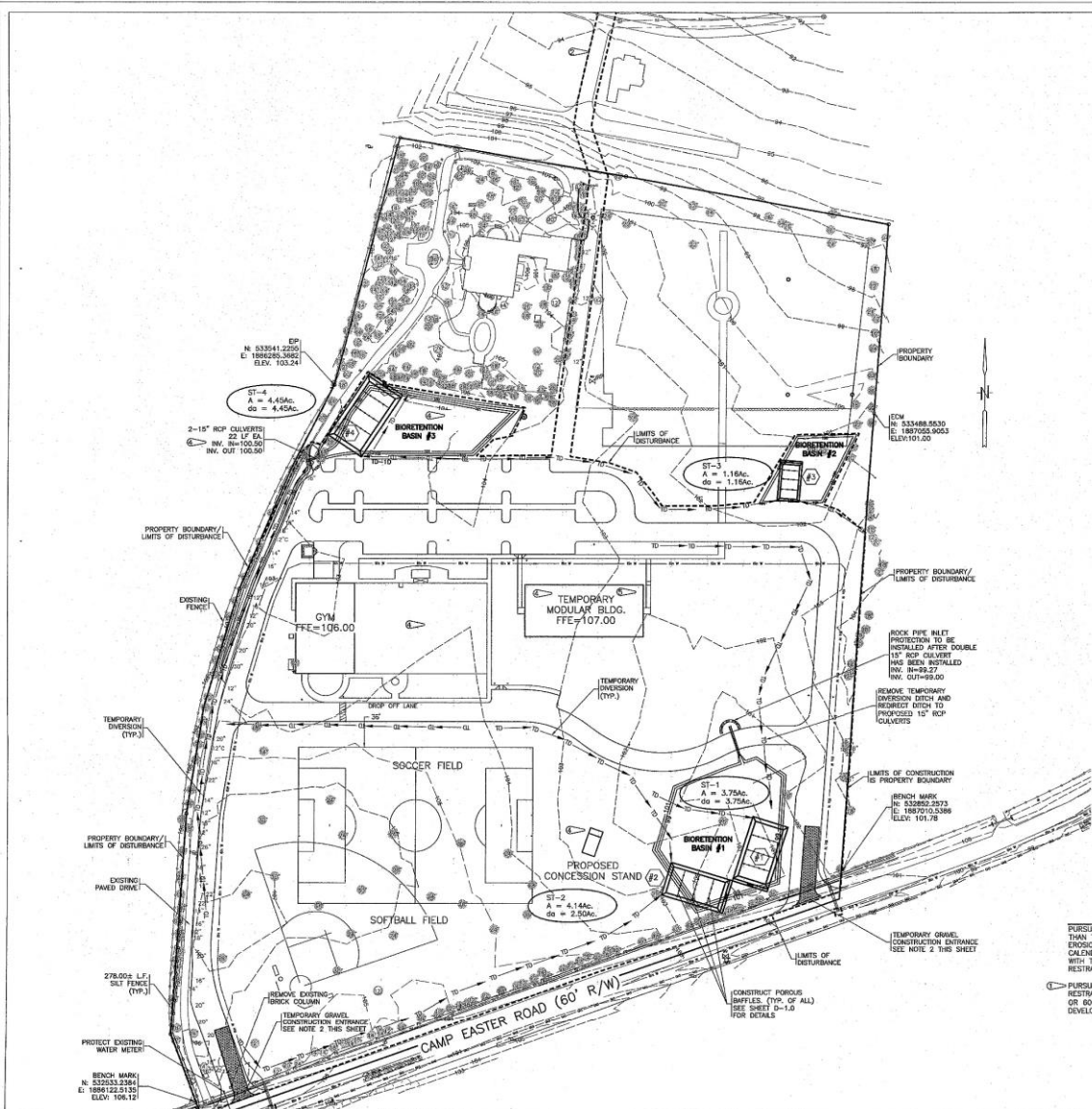
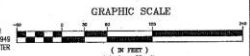
- PURSUANT TO G.S. 133-42(7), THE ANGLE FOR GRADED SLOPES AND FILLS SHALL BE NO GREATER THAN THE ANGLE THAT CAN BE MAINTAINED BY VEGETATIVE COVER OR OTHER APPROPRIATE EROSION-CONTROL DEVICES OR STRUCTURES. IN ANY EVENT, SLOPES LEFT EXPOSED MUST, WITHIN 21 CALENDAR DAYS OF COMPLETION OF ANY PHASE OF GRADING, BE PLANTED OR OTHERWISE PROVIDED WITH TEMPORARY OR PERMANENT GROUND COVER, DEVICES, OR STRUCTURES SUFFICIENT TO RESTRAIN EROSION.
- PURSUANT TO G.S. 113A-57(3), PROVISIONS FOR PERMANENT GROUND COVER SUFFICIENT TO RESTRAIN EROSION MUST BE ACCOMPLISHED FOR ALL DISTURBED AREAS WITHIN 15 WORKING DAYS OR 60 CALENDAR DAYS (WHICHEVER IS SHORTER) FOLLOWING COMPLETION OF CONSTRUCTION OR DEVELOPMENT.

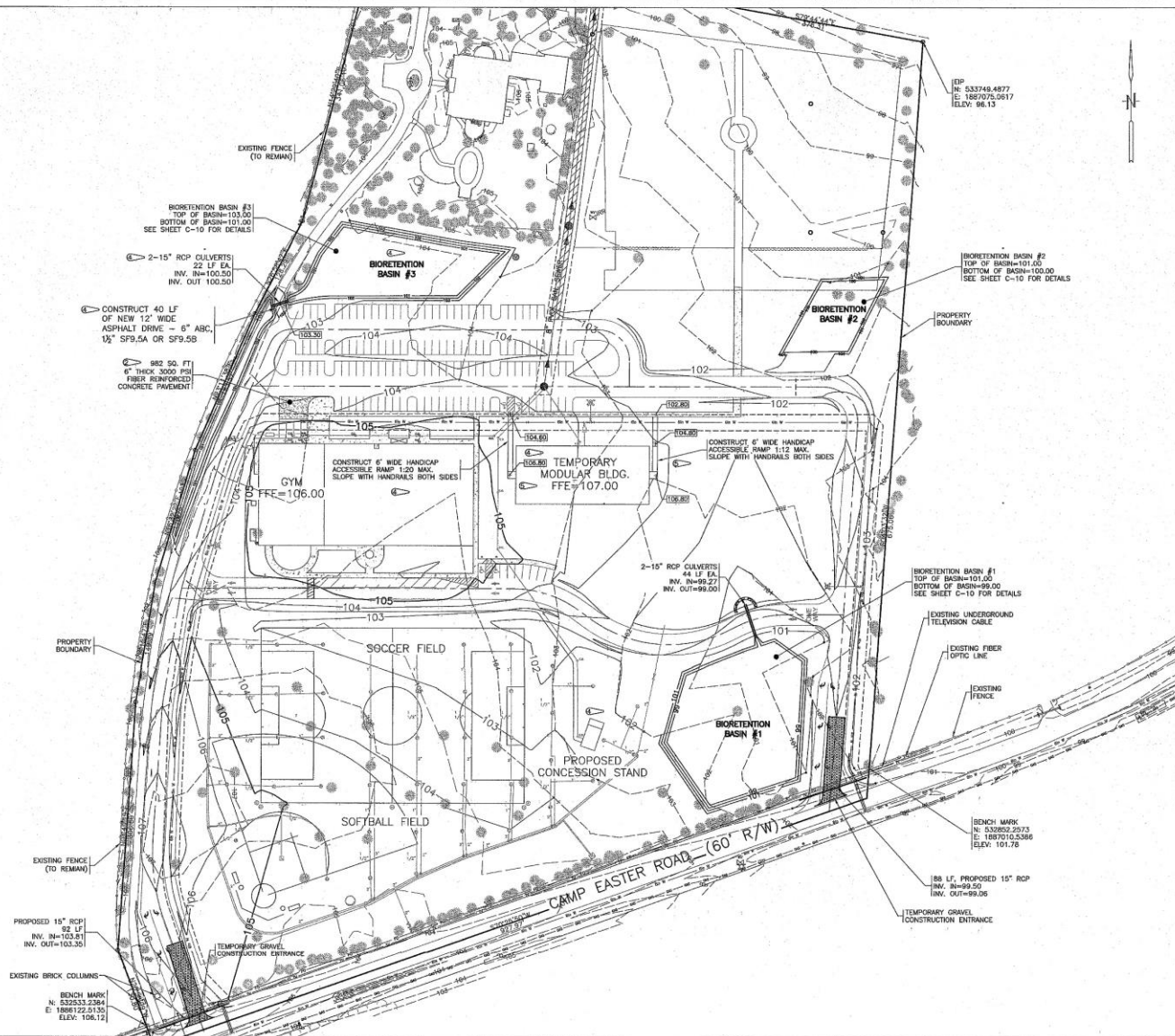
DISTURBED AREA: 15.95 Ac.±

RIVER BASIN: CAPE FEAR
CLASSIFIED: CLASS-III; HQW



REVIEW: 10/1/20
CALL: 1-800-432-6949
N.C. ONE-CALL CENTER
IT'S THE LAW

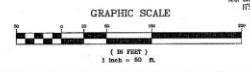




NOTE:
1. EXISTING AND PROPOSED STORM SEWER SYSTEMS AND PROPOSED BIORETENTION BASIN WILL BE PRIMARILY OWNED AND MAINTAINED.

LEGEND

—	EDM
—	CB
—	CP
—	EXISTING CONTOUR
—	PROPOSED CONTOUR
—	PROPERTY BOUNDARY
—	HIGHEST RIGHT OF WAY
—	UNDERGROUND FIBER OPTIC
—	EXISTING CABLE
—	EXISTING FENCE
—	EXISTING WATER
—	EXISTING GAS
—	CABLE TV BOX
—	EXISTING WELL
—	EXISTING IRRIGATION VALVE
—	EXISTING PROPANE TANK
—	EXISTING POWER POLE
—	EXISTING PINE & CALIPER
—	EXISTING CEDAR & CALIPER
—	EXISTING OAK & CALIPER





Subject: Neighborhood Meeting – 01/25/22

Project: Saint John Paul II Catholic School CDP

Date: 01/26/22

The purpose of this meeting was to present the CDP, help familiarize the neighbors with the proposed short and long-term master plan, and to address any concerns.

Light Pollution

- How will the impact of light pollution be minimized?
 - Landscaping will be planted, and/or berms will be constructed as required.
- Will the Phase II athletic fields have lighting?
 - That level of detail is outside the scope of this CDP.

Traffic

- Has a traffic impact analysis been completed?
 - The school was contacted during the design phase of the new traffic circle. The designers were informed that St. John Paul could have a maximum of 450 to 500 students.
 - In the future, if the Diocese proceeds with Phase II for the future church facility, a new TIA would be required. This is outside the scope of this CDP.

Construction

- Please comment on the school construction phasing and its effect on traffic.
 - Construction will have to occur while the school is both in and out of session.
 - Fortunately, the school has a lot of open area for delivery, storage, and staging. Additionally, no work is expected on the different utility lines.
- Please comment on the site utilities.
 - For the school, the utilities were installed to accommodate the new school when the original work on the site was done.
 - For the future church, new utilities will need to be run to the site at that time.
- What is the expected cost of the building and how much money has already been raised?
 - School construction cost is expected to be between \$8 and \$10 million.
 - While the school hasn't begun any serious fund-raising campaign, it already has approximately \$3 million.
- Please comment on tree removal in Phase II (church).
 - In Phase I (school), the site is already prepared, and no trees will be removed. An environmental consultant was contacted, and it was determined that a RCW survey was not needed.
 - In Phase II, trees will have to be removed to accommodate new construction. All work will be done in coordination with an RCW survey analysis. Trees will be replanted per the local code.

Church and School

- What is driving the number of Phase II parking spaces?
 - 500 spaces are projected for the church lot. This number is defined by the Diocese of Raleigh.
- Please comment on the St. Anthony of Padua church.
 - St. Anthony's has approximately 1,200 families but the chapel can only accommodate 300 people.
 - If the school ever proceeds with Phase II and a new church is built, the existing in town St. Anthony's church will be closed, and the site sold.
- After construction on the school is completed, how long before it is expected to reach full capacity?
 - The school is currently at full capacity with 221 students and must turn away approximately 40 prospective students each year. It's expected to take 3 years before the school could reach its new 450 student capacity.
- Please comment on the hiring of new teachers.
 - The school receives many unsolicited applications from highly qualified teachers for positions on its staff. Unfortunately, the school does not have any additional capacity to take on new people.
 - A new teacher can only be hired once a minimum class size has been reached. This way, the number of teachers grows proportionally with the number of students.

Easement

- Will any school/church traffic be directed along the easement road?
 - There is no plan to make use of the easement.
 - **The connection between the Phase II parking lot and the easement will be removed.**
- Can the easement be removed?
 - The usage rights to the easement belong exclusively to the property owner of the 6 acre tract at the north end of the easement.
 - The easement can only be removed if the owner of that 6 acre tract establishes another legal connection to a public way and if that owner petitions to have the easement removed – or if the Diocese purchases the tract and combines it with the horse farm parcel.
- What are the schools plans regarding the fence?
 - The school will reach out to the diocese to either repair or remove (most likely) the portions of the fence that are on the diocese property.

Miscellaneous

- Can a school be built on a site (this site) that is zoned as RE?
 - UDO matrix allows Elementary School use with a Conditional Use. Existing school was approved as a Pre-K through 8th grade school under a previous UDO. Expansion of this use requires compliance with the current UDO.
- One neighbor brought up his concern of how his property value and the tax base could be affected.
- How will the neighbors learn about future meetings?
 - Signs will be posted, and information will be published on the internet.
 - The next scheduled Town Council meeting is March 3rd.

St. John Paul II Catholic School Master Site Plan, Neighborhood Meeting 6:30 PM - January 25, 2022

Welcome & Introductions & Overview (John Donohue)

Attending:

Project Team • St. John Paul II Catholic School • John Donohue, Principal • Deb Lawson, Director of Institutional Advancement • Robert Evanila, Asst. Communications

Rhetson Construction: • Tony Bornhorst, Project Manager

Bogle Firm Architecture: • Pete Bogle, Principal Architect • Rory Gabriel, Project Architect

Fr. Forbes, Campaign Administrator, Sacred Heart Parish, Fr. Kane St, Anthony's Parish

Additional Signed-In Neighbors/Attendees numbering 13

Donohue touched on his background as an educator and principal and codified the purpose of the meeting as an opportunity within the set process to gain useful feedback and input from our neighbors before submitting a master site plan to the Town of Southern Pines.

Donohue similarly touched upon the excitement for the prospects of the school, the desirability of the area and the 2922 Camp Easter Road location, as well as the team's hope to develop the property in a way that respects the character of Southern Pines, the neighborhoods nearby, and all of its residents.

Donohue stated that the current, temporary units that constitute the school's academic buildings house 222 students, putting the school at capacity. He categorized the need for a new building as imminent, explaining the rolling numbers of prospective students whom they've had to deny entry based upon space (30 – 40 per year in previous years). (3 per week in 2021-2022 as per Evanila) Donohue explained that SJPII is a parochial school, part of The Diocese of Raleigh, a mission of St. Anthony's parish, that aims to address the growing need for classical Catholic education in our area with a school building that can house more than double the current student body.

Video – Following introductions and a welcome to our neighbors, Principal Donohue presented a school marketing video as part of his overview to our guests which outlined the need for a new facility via student and staff commentary; a video that likewise gave insights into daily life at the school. Sports, music, academics, art, religion, worship, leadership, students, teachers, etc.

Bogle shared site plan visuals/ renderings of the lot/s and existing buildings, phase 1 plans, future phase possibilities, mock-ups of the school building design, motion mock-ups, preliminary floor plans, the deed, sections of the SJPII Capital Campaign feasibility study, and other pertinent layouts and excerpts throughout his presentation.

Bogle mentioned having worked on several projects in the area and partnering with Rhetson to do the master planning for the proposed SJPII facility.

Bogle explained that, like the adjacent McDeeds elementary property, the town of Southern Pines had made the SJPII property/ies non-conforming parcel/s that would require a site-specific rezoning to expand, a conditional district overlay (CDP). As part of this process, the master plan to be submitted to the town needed to contain all targeted and possible future possibilities for development, despite the fact that SJPII is only presently seeking the phase 1 school expansion by way of a permanent academic building. He reiterated that the plan need identify all current and possible future uses. He likewise paraphrased the notion as plans showing both what will happen and "what could happen."

- **NOTE ADDED BY BOGLE FIRM: PETE BOGLE USED THE WRONG TERM DURING THIS PORTION OF THE PRESENTATION. REZONING APPROACH WILL UTILIZE A "PD" PLANNED DEVELOPMENT APPROACH AND NOT A "CD" CONDITIONAL DISTRICT SINCE CD OVERLAYS ARE RESTRICTED TO THE USES PERMITTED IN THE UNDERLYING ZONING DISTRICT.**

Bogle explained the SJPII site plan as three pieces of property

- Flagship Property (Rectory)
- School (SJPII Catholic School)
- Horse Farm (current location of additional SJPII offices)

Bogle identified “phase 1” plans as the plan for the upcoming, permanent school building to replace the existing temporary units. He reviewed that it would be 56000 square feet, enough space for two classes in every grade, a chapel, two stories, and that the grounds already included almost all of the needed infrastructure to this phrase 1 end. He specifically used drainage/runoff results as examples to illustrate.

Bogle noted that the existing plans for the new school building would require construction throughout the school year after they break ground and that the phase 1 plans show the new building overlapping a portion the temporary, modular units where school currently takes place. He noted that at least a portion of the temporary building would need to be removed for the construction to begin. This led to some brief, extempore discussion with the audience that seemed to clarify the urgency of the school building plan. Bornhost underscored the point, noting that the SJPII property is currently at the limit to the number of temporary units the town will allow on the land.

Bogle showed graphics for a future phase that could include a new St. Anthony’s church building and new church parking lot (for 500) on the parcel now referred to as the horse farm. Bogle referred to this layout as a conceptual plan, when asked for clarification from the audience, and he explained that these future phase additions of a possible church building, new lot, new athletic fields, a new rectory, and the possible future additional expansion of the classroom building, were plans only drawn up to meet the rezoning purposes/requirements of the present goal, phase 1 only.

Fr. Forbes noted a local legal requirement for a certain number of parking spaces per seats in a church. Fr. Kane noted that St. Anthony’s current building was a 300 seat church for 1200 parishioners. Fr. Kane and the team also clarified to the audience that the new church building represented on the future phase was to replace the existing St. Anthony’s building in Southern Pines and not somehow exist in addition to that church.

Bogle stated that the purpose of meetings like this was to address any concerns on a conceptual plan before sending it to the Town of Southern Pines. He noted that the future phases are the malleable ones where there might be adjustments made to meet neighbor concerns and for which future meetings would also be held.

Bogle noted that the “right-to-use” on the 18’ easement to access our neighbors’ 6 acre tract adjacent (easement = undeveloped road alongside the horse farm section), a right having applied to those neighbors for years, as provided in the deed, would remain in effect. Several audience members inquired as to if there was anything the teams invested in this process could do to curtail use of that easement by others who had not retained this “right.” It was indicated that, by and large, curtailing wrongdoers was not within the purview of the teams present.

When asked, Bogle clarified that they were not currently seeking a PDP as it related to future phase. He conveyed next steps as :

- Scheduling CDP presentation to the town,
- PDP for the phase 1 school building itself
- Public meeting (March 3rd at the earliest)

Concerns shared by the audience, during and following Bogle's presentation, included:

- Light pollution from the proposed lot on the future phase.
- Noise pollution from the proposed church and lot on the future phase.
- Additional, unwanted traffic using the easement.
- Designed points of ingress and egress leading directly to the easement, as shown on the future phase, adjoining the proposed church parking lot.
- The existing poor state of the easement.
- The possibility of additional school car-line lengths stretching out onto Camp Easter Road.
- The existing poor state of a fence near the easement.
- Getting DOT approval for new traffic flows so near the existing traffic circle.
- Possible future phase light pollution from additional or augmented athletic fields. Bogle clarified that athletic field lights were future phase and not phase 1.
- A parent in the audience inquired as to phasing of the construction and site use during that time. Bornhorst estimated a ten-month construction period that would take place while school was in session. Donohue agreed.
- A guest asked about a break-ground date. Lawson characterized the date as funding-dependent. The follow-up question was asked, what portion of phase 1 would be paid for by the church/diocese, and while it seemed clear that individual donors do come from both, the the school was responsible for raising the entire amount themselves. When asked, Bornhorst estimated the cost at between \$8M -\$10M and Lawson verified that the current capital campaign targeted an \$8M goal.
- A guest asked how quickly SJPII thought it would fill the additional seats in the phase 1 building. Lawson estimated a three-year period before getting back near the new capacity. That same guest asked if there was enough teacher interest in the SJPII School to make the plan work. Donohue clarified that SJPII was a sought-after destination for local teachers for multiple reasons. Evanila clarified that there was already an applied math to ensure there would not be students without teachers or teachers without students.
- There were questions about the utilities to support the phase 1 school building. Bogle clarified that all utilities had been planned for and installed in advance where possible.
- Some guests wished to see a traffic impact analysis for all phases before lending any support. While one guest later conveyed understanding that such studies would take place, again, later in the process if possibly pursuing a future phase; however, she gently eschewed the previous traffic study referred to by Lawson (who claimed the study accounted for both the phase 1 new school building and 300 residences that came to the area), the guest stating that the proposed capacity for the phase 1 building is not the capacity represented on the town's website. Post-meeting, this guest further clarified her concern as relating to additional traffic volume in the area, near her home on the McDeeds side, and as a safety issue given nearby speed limits.
- Impact of the future phases on local property values, particularly SJPII's closest neighbors; some of that impact as related to loss of trees in the area and light pollution from the proposed future phase parking lot. There was no second mention of possible noise pollution during the questions about impact to property values. One guest, a "constituent of the pine barrens," noted that for many of the properties we were speaking about, their value represented a large portion of the town's property tax base.
- Disruption of traffic flow and noise during actual construction of any phase.
- One audience member cordially asserted a disagreement as to whether land originally zoned RE (rural estate) could have a church building added to it. The gentleman's contention was that only school buildings could be added. Bogle and Lawson assured the guest that a church building was permitted. The guest politely disagreed and seemed unconvinced when departing some time after. The ensuing conversation attempted to clarify for all involved the differences between CDP and PDP zoning as explained by Bogle.

The layman's terms breakdown that closed that portion of the discussion was Bogle referring to CDP as what could be and PDP as what has to be.

- **NOTE ADDED BY BOGLE FIRM: GUEST WAS CORRECT THAT RELIGIOUS USE IS NOT ALLOWED AS CURRENTLY ZONED IN RE. RELIGIOUS USE COULD BE APPLIED AS PART OF THE PD REZONING.**
- There was a recurring concern that lending support to the master site plan at the CDP stage while it includes such a detailed future phase design would, in essence, push through the future phase without any meetings, stopgaps, or due process come some later date. Bogle noted that even with a future phase in this master site plan, it would not curtail the requisite studies and meetings should the future phase design ever be pursued.
- Loss of trees.
- Impact on wildlife.

Bogle addressed many of the questions, pointing out town requirements for berms and landscaping across the whole of newly developed property that should mitigate the issues about the fence, some of the presumed light pollution, and noise. Bogle levied the possibility of removing the two future phase points of ingress and egress to the easement from a parking lot to address some of the traffic concerns.

Bogle noted that there might be an additional easement on the far side of SJPII's easement belonging to others. If so, it would be an easement with which his firm would not be aware. While no one could say for certain, this was one of the possibilities noted to address a claim by a neighbor that a surveyor had indicated to her, there was a single easement straddling two properties. Lawson and Bogle maintained that this was not the case.

Evanila noted on paper that, questions aside, only two of the concerns expressed by neighbors during the meeting had to do with phase 1. Car-line length, and disruption during constriction.

Bogle and Donohue thanked guests for attending and remained, along with other master site plan team members, breaking out into smaller groups to answer individual audience questions after the group meeting drew to a close.

Conceptual Development Plan

- CDP1: Overview Concept Plan
- CDP2: Existing Campus Plan
- CDP3: Phase 1 Campus Plan
- CDP4: Future Phase Campus Plan

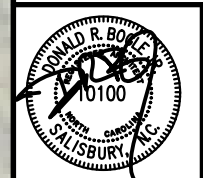


**OVERVIEW
CONCEPT
PLAN**

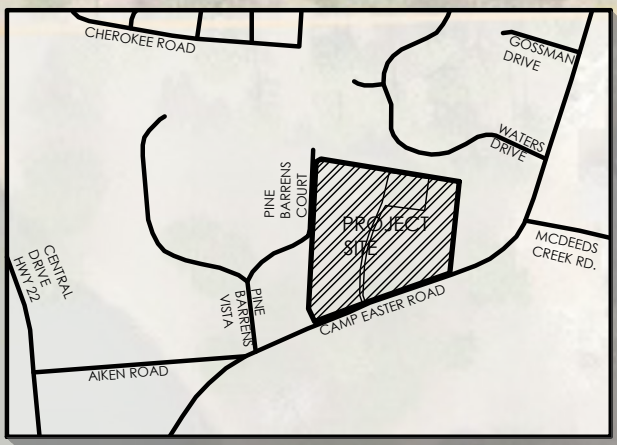
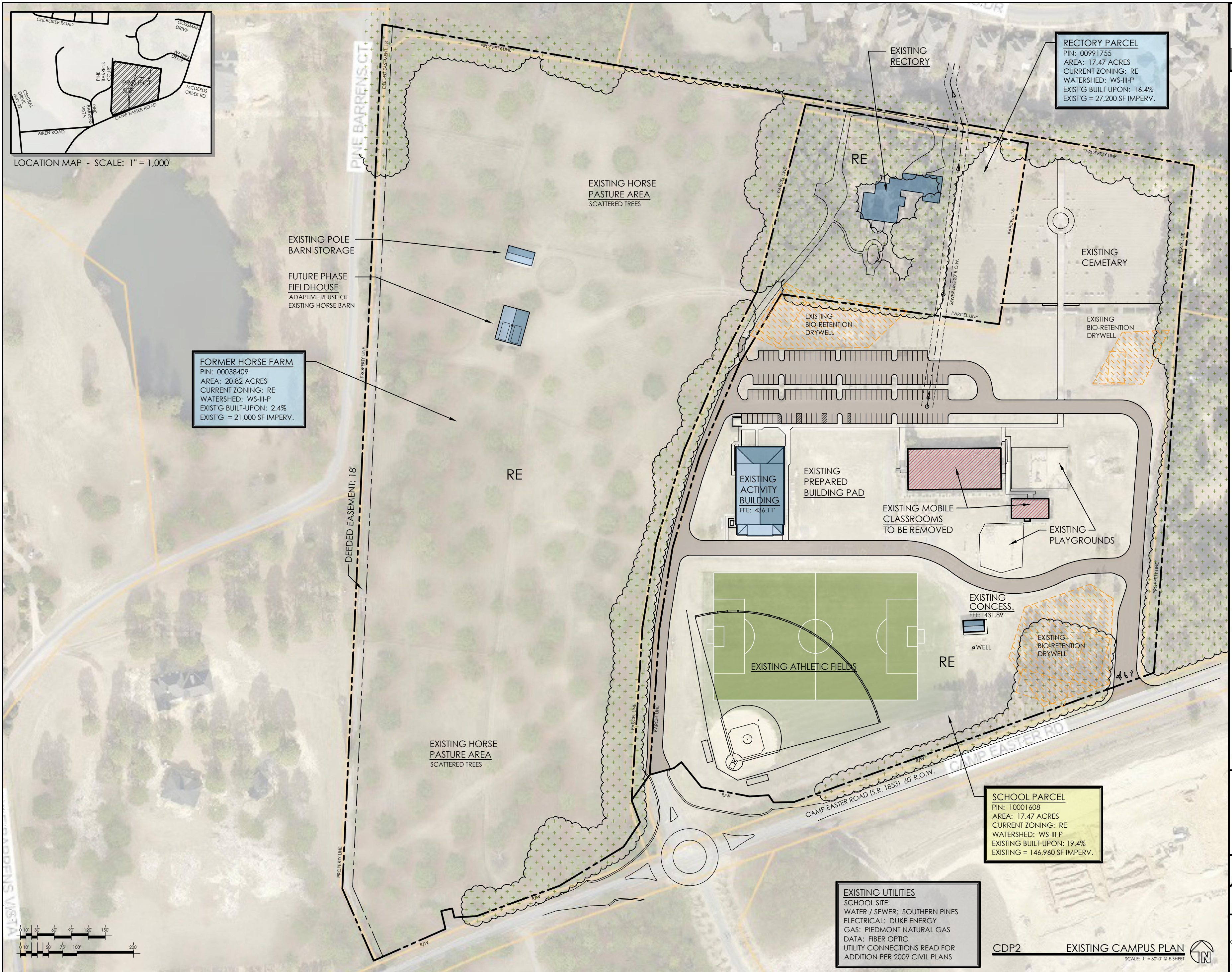
TOWN OF SOUTHERN PINES
CONCEPT DEVELOPMENT PLAN

**ST. JOHN PAUL II
CATHOLIC SCH.**

2922 CAMP EASTER ROAD
SOUTHERN PINES, NC



DRAWN BY: DRB	SHEET NUMBER
CHECKED BY: DRB	CDP1
DATE: 2.7.22	OF: 4
PROJECT #:	



LOCATION MAP - SCALE: 1" = 1,000'

FORMER HORSE FARM
PIN: 00038409
AREA: 20.82 ACRES
CURRENT ZONING: RE
WATERSHED: WS-III-P
EXIST'G BUILT-UPON: 2.4%
EXIST'G = 21,000 SF IMPERV.

RECTORY PARCEL
PIN: 00991755
AREA: 17.47 ACRES
CURRENT ZONING: RE
WATERSHED: WS-III-P
EXIST'G BUILT-UPON: 16.4%
EXIST'G = 27,200 SF IMPERV.

SCHOOL PARCEL
PIN: 10001608
AREA: 17.47 ACRES
CURRENT ZONING: RE
WATERSHED: WS-III-P
EXISTING BUILT-UPON: 19.4%
EXISTING = 146,960 SF IMPERV.

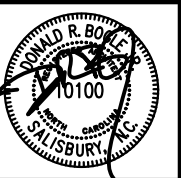
EXISTING UTILITIES
SCHOOL SITE:
WATER / SEWER: SOUTHERN PINES
ELECTRICAL: DUKE ENERGY
GAS: PIEDMONT NATURAL GAS
DATA: FIBER OPTIC
UTILITY CONNECTIONS READ FOR
ADDITION PER 2009 CIVIL PLANS

the BOGLE FIRM ARCHITECTURE
110 N. MAIN ST SUITE 200 SALISBURY, NC 28144
pete@boglefirm.com www.boglefirm.com 704.638.2015

PUBLICATION OR REUSE OF THESE DRAWINGS OR ANY INCLUDED DETAILS MUST BE WITH THE WRITTEN CONSENT OF THE FIRM'S PRINCIPAL ARCHITECT.

EXISTING CAMPUS PLAN
TOWN OF SOUTHERN PINES
CONCEPT DEVELOPMENT PLAN

ST. JOHN PAUL II CATHOLIC SCH.
2922 CAMP EASTER ROAD
SOUTHERN PINES, NC

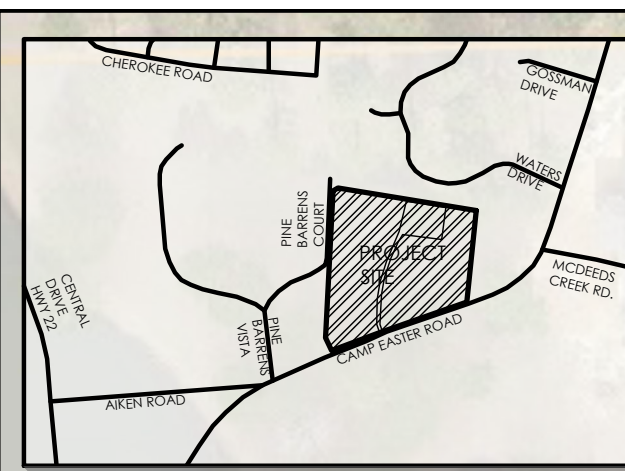


DRAWN BY: DRB
CHECKED BY: DRB
DATE: 2.7.22
PROJECT #:

SHEET NUMBER
CDP2
OF: 4

CDP2 EXISTING CAMPUS PLAN
SCALE: 1" = 60'-0" @ E-SHEET





FORMER HORSE FARM
PIN: 00038409
AREA: 20.82 ACRES
CURRENT ZONING: RE
WATERSHED: WS-III-P
EXIST'G BUILT-UPON: 2.4%
EXIST'G = 21,000 SF IMPERV.

RECTORY PARCEL
PIN: 00991755
AREA: 17.47 ACRES
CURRENT ZONING: RE
WATERSHED: WS-III-P
EXIST'G BUILT-UPON: 16.4%
EXIST'G = 27,200 SF IMPERV.

~~PHASE 1:
SCHOOL
2 STORY, ±5
FFE: 436.11'~~

EXISTING
ACTIVITY
BUILDING
EFF: 424.11'

EXISTING
CONCESS
FFE: 431.89"

SCHOOL PARCEL
PIN: 10001608
AREA: 17.47 ACRES
PROPOSED ZONING: PD
WATERSHED: WS-III-P
PROPOSED BUILT-UPON: 21.7%
APPROX. 162,000 SF IMPERV.

CLASSROOM BUILDING
PHASE 1 CONSTRUCTION
IMMEDIATE NEED
SCHEDULED COMPLETION
WITHIN 2 TO 3 YEARS.
UTILITIES CURRENTLY ON SITE TO
SERVE CLASSROOM BUILDING

CDP3 PHASE 1 CONCEPT DEV. PLAN
SCALE: 1" = 60'-0" @ E-SHEETThe logo for The Bogle Firm Architecture. It features a large, stylized letter 'B' inside a square frame. To the right of the 'B', the word 'the' is written in a small, lowercase, sans-serif font. Below 'the', the word 'BOGLE' is written in a large, bold, uppercase, sans-serif font. Below 'BOGLE', the word 'FIRM' is written in a medium-sized, uppercase, sans-serif font. At the bottom, the word 'ARCHITECTURE' is written in a large, italicized, uppercase, sans-serif font.

110 N. MAIN ST pete@boglefirm.com
SUITE 200 www.boglefirm.com
SALISBURY, NC 28144 704.638.2015

PUBLICATION OR REUSE OF THESE DRAWINGS OR
ANY INCLUDED DETAILS MUST BE WITH THE WRITTEN
CONSENT OF THE FIRM'S PRINCIPAL ARCHITECT.

PHASE 1 CAMPUS PLAN

TOWN OF SOUTHERN PINES
CONCEPT DEVELOPMENT PLAN

ST. JOHN PAUL II
CATHOLIC SCH.
2922 CAMP EASTER ROAD
SOUTHERN PINES, NC



DRAWN BY: DRB
CHECKED BY: DRB
DATE: 2.7.22
PROJECT #: .

SHEET NUMBER
CDP3
OF: 4



TOWN OF SOUTHERN PINES COURTESY REVIEW

Case: PD-04-22 – Conceptual Development Plan

Location: 2978 Camp Easter Road

PIN#: 858315538280, 858315635655, and 858315635197

March 8, 2022

Following a review of the above referenced Conceptual Development Plan by the RLUAC staff and Board of Directors, and recognizing that our findings are non-binding on the Town of Southern Pines, the RLUAC Board of Directors finds that:

- The southern portion of the site is designated as Critical to Protect in the Fort Bragg Compatible Use Rating system due to its location within an active red-cockaded woodpecker foraging area.
- The entire site is designated as Important to Protect in the Fort Bragg Compatible Use Rating system due to its location within a designated High Quality Waters drainage area (Mill Creek HQW Management Area).

Active red-cockaded woodpecker foraging areas are designated as Critical to Protect because the loss of their habitat in the region, regardless of specific location, has the potential to impact Fort Bragg's military mission. If the cumulative loss of habitat outside of the installation causes a significant impact to the viability of the species in the region, the use of critical training land on Fort Bragg may be restricted to ensure that the installation fulfills its environmental protection obligations. This would occur as the result of an increased requirement to preserve habitat for this federally designated endangered species, which, in the past, has severely limited certain types of training activity on Fort Bragg. Constrained training capabilities, in turn, can have a significant impact on military readiness and the sustainment of Fort Bragg's mission.

With the proximity of known red-cockaded woodpecker clusters, RLUAC encourages the applicant to have this property surveyed by personnel experienced in management and monitoring of the species prior to the removal of any mature pine trees. The protocol can be obtained at: https://www.fws.gov/ncsandhills/pine_tree_removal.html The results of this survey can be sent to the US Fish and Wildlife Service office located in Raleigh, NC,

ATTN: John Hammond, for review. The applicant is also encouraged to preserve as many mature pines and as much contiguous undisturbed forested land on the site as possible within the defined foraging area.

RLUAC also encourages the Town of Southern Pines and the applicant / developer to take such measures as are feasible to limit the impact of stormwater runoff from the future development of the site on the watercourses that comprise the Mill Creek High Quality Waters Management Area. Maintaining the integrity of important environmental assets contributes to the overall compatibility of our region with Fort Bragg's environmental protection mission, which goes hand-in-hand with its military training and operational missions. Beyond the potential environmental impact of the proposed development, the nature of the use proposed for the site does not present any additional compatibility concerns with regard to military training or operations.

Thank you for allowing RLUAC to review this case.

John K. McNeill, Chairman

Vagn K. Hansen II, AICP, Executive Director

BJ Grieve

From: Cindy Williams
Sent: Friday, March 4, 2022 11:32 AM
To: BJ Grieve
Subject: FW: [External] PD-04-22 St. John Paul II Catholic School
Attachments: PD-04-22 PB PHN - Agency Comments.pdf

From: JuarezPozos, Dagoberto <djuarezpozos@ncdot.gov>
Sent: Friday, March 4, 2022 11:05 AM
To: Cindy Williams <CWilliams@southernpines.net>
Cc: James, Janet R <jrjames2@ncdot.gov>
Subject: RE: [External] PD-04-22 St. John Paul II Catholic School

Cindy,

Due to the expansion of the site they will need to submit a driveway permit. We will also need to see a more detailed breakdown of the land uses. Maximum number of students and a more definitive church size so we can run a trip gen and see if any roadway improvements are triggered.

Thank you,

Dago

Dagoberto Pozos, P.E.
Assistant District Engineer
Division 8 District 2

910-944-7621 Office
djuarezpozos@ncdot.gov

902 North Sandhills Blvd.
Aberdeen, NC 28315



Email correspondence to and from this address is subject to the North Carolina Public Records Law and may be disclosed to third parties.

From: Cindy Williams <CWilliams@southernpines.net>
Sent: Thursday, March 3, 2022 9:43 AM
To: Archie Daniel <adaniel@southernpines.net>; Cindi King <CKing@southernpines.net>; Cory Albers <calbers@southernpines.net>; David Byrd <DByrd@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>; Scotty Malta <smalta@moorecountyairport.com>

Cc: BJ Grieve <BJGrieve@southernpines.net>; Cindy Williams <CWilliams@southernpines.net>

Subject: [External] PD-04-22 St. John Paul II Catholic School

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 regarding a proposed Conceptual Development Plan for St. Jon Paul II Catholic School and respond with any comments or concerns at your earliest convenience.

Thank you.

Sincerely,

Cindy Williams, CZO
Planning Department
Town of Southern Pines
801 SE Service Road, Southern Pines, NC 28387
(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.

Agenda Item

To: Reagan Parsons, Town Manager
From: Jennifer Hunt, Planner I
Subject: AR-07-22 Tom Gisler Pennsylvania Ave Restaurant
Date: April 12, 2022

I. SUMMARY OF APPLICATION REQUEST:

Neal Smith Engineering, Inc. on behalf of 4GS FAMILY LLC is requesting approval of an Architectural Compliance Permit for renovation a 3,100 square foot commercial restaurant in the Central Business zoning district. See figure 1. The address is 210 West Pennsylvania Avenue Southern Pines, NC 28387. It is on the corner of West Pennsylvania Avenue and North Bennett Street. The applicant is renovating the exterior in an effort to “beautify” the appearance, adding an additional entrance and relocating the main entrance.

II. PROJECT INFORMATION:

1. PARID 858105284805; **PIN** 00038695

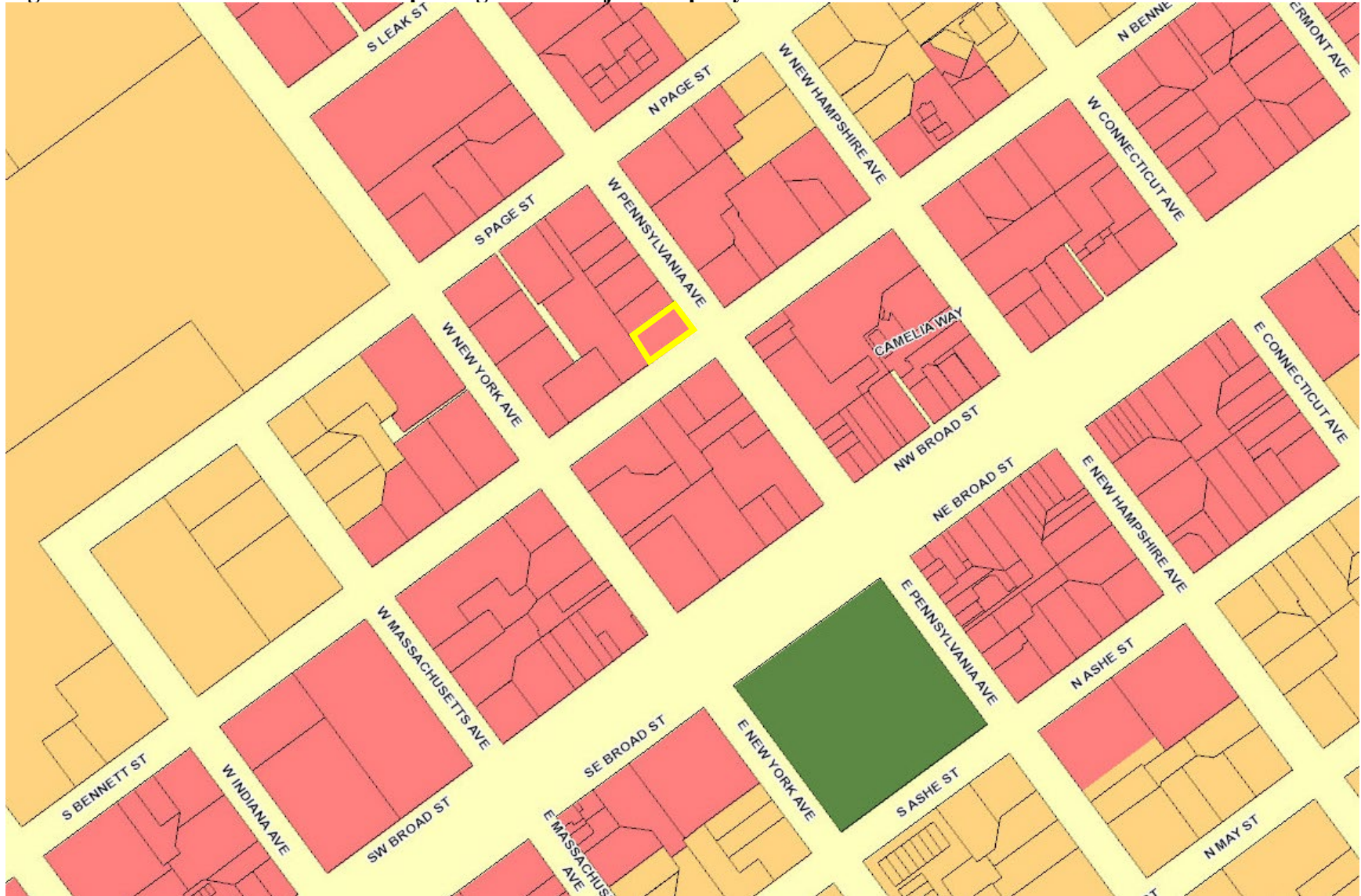
2. Owners:

4GS FAMILY LLC
370 James H Road
Cameron, NC 28326

3. Applicant / Agent:

Neal Smith Engineering, Inc.
139 Pinehurst Avenue Suite C
Southern Pines, NC 28387

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



1. 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.*

2. Zoning:

The parcel is currently zoned Central Business (CB). See Figure 1. The CB district is designed to accommodate highway-oriented retail, commercial service businesses and in some limited cases light manufacturing, which generally have as their market area the entire Town and surrounding area. The major objectives of this district are to:

- Encourage planned commercial, light manufacturing conducted within buildings and office parks;
- Discourage small Lot Development on major highways;
- Encourage vehicular access from service drives and other local commercial streets rather than directly from arterial streets; and
- Provide a location for major shopping facilities and land uses requiring large outdoor spaces.

III. STAFF REVIEW:

1. Review Process:

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

2. Application Review Dates:

Application Submitted: March 10, 2022

Application Complete: March 17, 2022

Town Council Agenda Meeting: April 6, 2022

Town Council Meeting: April 12, 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 is a one story 4,948 square feet commercial restaurant. Staff has reviewed the project for compliance with UDO §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 corner 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.*

Requesting a Deviation:

- The higher order street is W Pennsylvania Avenue where the front entrance currently exists. The applicant would like to relocate the main entry to S Bennett Street, a paved town street, to allow for additional foot traffic on S Bennett Street. The main customer entrance will be on S Bennett Street, with emergency exists on the parking lot side (which is ADA accessible) and the driveway, which is less than 150'.
- UDO §4.10.4 (B) *states In the CB and DTO districts, buildings or building segments shall be taller than wide.*

Requesting a Deviation:

- The building height is approximately 14' in the front and 24' in the rear, due to the slope of the street. The width is 31' as provided in the "Drawing attachment" of this packet. The building is already existing and does not meet our standard that it "shall be taller than wide."
- 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 existing side and rear of the building is comprised primarily of brick. The existing front is primarily wood covering, which does not meet the 80% brick requirement. The applicant would like to remove the bottom 2' from the ground portion of the wood siding and replace the material with lattice and solid brick work.
- UDO §4.10.4 (D) *states (a) On the ground Floor a minimum of seventy (70) percent of the street-facing building façades between the elevations of two (2) and ten (10) feet above the sidewalk must be comprised of windows with at least eighty (80) percent transparency or doors. In the DTO district, this minimum window requirement is forty (40) percent. (b) On upper Floors a minimum of thirty (30) percent of the street-facing walls of all structures,*

including parking garages, above the first Floor shall be comprised of clear, windows with at least sixty (60) percent transparency or other openings for parking structures approved by the Planning Director. Openings shall be horizontally aligned with openings on adjacent buildings, vertically aligned, or proportionate with openings on the ground Floor of the building. (c) Window height shall be at least one and one-half (1.5) times the width.

Requesting a Deviation:

- The applicant states the windows and doors comprise of 51% on West Pennsylvania Avenue. However, they would like to move the main entrance to Bennett Street which has approximately 19% of windows and doors. This is lower than our 70% standard for street facing building facades. However, this is a renovation of an existing building. The applicant states the windows will be glazed in non-reflective clear glass and match the existing windows. The applicant will create an “outdoor style seating” by removing the glass on the two big windows and the existing door on West Pennsylvania Avenue.
- UDO §4.10.4 (E) *states (1) Awnings are encouraged and may encroach over the sidewalk within the CB district and may encroach up to six (6) feet into any street side setback in other districts. (2) The minimum clearance between the lowest point of an awning and sidewalk shall be eight (8) feet. (3) Awnings shall be canvas or material of similar appearance and flexibility unless otherwise approved by the Town Council.*

Generally Compliant:

- There are no new planned awnings or canopies proposed by the applicant. There is an existing canopy in the front that will remain.
- UDO §4.10.4 (G) *states in the CB district horizontal parapets with cornices shall be required along Broad Street. Parapets, gable or hip roofs may be used along other streets in the CB district. Parapet height should vary between adjacent buildings. Shingles or standing seam, non-reflective metal shall be used on all roofs visible public streets. Brightly colored roofs, such as intense blues, reds or oranges are prohibited.*

Generally Compliant:

- The applicant states that there are no planned roof modifications at this time. The current existing building has “Desert Tan” asphalt shingles on a gable roof style.
- 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 states there are no units located between the street and the building. There is currently no screening on the HVAC units. However, with the relocated HVAC unit the applicant is willing to screen as required in the UDO.

- 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 states there are no garage bays planned for the building addition and the existing loading zone will be used.
- UDO §4.10.4 (J) *states signage shall comply with the standards in section 4.6 and any applicable zoning district standards.*

Generally Compliant:

- The applicant states there is no new signage 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. Elevation & Drawings
5. 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-07-22;
2. Approve AR-07-22 with the following conditions...
3. Deny AR-07-22;

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

APPOINTMENT OF AGENT

The undersigned owner(s), 4GS FAMILY 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:

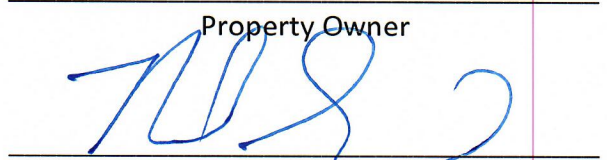
1. to submit an application and required supplemental materials;
2. to appear at public meetings and give representation and comments on behalf of the owner(s);
3. to accept conditions or recommendations made by the Town of Southern Pines Town Council for the issuance of an **Architectural Compliance 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 07 day of March, 2022.



Property Owner



Property Owner

Agent

1/12/22



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: Tom Gisler Pennsylvania Ave Restaurant

Street Address: 210 W. Pennsylvania Ave., Southern Pines, NC 28387

PIN: 858105284805

Parcel ID: 00038695

Zoning: CB

Type of building (retail, office, etc.): Restaurant

Total square footage: 3,100

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:

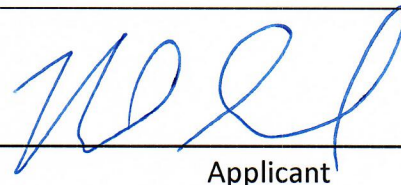
Name(s): 4GS FAMILY LLC

Email: tmgisler@gmail.com

Phone: (910) 303-0311

Mailing Address: 370 James H Rd, Cameron, NC 28326

Date: 03/07/2022


Applicant

For Registration Register of Deeds

Judy D. Martin

Moore County, NC

Electronically Recorded

May 5, 2021 2:16:25 PM

Book: 5608 Page: 390 - 393 #Pages: 4

Fee: \$26.00 NC Rev Stamp: \$0.00

Instrument# 2021010563

Brief description for the Index:

Stamps: \$0.00

Parcel Id. 00038695

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

The Attorney drafting this instrument did so only at the request of the parties to this instrument and was not requested to perform a title exam or verify any provided information. The drafting Attorney has acted only as a scrivener at the supervision of the parties and has not given any advice or opinion concerning any consequence of executing this instrument including tax advice, medicare/medicaid and inheritance advice.

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this **5th day of May 2021**, by and between,

GRANTOR	GRANTEE
Maser Capital Management, LLC, a North Carolina limited liability company <u>Mailing Address:</u> PO Box 1133 Southern Pines, NC 28387	4Gs Family, LLC, a North Carolina limited liability company <u>Mailing Address:</u> 370 James H Rd. Cameron, NC 28326 <u>Property Address:</u> 210 W. Pennsylvania Avenue 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 attached Exhibit A, attached hereto and made part of the whole hereof.

*210 W. Pennsylvania Avenue, Southern Pines, NC, 28387
Property Identification Number -- 00038695*

The property hereinabove described was acquired by Grantor by instrument recorded in Book 5115, Page 470, Moore County Registry.

All or a portion of the property herein conveyed 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.

Maser Capital Management, LLC

Francis T. Maser *Member/Manager*
(SEAL)
By: Francis T. Maser, Member/Manager

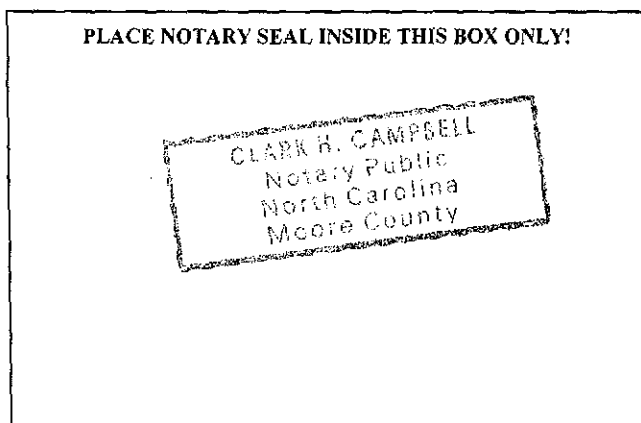
STATE OF North Carolina ,

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:

Francis T. Maser, Member/Manager of Maser Capital Management, LLC.

Witness my hand and notarial seal this 5th day of May 2021.



[Signature]

Notary Public
Clark H. Campbell

(Printed Name of Notary)
My Commission Expires: 08/27/2022

EXHIBIT "A"

Lying and being in the Town of Southern Pines, N.C., and bounded on the East by Bennett Street and on the North by Pennsylvania Avenue and described as follows: Beginning at the intersection of the Northeast line of Pennsylvania Avenue and the Northwest line of Bennett Street and running thence as the Northeast line of Pennsylvania Avenue N. 36-45 W. 78 feet; thence S. 53-15 W. 125 feet; thence S. 36-45 E. 78 feet to the Northwest line of Bennett Street; thence as the Northwest line of Bennett Street N. 53-15 E. 125 feet to the Beginning.



Neal Smith Engineering, Inc.

139 Pinehurst Ave. – Suite C

Southern Pines, NC 28387

Phone: (910) 695-8825 | Fax: (910) 695-8832

www.nseengineering.com | NC License No. C-1425



**NARRATIVE AND ARCHITECTURAL COMPLIANCE
FOR
TOM GISLER
210 W. PENNSYLVANIA AVE.
NSE PROJECT NO. 2100571
MARCH 7, 2022**

NARRATIVE:

This project is an existing 3,100 square foot building located in the business district of downtown. This space will be used for a new restaurant. Modifications are planned to help in beautifying the appearance of this existing building. Relocation of the main door along with the placement of the new door (in an original location) will aid in providing better egress for the building in case of an emergency and the additional windows being added on the parking lot side will help in breaking the long blank brick wall.

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 will be relocated from Pennsylvania Ave. to Bennett St. in order to free up the Pennsylvania Ave. sidewalk from heavy traffic. Relocating it to Bennett St. will allow for additional foot traffic on Bennett.

4.10.4(A)(2): Maximum spacing or distance between customer entries shall not exceed the standards established in Exhibit 4-15.

This existing structure meets this requirement as it only will have one primary entrance to the building. The new door (replacing the door that was once there) located on the parking lot side will for an emergency exit that will be ADA compliant.

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

This is an existing building, and no building additions are planned.

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 is an existing building. However, we are adding one door and window on the parking lot side of the building to provide breaks in the long existing brick wall. The new door serves two purposes, one, to meet the intent of this section and two, to provide an additional exit for the dining room.

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 Permit Issuing Authority may approve: (1) The use of alternative building materials that establish an equivalent appearance and have equal or greater durability. (2) Alternative materials satisfying minimum building code standards on walls that are screened and not visible from any public street, walkway or residential zoning district. (3) Alternative materials satisfying minimum building code standards for structures located within a planned golf course development that are compatible with the development and the proposed location within the development

This building is primarily brick in nature except for the front portions of the building that fronts on Pennsylvania Avenue, Side fronts on Bennett Street and the Parking Lot side. This area is a wood covering and does not meet the 80% rule for brick veneer. However, the owner is removing a portion of the wood siding and replacing the material with brick veneer.

Pennsylvania Ave. Currently **0%** Brick

Front wall calculation: 374s.f. (Wall Area) – 126s.f. (Openings) = 248s.f.

Wall Area: 248s.f. and New Brick Area: 68s.f. or **27.42%**

Parking Lot Side (Renovated)

Side wall calculation: 1,284s.f. (Wall Area) – 125s.f. (Openings) = 1,159s.f.

1,039s.f. of existing brick (not including openings) or **89.65%**

Adding an additional 22s.f. of brick with a total of 1,061s.f. or **91.55%**

Bennett Street (Renovated)

Side wall calculation: 1,283s.f. (Wall Area) – 136s.f. (Openings) = 1,147s.f.

1,113s.f. of existing brick (not including openings) or **97.04%**

Adding an additional 22s.f. of brick with a total of 1,135s.f. or **98.96%**

(Calculations do not include the additional brick that has been added to the three sides of the little attached buildings)

4.10.4(D)(1): Windows shall be glazed in non-reflective, clear glass

Windows be glazed in non-reflective, clear glass and matching the existing windows.

4.10.4(D)(2): The following standards apply in the CB district

Building is in the CB district

4.10.4(D)(2)(a): On the ground Floor a minimum of seventy (70) percent of the street-facing building façades between the elevations of two (2) and ten (10) feet above the sidewalk must be comprised of windows with at least eighty (80) percent transparency or doors. In the DTO district, this minimum window requirement is forty (40) percent.

Renovated Wall: Wall area between 2ft and 10ft is 247s.f. with 126s.f. (Openings) or **51.01%**

4.10.4(D)(2)(b): On upper Floors a minimum of thirty (30) percent of the street-facing walls of all structures, including parking garages, above the first Floor shall be comprised of clear, windows with at least sixty (60) percent transparency or other openings for parking structures approved by the Planning Director. Openings shall be horizontally aligned with openings on adjacent buildings, vertically aligned, or proportionate with openings on the ground Floor of the building.

N/A

4.10.4(D)(2)(c): Window height shall be at least one and one-half (1.5) times the width.

All windows in the building are existing except for the one that the client is adding on the parking lot side, and it will match all the others in the building in order to provide consistency.

4.10.4(D)(3): In other zoning districts, windows and doors shall comprise at least twenty-five (25) percent of street-facing building façades between the elevations of two (2) and ten (10) feet above the grade of the building entry.

N/A

4.10.4(E)(1): Awnings are encouraged and may encroach over the sidewalk within the CB district and may encroach up to six (6) feet into any street side setback in other districts.

The owner would like to add a canopy over the new Bennett St. entrance but was informed by staff that it created additional impervious area and would not be allowed.

The awing that is currently facing Pennsylvania Ave. will remain.

4.10.4(E)(2): The minimum clearance between the lowest point of an awning and sidewalk shall be eight (8) feet.

No new canopies are planned at this time.

4.10.4(E)(3): 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.

No new canopies are planned at this time.

4.10.4(F)(1): Galleries and arcades are encouraged and may encroach up to six (6) feet into any street side setback but may not encroach into public right-of-way.

N/A

4.10.4(F)(2): The minimum clearance for arcades and galleries shall be twelve (12) feet between the sidewalk and the ceiling of the gallery or arcade.

N/A

4.10.4(G)(1): In the CB district horizontal parapets with cornices shall be required along Broad Street. Parapets, gable or hip roofs may be used along other streets in the CB district. Parapet height should vary between adjacent buildings.

This facility is not located along Broad Street and no roof modifications are planned at this time.

4.10.4(G)(2): 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).

N/A

4.10.4(G)(3): Shingles or standing seam, non-reflective metal shall be used on all roofs visible public streets. Brightly colored roofs, such as intense blues, reds or oranges are prohibited.

The building currently has a shingled roof.

4.10.4(H): Mechanical Equipment; Mechanical equipment shall be screened from view from the street and shall not be located between the street and the building.

No units are located between the street and the building.

4.10.4(I): Loading Zones and Garage Bays; Garage doors and loading bays shall face an interior Lot line alley or service drive and shall not face a street or residential district unless buffered or screened in accordance with sections 4.3.4 and 4.3.5.

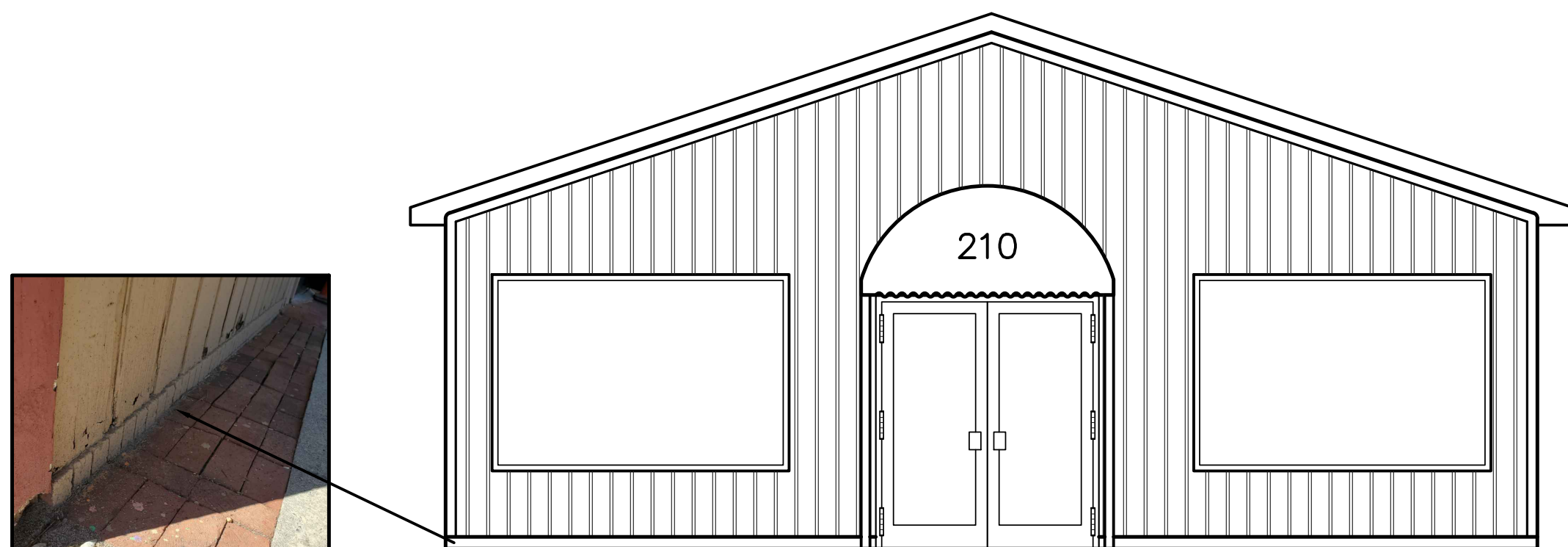
No garage bays are planned for this building addition and the existing loading zone will be used.

4.10.4(J): Signage; Signage shall comply with the standards in section 4.6 and any applicable zoning district standards.

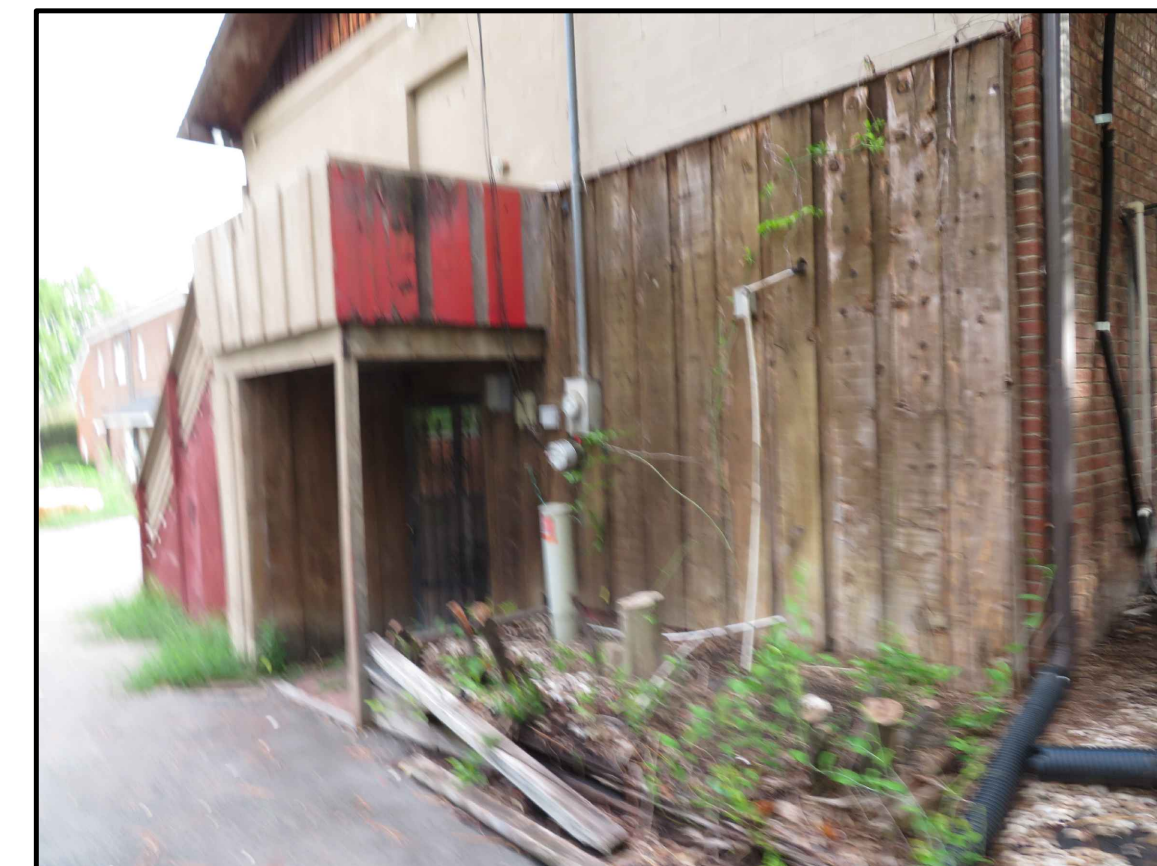
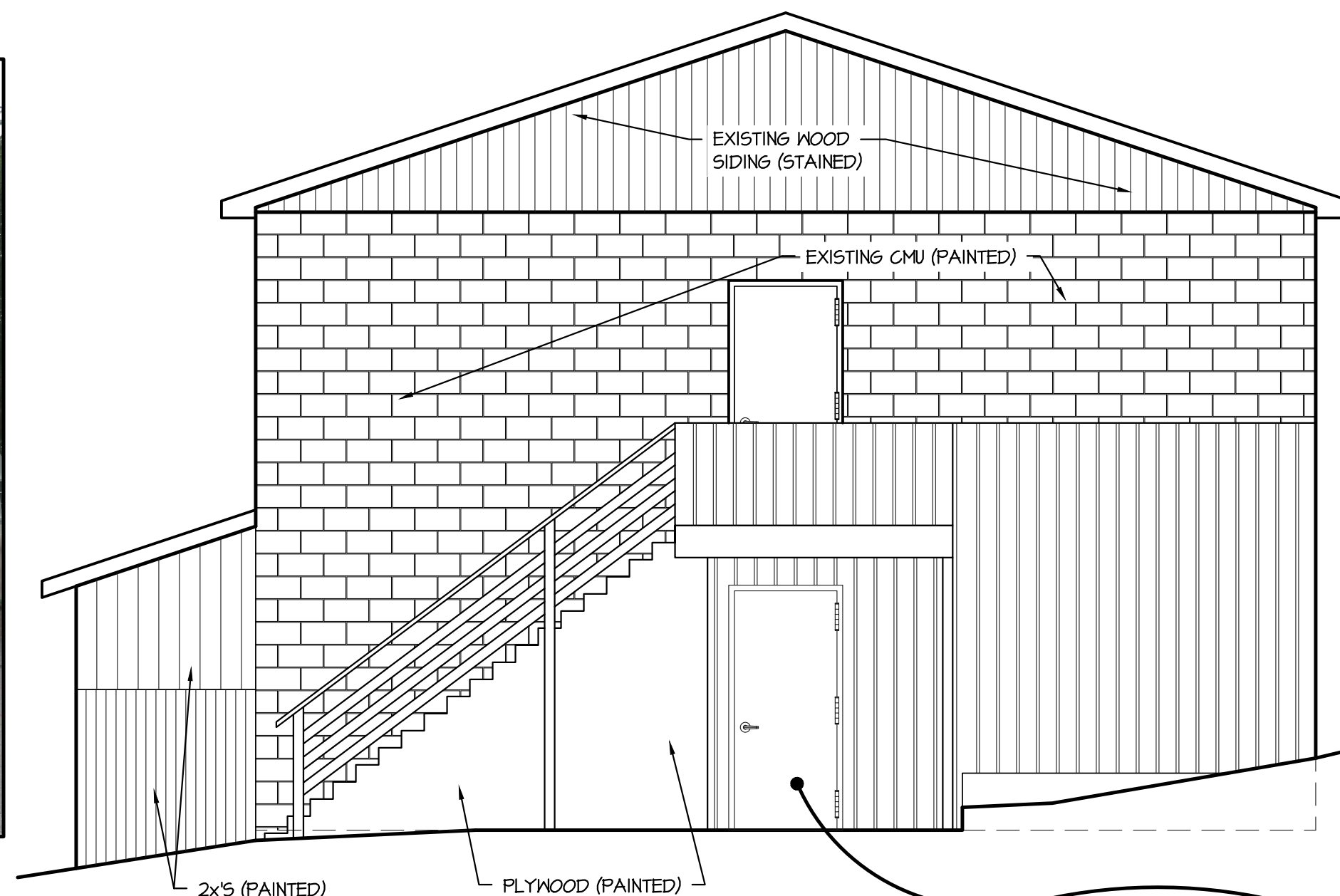
No new signage is planned at this time.

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

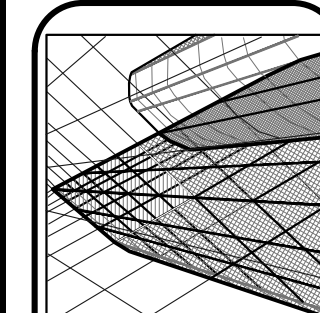
Sincerely,
NEAL SMITH ENGINEERING, INC.



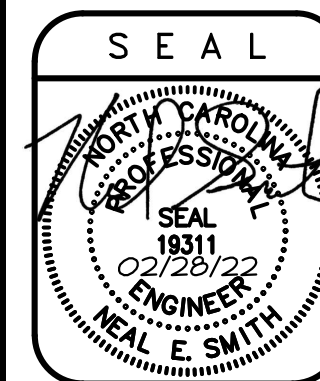
1 Existing Front Elevation – Facing Pennsylvania Avenue
XL.1 1/4" = 1'-0"



2 Existing Rear Elevation – Facing Rear Entrance
X1.1 1/4" = 1'-0"

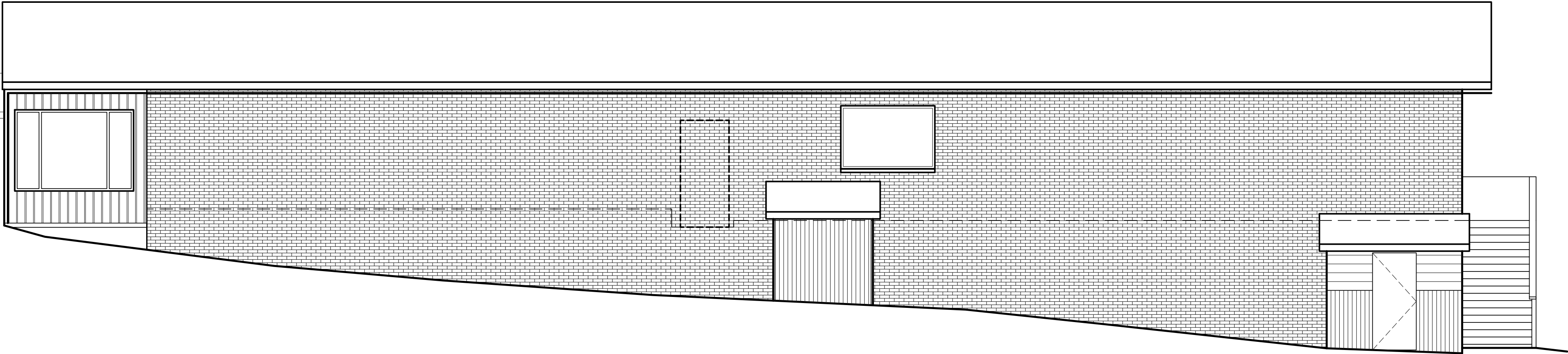
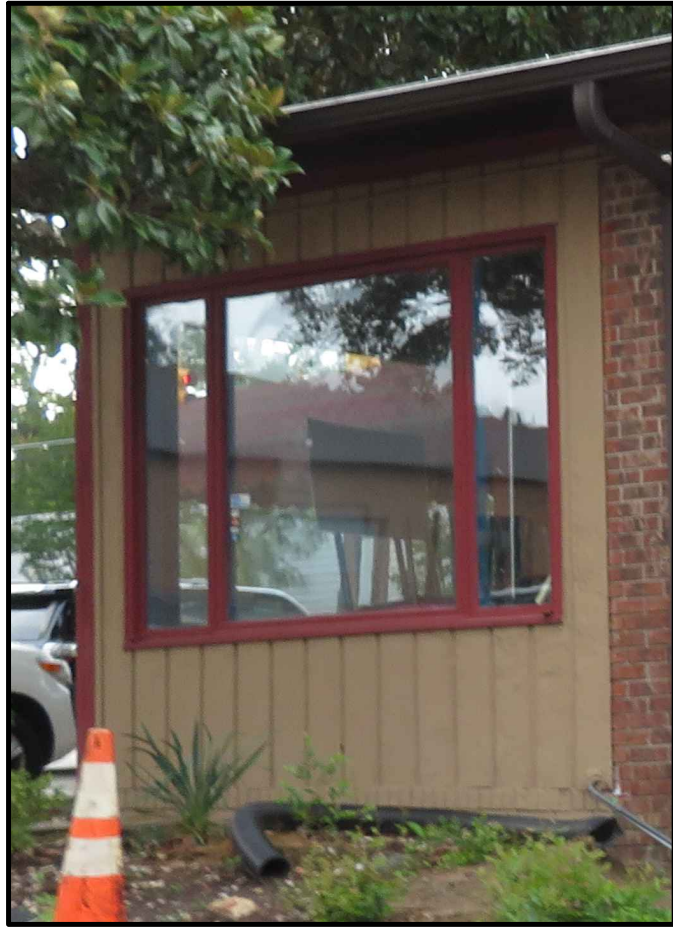
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Southern Pines, NC 28387
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Fax: (910) 695-8832
www.nsengeering.com
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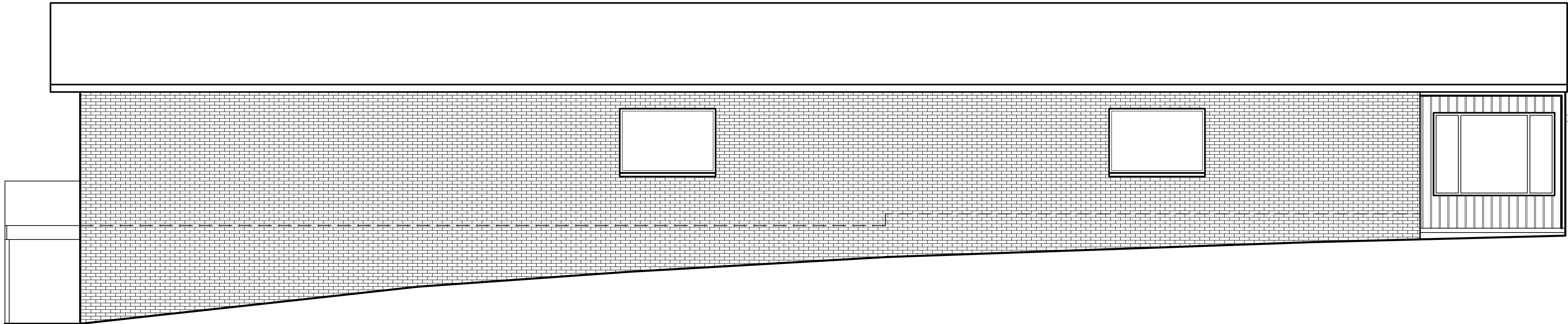
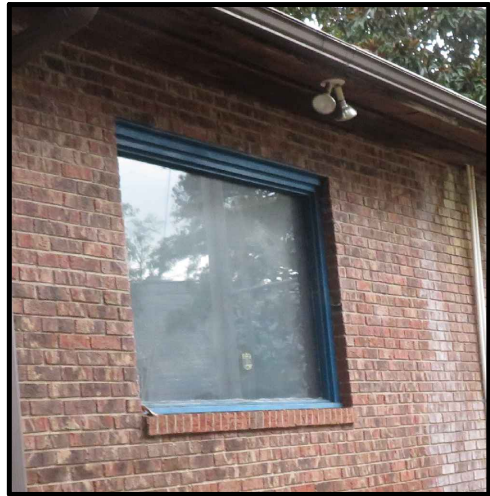
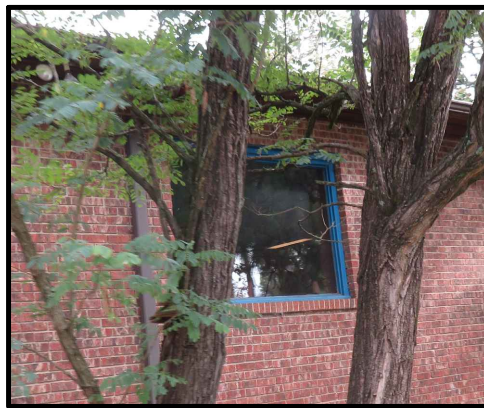


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DATE:	02/28/22
JOB NUMBER:	2100571
DRAWING KEY:	XI.I



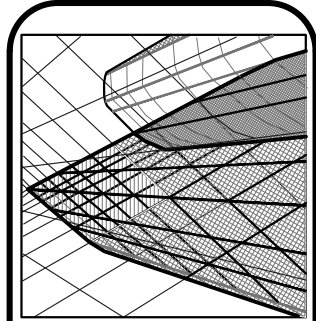
1 Existing Right Elevation – Facing Parking Lot
3/16" = 1'-0"



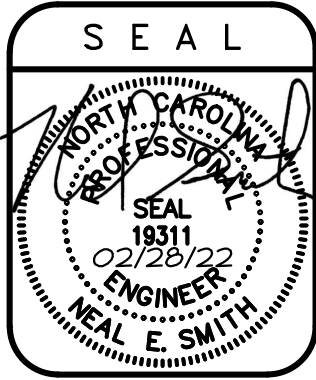
2 Existing Left Elevation – Facing S Bennett Street
3/16" = 1'-0"

TOM GISLER
210 W. Pennsylvania Ave., Southern Pines, NC
EXISTING ELEVATIONS

REVISIONS

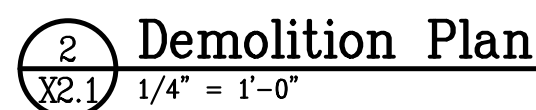
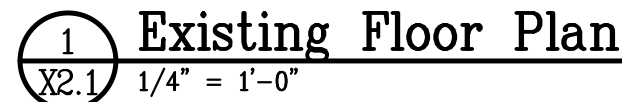


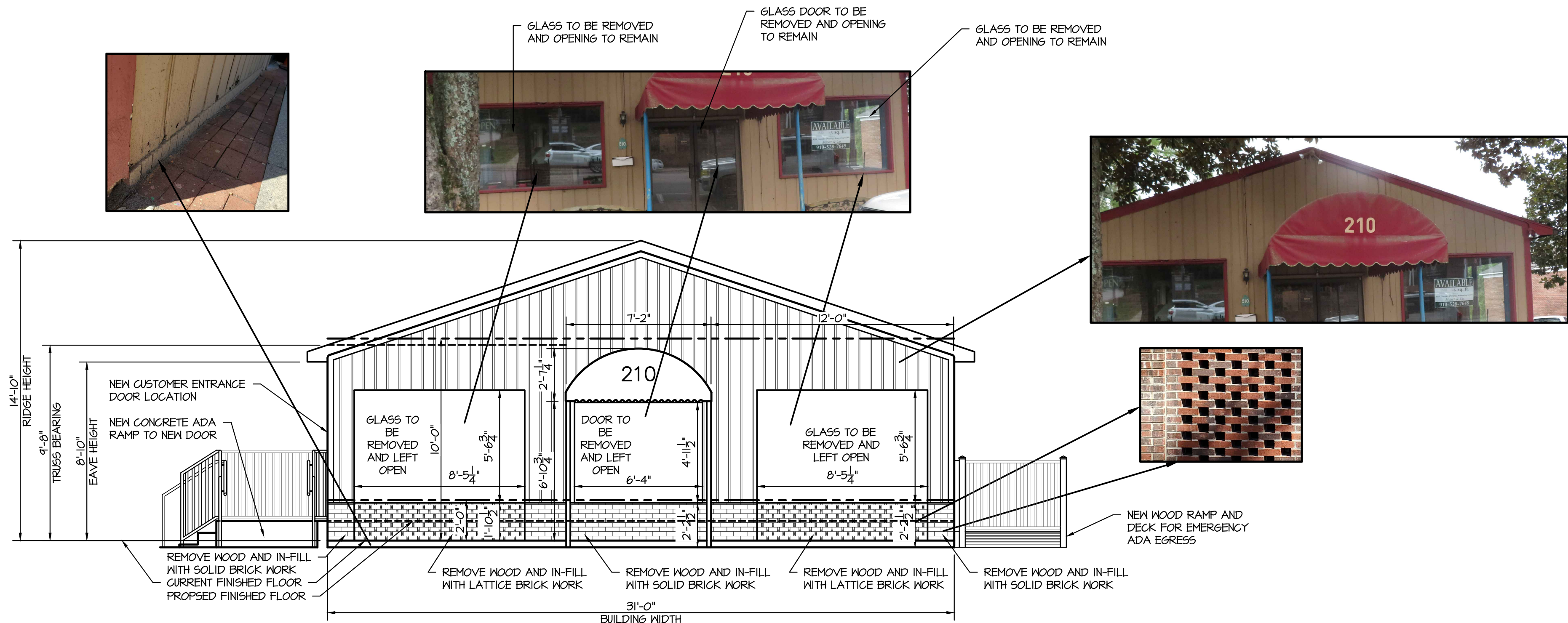
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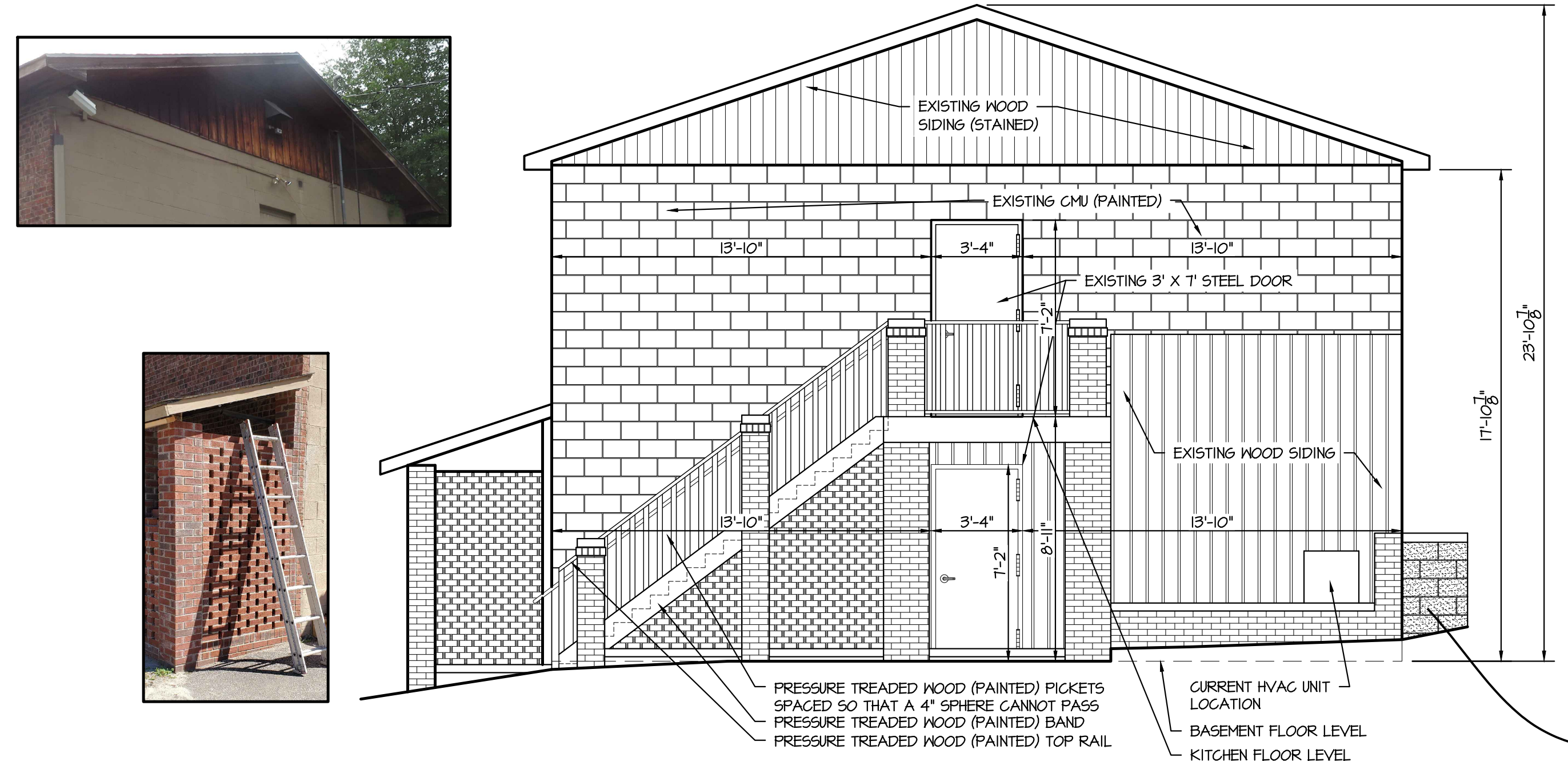
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BKB
SCALE:
As Noted
DATE:
02/28/22
JOB NUMBER:
2100571
DRAWING KEY:
X1.2





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

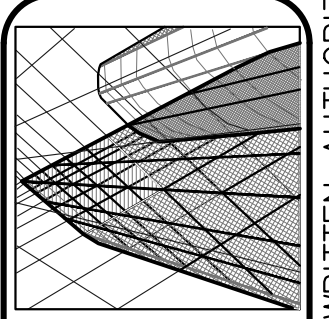
- M A T E R I A L L I S T :
1. ALL NEW BRICK BEING USED IS CALLED "HAND-CRAFT" BY LEE BRICK
 2. EXISTING ROOF SHINGLES ARE "DESERT TAN" BY OWENS CORNING
 3. CONCRETE FOR THE MAIN ENTRY IS "AB CLASSIC, WALNUT COLOR" BY FAY BLOCK.



2
G1.1 Renovated Rear Elevation – Facing Rear Driveway (As Seen from S Bennett Street)
1/4" = 1'-0"

TOM GISLER
210 W. Pennsylvania Ave., Southern Pines, NC
RENOVATED ELEVATIONS

REVISIONS	DATE	BY
1	03/10/22	BKB



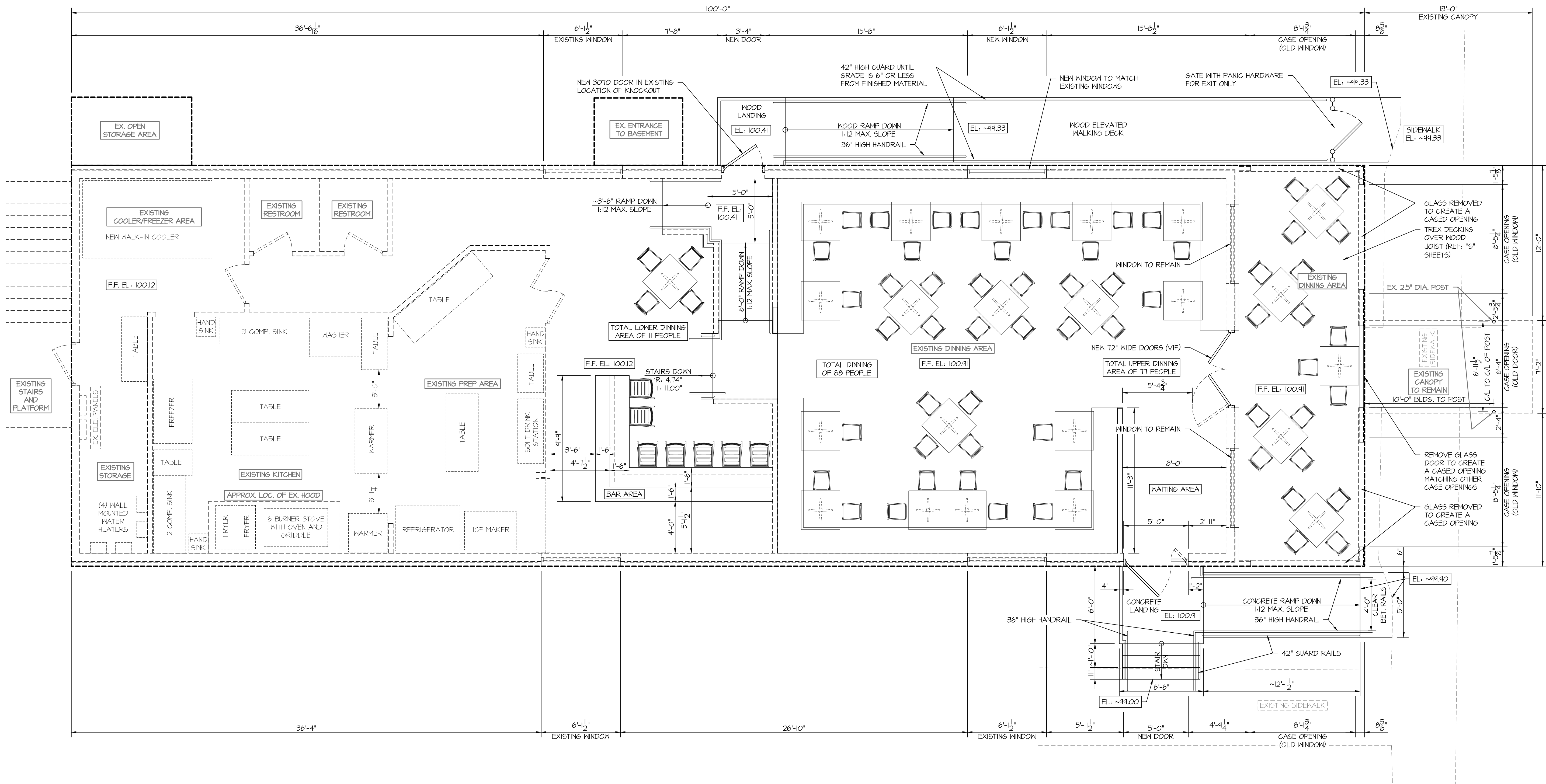
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DRAWING KEY:
G1.1



1
G2.1 Renovated Floor Plan
1/4" = 1'-0"

TOM GISLER
210 W. Pennsylvania Ave., Southern Pines, NC

RENOVATED FLOOR PLAN

REVISIONS
03/10/22
BKB

REVISIONS

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NSE

SEAL
NEAL E. SMITH
ENGINEER
03/10/22
18311

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As Noted

DATE:
02/28/22

JOB NUMBER:
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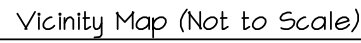
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AR-07-22 210 W. Penn. Ave.

April 2022 Town Council

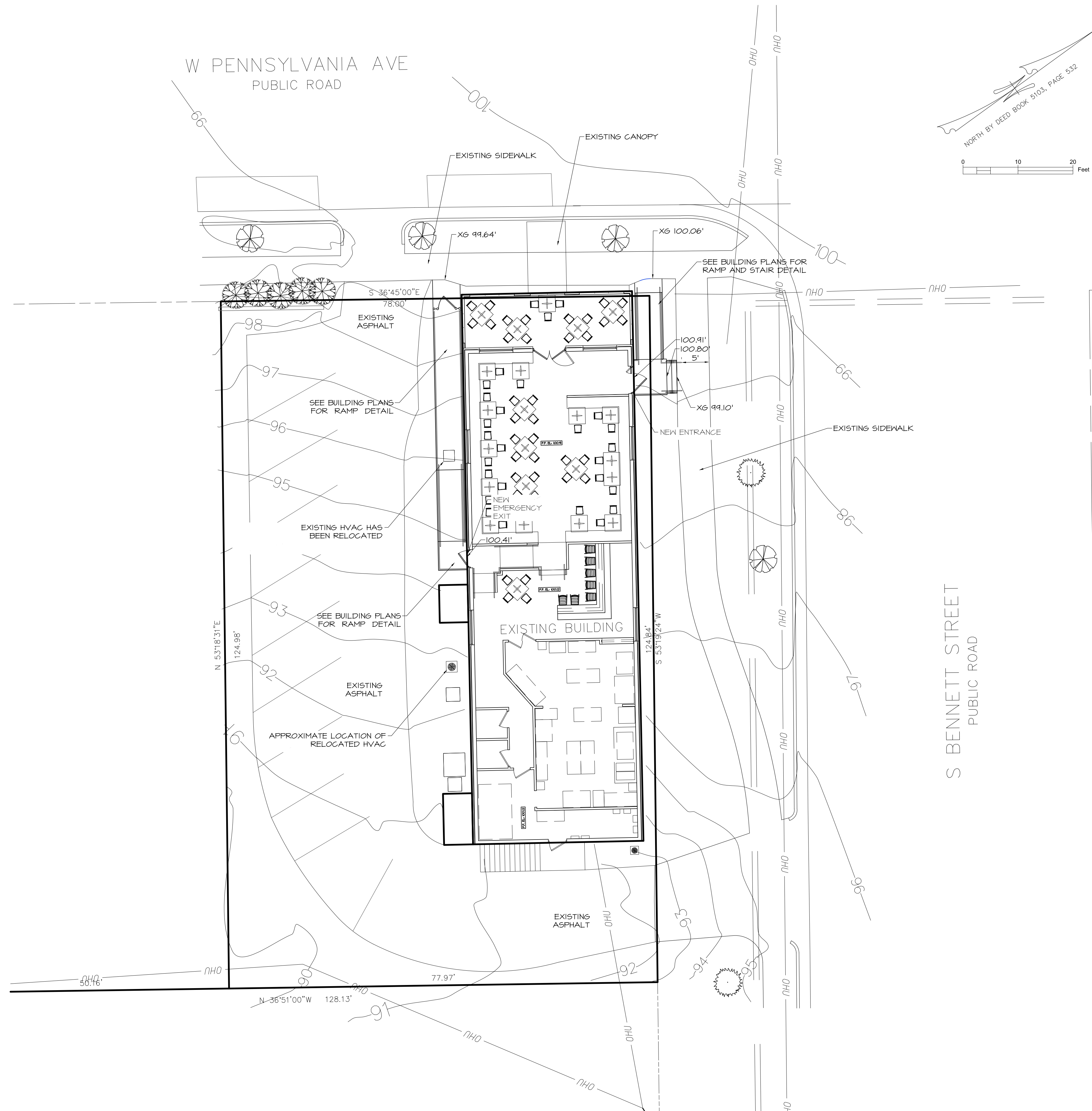
25 of 26
Page 253 of 467



	= Iron Stake Found
	= Iron Stake Set
	= Concrete Monument Found
	= PK Nail Found
	= PK Nail Set
	= Existing Right of Way
	= Proposed Right of Way
	= Boundary Line
	= Adjacent Property Lines not Surveyed
	= Existing Setback Lines
	= Proposed Setback Lines
	= Existing Contour
	= Proposed Contour
	= Approximate Location of Existing Waterline
	= Proposed 6" Waterline
	= Approximate Location of Existing Gas Line
	= Existing Sanitary Sewer Line
	= 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
	= Proposed Silt Fence
	= Proposed Temporary Diversion
	= Existing Stream Centerline
	= Existing Soil Road
	= Existing Gravel Road
	= Existing Light Pole
	= Proposed Light Pole
	= Existing Light 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
	= Existing Sewer Clean out
	= Proposed Sewer Clean out
	= Curb Inlet
	= Existing Storm Drain Manhole
	= High Density Polyethylene Pipe
	= Reinforced Concrete Pipe
	= Flared End Section
	= Proposed Spot Elevation
	= 10" Pine (typ.)
	= Existing Tree to be Removed

PARCEL ID:
PIN:
DEED BOOK & PAGE

00038695
858105284805
BOOK 5115, PAGE 470

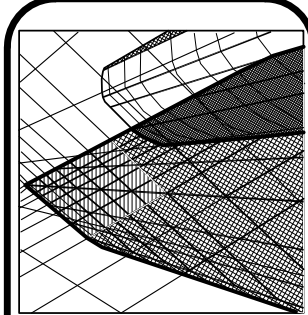


TOM GISLER

210 W. PENNSYLVANIA AVE., SOUTHERN PINES, NC

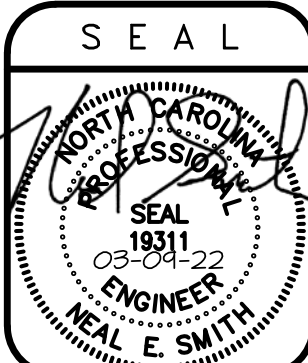
SITE LAYOUT PLAN

REVISIONS:	
1	03-04-22 BCW
REVISIONS:	



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Agenda Item

To: Reagan Parsons, Town Manager
From: Jennifer Hunt, Planner I
Subject: AR-08-22 Chick-fil-A Restaurant
Date: April 12, 2022

I. SUMMARY OF APPLICATION REQUEST:

Chick-fil-A, Inc. on behalf of Moore Properties Sandhills II, LLC is requesting approval of an Architectural Compliance Permit for a 4,948 square foot commercial restaurant, where the old Golden Corral used to be, in the General Business zoning district within the Urban Village Highway Corridor Overlay off the US 15-501 Highway. (See Figure 1 and Figure 2). The address is 265 Turner Street Southern Pines, NC 28387. The northwest side of this parcel is located in the Town of Aberdeen. The Architectural Compliance Permit is only for the remaining part of the parcel that is located in the jurisdiction of the Town of Southern Pines.

II. PROJECT INFORMATION:

1. PARID 94000539701; **PIN** 857114432329

2. Owners:

Moore Properties Sandhills II, LLC
Attn: John Zhang
8001 Skycroft Commons Drive
Waxhaw, NC 28173

3. Applicant / Agent:

Chick-fil-A, Inc.
5200 Buffington Road
Atlanta, GA 30349

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



Figure 2: Urban Village Highway Corridor Overlay Vicinity Map and Zoning Map for Subject Property Outlined in Red:

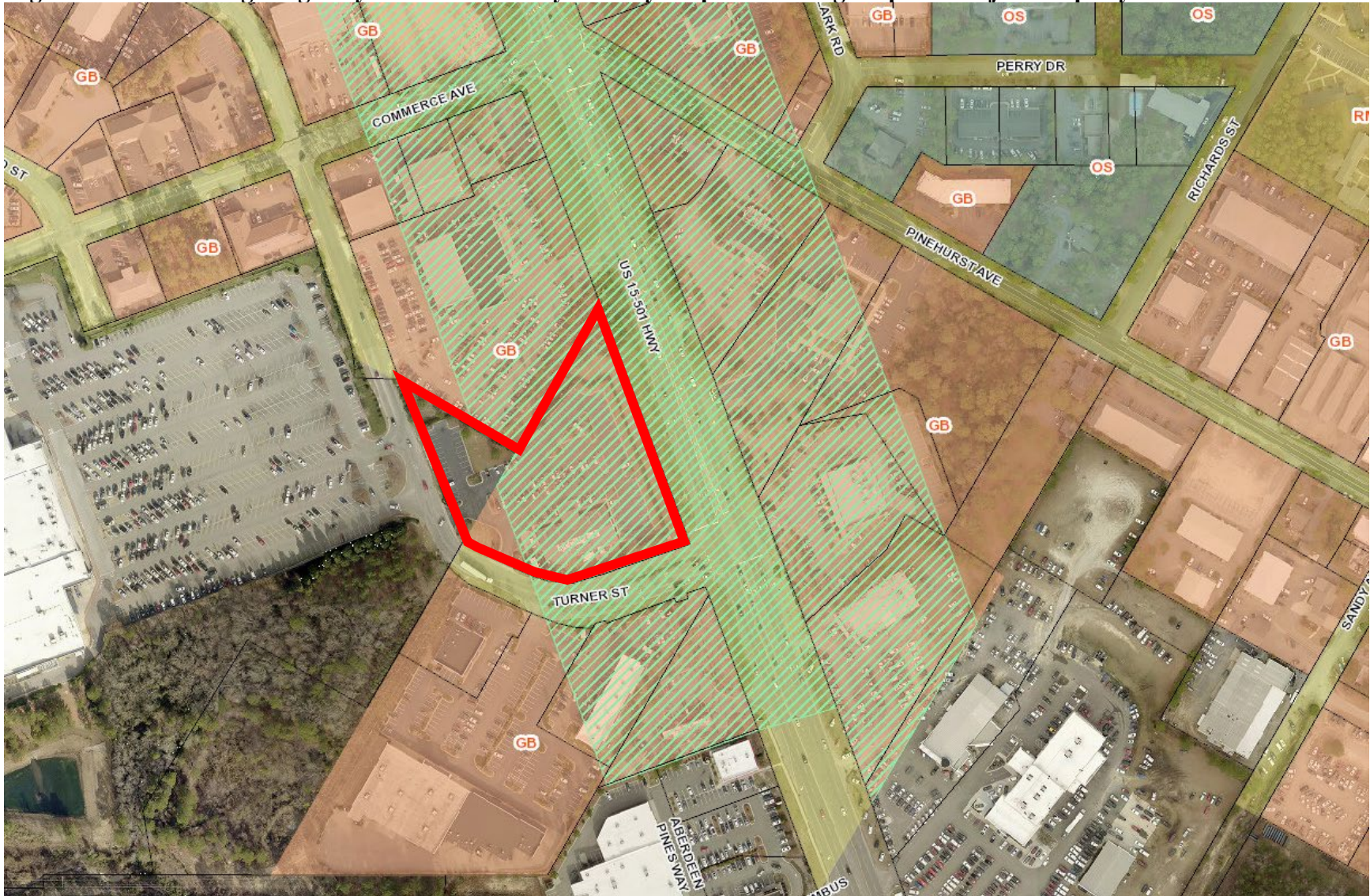
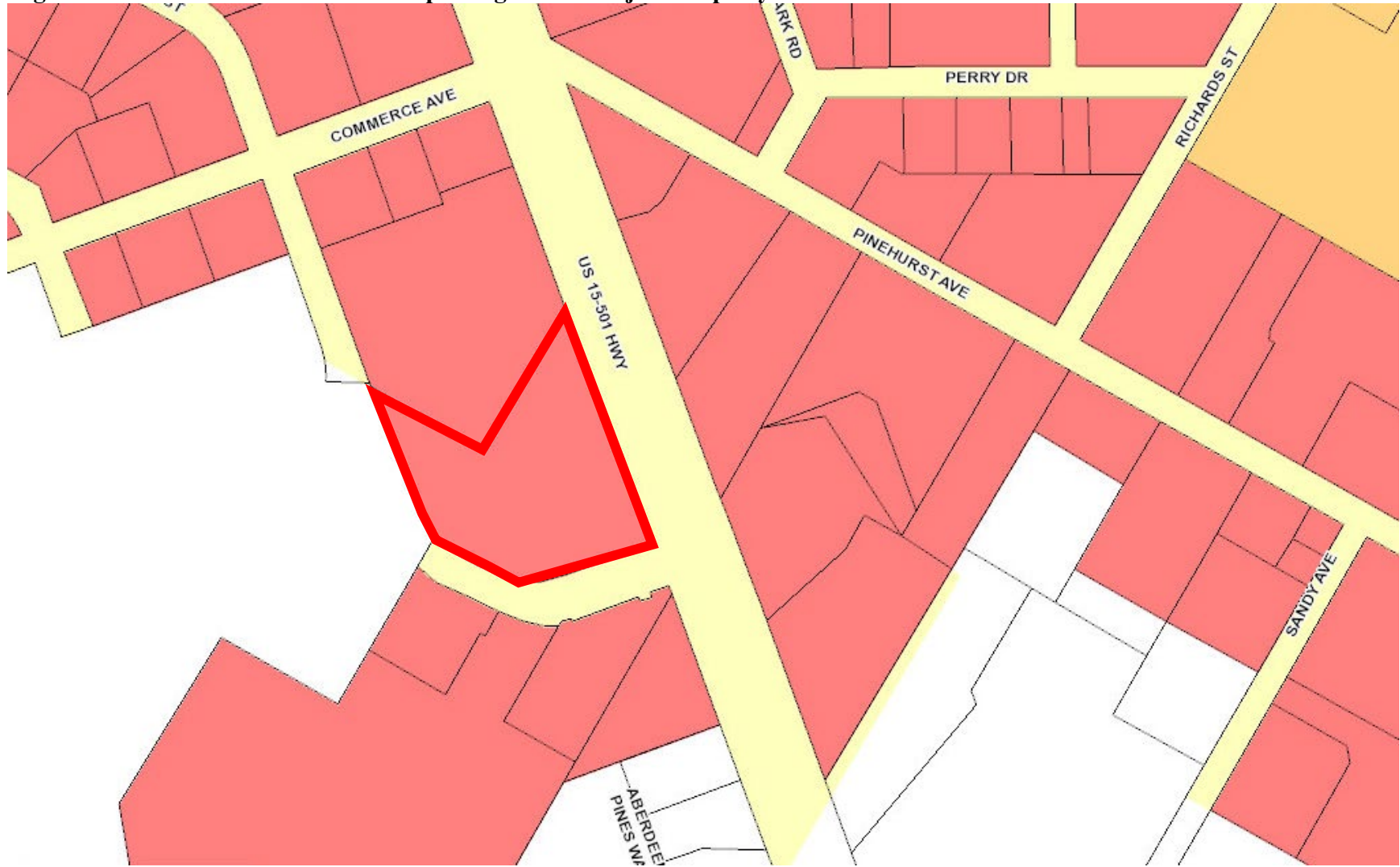


Figure 3: CLRP Future Land Use Map Designation Subject Property Outlined in Red:



1. 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.*

2. Zoning:

The parcel is currently zoned General Business (GB) (See Figure 1). The GB district is designed to accommodate highway-oriented retail, commercial service businesses and in some limited cases light manufacturing, which generally have as their market area the entire Town and surrounding area. The major objectives of this district are to:

- Encourage planned commercial, light manufacturing conducted within buildings and office parks;
- Discourage small Lot Development on major highways;
- Encourage vehicular access from service drives and other local commercial streets rather than directly from arterial streets; and
- Provide a location for major shopping facilities and land uses requiring large outdoor spaces.

III. STAFF REVIEW:

1. Review Process:

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

2. Application Review Dates:

Application Submitted: March 7, 2022

Application Complete: March 18, 2022

Town Council Agenda Meeting: April 6, 2022

Town Council Meeting: April 12, 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 is a one story 4,948 square feet commercial restaurant. Staff has reviewed the project for compliance with UDO §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 corner 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.*

Requesting a Deviation:

- The higher order street is US 15-501 Hwy, an NCDOT-maintained US highway facility, verses Turner Street, a private street. Chick-fil-A has the main entrance oriented where they believe customers will be safer and parking, along Turner Street. Chick-fil A has a double lane drive-thru that wraps around the building, along the main street, and has found it safer for customers to not have to cross the double-lane. Due to lot orientation and grading differences along the higher order street, Chick-fil-A believes the site does not lend itself well to utilizing an entrance on US 15-501 Hwy.
- 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 roughly 126' while the height of the building is roughly 22.' The width of the building is more than twice the building height but the changes in rooflines create the appearance of building segments, therefore they comply.
- 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.*

Generally Compliant:

- The applicant will be using dark brown and light brown brick veneer with metal trim around the doors and windows.
- 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.*

Requesting a Deviation:

- The applicant's windows and doors comprise of approximately 34% of street facing building facades between two (2) and ten (10) feet above the grade of the building entry, which is in compliance. However, the applicant stated they will use clear glass windows in the dining areas and for all other areas they would like to use spandrel insulated glass. Spandrel insulated glass is an opaque glass solution that gives the overall appearance to a regular storefront window but is designed for non-vision applications. For example, this may be used on the building façade to obscure the view of mechanical systems, insulation and other unsightly construction components.
- 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:

- The applicant states there will be 4' awnings over the doors and 3' awnings over the windows.
- 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 than 100'.*

Generally Compliant:

- The applicant states they will be using a flat membrane roofing system. The color of the membrane is white, non-reflective and will be screened from view by the parapets. The changes in parapet height or design in the roofline as viewed from any public street is applied every approximately 35 feet. The width of the building is 126 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 units and condensers will be on the roof. They will not be located between the street and the building. The roof is a flat membrane roof, screened from view by the parapets.
- 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 signage shall comply with the standards in section 4.6 and any applicable zoning district standards.*

Generally Compliant:

- The applicant shows on the submitted site plan that the contractor will provide and install masonry for a proposed Chick-fil-A sign.

IV. ATTACHMENTS PROVIDED BY THE APPLICANT:

1. Application
2. Deed
3. Narrative Addressing Building Design Requirements per UDO §4.10.4
4. Color Elevations & Drawings
5. 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-08-22;
2. Approve AR-08-22 with the following conditions...
3. Deny AR-08-22;

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



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: Chick-fil-A Restaurant

Street Address: 265 Turner Street, Southern Pines, NC (Aberdeen) 28315

PIN: 857114432329 Parcel ID: _____ Zoning: _____

Type of building (retail, office, etc.): Restaurant Total square footage: 4,948

Applicant:

Name: Chick-fil-A, Inc.

Email: todd.williams@cfacorp.com Phone: (678)758-4513

Mailing Address: 5200 Buffington Road, Atlanta, GA 30349

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

Name(s): Moore Properties Sandhills II, LLC attn: John Zhang

Email: xzhang1035@yahoo.com Phone: (704)287-3988

Mailing Address: 8001 Skyecroft Commons Drive, Waxhaw, NC 28173

Date: 3/4/2022


Applicant

APPOINTMENT OF AGENT

The undersigned owner(s), Moore Properties Sandhills II, LLC, hereby appoint(s) Chick-fil-A, 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 4 day of MARCH, 2022.



Property Owner

Property Owner


Agent

UDO §2.26.7. Criteria

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

- (A) The application is consistent with applicable Comprehensive Plan goals and policies;
- (B) 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;
- (C) The application is consistent with applicable conditions of prior Development approvals; and
- (D) The development as proposed will be compatible with neighboring development and has mitigated potential conflicts.

UDO §2.26.9. Effect of Approval

- (A) The Architectural Compliance Permit shall expire unless a Building Permit is issued within one (1) year of approval.
- (B) Development activities subject to this section shall conform to the approved application and any conditions or restrictions. Any deviation from the approved Architectural Compliance Permit, unless approved in advance and in writing by the Planning Director, is deemed a violation of the UDO.

Please review UDO §2.26 in its entirety as well as UDO §4.10.4 for Building and Design Requirements (www.southernpinesudo.org).

For Registration Register of Deeds

Judy D. Martin

Moore County, NC

Electronically Recorded

May 26, 2021 8:07:23 AM

Book: 5623 Page: 80 - 83 #Pages: 4

Fee: \$26.00 NC Rev Stamp: \$4,450.00

Instrument# 2021012164

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$4,450.00

Tax Parcel ID No.: 94000539701 and
94000539702

This instrument was prepared (WITHOUT EXAMINATION OF TITLE) by:

Charles D. Lansden, Esq.

Lansden Law PLLC

10800 Sikes Place, Suite 230

Charlotte, NC 28277

Mail after recording to: Grantee

Brief description for
the Index:

137750 SQ FT SDH TP

THIS SPECIAL WARRANTY DEED is made this 25 day of May, 2021, by and between:**GRANTOR**NET LEASE FUNDING 2005, LP
a Delaware limited partnership

with a mailing address of:

2325 E. Camelback Road, 9th Floor
Phoenix, AZ 85016**GRANTEE**MOORE PROPERTIES SANDHILLS II LLC,
a North Carolina limited liability company

with a mailing address of:

8001 Skyecroft Commons Drive
Waxhaw, NC 28173FIRST AMERICAN TITLE
NCS: 1052092 Phx1

WITNESSETH that Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD AND CONVEYED and does hereby GRANT, BARGAIN, SELL AND CONVEY unto Grantee in fee simple, the real property located in Sandhills Township, Moore County, North Carolina, legally described as:

See legal description set forth in Exhibit "A" attached hereto and incorporated herein by this reference (the "**Property**").

Together with all right, title and interest of Grantor in and to all improvements located on the Property; all easements, if any, benefiting the Property; and all rights, benefits, privileges and appurtenances pertaining to the Property.

SUBJECT TO current real property taxes and all unpaid non-delinquent general and special taxes, bonds and assessments; all liens, covenants, conditions, reservations, rights, easements, interests, rights of way, and restrictions of public record; all leases and any other occupancy agreements in effect; all zoning ordinances and regulations and any other laws, ordinances or governmental regulations restricting or regulating the use, occupancy or enjoyment of the Property; and all matters visible upon or about the Property or that would be disclosed by an accurate survey of the Property.

TO HAVE AND TO HOLD the Property unto said Grantee and its successors and assigns forever, and Grantor will warrant and defend the title to the Property conveyed hereby unto said Grantee against the lawful claims and demands of all claiming by, through and under Grantor, but no other.

Pursuant to N.C.G.S. § 105-317.2, the Grantor states as follows: the Property conveyed herein does not include the primary residence of Grantor. Grantor's address is provided herein.

[SIGNATURE PAGE FOLLOWS]

GRANTOR:

NET LEASE FUNDING 2005, LP,
a Delaware limited partnership

By: VEREIT Net Lease Funding 2005 GP, LLC,
a Delaware limited liability company,
its Manager

By: VEREIT Operating Partnership, L.P.,
Its sole member

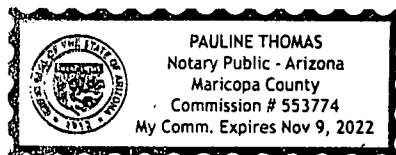
By: [Signature]
Name: Thomas W. Roberts
Title: Executive Vice President

STATE OF ARIZONA

COUNTY OF MARICOPA

I, Pauline Thomas, a Notary Public in and for said County in the State aforesaid, do hereby certify that Thomas W. Roberts, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he, as the Executive Vice President of VEREIT Operating Partnership, L.P., a Delaware limited partnership, the Sole Member of VEREIT Net Lease Funding 2005 GP, LLC, a Delaware limited liability company, the Manager of NET LEASE FUNDING 2005, LP, a Delaware limited partnership, signed and delivered said instrument as his own free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 20th day of May, 2021.



Pauline Thomas
Notary Public

(SEAL)

My Commission Expires: 11/9/22

Grantor Signature Page to
Special Warranty Deed

EXHIBIT "A"

LEGAL DESCRIPTION OF THE PROPERTY

A CERTAIN TRACT OR PARCEL OF LAND IN SANDHILLS TOWNSHIP, MOORE COUNTY, SOUTHERN PINES, NORTH CAROLINA, FRONTING ON THE WEST SIDE OF U.S. HIGHWAY NO. 15-501 ABOUT 150 YARDS SOUTHEAST OF THE INTERSECTION OF COMMERCE AVENUE WITH U.S. HIGHWAY NO. 15-501, BOUNDED ON THE WEST AND NORTH BY WAYNE THEATRES (THE CINEMA FOUR TRACT) AND ON THE SOUTH AND SOUTHWEST BY WAL-MART STORES, INC., DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON STAKE IN THE SOUTHWEST LINE OF U.S. HIGHWAY NO. 15-501, SAID IRON STAKE BEING THE NORTH CORNER OF THE CONCORD ASSOCIATES PROPERTY RECORDED IN DEED BOOK 453 AT PAGE 181 AND DEED BOOK 605 AT PAGE 106 IN THE MOORE COUNTY REGISTRY, SAID IRON STAKE ALSO BEING THE EAST CORNER OF THE SUBDIVISION ENTITLED "YADKIN PARK, SECTION THREE", RECORDED IN PLAT CABINET 2 AT SLIDE 288 IN THE MOORE COUNTY REGISTRY; SAID BEGINNING CORNER FURTHER LOCATED AS BEING S. 15 DEGREES 21'10" E. 1699.45 FEET FROM NORTH CAROLINA GEODETIC SURVEY MONUMENT "SIMPSON"; SAID BEGINNING CORNER HAVING NORTH CAROLINA GRID VALUES OF N (Y) = 513,669.85 FEET, E (X) = 1,874,224.10 FEET; RUNNING THENCE FROM THE BEGINNING AS THE NORTHEAST LINE OF THE CONCORD ASSOCIATES TRACT AND AS THE SOUTHWEST LINE OF U.S. HIGHWAY NO. 15-501 (150 FEET WIDE) S. 20 DEGREES 17'30" E. 473.92 FEET TO AN IRON STAKE IN SAID COMMON LINE; THENCE AS A NEW LINE, S. 69 DEGREES 42'44" W. 202.37 FEET TO AN IRON STAKE; THENCE AS A CURVE TO THE RIGHT, HAVING A RADIUS OF 150.00 FEET, AN ARC DISTANCE OF 117.47 FEET, A CHORD OF N. 87 DEGREES 51'10" W. 114.49 FEET TO AN IRON STAKE; THENCE N. 65 DEGREES 25'03" W. 96.06 FEET TO AN IRON STAKE; THENCE AS A CURVE TO THE RIGHT, HAVING A RADIUS OF 85.00 FEET, AN ARC DISTANCE OF 52.49 FEET, A CHORD OF N. 47 DEGREES 45'36" W. 51.66 FEET TO AN IRON STAKE, THENCE N. 20 DEGREES 17' 09" W. 307.25 FEET TO AN IRON STAKE, A COMMON CORNER OF LOTS 32 AND 33, YADKIN PARK, A CORNER OF THE WAL-MART STORES, INC. PROPERTY; THENCE AS THE FOLLOWING LINES OF THE WAL-MART STORES, INC. PROPERTY S. 58 DEGREES 11'13" E. 250.10 FEET TO AN IRON STAKE; THENCE N. 29 DEGREES 43'06" E. 321.66 FEET TO THE BEGINNING, CONTAINING 137,750 SQUARE FEET, MORE OR LESS, AND BEING A PORTION OF THE WAL-MART STORES, INC. TRACTS PREVIOUSLY RECORDED IN DEED BOOK 560 AT PAGE 325, DEED BOOK 555, AT PAGE 491 DEED BOOK 453, AT PAGE 181 AND DEED BOOK 605 AT PAGE 106, ALL IN THE MOORE COUNTY REGISTRY OF DEEDS OFFICE.

TOGETHER WITH THOSE RIGHTS OF ACCESS, INGRESS AND EGRESS SET FORTH IN THAT CERTAIN ACCESS EASEMENT BETWEEN WAL-MART STORES, INC. AND GOLDEN CORRAL CORPORATION, DATED MAY 27, 1994, AND RECORDED IN DEED BOOK 1007, PAGE 380, MOORE COUNTY REGISTER OF DEEDS OFFICE, AS AMENDED BY THAT CERTAIN AMENDMENT AGREEMENT AND MODIFICATION TO ACCESS EASEMENT DATED SEPTEMBER 7, 1995, AND RECORDED IN DEED BOOK 1119, PAGE 478, MOORE COUNTY REGISTER OF DEEDS OFFICE.



EDWARDS + HOTCHKISS ARCHITECTS, P.C. – TWO BRENTWOOD COMMONS

750 OLD HICKORY BLVD., SUITE 250 BRENTWOOD, TN 37027-4528

PHONE 615.467.2901 CELL: 615.260.2402 FAX 615.377.0978 MAIL steven@eandharch.com

March 2, 2022

Planning Department
Town of Southern Pines
801 SE Service Road, Southern Pines, NC 28387
(910) 692-4003
plan@southernpines.net
www.southernpines.net

Re: Chick-fil-A – #5048 Southern Pines, Aberdeen, NC

To Whom It May Concern,

Below is a Written Narrative describing how the proposed Chick-fil-a Restaurant complies with the Southern Pines UDO section 4.10.4

(A) Building Orientation and Entries

While the UDO requires the main building entrance to face the main street, that is not possible in our particular situation. For one thing Chick-fil-a has a double-lane drive-thru that wraps around the building. We have found it's much better and safer for customers to not have to cross this double-lane, which is why we have the entry orientated as we do. However in addition to the drive-thru lane, the site does not lend itself well to utilizing an entrance on the street side. The lot orientation to the street along with grading differences would be problematic in this case. As such Chick-fil-a believes the current proposed design, with the main entry facing where customers will be parking, is the best and safest for customers overall.

(B) Building Dimensions

The width of our building segments is been designed (per the UDO) to not be more then twice the building height. Each building segment is defined by a change in brick colors, an "offset" in the building façade, and an roofline change.

(C) Building Materials

The exterior finish of the building consists is a brick finish with metal storefront system and a few metal accents.

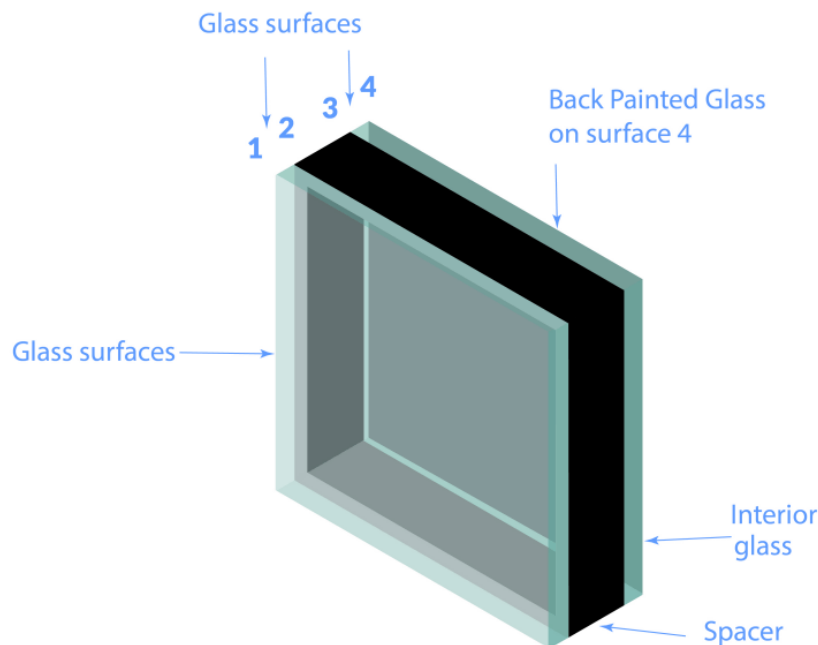
(D) Windows

The windows we use in our building for the dining areas are all clear glass (as required by the UDO). Per UDO 4.10.4.3 we are required to have windows and doors make up 25% of our street facing façade (Exterior Elevation 2) between the elevations of 2' and 10' above grade. As this is Chick-fil-a's kitchen wall with kitchen equipment, cooking hoods, etc placed along it, we can't have conventional clear glazed windows in this area very easily. We have provided three actual clear glazed clerestory windows as shown on the building elevation

where possible, in part because Chick-fil-a values having real, natural light provided to the kitchen for the benefit of the employees and restaurant team. However we can't hit the required 25% glazing requirement using conventional windows. This is something Chick-fil-a has worked on for years and experimented with various techniques. What we have found to be the best solution to create the overall welcoming look that the UDO is trying to achieve, is to provide spandrel glass windows. If the Town Council finds the spandrel glass to be acceptable, we will be in compliance and exceed the 25% minimum glazing requirement, as shown on Exterior Elevation 2.

For those who are not familiar with spandrel glass, it was designed to create an opaque solution (thus screening the inside of the wall) while using a glass product – so that the overall building appearance was similar to a regular storefront window. Below is an image showing how one face of the glass is coated with an opaque color, but because the coating is on the inside of the double framed glass, it still looks like a storefront window system (and really is a storefront window system).

SPANDEL INSULATED GLASS UNIT



The below image is that of the Harris Square Chick-fil-a located in the Charlotte, NC area. It utilized a similar mix of spandrel glass and actual clear glass to create the appearance of a unified storefront system along the kitchen wall.



Thank you,

Steve Malloy
Senior Project Manager



Planning Department
Town of Southern Pines
180 SW Broad Street
Southern Pines, NC 28387
910-692-4003

RE: CFA 05048, 265 Turner Street, Town of Southern Pines

To Whom it May Concern:

The proposed Chick-fil-A site at the above referenced location is located at the corner of Turner Street and Hwy 15-501. This project is a non-residential commercial use which is consistent with the Future Land use Map and with applicable Comprehensive Plan goals. The proposed redevelopment of an existing vacant restaurant parcel substantially conforms with the applicable commercial design standards for this zoning district. The parcel is not accessed directly from US Highway 15/501 and will provide adequate on-site services for the proposed development. Adjacent areas include Southern Pines Automotive Dealership to the northwest as well as restaurants such as Cracker Barrel and Cook Out and retail properties across adjacent roadways, there is also an existing Wal-Mart shopping center approximately 1000 ft to the west outside the limits of the Town of Southern Pines. The location has adequate utilities and facilities to properly serve the proposed development. The development of the Chick-fil-A will decrease the amount of impervious coverage and increase the amount of landscaping at this location creating a positive stormwater and environmental impact as a result of the proposed project. There are no neighboring development for which the proposed Chick-fil-A would not be compatible. The development is consistent with the existing conditions and will allow the proposed Chick-fil-A to better serve the residents and visitors in the Town of Southern Pines.

Please contact me with any questions or clarifications.

Thank you,

Mark Campbell, P.E.

From: [Steve Malloy](#)
To: [Jennifer Hunt](#)
Cc: [BJ Grieve](#); [Cindy Williams](#); [Shannon Marklin/USA](#); [Anne Marks](#); [Mark Campbell \(mark@carterengineering.net\)](#); [Andy Kim](#); [Todd Williams \(todd.williams@cfacorp.com\)](#)
Subject: RE: Completeness for AR-08-22- Chick-fil-A
Date: Thursday, March 17, 2022 4:54:45 PM
Attachments: [Chick-fil-a - 05048 RELO Southern Pines ARC - Development Package.pdf](#)

Jennifer,

Thanks for your email and list of questions. Below in blue please find our written response, which go along with the attached updated color elevations. Please look this over and let me know if you feel anything needs to be expanded on.

Thanks for your help and we look forward to attending the meeting on April 12th!

Steve Malloy

Edwards + Hotchkiss, P.C.
750 Old Hickory Blvd, Building Two, Suite 250
Brentwood, TN 37027
Phone: (615) 467-2901

From: Jennifer Hunt <jhunt@southernpines.net>
Sent: Thursday, March 10, 2022 2:12 PM
To: Anne Marks <annem@eandharch.com>
Cc: BJ Grieve <BJGrieve@southernpines.net>; Cindy Williams <CWilliams@southernpines.net>; Steve Malloy <stevem@eandharch.com>
Subject: RE: Completeness for AR-08-22- Chick-fil-A

Good afternoon,

You can respond to what needs to be clarified by email (instead of a letter) and label the renderings with all the information as requested below. You can then email (attach) the revised renderings with the information we need in order to determine compliance with our UDO, as listed below in the "incompleteness" email.

Sincerely,

Jennifer Hunt

Planner I
Town of Southern Pines
801 SE Service Road
Southern Pines, NC 28387

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



From: Anne Marks <annem@eandharch.com>
Sent: Thursday, March 10, 2022 2:09 PM
To: Jennifer Hunt <jhunt@southernpines.net>
Cc: BJ Grieve <BJGrieve@southernpines.net>; Cindy Williams <CWilliams@southernpines.net>; Steve Malloy <stevem@eandharch.com>
Subject: FW: Completeness for AR-08-22- Chick-fil-A

Hello Jennifer.

Todd Williams with Chick-fil-A forwarded this email you sent to him as we're the contact for the permit.

How is it that you would like us to provide the responses to your comments? Do you want us to answer in your email, provide a response letter or point out on the plans where the information is currently located?

Thank you.

Anne Marks
Edwards + Hotchkiss Architects
2 Brentwood Commons
750 Old Hickory Blvd.
Suite 250
Brentwood, TN 37027
(615)467-2903
annem@eandharch.com

From: Jennifer Hunt <jhunt@southernpines.net>
Sent: Tuesday, March 8, 2022 2:26 PM
To: Todd Williams <todd.williams@cfacorp.com>; xzhang1035@yahoo.com
Cc: Cindy Williams <CWilliams@southernpines.net>; BJ Grieve <BJGrieve@southernpines.net>
Subject: Completeness for AR-08-22- Chick-fil-A

Good afternoon Chick-fil-A, Inc. and Moore Properties Sandhills II, LLC (Attn: John Zhang),

Pursuant to UDO §2.26 UDO Architecture Compliance Permit and the applicable checklist contained in Appendix A of the Town of Southern Pines Unified Development Ordinance

(UDO) page A-23, we have reviewed your application for completeness. At this time, the application is **incomplete**.

The application is insufficient for review. Please address and revise the following below:

1. Per UDO 4.10.4 (A):

- a. Please list the name of the street the front entrance is facing.

As noted in the project narrative, the main street we are located on is US Hyw 15-501, however due to site conditions it's not practical to have a main entrance along this road. As such our main building entrance faces towards the parking area along Turner Street.

- b. Please label the elevations showing which one is north, south, east and west along with the street names associated with each direction.

We have added the north, south, east, west designations to the titles of the color elevations.

- c. Please clarify, will there be only one entrance or more than one entrance? If there is more than one entrance, please label where each one is located.

We have one main entrance located in the center of the west elevation side. The two doors, also on the west elevation, located on the left and right hand sides secondary entrance/exit points.

2. Per UDO 4.10.4 (B):

- a. On the renderings, please label the width of the building.

Please see the dimensions added to both the color renderings and floor plan.

- b. On the renderings, please label the height of the building.

Please see the dimension added to the color renderings.

3. Per UDO 4.10.4 (C):

- a. Please submit a materials list showing the name, color and type of building materials that will be used.

The material legend has been added to the color elevation sheet.

- b. On the renderings, please label the width of the doors, windows and the awnings (overhanging the windows and door).

The width dimensions of the doors, windows and the awnings have been added to the color elevations.

- c. On the renderings, please label the height of the doors, windows and the awnings (overhanging the windows and door).

The height dimensions of the doors, windows and the awnings have been added to the color elevations.

4. Per UDO 4.10.4 (D):

- a. On the renderings, please label the width of the windows.

The window widths have been added to the color renderings.

- b. On the renderings, please label the height of the windows.

The window heights have been added to the color renderings.

- c. On the renderings, please label the height from the ground to the bottom of the window AND the ground to the top of the window. See “Window Proportions” example in UDO, where it shows 2ft. to 10 ft. on the “GROUND FLOOR” labeled.

The window heights from the ground have been added to the color renderings.

- 5. Per UDO 4.10.4 (E) and Per UDO 4.10.4 (F):

- a. Please clarify if you will have awnings. It looks like these are over the windows and doors but I don’t want to assume.

Yes we do have awnings. The awnings are slightly wider than each door or window they are over. The doors will receive a 4’ deep awning to help shelter people from the weather while the windows get shorter 1’ deep awnings to help with both sun and the overall building aesthetic.

- i. Please label the height and width.

Please see the attached reflected ceiling plan for dimensions.

- b. Please clarify if you will have Galleries and/or Arcades.

We do not have any Galleries or Arcades.

- 6. Per UDO 4.10.4 (G):

- a. Please label the width of the roof.

We have a “flat” roof (slight slope for drainage) that covers the entire building.
Please see the dimensions added to the roof plan.

- b. Please submit with your building materials list what type of metal will be used on the roof.

We will be using a flat membrane roofing system. The color of the membrane is white (however this is not visible as it’s screened from view by the parapets.

- i. Is it non-reflective? Please clarify.

The membrane roofing system is non-reflective.

- 7. Per UDO 4.10.4 (H):

- a. Please clarify and label on the renderings (or building elevations) where the HVAC/Mechanical Equipment will be located.

Please see the mechanical units and condensers which are shown on the Roof Plan.

- 8. Per UDO 4.10.4 (I):

- a. Please clarify if you will have garage doors and/or loading bays.

We will not have any garage doors or loading bays.

- b. Please label where the loading zone is located.

Kitchen deliveries will come into the kitchen using the 4’ wide door on the

south elevation. Please see the attached PDF site plan where we have specified the load zone area in red.

- c. Please label where the materials will be “loaded” into the restaurant on the renderings.

Kitchen deliveries will come into the kitchen using the 4’ wide door on the south elevation. There is not an official “loading zone” as deliveries are typically made before the restaurant is open.

You will have 8 business days to complete this. It is due by next Friday, March 18, 2022 at 5pm. Thank you.

Sincerely,

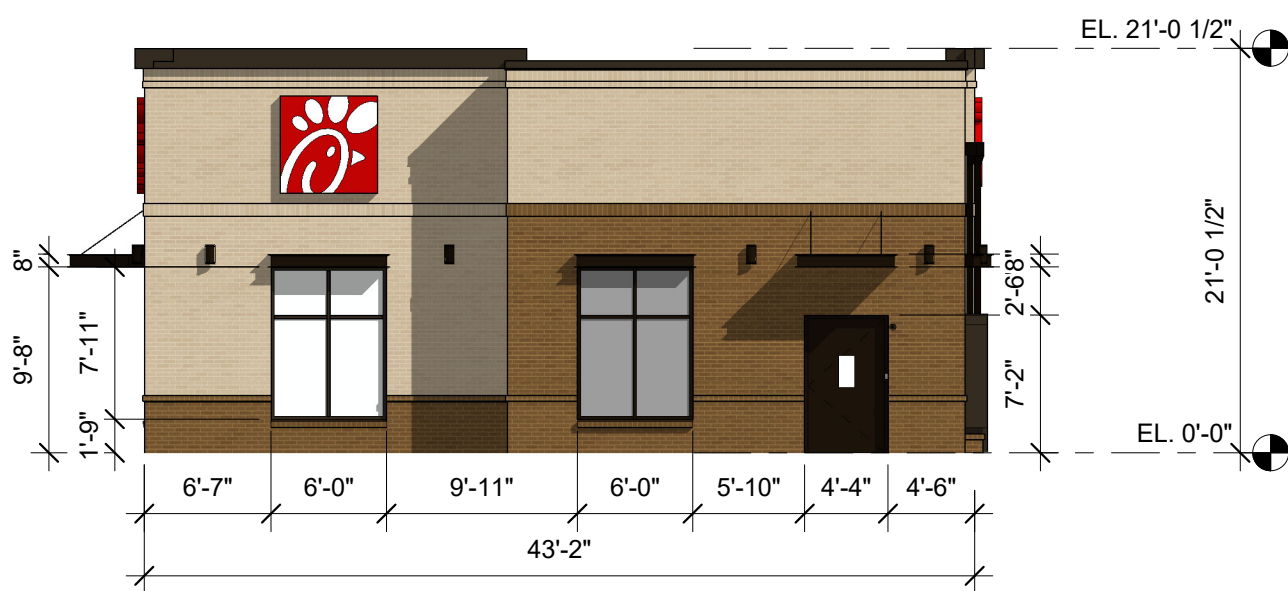
Jennifer Hunt

Planner I

Town of Southern Pines
801 SE Service Road
Southern Pines, NC 28387

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



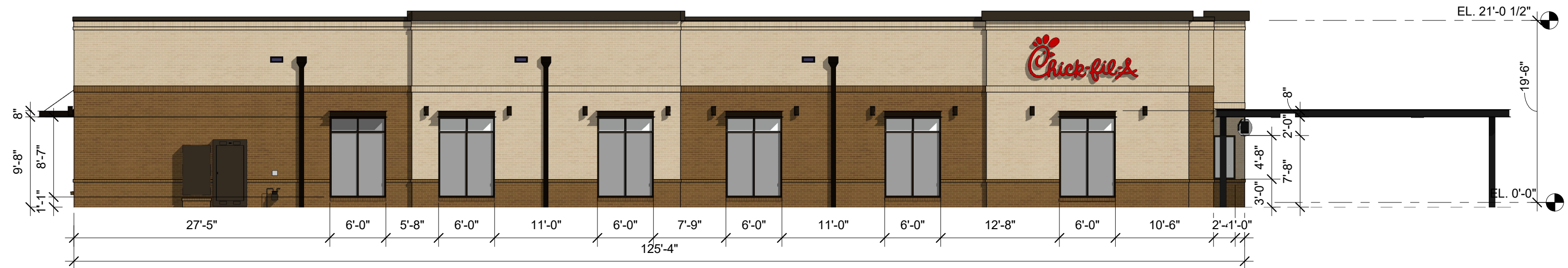


1 SOUTH EXTERIOR ELEVATION
1" = 10'-0"



2 NORTH EXTERIOR ELEVATION
1" = 10'-0"

EXTERIOR FINISHES			
	BR-A	BRICK VENEER	
COLOR: DARK BROWN SIZE: MODULAR			
	BR-B	BRICK VENEER	
COLOR: LIGHT BROWN SIZE: MODULAR			
	EC-1	PREFINISHED METAL COPING	
COLOR: DARK BRONZE			
	PT-113	EXTERIOR PAINT	
COLOR: DARK BRONZE FINISH: SEMI-GLOSS			
	ST-1	STOREFRONT	
COLOR: DARK BRONZE			



3 EAST EXTERIOR ELEVATION
1" = 10'-0"



4 WEST EXTERIOR ELEVATION
1" = 10'-0"

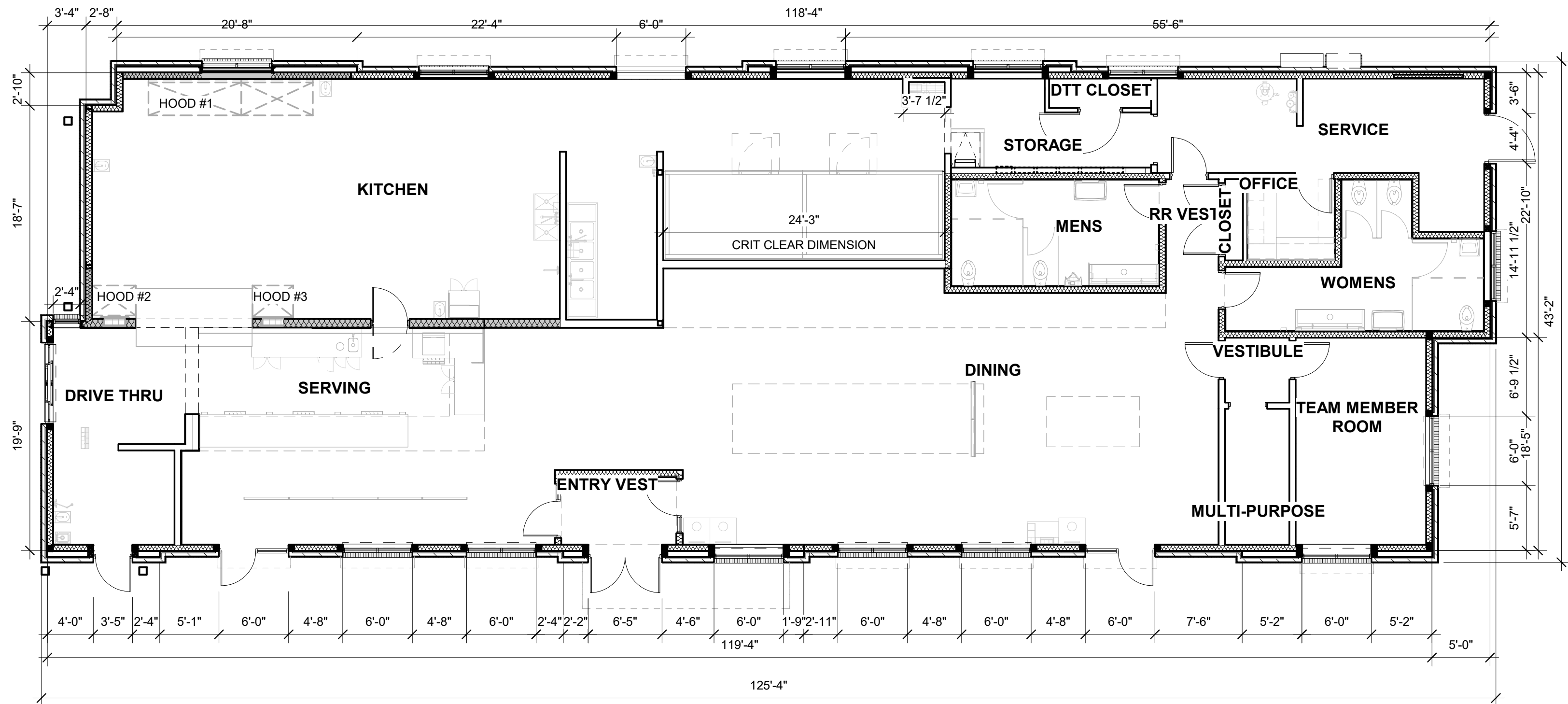
COLOR ELEVATIONS

05048, RELO Southern Pines, 265 Turner Street, Aberdeen, NC 28315

April 2022 Town Council

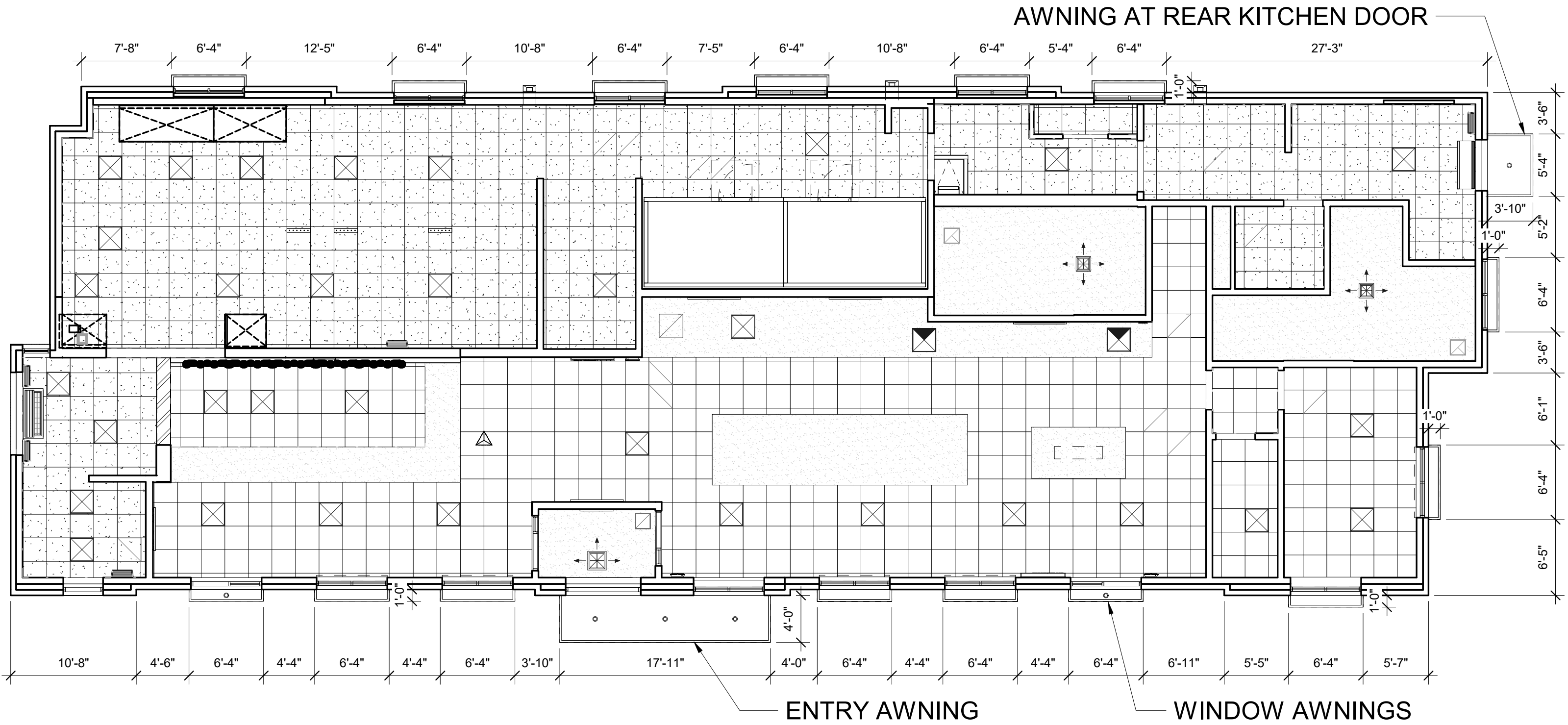
3/16/2022

THE CHICK-FIL-A DESIGN DEVELOPMENT PACKAGE REPRESENTS A BRAND COMPLIANT DESIGN SOLUTION. SITE ADAPT PROFESSIONALS ARE RESPONSIBLE FOR APPLICATION OF DESIGN AND COMPLIANCE WITH ORDINANCES AND CODES.



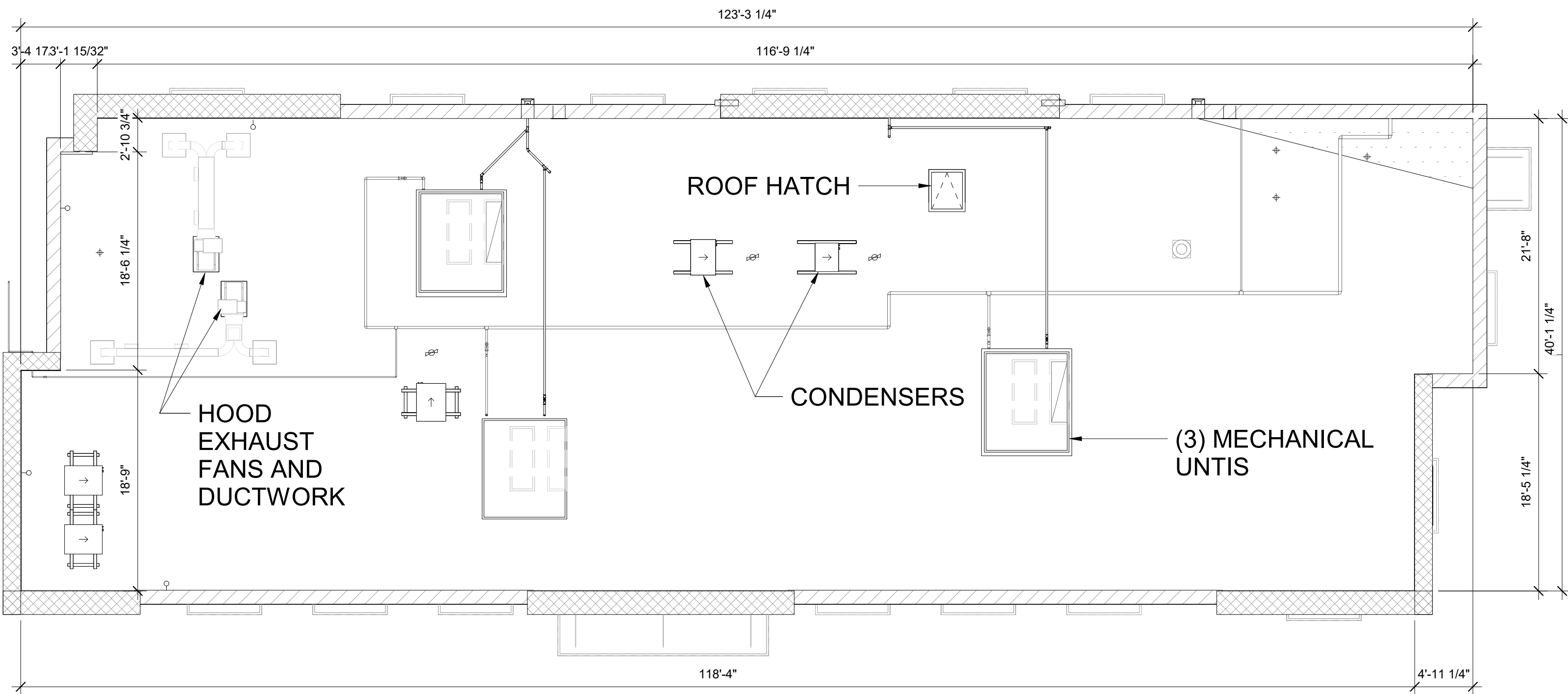
1 FLOOR PLAN
1/8" = 1'-0"

FLOOR PLAN



1 REFLECTED CEILING PLAN
 1/8" = 1'-0"

REFLECTED CEILING PLAN



1 ROOF PLAN

1/8" = 1'-0"

ROOF PLAN

05048, RELO Southern Pines, 265 Turner Street, Aberdeen, NC 28315

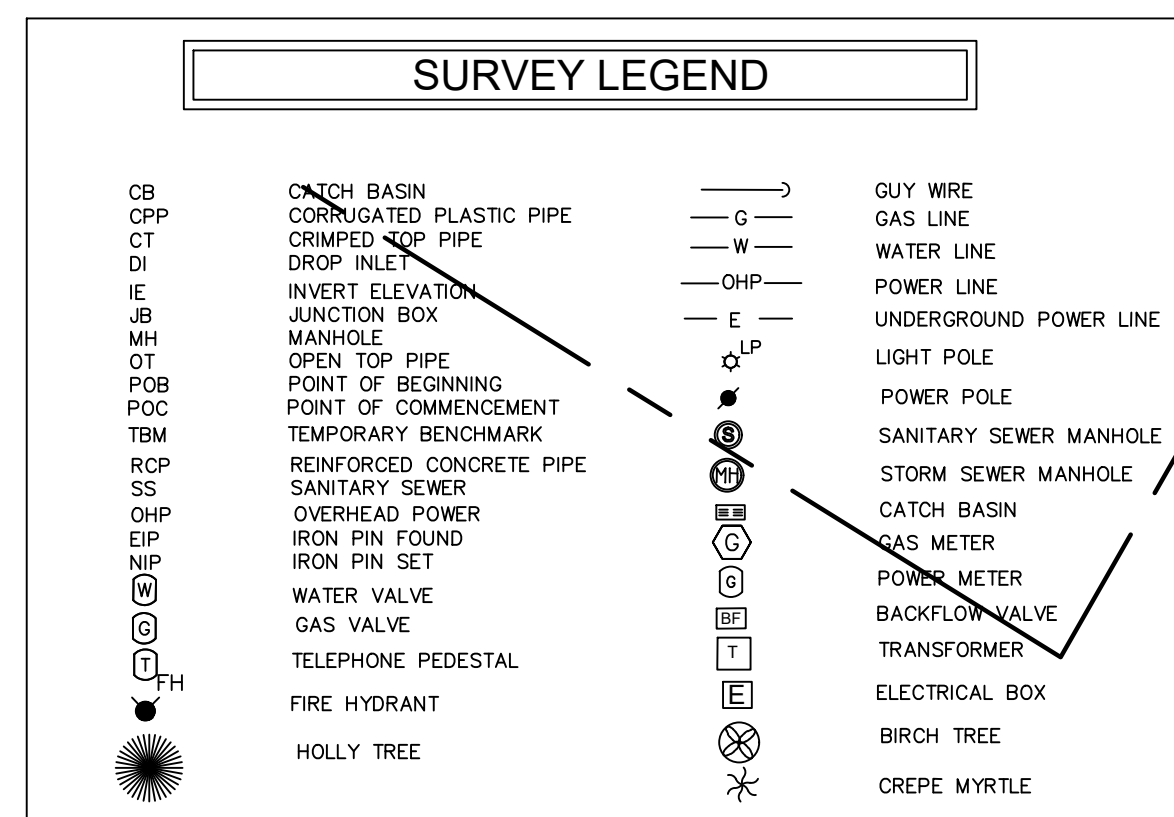
April 2022 Town Council

3/16/2022

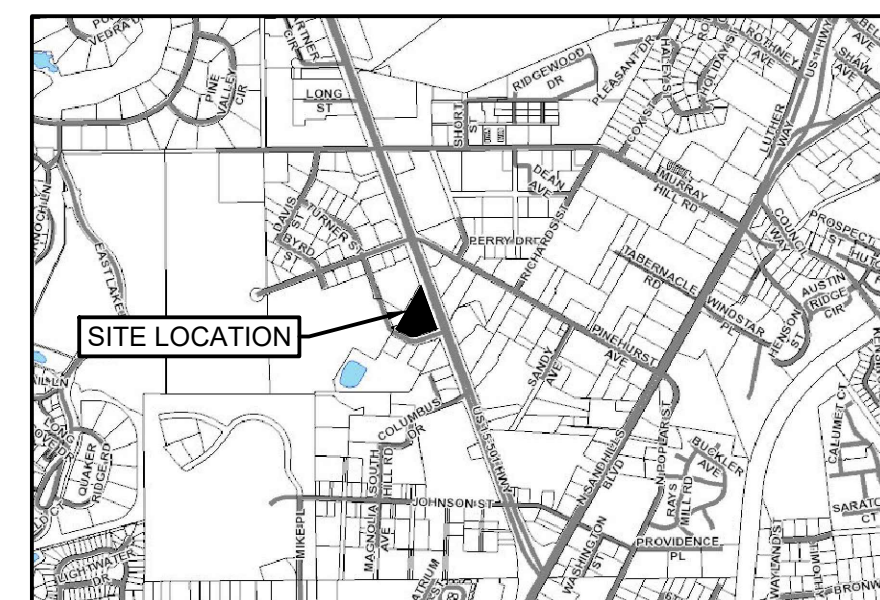
THE CHICK-FIL-A DESIGN DEVELOPMENT PACKAGE REPRESENTS A BRAND COMPLIANT DESIGN SOLUTION. SITE ADAPT PROFESSIONALS ARE RESPONSIBLE FOR APPLICATION OF DESIGN AND COMPLIANCE WITH ORDINANCES AND CODES.



- | | | |
|-----|--|---|
| 1 | PAINTED DIRECTIONAL ARROW | |
| 2 | PAINTED DRIVE-THRU GRAPHICS | |
| 3 | PAINTED STOP LINE GRAPHIC | |
| 4 | PAINTED HANDICAP PARKING SYMBOL | |
| 5 | ACCESSIBLE PARKING STALL | |
| 6A | PARKING STALL @ 9' x 19' MIN. | |
| 6B | 90° PARKING STALL @ 9' x 19' (OR 9'x18') | |
| 6C | BICYCLE PARKING | |
| 6 | DIRECTIONAL SIGNAGE (SEE SIGNAGE PACKAGE) | |
| 6A | "STOP" SIGN (SEE SIGNAGE PACKAGE) | |
| 6B | "ACCESSIBLE PARKING" SIGN (SEE SIGNAGE PACKAGE) | |
| 6C | "SINGLE-BUILDING FOR DRIVE-THRU SERVICE" (SEE SIGNAGE PACKAGE) | |
| 6D | RIGHT-TURN ONLY SIGN (SEE SIGNAGE PACKAGE) | |
| 6E | "ONE WAY" SIGN (USE APPLICABLE DIRECTION) (SEE SIGNAGE PACKAGE) | |
| 6F | "LEFT-TURN ONLY" SIGN (SEE SIGNAGE PACKAGE) | |
| 6G | "PEDESTRIAN CROWDSWALK" SIGN (SEE SIGNAGE PACKAGE) | |
| 6H | "DO NOT ENTER" SIGN (SEE SIGNAGE PACKAGE) | |
| 6I | "NO PARKING" SIGN (SEE SIGNAGE PACKAGE) | |
| 6J | "FWD ORDER LANE" SIGN (SEE SIGNAGE PACKAGE) | |
| 6K | "LANES MERGE" SIGN (SEE SIGNAGE PACKAGE) | |
| 7 | SIDEWALK ACCESSORY CLAMP | |
| 8 | CURB RAMP WITH FLARED SIDES | |
| 8A | CURB RAMP WITH SHORT FLARED SIDES | |
| 8 | RETURNED CURB-ACCESSIBLE RAMP | |
| 10 | TRUNCATED DOMES - CAST IN PLACE (ONLY IF REQUIRED) | |
| 11 | TYPICAL CONCRETE SIDEWALK (SEE DETAIL FOR REVISIONS) | |
| 11A | TYPICAL CONCRETE SIDEWALK SECTION WITH ADDED BLACK TINT MIX | |
| 11B | TYPICAL SIDEWALK WITH CROSS SLOPE TO STEEP FOR PEDESTRIAN ACCESS | |
| 12 | SIDEWALK WITH CURB & GUTTER SECTION (SEE DETAIL FOR REVISIONS) | |
| 13 | DRIVE-THRU PLAN | |
| 14 | DRIVE-THRU ISOMETRIC | |
| 15 | CONCRETE WHEEL STOP | |
| 16 | LANDSCAPE & IRRIGATION PROTECTOR | |
| 17 | 24" CONCRETE CURB & GUTTER | |
| 17A | SPILLING 24" CONCRETE CURB & GUTTER |  |
| 17B | CATCHING 24" CONCRETE CURB & GUTTER |  |
| 17C | CURB HEIGHT TO MATCH CONC. PAVEMENT AT DRIVE-THRU DOOR | |
| 17D | TRANSITION CURB HEIGHT W/ RAMMED CONC. PAVEMENT TO MATCH LEVEL PAVEMENT AT DRIVE-THRU DOOR | |
| 18 | ROLL-OVER/MOUNTABLE CURB | |
| 19 | SCREENED REEFUS ENCLOSURE | |
| 19A | SCREENED REEFUS ENCLOSURE-STAGGERED | |
| 19B | SCREENED REEFUS ENCLOSURE-ALTERNATE DRAINAGE | |
| 20 | CONCRETE BOLLARD | |
| 21A | TYPICAL PAVEMENT SECTION - MEDIUM DUTY | |
| 21B | TYPICAL PAVEMENT SECTION - HEAVY DUTY | |
| 21C | LIGHT-DUTY PAVEMENT-RESURFACE | |
| 22 | TRANSVERSE & LONGITUDINAL CONTRACTION JOINT | |
| 23 | TRANSVERSE & LONGITUDINAL DOWELED CONSTRUCTION JOINT | |
| 24 | CONCRETE APRON @ TRASH ENCLOSURE | |
| 25 | CONCRETE PAVING | |
| 26 | ALUMINUM HANDRAIL | |
| 27 | TYPICAL ADA RAMP AND HANDRAIL | |
| 28 | CONTRACTION JOINT | |
| 29 | KEYED CONSTRUCTION JOINT | |
| 30 | LONGITUDINAL BUTT JOINT | |
| 31 | EXPANSION JOINT | |
| 32 | MULTI-PLANE ORIENTATION GRAPHICS | |
| 33 | PAINTED CROSS WALK | |
| 34 | MENU BOARD & CANOPY ORDERING STATION | |
| 35 | MENU BOARD LOOP DETECTION SYSTEM | |
| 36 | 5X5' LANDING AND ENTRY DROST FLOOR SLAB | |
| 37 | GRADE-TRAP (SEE UTILITY PLAN) | |
| 38 | ROOF-DOWNS-OUT-TO CONNECT-TO SITE-DRAINAGE SYSTEM | |
| 39 | LANDSCAPED AREA (SEE LANDSCAPE PLAN) | |
| 40 | CLEARANCE BAR (SEE SIGNAGE PACKAGE) | |
| 41 | PAVEMENT STRIPING AREA | |
| 42 | THICKENED CURB-EDGE AT RAILING CORE-GRILLS | |
| 43 | CONCRETE FLUME | |
| 44 | EX ASPHALT / PROP. CONCRETE INTERFACE | |
| 45 | EX-PROP. ASPHALT INTERFACE | |
| 45A | EX-PROP. CURB INTERFACE | |
| 46 | EX-PROP.-CONCRETE INTERFACE | |
| 47 | SINGLE BIRK-BACK | |
| 48 | TRANSFORMER | |
| 49 | CHICK-FIL-A PRIME SIGN (SEE SIGNAGE PACKAGE) | |
| 50 | FLAGPOLE, 50' (SEE SIGNAGE PACKAGE) | |
| 51 | RETAINING WALL WITH HANDRAIL ON TOP (HANDRAIL-SAME AS TO DETAIL 2004-2) | |
| 52 | TYPICAL LOCATION FOR FOUR OUTDOOR TABLES. WHEN MORE SEATING IS AVAILABLE, OUTDOOR SEATING MAY BE EXPANDED. | |
| 53 | 4" THICK CONCRETE STRIP BETWEEN BUILDING AND BACK OF CURB | |
| 54 | 6" THICK CONCRETE SIDEWALK BETWEEN DRIVE-THRU LANE AND BUILDING | |
| 55 | 4" WIDE PAINT STRIPE | |
| 56 | STANDARD LIGHT POLE | |
| 57 | CONCRETE STRIPING AREA (SEE SIGNAGE PACKAGE) | |
| 58 | CONCRETE STRIPING AREA. CONCRETE TO BE PER CONCRETE PAVING DETAIL ON SHEET C-5.1 | |
| 59 | CONCRETE VALLEY GUTTER | |
| 60A | 8" WIDE CONCRETE FLUME | |
| 61 | GATHERING & CARRY-OUT (SEE SIGNAGE PACKAGE) | |
| 62 | GURDIDE DELIVERY (SEE SIGNAGE PACKAGE) | |
| 63 | 6" WIDE 4" THICK CONCRETE LANDSCAPE PROTECTION STRIP | |

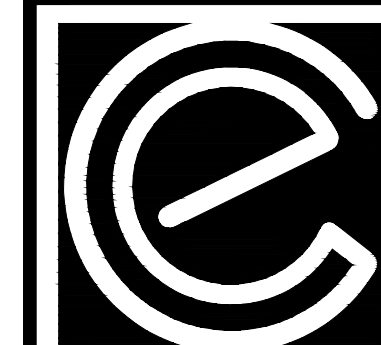
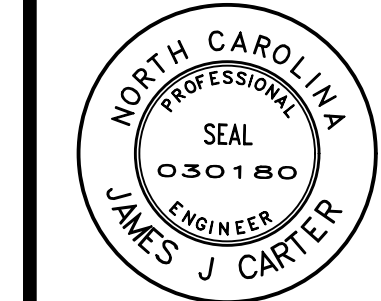


N/F
SOUTHERN PINES AUTOMOTIVE
PROPERTIES LLC
PIN #00057021
(DB, 3359, PG. 63)



LOCATION MAP
SCALE: 1" = 2000'

REVISION BLOCK:		
REV. #	DATE	REVISION
B	11/05/2021	ISSUE FOR PERMIT
C	11/22/2021	REVISED PER TSP
D	11/24/2021	REVISED PER ARCHITECT
E	11/29/2021	REVISED PER ARCHITECT
F	11/30/2021	REVISED PER CFA
G	01/12/2022	REVISED PER SOUTHERN PINES



CARTER
ENGINEERING
CONSULTANTS

Carter Engineering Consultants, Inc.
3651 Mars Hill Road, Suite 2000
Watkinsville, GA 30677
P: 770.725.1200
F: 770.725.1204
www.carterengineering.net

STORE # #05048

1. **Introduction**

1. *Journal of the American Medical Association*, 2000; 284: 2669-2674.

265 TURNER ST., TOWN O

SOUTHERN PINES, NC 283

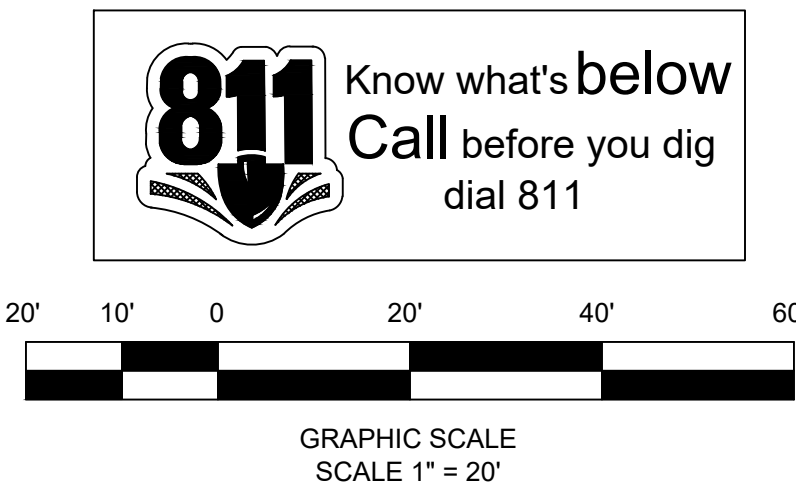
SHEET TITLE

SITE PLAN

SITE PLAN

REVISION 7-2021

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Municipal Service District Report

Establishment of a Municipal Service District for Downtown Revitalization

1. The attached map identifies the proposed Municipal Service District.

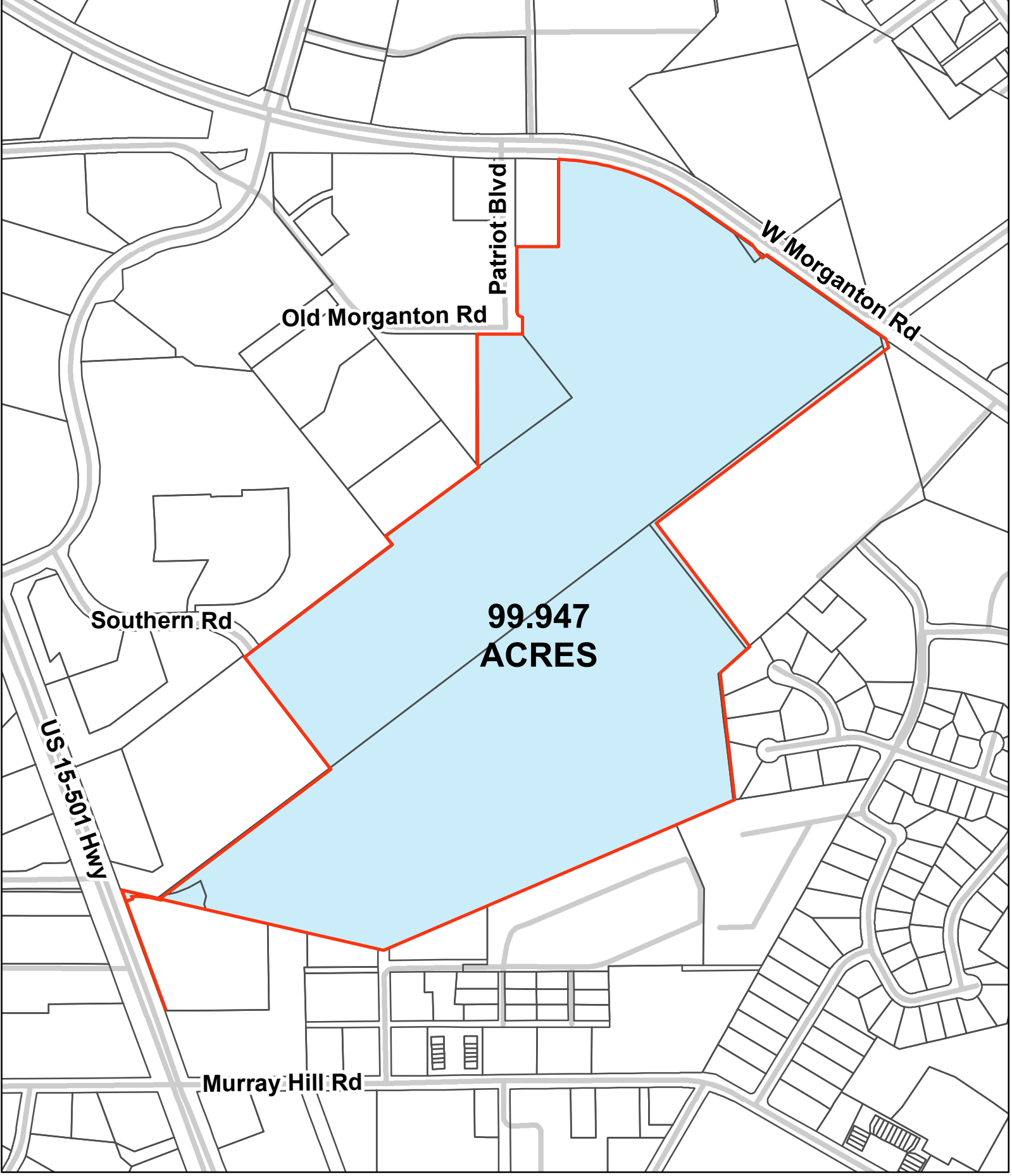
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2. Statement indicating that services are needed in the district to a demonstrably greater extent than the rest of the Town:

The Town has long sought to have a road connecting Highway 15-501 to Morganton Road, to provide easier access to the Town’s central city, and has included the construction of that road in its long-term capital improvement plan. A proposal to develop a portion of the MSD has provided an opportunity to achieve that road construction and at the same time to increase development of retail and residential areas adjacent to the central city, thus enhancing the economic well-being of the central city as set forth in Section 160A-536(b) of the Municipal Service District Act. The proposed MSD needs this project to a demonstrably greater extent than the remainder of the Town because it is one of the few tracts of land that can provide access from Highway 15-501 all the way through to Morganton Road.

3. Plan for providing proposed services in the Municipal Service District:

The Parkway project entails the construction of approximately 4,000 linear feet of roadway across the MSD, as shown on the attached Exhibit A, and will include associated water lines, sewer lines, storm water lines, planted median and/or turn lanes, sidewalks, multi-use paths, street trees, street lighting and curb and gutter sections. As permitted by the Municipal Service District Act, the Town will impose taxes on the property contained in the MSD in excess of the property taxes paid for in the remainder of the Town, and that those additional tax revenues will support the payment of the costs of the Parkway. The Parkway will be constructed as part of the development of the MSD, and the Town will reimburse a portion of those costs with the funds received from the additional property tax.

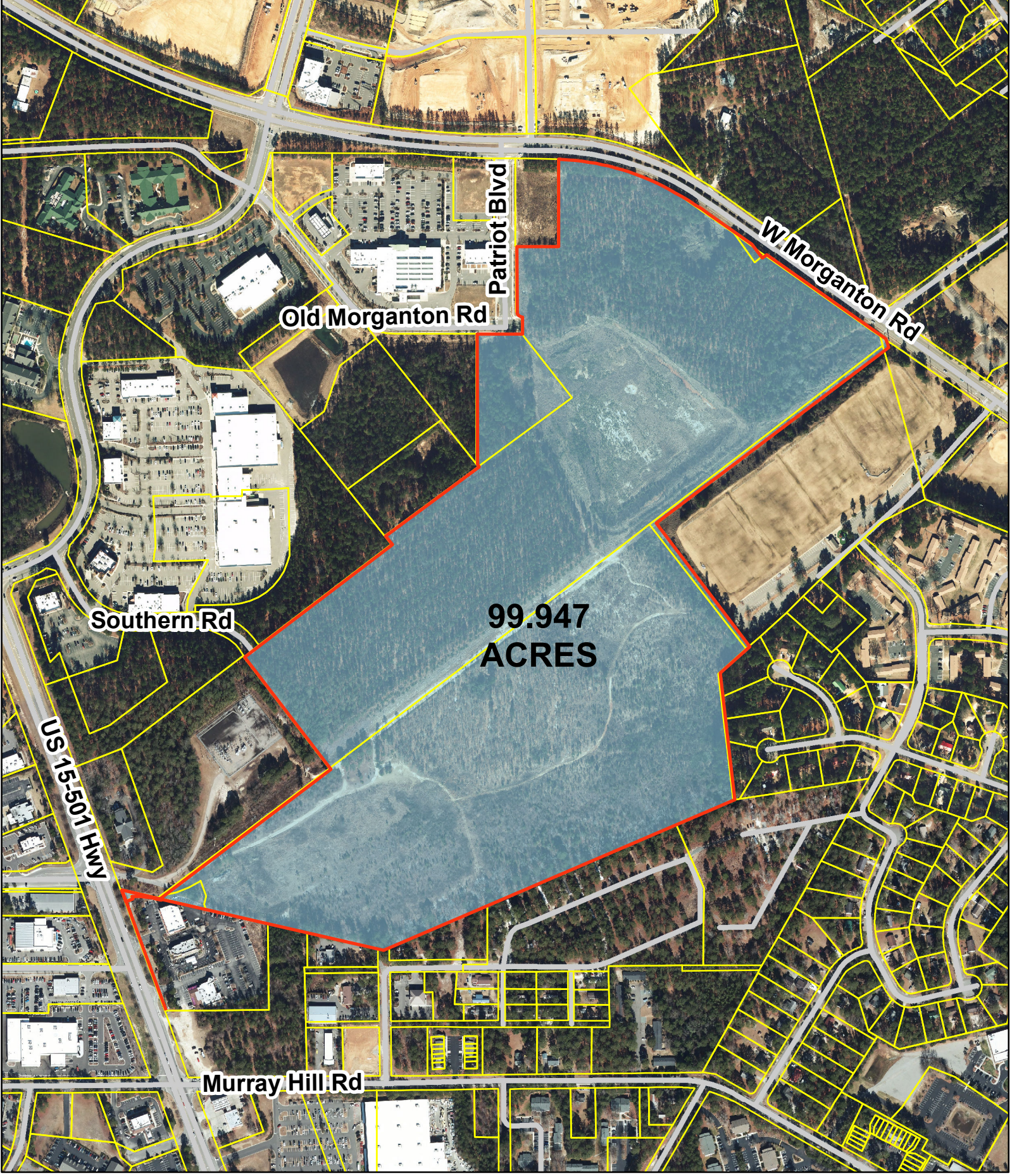


Map Not To Scale

EXHIBIT A

99.947 ACRES

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Page 286 of 467
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Page 287 of 467

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TOWN OF SOUTHERN PINES RESOLUTION #1004
ADOPTION OF A MUNICIPAL SERVICE DISTRICT REPORT AND CALLING A
PUBLIC HEARING ON THE ESTABLISHMENT OF A MUNICIPAL SERVICE
DISTRICT

WHEREAS, the Town Council of the Town of Southern Pines (the “Town Council”) wishes to consider defining and establishing a municipal service district pursuant to the authority granted under Article 23 of Chapter 160A of the General Statutes of North Carolina (the “Municipal Service District Act”), to finance, provide, authorize and maintain a “downtown revitalization” project consisting of the construction, operation, and maintenance of a parkway that would connect Highway 15-501 to Morganton Road (the “Parkway”), thus making it easier for vehicular traffic to get to the central city area, and connecting the central city with the Parkway and residents and retail establishments on the Parkway; and

WHEREAS, the Town Council proposes to designate the approximately 100 acres shown on the attached map as a municipal service district (the “MSD”), which would allow the Town to impose additional taxes on those properties located within the MSD in order to support the provision of additional services within the MSD to a greater extent than in the rest of the Town, including the development of the Parkway; and

WHEREAS, the Town Council believes that the area located within the boundaries of the proposed MSD is in greater need of a Parkway connection to the central city than other areas of the Town because it is the only remaining undeveloped land that connects Highway 15-501 with Morganton Road; and

WHEREAS, the Town Council believes that the Parkway will further the public health, safety, welfare, convenience, and economic well-being of the Southern Pines central city area by providing direct access from Highway 15-501 to the central city, thus enhancing traffic to and economic activity in the Southern Pines central city; and

WHEREAS, the Town Council has caused a report (the “MSD Report”) to be prepared, a copy of which is attached to this Resolution as Appendix 1, and incorporated herein by reference, which more particularly defines the proposed boundaries of the MSD, shows that the MSD meets the requirements of law, and outlines a plan for providing services to the MSD; and

WHEREAS, the Town Council wishes to adopt the MSD Report, make it available for public inspection in the office of the City Clerk, and call a public hearing on the question of establishing and defining the MSD;

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Southern at its regular business meeting held on April 12, 2022 that:

1. The MSD Report attached hereto as Appendix I is hereby adopted as the Municipal Service District Report for Southern Pines MSD Number One.
2. The MSD Report was initially made available in digital form with the release of the advance packet for the April 6 Agenda Meeting on Friday April 1, initially presented publicly on April 6th and made available for public inspection in the office of the Town Clerk at 125 SE Broad Street, Southern Pines, North Carolina beginning April 7, 2022, and; formally presented a second time at the April 12 Business Meeting of Town Council.
3. A public hearing on the question of whether an ordinance establishing and defining the MSD in accordance with the MSD Report should be adopted is hereby called for Tuesday, May 10, 2022 at the Douglass Community Center 1185 W. Pennsylvania Ave., Southern Pines, NC 28387 at 6:00 p.m.
4. The Town Clerk shall publish notice of the hearing as required by law and has mailed a copy of the notice of the public hearing (along with a copy of the MSD Report) to all property owners located within the proposed MSD as required by law, and shall certify to the Town Council that the requirements of law as to the publication of the notice and the mailing of the MSD report have been met.

Adopted this the 12th day of April, 2022.

Elizabeth Robertson, Town Clerk

APPENDIX 1

Municipal Service District Report

Establishment of a Municipal Service District for Downtown Revitalization

1. The attached map identifies the proposed Municipal Service District.

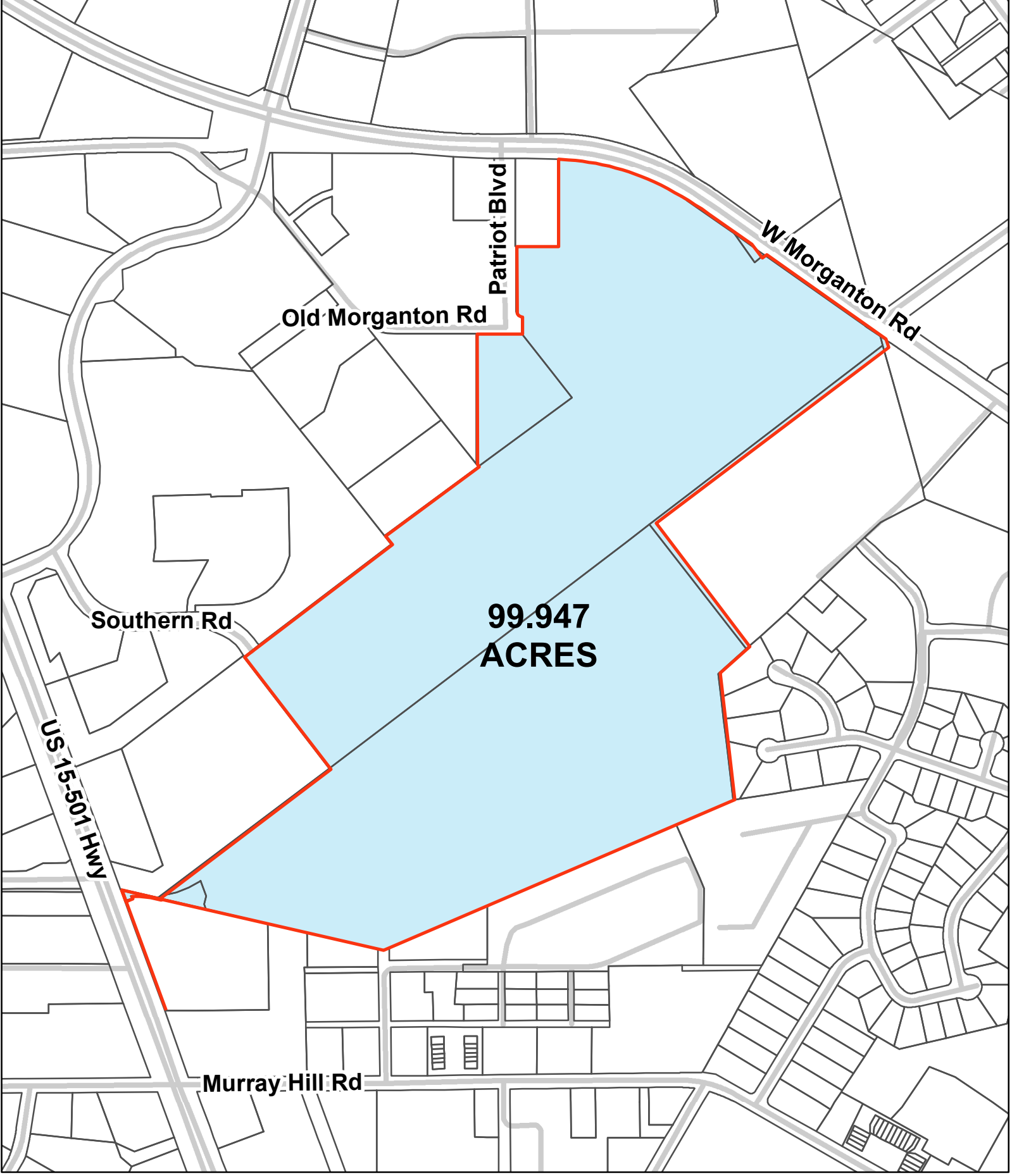
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2. Statement indicating that services are needed in the district to a demonstrably greater extent than the rest of the Town:

The Town has long sought to have a road connecting Highway 15-501 to Morganton Road, to provide easier access to the Town’s central city, and has included the construction of that road in its long-term capital improvement plan. A proposal to develop a portion of the MSD has provided an opportunity to achieve that road construction and at the same time to increase development of retail and residential areas adjacent to the central city, thus enhancing the economic well-being of the central city as set forth in Section 160A-536(b) of the Municipal Service District Act. The proposed MSD needs this project to a demonstrably greater extent than the remainder of the Town because it is one of the few tracts of land that can provide access from Highway 15-501 all the way through to Morganton Road.

3. Plan for providing proposed services in the Municipal Service District:

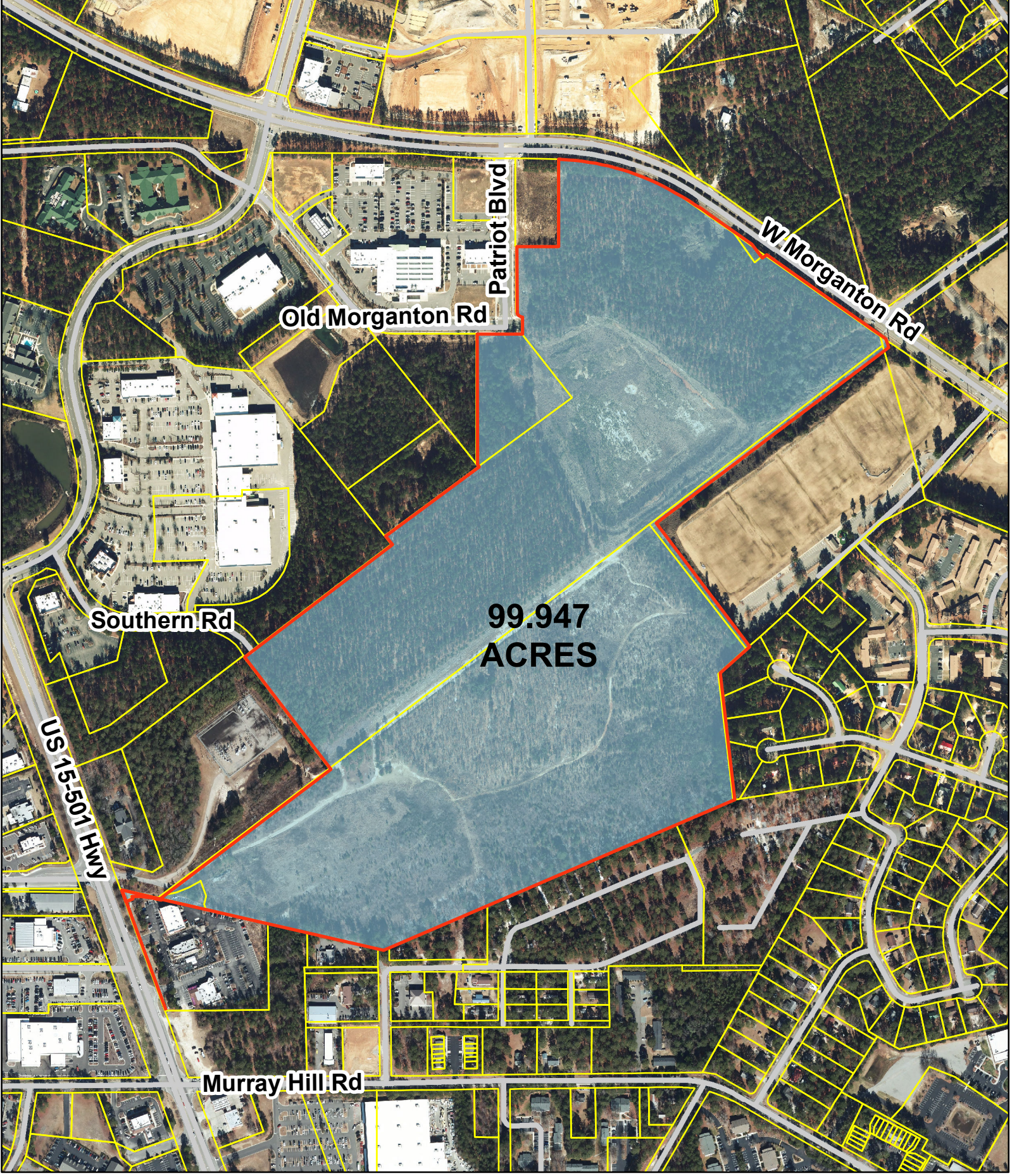
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Map Not To Scale

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**NOTICE OF PUBLIC HEARING
BEFORE THE SOUTHERN PINES TOWN COUNCIL ON THE
ESTABLISHMENT OF A MUNICIPAL SERVICE DISTRICT**

NOTICE is hereby given that a Public Hearing on the establishment of a Municipal Service District is being held by the Town of Southern Pines Town Council during its Regular Business Meeting on Tuesday, May 10, 2022 at 6:00 PM at the Douglas Community Center, 1185 W. Pennsylvania Ave. Southern Pines, NC 28387.

In preparation for this public hearing a report has been prepared which includes the following information:

- A map of the proposed district, showing its proposed boundaries;
- A statement showing that the proposed district meets the standards set out in MSD Ordinance; and
- A plan for providing one or more of the services listed in NCGS §160A-536 in the district (in this case, the Parkway, or specifically the P&I on a loan covering the Reimbursement Agreement.).

A copy of the Municipal Services District Report is available for public inspection at the Town Clerk's Office located at 125 SE Broad Street, Southern Pines, NC 28387, during normal business hours, Monday – Friday, 8:30 am – 5:00 pm.

All interested citizens are invited to attend. As a result of this hearing substantial changes may be made in the report as advertised.

Posted the 8th day of April, 2022.

Beth Robertson
Town Clerk

TOWN OF SOUTHERN PINES RESOLUTION #1004
ADOPTION OF A MUNICIPAL SERVICE DISTRICT REPORT AND CALLING A
PUBLIC HEARING ON THE ESTABLISHMENT OF A MUNICIPAL SERVICE
DISTRICT

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WHEREAS, the Town Council has caused a report (the “MSD Report”) to be prepared, a copy of which is attached to this Resolution as Appendix 1, and incorporated herein by reference, which more particularly defines the proposed boundaries of the MSD, shows that the MSD meets the requirements of law, and outlines a plan for providing services to the MSD; and

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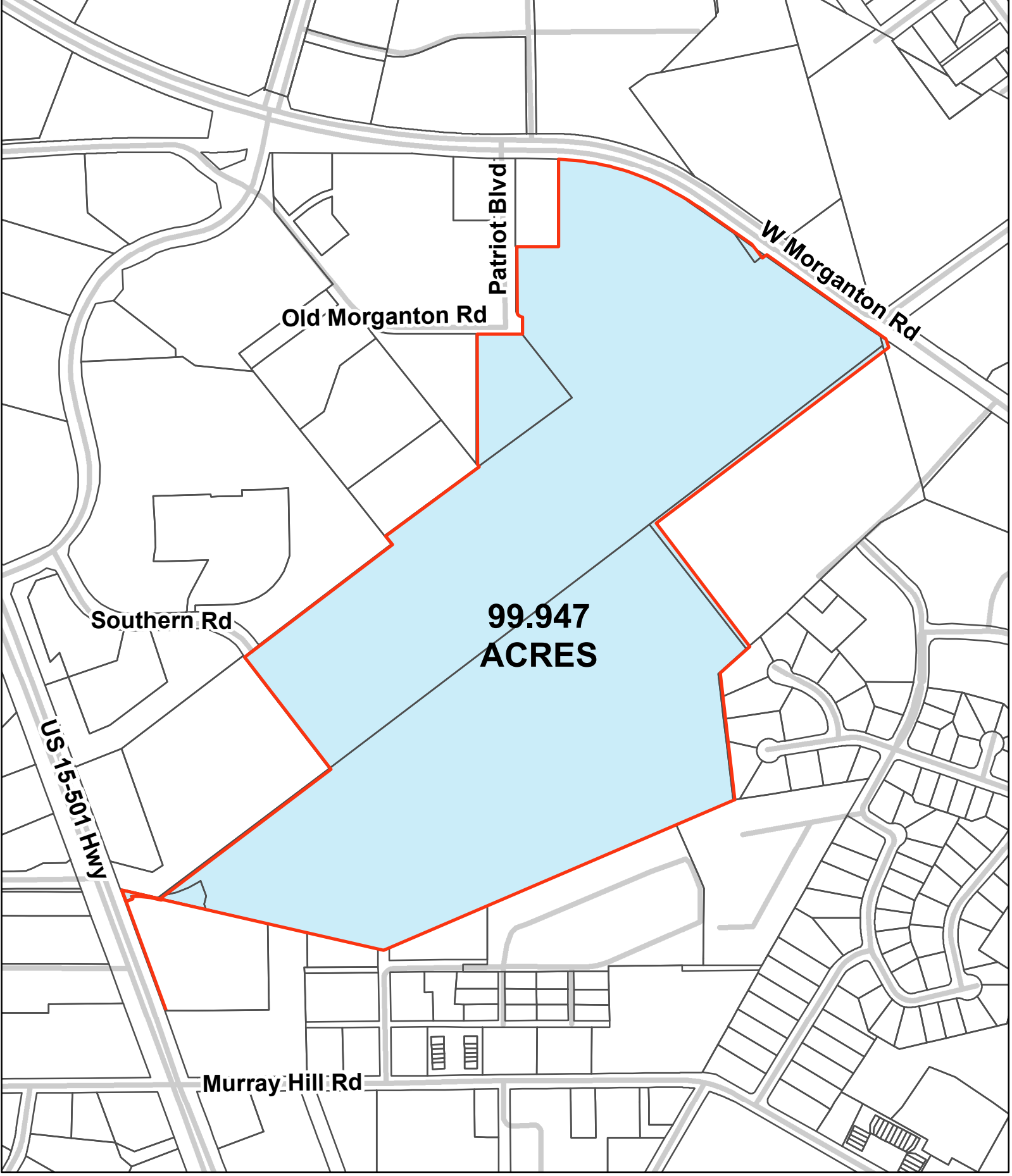
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**99.947
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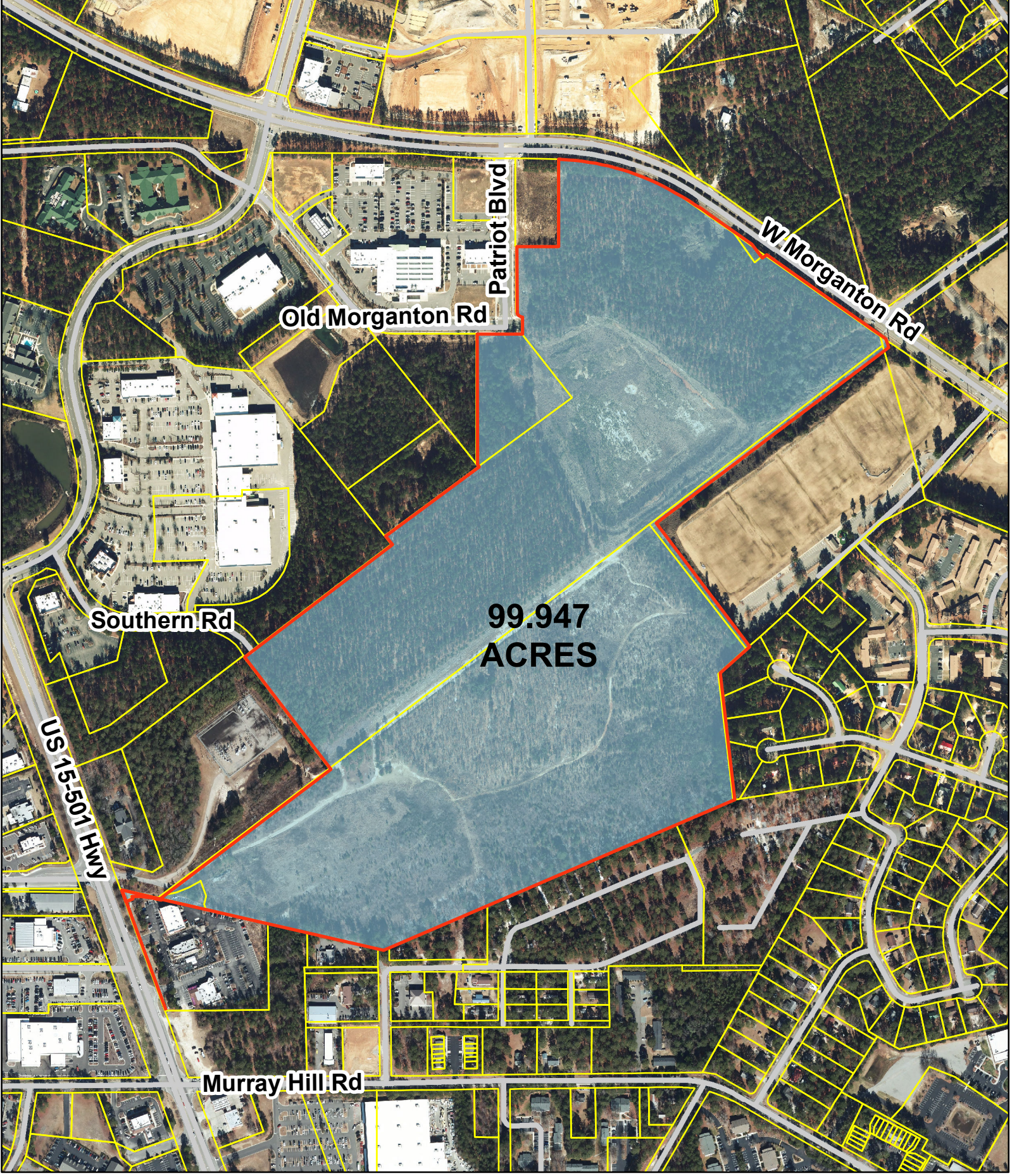
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99.947 ACRES

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Map Not To Scale

EXHIBIT A

99.947 ACRES

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**TOWN OF SOUTHERN PINES ORDINANCE #1974
AMENDING THE 2021/2022 FISCAL YEAR BUDGET
(FIRE DEPT)**

BE IT ORDAINED AND ESTABLISHED by the Town Council of the Town of Southern Pines in regular session assembled this 12th day of April, 2022 that the Operating Budget for the Fiscal Year 2020/2021 be and hereby is amended as follows:

<u>DEPARTMENT</u>	<u>LINE ITEM</u>	<u>CODE</u>	<u>INCREASE</u>	<u>DECREASE</u>
General Fund	Fund Balance Appropriations	10-397-1000	\$ 50,000.00	
Fire	Salaries	10-530-0200	\$ 50,000.00	

I certify that this ordinance was adopted by the Town Council of the Town of Southern Pines at its meeting of April 12, 2022 as shown in the minutes of the Town Council for that date.

Elizabeth Robertson, Town Clerk

**TOWN OF SOUTHERN PINES ORDINANCE #1975
AMENDING THE 2021/2022 FISCAL YEAR BUDGET
(POLICE DEPT)**

BE IT ORDAINED AND ESTABLISHED by the Town Council of the Town of Southern Pines in regular session assembled this 12th day of April, 2022 that the Operating Budget for the Fiscal Year 2021/2022 be and hereby is amended as follows:

<u>DEPARTMENT</u>	<u>LINE ITEM</u>	<u>CODE</u>	<u>INCREASE</u>	<u>DECREASE</u>
General Fund	Miscellaneous Revenue	10-335-0000	\$ 2,954.00	
Police	Auto Repair	10-511-1700	\$ 2,954.00	
Police	Vehicle	10-511-7402	\$ 22,000.00	
Police	Auto Operating	10-511-3100	\$ 30,000.00	
General Fund	Fund Balance Appropriation	10-397-1000	\$ 52,000.00	

I certify that this ordinance was adopted by the Town Council of the Town of Southern Pines at its meeting of April 12, 2022 as shown in the minutes of the Town Council for that date.

Elizabeth Robertson, Town Clerk

**TOWN OF SOUTHERN PINES ORDINANCE #1976
AMENDING THE 2021/2022 FISCAL YEAR BUDGET
(RECREATION DEPT)**

BE IT ORDAINED AND ESTABLISHED by the Town Council of the Town of Southern Pines in regular session assembled this 12th day of April that the Operating Budget for the Fiscal Year 2021/2022 be and hereby is amended as follows:

<u>DEPARTMENT</u>	<u>LINE ITEM</u>	<u>CODE</u>	<u>INCREASE</u>	<u>DECREASE</u>
General Fund	Transfer to – Recreation Improvements	10-670-4300	\$50,000.00	
Recreation	Professional Services	10-620-4600		\$50,000.00

I certify that this ordinance was adopted by the Town Council of the Town of Southern Pines at its meeting of April 12, 2022 as shown in the minutes of the Town Council for that date.

Elizabeth Robertson, Town Clerk

TOWN OF SOUTHERN PINES ORDINANCE #1987
AMENDING THE RECREATION IMPROVEMENT PROJECT FUND BUDGET

BE IT ORDAINED, by the Town of Southern Pines Town Council, that pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital reserve project budget is hereby amended:

Section 1: The project authorized is for the purpose of various recreation park improvements.

Section 2: The officers of this unit are hereby directed to proceed with the capital reserve fund within the terms of the budget contained herein.

Section 3: The following additional amount is appropriated for the project:

Construction	<u>\$ 50,000.00</u>
Total Additional Project Appropriation	<u>\$ 50,000.00</u>

Section 4: The following additional revenue is anticipated to be available to complete this project:

Transfer in – General Fund	<u>\$ 50,000.00</u>
Total Additional Project Revenues	<u>\$ 50,000.00</u>

Section 5: Copies of this capital project ordinance shall be furnished to the Clerk to the Governing Board, and to the Finance Officer for direction in carrying out this project.

Section 6: This amended ordinance becomes effective April 12, 2022.

I certify that this ordinance was adopted by the Town Council of the Town of Southern Pines at its meeting of April 12, 2022 as shown in the minutes of the Town Council for that date.

Elizabeth Robertson, Town Clerk

**TOWN OF SOUTHERN PINES ORDINANCE #1979
AMENDING THE BUILDING RENOVATION FUND PROJECT BUDGET**

BE IT ORDAINED, by the Town of Southern Pines Town Council, that pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital reserve project budget is hereby amended:

Section 1: The project authorized is for the purpose of the Public Works Annex Upfit and the Garage Facility move/renovation.

Section 2: The officers of this unit are hereby directed to proceed with the capital reserve fund within the terms of the budget contained herein.

Section 3: The following additional amount is appropriated for the project:

C S Facility - Construction	<u>\$ 98,736.00</u>
Total Additional Project Appropriation	<u>\$ 98,736.00</u>

Section 4: The following additional revenue is anticipated to be available to complete this project:

Transfer in – Utility Fund	<u>\$ 98,736.00</u>
Total Additional Project Revenues	<u>\$ 98,736.00</u>

Section 5: Copies of this capital project ordinance shall be furnished to the Clerk to the Governing Board, and to the Finance Officer for direction in carrying out this project.

Section 6: This ordinance becomes effective April 12, 2022.

I certify that this ordinance was adopted by the Town Council of the Town of Southern Pines at its meeting of April 12, 2022 as shown in the minutes of the Town Council for that date.

Elizabeth Robertson, Town Clerk

**TOWN OF SOUTHERN PINES ORDINANCE #1977
AMENDING THE 2021/2022 FISCAL YEAR BUDGET
(CP BUILDING RENOVATION FUND)**

BE IT ORDAINED AND ESTABLISHED by the Town Council of the Town of Southern Pines in regular session assembled this 12th day of April, 2022 that the Operating Budget for the Fiscal Year 2021/2022 be and hereby is amended as follows:

<u>DEPARTMENT</u>	<u>LINE ITEM</u>	<u>CODE</u>	<u>INCREASE</u>	<u>DECREASE</u>
Utility Fund	Transfer to – CP Building Renovation Fund	60-770-4000	\$ 98,736.00	
Utility Fund	Retained Earnings Appropriations	60-397-6000	\$ 98,736.00	

I certify that this ordinance was adopted by the Town Council of the Town of Southern Pines at its meeting of April 12, 2022 as shown in the minutes of the Town Council for that date.

Elizabeth Robertson, Town Clerk



MEMORANDUM

To: Reagan Parsons, Town Manager
Jessica Roth, Assistant Town Manager

From: James Michel, Town Engineer/Assistant Public Works Director

Re: Sewer Vac Truck Purchase

Date: March 24, 2022

The Southern Pines Utility department maintains two sewer combination trucks, commonly referred to as vacuum or jet trucks. These trucks are indispensable for the day to day operations of the utility department and have a typical useful life of about 10 years. Truck 52 is a 2012 model and is slated for replacement in Fiscal Year 22-23. The price of the trucks, as with most vehicles, has risen significantly in the past two years. The last jet truck was ordered in September of 2019 at a cost of \$447,000. The most current quote for the replacement truck is \$552,000. This equates to an average increase of \$3,500 per month, though the majority of the cost inflation has occurred in the last 18 months which would equate to approximately \$5,800 of monthly increase. To avoid further cost increases, I recommend that we move forward with ordering the replacement for Truck 52 in the current Fiscal Year. As of right now, the anticipated delivery time for the truck would have it to the Town in July-August 2022. Delay in ordering could result in increased costs and extended time frames for delivery as there continues to be uncertainty in the market.

The current utility rate analysis accounted for the purchase of the truck through the use of revenues in FY22-23. It is recognized that the truck would not be received until FY22-23 which is when the expense would actually be paid. It is necessary to have the funds available in the current FY21-22 to legally issue a Purchase Order for the truck, so funding is needed. A transfer from retained earnings in the current FY21-22 would essentially result in the unspent funds being returned to retained earnings on June 30 when the truck is not delivered by that date. The FY22-23 expense for the truck would be accounted for in the FY22-23 budget allowing the PO to be reissued.

**TOWN OF SOUTHERN PINES ORDINANCE #1982
AMENDING THE 2021/2022 FISCAL YEAR BUDGET**

BE IT ORDAINED AND ESTABLISHED by the Town Council of the Town of Southern Pines in regular session assembled this 12th day of April, 2022 that the Operating Budget for the Fiscal Year 2021/2022 be and hereby is amended as follows:

<u>DEPARTMENT</u>	<u>LINE ITEM</u>	<u>CODE</u>	<u>INCREASE</u>	<u>DECREASE</u>
Sewer	Capital – Motor Vehicles	60-740-7402	\$ 552,000.00	
Utility Fund	Retained Earnings Appropriations	60-397-6000	\$ 552,000.00	

I certify that this ordinance was adopted by the Town Council of the Town of Southern Pines at its meeting of April 12, 2022 as shown in the minutes of the Town Council for that date.

Elizabeth Robertson, Town Clerk

MEMORANDUM

To: Reagan Parsons, Town Manager
Jessica Roth, Assistant Town Manager

From: James Michel, Town Engineer/Assistant Public Works Director

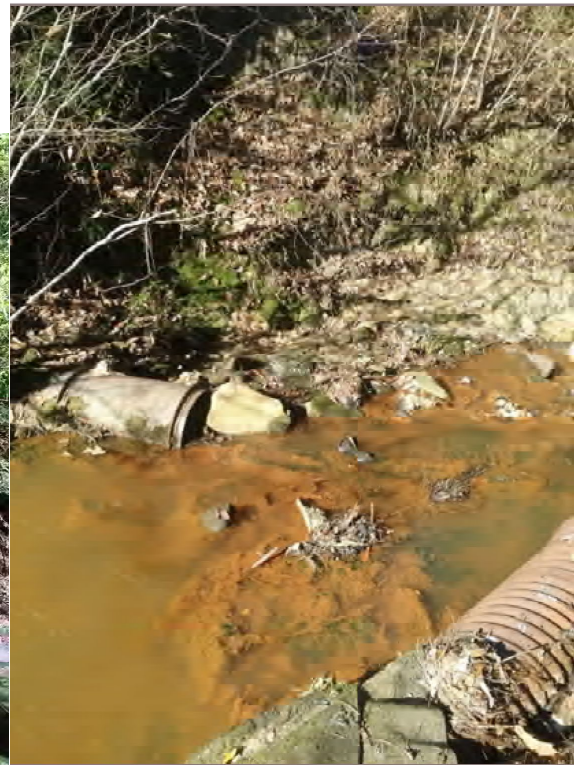
Re: McDeeds Creek Streambank Stabilization Project

Date: March 20, 2022

The McDeeds Creek Streambank behind the Town's Police and Fire Stations has seen an increasing amount of bank erosion over the past few years. The erosion has caused the banks to continually move closer to the facilities and has started to undermine the sheet pile wall which supports the Police Station parking lot. The Town engaged Freese and Nichols (FNI) to study the issue and they prepared a report in June of 2020 with their findings. A summary of the findings include the following with some illustrative pictures:

1. Numerous areas of general erosion of the streambank behind Fire Station 81.
2. Significant deflection of the sheet pile wall behind the Police Station parking lot.
3. Significant erosion around the back side of the Police Station which could impact the parking lot MSE retaining wall.
4. Significant erosion around a sewer main exposing the line.
5. Buildup of debris in the streambed.





Given the uncertainty of the Town's projected revenue leading into the FY21-22 budget preparation, a phased strategy was developed. The entire project was to be designed and split into two phases. The first phase would address the repair of the immediate needs which were identified as the erosion near the police parking lot and under the exposed sewer main as these have the highest likelihood of failure. The remaining needs would then be addressed in a later FY and grant opportunities were to be researched. The engineering of both phases, and the construction of phase 1 were funded in FY21-22 with the Streambank Stabilization Fund CPF50 and corresponding funds in the Sanitary Sewer Modernization Fund CPF63 for the sewer portion of the project. Two grant opportunities were identified and submitted for during the design of the project. The Town was not selected for the first grant. The second grant closes on March 31 with award expected towards the end of April. The likelihood of receiving funding is low as the funds are primarily intended for vegetative debris removal with streambank stabilization projects being a secondary consideration.

FNI completed the design of both phases and while preparing the bid documents, the issuance of the draft rules for the use of ARPA funds were released and indicated the project would be an eligible use. The full project was bid so that a true cost evaluation could be performed to assist with deciding whether to continue with the phased plan or to accelerate the full project. The final ARPA fund rule was also released and the project is an eligible use of the funds. The full project was bid out with two bids received as follows:

1. Fred Smith and Company - \$897,188.90
2. KBS Earthworks - \$724,458.15

The bids were reviewed by FNI and staff, and KBS bid was found to be the lowest, responsive, and responsible bidder. Accounting for construction contingency, and engineering services during construction, the total

project cost would be \$888,361 to complete. CPF50 and CPF63 currently have \$361,877 available. The sewer portion of the project is currently fully funded in CPF63, so additional funding in the amount of \$526,484 to CPF50 would be needed to complete the full project.

If the original phasing plan were to be implemented in lieu of fully funding the project, the current CPF's are anticipated to adequately fund the project. The smaller phase 1 project would have to be rebid given the reduction in scope. Given the high rate of construction inflation, ongoing uncertainty in the construction market, and the smaller less attractive project, it is feasible that the smaller project could exceed funding levels.

Staff is seeking direction from Council on one of the following options.

Option 1

Prepare a budget amendment to transfer \$526,484 to CPF50 to allow the completion of the full project. The contract with KBS Earthworks would be awarded and construction would be anticipated to begin in June-July of this year.

Option 2

Make use of the current funding and rebid the Phase 1 project. It is anticipated to 60 days to make the necessary revisions to the bid document receive new bids. A construction schedule would be determined upon receipt of the bids and award of the contract.

**TOWN OF SOUTHERN PINES ORDINANCE #1983
AMENDING THE 2021/2022 FISCAL YEAR BUDGET
(STREAMBANK STABILIZATION PROJECT)**

BE IT ORDAINED AND ESTABLISHED by the Town Council of the Town of Southern Pines in regular session assembled this 12th day of April, 2022 that the Operating Budget for the Fiscal Year 2021/2022 be and hereby is amended as follows:

<u>DEPARTMENT</u>	<u>LINE ITEM</u>	<u>CODE</u>	<u>INCREASE</u>	<u>DECREASE</u>
General Fund	Transfer to – CP Streambank Stabilization	10-670-5000	\$274,484.00	
General Fund	Fund Balance Appropriations	10-397-1000	\$274,484.00	

I certify that this ordinance was adopted by the Town Council of the Town of Southern Pines at its meeting of April 12, 2022 as shown in the minutes of the Town Council for that date.

Elizabeth Robertson, Town Clerk

**TOWN OF SOUTHERN PINES ORDINANCE #1984
AMENDING STREAMBANK STABILIZATION BUDGET**

BE IT ORDAINED, by the Town of Southern Pines Town Council, that pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project budget is hereby amended:

Section 1: The project authorized is for the purpose of stabilizing the erosion of the streambank behind the Fire and Police Stations.

Section 2: The officers of this unit are hereby directed to proceed with the capital reserve fund within the terms of the budget contained herein.

Section 3: The following additional amount is appropriated for the project:

Construction	<u>\$ 526,484.00</u>
Total Additional Project Appropriation	<u>\$ 526,484.00</u>

Section 4: The following additional revenue is anticipated to be available for this project:

Transfer In General Fund	\$ 274,484.00
Transfer In Capital Project Fund - General Capital Reserve Fund	\$ 180,000.00
Transfer In Capital Project Fund – Nicks Creek	<u>\$ 72,000.00</u>
 Total Additional Project Revenues	 <u>\$ 526,484.00</u>

Section 5: Copies of this capital project ordinance shall be furnished to the Clerk to the Governing Board, and to the Finance Officer for direction in carrying out this project.

Section 6: This amended ordinance becomes effective April 12, 2022.

I certify that this ordinance was adopted by the Town Council of the Town of Southern Pines at its meeting of April 12, 2022 as shown in the minutes of the Town Council for that date.

Elizabeth Robertson, Town Clerk

**TOWN OF SOUTHERN PINES ORDINANCE #1985
AMENDING THE NICKS CREEK PROJECT FUND BUDGET**

BE IT ORDAINED, by the Town of Southern Pines Town Council, that pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project budget is hereby amended:

Section 1: The project authorized is for the purpose of future construction of a road extending Nicks Creek from NC 22 to US 15-501.

Section 2: The officers of this unit are hereby directed to proceed with the capital reserve fund within the terms of the budget contained herein.

Section 3: The following amount is reduced for the project:

Construction	<u>\$ 72,000.00</u>
Total Reduction Project Appropriation	<u>\$ 72,000.00</u>

Section 4: The following appropriation is available for this project:

Transfer Out Capital Project Fund – Streambank Stabilization	<u>\$ 72,000.00</u>
Total Appropriation	<u>\$ 72,000.00</u>

Section 5: Copies of this capital project ordinance shall be furnished to the Clerk to the Governing Board, and to the Finance Officer for direction in carrying out this project.

Section 6: This amended ordinance becomes effective April 12, 2022.

I certify that this ordinance was adopted by the Town Council of the Town of Southern Pines at its meeting of April 12, 2022 as shown in the minutes of the Town Council for that date.

Elizabeth Robertson, Town Clerk

**TOWN OF SOUTHERN PINES ORDINANCE #1986 AMENDING THE
GENERAL CAPITAL RESERVE PROJECT BUDGET**

BE IT ORDAINED, by the Town of Southern Pines Town Council, that pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital reserve project budget is hereby amended:

Section 1: The project authorized is for the purpose of acquisition, renovation, and/or construction of major capital facilities and improvements to the Town's infrastructure.

Section 2: The officers of this unit are hereby directed to proceed with the capital reserve fund within the terms of the budget contained herein.

Section 3: The following amount is appropriated for the project:

Transfer Out Capital Project Fund – Streambank Stabilization \$ 180,000.00

Total Additional Project Appropriation \$ 180,000.00

Section 4: The following appropriation is reduced for this project:

Transfer to Capital Project Fund \$ 180,000.00

Total Appropriation Reduction \$ 180,000.00

Section 5: Copies of this capital project ordinance shall be furnished to the Clerk to the Governing Board, and to the Finance Officer for direction in carrying out this project.

Section 6: This amended ordinance becomes effective April 12, 2022.

I certify that this ordinance was adopted by the Town Council of the Town of Southern Pines at its meeting of April 12, 2022 as shown in the minutes of the Town Council for that date.

Elizabeth Robertson, Town Clerk



Water & Wastewater Capital Improvement Plan

April 2020

Prepared for:

Town of Southern Pines



Prepared by:

FREESE AND NICHOLS, INC.

1017 Main Campus Drive, Suite 1200

Raleigh, North Carolina 27606

919-582-5850

WITHERSRAVENEL

115 MacKenan Drive

Cary, North Carolina 27511

919-469-3340

Adopted by Town Council on April 27, 2020



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EXECUTIVE SUMMARY

1.0 INTRODUCTION

Freese and Nichols, Inc. (FNI) was retained in 2019 by the Town of Southern Pines to update the Town's existing Water Capital Improvements Plan (CIP). At the same time, the Town retained WithersRavenel to develop a recommended Wastewater CIP. FNI and WithersRavenel coordinated to consolidate their individual evaluations into this combined report. The relevant water and wastewater sections are sealed by FNI and WithersRavenel separately. The goals of the CIP updates were to investigate and analyze the water distribution and wastewater collection systems and to recommend 20-year capital improvement plans for each. The recommended improvements will serve as the basis for the design, construction, and financing of facilities required to meet Southern Pines' existing and projected water demands and wastewater flows which result from the projected population and commercial development. This report will provide the Town with a planning tool that will serve as a guide for short-term and long-term improvements to the water and wastewater systems.

2.0 POPULATION

The Town of Southern Pines has experienced a historical annual average population growth between one and two percent per year. Population projections were developed based on discussion with Town planning and utility staff. The Town is expected to grow by 7,218 residents by 2040. The projected populations and associated growth rates are summarized in **Table ES-1**.

**Table ES-1 Town of Southern Pines Historical and Projected Population**

Year	Total Population	Average Annual Population Growth	Average Annual Population Growth (%)
1990 ⁽¹⁾	9,124	-	-
2000 ⁽¹⁾	10,918	179	1.81%
2010 ⁽¹⁾	12,334	142	1.23%
2011 ⁽¹⁾	12,558	224	1.82%
2012 ⁽¹⁾	12,712	154	1.23%
2013 ⁽¹⁾	12,919	207	1.63%
2014 ⁽¹⁾	13,195	276	2.14%
2015 ⁽¹⁾	13,405	210	1.59%
2016 ⁽¹⁾	13,651	246	1.84%
2017 ⁽¹⁾	14,027	376	2.75%
2018 ⁽¹⁾	14,277	250	1.78%
2020 ⁽²⁾	14,854	288	2.00%
2025 ⁽²⁾	16,400	309	2.00%
2030 ⁽²⁾	18,107	341	2.00%
2035 ⁽²⁾	19,991	377	2.00%
2040 ⁽²⁾	22,072	416	2.00%

⁽¹⁾ "American Fact Finder" US Census – Town of Southern Pines

⁽²⁾ Assumption/Projection

3.0 WATER DEMANDS

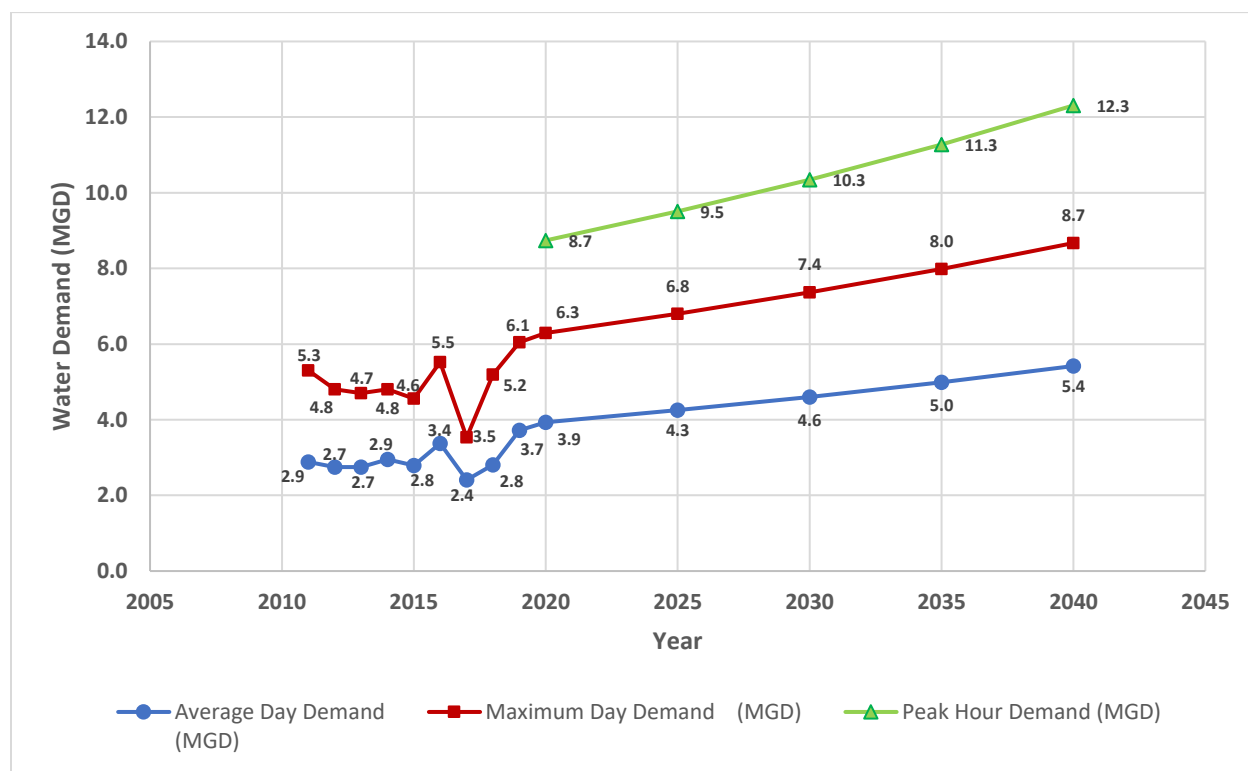
Reviewing historical water production provides insight into the Town's daily average production requirement. Historical monthly water usage records were analyzed from 2015 through 2018. The Town provided recent water usage data consisting of monthly production and maximum day consumption. Historical annual average day demand, maximum day to average day peaking factors, and per-capita consumption are summarized in **Table ES-2**.

**Table ES-2 Historical Water Usage**

Year	Water Service Area Population	Average Day Demand (MGD)	Average Day Demand (gpcd)	Maximum Day Demand ⁽¹⁾ (MGD)	Maximum Day to Average Day Peaking Factor
2015 ⁽¹⁾	13,405	2.8	208	4.6	1.6
2016 ⁽¹⁾	13,651	3.4	247	5.5	1.6
2017 ⁽¹⁾	14,027	2.4	172	3.5	1.5
2018 ⁽¹⁾	14,277	2.8	196	5.2	1.9
Average	-	2.8	206	4.7	1.6
Maximum	-	3.4	247	5.5	1.9

⁽¹⁾ Water Service Area Population from American Fact Finder.

Reviewing historical water demands allows design criteria to be selected in order to project future water demands. Annual average day demand, maximum day to average day peaking factors and per-capita consumption were reviewed and provided a basis for determining the design criteria used to project water demands. **Figure ES-1** illustrates the historical and projected water demands for the Town of Southern Pines.

Figure ES-1 Historical and Projected Water Demands



4.0 EXISTING WATER SYSTEM

The Town of Southern Pines' distribution system consists of 239 miles of water lines. Pipeline diameters range in size from 1-inch to 24-inches. The Town's water supply is produced by the Southern Pines Water Treatment Plant located south of the Town near Pinebluff. Three pump stations are utilized to supply water to the distribution system. The Town operates on two pressure zones: Central Pressure Zone and Weymouth Woods Pressure Zone. The hydraulic grade of the Weymouth Woods Pressure Zone is maintained by a recently constructed booster pump station. Water storage is provided by one ground storage tank, two elevated storage tanks, and one standpipe.

5.0 WATER DISTRIBUTION SYSTEM ANALYSES

The Town's previously developed water model was updated with revised demands based on current development information and projections. The updated model was used to evaluate the existing distribution system to assess current pumping and storage capacity, residual pressures, and fire-flow capacity. Various combinations of improvements and system modifications were investigated to determine the most appropriate approach to meet projected water demands. These improvements are identified in a CIP to improve the existing system and meet projected water demands through 2040. Parameters used to develop the CIP included increasing system reliability, meeting required fire flows and maintaining proper residual pressures.

6.0 WATER CAPITAL IMPROVEMENTS PLAN

A Water system CIP was developed for the Town's water distribution. The recommended water system improvements shown in **Table ES-3** will provide the required capacity and reliability to meet projected water demands through 2040. All project costs are shown in 2020 dollars. It is recommended that these projects be constructed generally in the order listed; however, development patterns may make it necessary to construct some projects sooner or later than anticipated.

**Table ES-3 Water Distribution System 20-Year CIP**

	Proj. No.	Project Description	Project Cost (2020 Value)
2020 - 2025	1*	East Morganton Road Waterline Replacement- Replace existing 6-inch waterline with 12-inch waterline along Morganton Road from Ridge Street to Valley Road. (Currently under design)	\$ 468,000
	2*	Pennsylvania Ave/Pee Dee Rd Water Line Replacement: Replace Existing 10-inch Water Line with 16-inch Water Line along Pennsylvania Ave/Pee Dee Rd from Connecticut Ave to Central Drive (Currently under design)	\$ 1,957,800
	3	Midland Rd Water Line Replacement: Replace Existing 6-inch Water Line and Existing 8-inch Water Line with 12-inch Water Line along Midland Rd from Knoll Rd to Pee Dee Rd	\$ 1,237,600
	4	North Pressure Zone: Install 180-ft 1.0 MG North Elevated Storage Tank, 12" water line and Associated Valves	\$ 4,749,400
	5	US 1 Parallel Transmission Main: Install a 20" water line parallel to the existing 18" transmission main from the US1 BPS to the intersection of US 1 and Saunders Blvd. Replace existing 6" water along the west side of Old US 1 from Murray Hill Rd to Shaw Ave, continuing along S. Bennet St. to the intersection with Morganton Rd.	\$ 1,658,700
	6	US 1 Booster Pump Station Pump Addition: Addition of 4,500 gpm Pumping Capacity to the US 1 Booster Pump Station	\$ 627,600
Total 2020-2025			\$ 10,699,900
2025 - 2030	7	Water Treatment Plant Expansion: Application for Expansion of Licensed Water Treatment Plant Capacity to Plant Design Capacity of 11.0 MGD	\$ 137,600
Total 2025 - 2030			\$ 137,600
2030 - 2040	8	US15-501 Water Line Replacement: Replace existing 8-inch waterline with 12-inch waterline along US 15-501/Commerce Avenue from Murray Hill Road to Turner Street.	\$ 682,200
	9	Pinebluff Parallel Transmission Main: Install a 30" water line parallel to the existing 18" transmission main between the Water Treatment Plant and the US 1 Booster Pump Station.	\$ 20,059,800
Total 2030 - 2040			\$ 19,774,200
GRAND TOTAL			\$ 31,579,500

*Projects 1 and 2 are formatted in grey text color to differentiate them as "currently under design."



7.0 WASTEWATER FLOWS

Reviewing historical sewer flows provides insight into the Town's sewer system operation limits. Average monthly sewer flow is 50.2 MG. The calculated base flow is 42.2 MG per month and the peak monthly flow has reached 60.1 MG per month. Average daily sewer flow is 220 GPD per household. The sewer system experiences extraneous flows during wet weather events. System-wide, average flows of 1,319 GPD/IDM and 1,552 GPD/IDM are experienced during wet weather events.

8.0 EXISTING WASTEWATER SYSTEM

The Town's sewer collection system consists of 147.16 miles of gravity lines, 3,612 manholes, 21 sewer pump stations, and 16 miles of sewer force main. Pipeline diameters range in size from 2-inch to 42-inches.

9.0 WASTEWATER COLLECTION SYSTEM ANALYSIS

The Town's remaining developable land was determined, and a projected flow rate of 220 GPD per ERU was utilized to develop ultimate build-out flow projections. The sewer flow increase was added to the existing sewer flows in each pump station basin. Pump station capacities were compared to the ultimate build-out flows, and only Nick's Creek and Warrior Woods Pump Stations were determined to be undersized at ultimate build-out. All remaining pump stations and gravity sewer lines have adequate capacity to transport anticipated sewer flows. This analysis does not include needed upgrades to the Moore County Pump Station and Treatment Facility.

10.0 WASTEWATER CAPITAL IMPROVEMENTS PLAN

A wastewater system CIP was developed for the Town's wastewater collection system. The recommended wastewater system improvements shown in **Table ES-4** will provide the required capacity to meet projected wastewater flows through 2040. All project costs are shown in 2020 dollars.

It is recommended that these projects be constructed generally in the order listed; however, development patterns may make it necessary to construct some projects sooner or later than anticipated.

**Table ES-4 Sanitary Sewer Collection System 20-Year CIP**

	Proj. No.	Project Description	Project Cost (2020 Value)
2020 - 2025	1A**	Warrior Woods PS Upgrades Phase IA: Install new generator and parallel 12" DI force main (1,481 LF); Replace Ex. 10" FM with 12" DI FM (5,250 LF); Replace portion of existing 14" FM with new 14" DI FM (784 LF)	\$650,900
	1B	Warrior Woods PS Upgrades Phase IB: Install Parallel 12" DI FM (3,769 LF), Parallel 14" DI FM (166 LF), Replace 10" PVC FM with 12" DI FM (5,250 LF)	\$1,108,700*
	2	Warrior Woods PS Upgrade Phase II: Construct new 1,500 gpm wet pit/ dry pit pump station (expandable to 2,850 gpm)	\$3,220,000*
	6***	ARO Lift Station Sewer Replacement: Upgrade the lift station design to bring the station into compliance with modern regulatory requirements and correct the station deficiencies.	\$410,000
	7***	Sewer Lift Station SCADA: This project will help identify operational issues, areas of high I&I, verify sewer volumes at billing locations, and facilitate future projects related to identified problems and growth.	\$300,000
	8***	W. New York Aerial Sewer Repair: Replacement of a Town 10" gravity sewer currently installed adjacent to McDeeds Creek running along W. New York Ave.	\$350,000
	9***	Sewer Lift Station Emergency Backups: This project will expand the emergency backups to 4 additional permanent installations, replace 2 old gas powered generators, and purchase 2 new portable emergency station backups	\$435,000
	10***	Longleaf Dam Sewer Rehabilitation: Replacement of a Town aerial sewer main currently installed in the face of a private dam located on the Longleaf Golf Course.	\$420,000
Total 2020-2025			\$6,894,600
2025 - 2030	3	Warrior Woods PS Upgrade Phase III: Expand pump station from 1,500 gpm to 2,850 gpm; Install parallel 12" DI force main (9,400 LF)	3,036,300*
Total 2025 - 2030			\$3,036,300
Capacity CIP Total			\$9,930,900
2020-2040	4	Annual Rehabilitation of Existing Gravity Sewer	\$10,748,200
Rehabilitation and Capacity CIP Grand Total			\$20,679,100

*Base project costs taken from the *Warrior Woods Pump Station and Force Main Preliminary Engineering Report and Master Plan (revised February 5, 2018)* by McAdams.

**Project 1 is formatted in grey text color to differentiate it as "currently under construction."

***Information for Projects 6-10 were provided by the Town.



Water Capital Improvement Plan

Prepared for

Town of Southern Pines



NORTH CAROLINA REGISTERED
ENGINEERING FIRM C-3916

Prepared by:

FREESE AND NICHOLS, INC.
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WATER CAPITAL IMPROVEMENTS PLAN

1.0 INTRODUCTION

In 2019, the Town of Southern Pines retained Freese and Nichols, Inc. (FNI) to update the Town's existing Water CIP. The goals of the study were to investigate and analyze the water system and to recommend a 20-year capital improvement plan (CIP). The recommended improvements will serve as the basis for the design, construction, and financing of facilities required to meet Southern Pines' existing and projected water demands which result from the projected population growth and commercial development. This report will provide the Town with a planning tool that will serve as a guide for short-term and long-term improvements to the water system.

1.1 SCOPE OF WORK

The major elements of the scope of this project include:

- Population and Water Demand Projections
- Water Distribution System Model Update and System Analyses
- Water Distribution System CIP



1.2 LIST OF ABBREVIATIONS

Table 1.1 provides a list of abbreviations used throughout this report and its appendices.

Table 1-1: List of Abbreviations

Abbreviation	Actual
AD	Average Day Demand
cfs	Cubic Feet per Second
CIP	Capital Improvement Plan
DWI	Division of Water Infrastructure
EPS	Extended Period Simulation
ERU	Equivalent Residential Unit
EST	Elevated Storage Tank
GIS	Geographic Information System
gpcd	Gallons per Capita per Day
gpd	Gallons per Day
gpm	Gallons per Minute
gpy	Gallons per Year
GST	Ground Storage Tank
MD	Maximum Day Demand
MG	Million Gallons
MGD	Million Gallons per Day
MHI	Median Household Income
NCDEQ	North Carolina Department of Environmental Quality
N.T.E.	Not to Exceed
O & P	Overhead and Profit
PH	Peak Hour Demand
PRV	Pressure Reducing Valve
psi	Pounds per Square Inch
SCADA	Supervisory Control and Data Acquisition
USDA	United State Department of Agriculture
USGS	United States Geological Survey
WTP	Water Treatment Plant



2.0 POPULATION

Population projections are an important element in the analysis of water systems. Water demands depend on the residential population and commercial development served by the system. A thorough analysis of historical and projected populations provides the basis for future water demands.

2.1 HISTORICAL AND PROJECTED POPULATION

The Town of Southern Pines has experienced an average annual historical population growth between one and two percent per year. Population projections were developed based on discussions with Town planning and utility staff. Town planning staff indicated areas of anticipated future growth throughout the Town. The Town is expected to grow by 7,218 residents by 2040. The population growth over the next 20 years was based on an expected two percent average annual growth rate. The historical and projected populations and associated growth rates are summarized in **Table 2-1**.

Table 2-1: Town of Southern Pines Projected Population

Year	Total Population	Average Annual Population Growth	Average Annual Population Growth (%)
1990 ⁽¹⁾	9,124	-	-
2000 ⁽¹⁾	10,918	179	1.81%
2010 ⁽¹⁾	12,334	142	1.23%
2011 ⁽¹⁾	12,558	224	1.82%
2012 ⁽¹⁾	12,712	154	1.23%
2013 ⁽¹⁾	12,919	207	1.63%
2014 ⁽¹⁾	13,195	276	2.14%
2015 ⁽¹⁾	13,405	210	1.59%
2016 ⁽¹⁾	13,651	246	1.84%
2017 ⁽¹⁾	14,027	376	2.75%
2018 ⁽¹⁾	14,277	250	1.78%
2020 ⁽²⁾	14,854	288	2.00%
2025 ⁽²⁾	16,400	309	2.00%
2030 ⁽²⁾	18,107	341	2.00%
2035 ⁽²⁾	19,991	377	2.00%
2040 ⁽²⁾	22,072	416	2.00%

⁽¹⁾ "American Fact Finder" US Census – Town of Southern Pines

⁽²⁾ Assumption/Projection

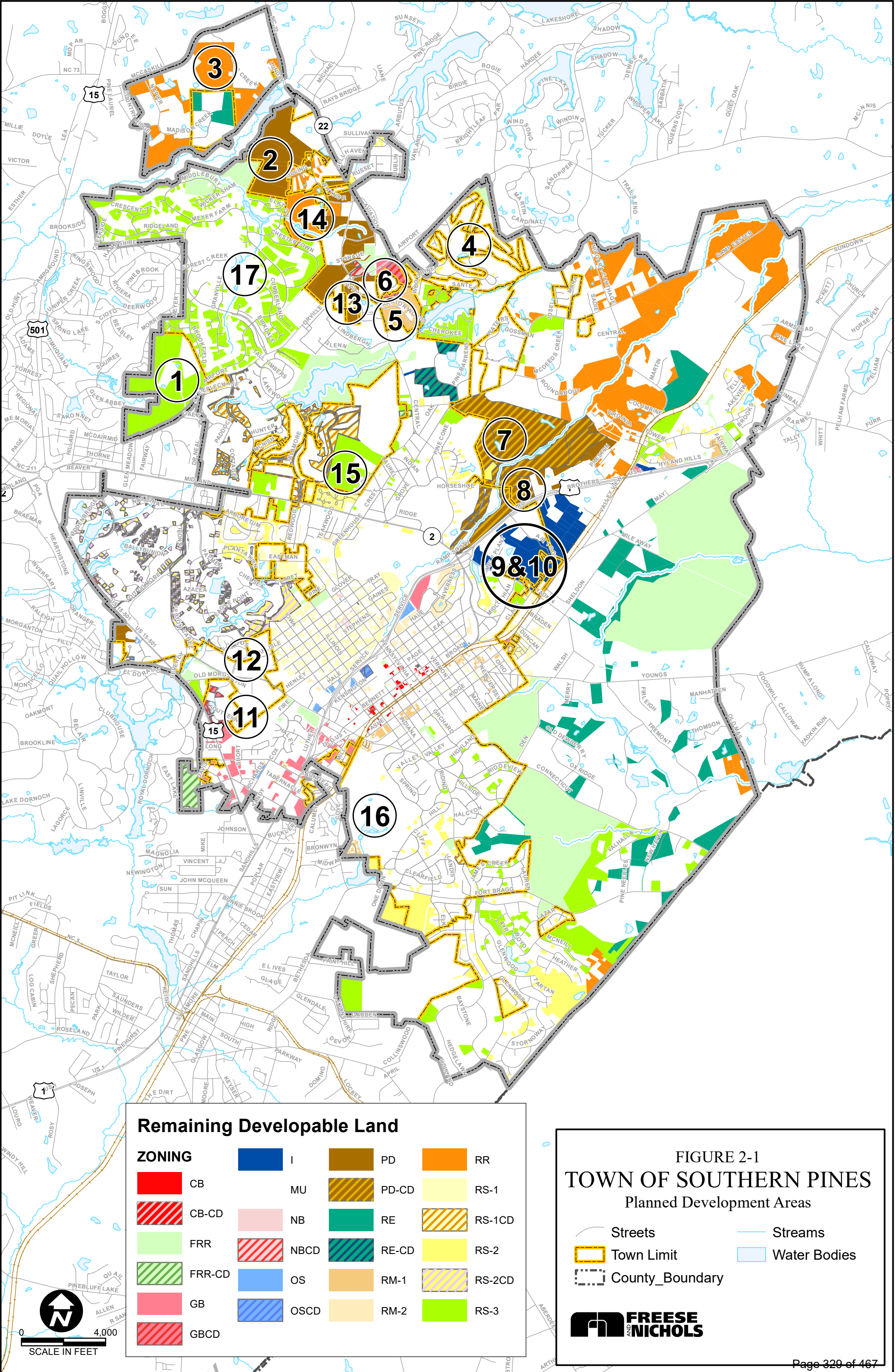


2.2 POPULATION DISTRIBUTION

The geographic distribution of population is as important as the total number. The magnitude and distribution of the growth in population will dictate where future infrastructure is needed. Projecting future population is challenging, especially for relatively small geographic areas, such as individual towns, because it can be difficult to predict how fast or slow development will occur when there are a variety of circumstances that can impact development.

Town planning staff identified the areas of planned development shown on **Figure 2-1**. The Town provided the location and expected number of lots or assumed development density for each planned development.

For the purposes of the water model update, growth within the Town was assumed to occur in the locations of the planned developments. Additionally, in the 2040 planning period, a portion of the increased demand was assumed to occur uniformly over the system to account for general infill growth. The anticipated population and projected water demand for each planned development is shown in **Table 2-2** and **Table 2-3**, respectively. Each development can be located on **Figure 2-1** using the corresponding Map Item number.





Town of Southern Pines

Table 2-2: Anticipated Population Growth for Planned Developments ⁽¹⁾

Map Item	Name	Land Use	Approx. Expected Units ⁽²⁾	Projected Buildout Population	Percent Developed				Projected Population Growth			
					2025	2030	2035	2040	2025	2030	2035	2040
1	Airport Road	Residential	229	515	10%	50%	70%	90%	51	257	360	463
2	Nicks' Creek South	Commercial	1,211,404	0	10%	15%	15%	25%	0	0	0	0
3	Nick's Creek North	Residential	429	966	5%	10%	45%	100%	48	97	435	966
4	Caropines	Residential	650	1,463	80%	80%	90%	100%	1,170	1,170	1,316	1,463
5	Mill Creek/Warrior Woods	Residential	529	600	35%	60%	95%	100%	210	360	570	600
6	Mill Creek/Warrior Woods	Commercial	308,143	0	35%	45%	45%	65%	0	0	0	0
7	Knollwood Tract	Residential	800	1,800	10%	55%	90%	100%	180	990	1,627	1,800
8	Knollwood Tract	Commercial	450,000	0	25%	40%	45%	70%	0	0	0	0
9	Corporate Park	Commercial	319,513	0	25%	35%	35%	50%	0	0	0	0
10	Corporate Park	Industrial		0	20%	35%	35%	50%	0	0	0	0
11	Morganton Park South	Commercial	750,000	0	20%	45%	45%	60%	0	0	0	0
12	Morganton Park North	Commercial	803,682	0	20%	45%	45%	60%	0	0	0	0
13	Tylers Ridge Community	Commercial	127,413	0	20%	40%	40%	60%	0	0	0	0
14	Ravensbrook	Residential	100	225	10%	40%	90%	100%	23	90	203	225
15	Pee Dee Road	Residential	102	229	10%	40%	90%	100%	23	92	207	229
16	Golf Course Redevelop	Residential	200	450	0%	26%	95%	100%	0	115	429	450
17	Forest Creek	Residential	900	1,560	40%	60%	80%	100%	624	936	1248	1,560
	Forest Creek	Commercial	250,000	0	40%	60%	80%	100%	0	0	0	0
Total			-	7,218					2,329	4,107	6,395	7,756

⁽¹⁾ Planned development and redevelopment areas identified by Town of Southern Pines Planning Department

⁽²⁾ Residential: 1 unit = 1 dwelling unit. Commercial: 1 Unit = 1 square foot of business.



Town of Southern Pines

Table 2-3: Projected Water Demand for Planned Developments

Map Item	Name	Land Use	Approx. Expected Units ⁽²⁾	Projected Buildout Demand (1000-Gal/Day)	Percent Developed				Projected Demand (1000-Gal/Day)			
					2025	2030	2035	2040	2025	2030	2035	2040
1	Airport Road	Residential- RS3	229	91	10%	50%	70%	90%	9	46	64	82
2	Nicks' Creek South	Commercial	1,211,404	121	10%	15%	15%	25%	12	18	18	30
3	Nick's Creek North	Residential	429	172	5%	10%	45%	100%	9	17	77	172
4	Caropines	Residential	650	260	80%	80%	90%	100%	208	208	234	260
5	Mill Creek/Warrior Woods	Residential	529	212	35%	60%	95%	100%	74	127	201	212
6	Mill Creek/Warrior Woods	Commercial	308,143	31	35%	45%	45%	65%	11	14	14	20
7	Knollwood Tract	Residential	800	320	10%	55%	90%	100%	32	176	289	320
8	Knollwood Tract	Commercial	450,000	45	25%	40%	45%	70%	11	18	20	32
9	Corporate Park	Commercial	319,513	32	25%	35%	35%	50%	8	11	11	16
10	Corporate Park	Industrial		32	20%	35%	35%	50%	6	11	11	16
11	Morganton Park South	Commercial	750,000	75	20%	45%	45%	60%	15	34	34	45
12	Morganton Park North	Commercial	803,682	80	20%	45%	45%	60%	16	36	36	48
13	Tylers Ridge Community	Commercial	127,413	13	20%	40%	40%	60%	3	5	5	8
14	Ravensbrook	Residential	100	40	10%	40%	90%	100%	4	16	36	40
15	Pee Dee Road	Residential	102	41	10%	40%	90%	100%	4	16	37	41
16	Golf Course Redevelop	Residential	200	80	0%	26%	95%	100%	0	20	76	80
17	Forest Creek	Residential	900	360	40%	60%	80%	100%	144	288	288	360
	Forest Creek	Commercial	250,000	40	40%	60%	80%	100%	16	24	32	40
Total			-	2,045					582	1,085	1,483	1,822

⁽¹⁾ Residential: 1 unit = 1 dwelling unit. Commercial: 1 Unit = 1 square foot of business.

⁽²⁾ Residential water demand = 400 gallons/day/dwelling unit. Commercial = 50 gallons/day/ft². Industrial = 880 gallons/acre/day.



3.0 WATER DEMANDS

A water utility must be able to supply water at rates that fluctuate over time. Yearly, monthly, daily and hourly variations in water use occur, with higher use during dry years and in hot months. Water use typically follows a diurnal pattern, being low at night and peaking in the early morning and late afternoon. Flow rates most important to the hydraulic design and operation of a water treatment plant and distribution system are average day (AD), maximum day (MD) and peak hour (PH) demands. Average day use is the total annual water use divided by the number of days in the year. The average day demand rate is used as a basis for water supply needs and estimating maximum day and peak hour demands. Maximum day demand is the maximum quantity of water used on any one day of the year. Water production facilities are typically designed based on the maximum day demand. Peak hour use is the peak rate at which water is required during any one hour of the year. Since minimum distribution pressures are usually experienced during peak hour, the sizes and locations of distribution facilities are generally determined based on this condition.

3.1 HISTORICAL WATER PRODUCTION

Reviewing historical water production provided insight into the Town's daily average production requirement. Historical monthly water production for 2015 through 2018 was reviewed and provided a basis for calculating the daily average used to determine historical water demands. **Table 3-1** illustrates the historical water production for the Town of Southern Pines.

Reviewing historical water demands allows design criteria to be selected in order to project future water demands. Annual average day demand, maximum day to average day peaking factors and per-capita consumption were reviewed and provided a basis for determining the design criteria used to project water demands.

**Table 3-1: Historical Water Production in Million Gallons (2015-2018)**

Month	2015	2016	2017	2018
January	84.6	86.2	83.8	87.1
February	80.7	77.1	67.5	65.6
March	94.5	93.7	89.6	83.0
April	98.7	110.7	95.4	99.5
May	138.6	117.2	101.0	121.3
June	125.3	127.5	112.9	123.3
July	132.8	138.3	115.3	127.0
August	138.7	148.9	125.5	127.0
September	126.8	130.7	103.6	116.6
October	121.9	131.1	112.2	12.2
November	99.1	126.4	93.0	102.6
December	94.6	90.6	73.1	101.9
Total	1,336	1,378	1,173	1,167
Average Wholesale	319	145	294	144
Total "Non-Wholesale"	1,017	1,233	879	1,024
Daily Average (MGD)	2.8	3.4	2.4	2.8
Water Service Area Population	13,405	13,651	14,027	14,277
Average Demand (gpcd)	208	247	172	196

3.2 HISTORICAL WATER DEMANDS

The Town provided recent water usage data consisting of monthly production and maximum day consumption. Historical annual average day demand, maximum day to average day peaking factors and per-capita consumption are summarized in **Table 3-2**. After removing average wholesale demand, average day per capita water usage ranged from 208 gallons per capita day (gpcd) to 247 gpcd, with an average of 206 gpcd over the last 4 years. Historical water usage data indicated the maximum day to average day peaking factor ranged from 1.5 to 1.9, with an average of 1.6 over the last 4 years.

**Table 3-2: Historical Water Usage**

Year	Water Service Area Population	Average Day Demand (MGD)	Average Day Demand (gpcd)	Maximum Day Demand (MGD)	Maximum Day to Average Day Peaking Factor
2015 ⁽¹⁾	13,405	2.8	208	4.6	1.6
2016 ⁽¹⁾	13,651	3.4	247	5.5	1.6
2017 ⁽¹⁾	14,027	2.4	172	3.5	1.5
2018 ⁽¹⁾	14,277	2.8	196	5.2	1.9
Average	-	2.8	206	4.7	1.6
Maximum	-	3.4	247	5.5	1.9

⁽¹⁾ Water Service Area Population from American Fact Finder.

3.3 PROJECTED WATER DEMANDS

The evaluation of historical data provided the basis for determining the design criteria used to project water demands. Based on the review of this data and the need to plan for low rainfall (dry) years with minimal water restrictions, FNI recommends using an average day demand of 206 gpcd. In selecting a peaking factor to project maximum day demands, FNI reviewed historical peaking factors and the years in which those peaking factors occurred, as just using the highest values for per-capita and peaking factors may not be representative. Based on the narrow range of historical peaking factors and discussion with Town Staff, FNI recommends using a peaking factor of 1.6. Hourly Supervisory Control and Data Acquisition (SCADA) data was not available to determine a peak hour to maximum day peaking factor. A peaking factor of 1.5 was selected based on prior experience with towns similar in size to Southern Pines. These water demand design criteria are summarized in **Table 3-3**.

Using the water demand design criteria in **Table 3-3**, water demands were projected for 2020, 2025, 2035, and 2040. The projected population and water demand for the Town are summarized for each planning period in **Table 3-4**.

Table 3-3: Water Demand Design Criteria

Gallons per Capita per Day	Maximum Day to Average Day Peaking Factor	Peak Hour to Maximum Day Peaking Factor
206	1.6	1.5



Table 3-4: Projected Water Demands

Year	Projected Water Service Area Population	Average Day Demand			Maximum Day Demand			Peak Hour Demand		
		Wholesale Demand (MGD)	Non-Wholesale Demand (MGD)	Total (MGD)	Wholesale Demand (MGD)	Non-Wholesale Demand (MGD)	Total (MGD)	Wholesale Demand (MGD)	Peak Hour Demand (MGD)	Total (MGD)
2020	14,854	0.87	3.06	3.9	1.40	4.9	6.3	1.40	7.3	8.7
2025	16,400	0.87	3.38	4.3	1.40	5.4	6.8	1.40	8.1	9.5
2030	18,107	0.87	3.73	4.6	1.40	6.0	7.4	1.40	9.0	10.3
2035	19,991	0.87	4.12	5.0	1.40	6.6	8.0	1.40	9.9	11.3
2040	22,072	0.87	4.55	5.4	1.40	7.3	8.7	1.40	10.9	12.3



4.0 EXISTING WATER SYSTEM

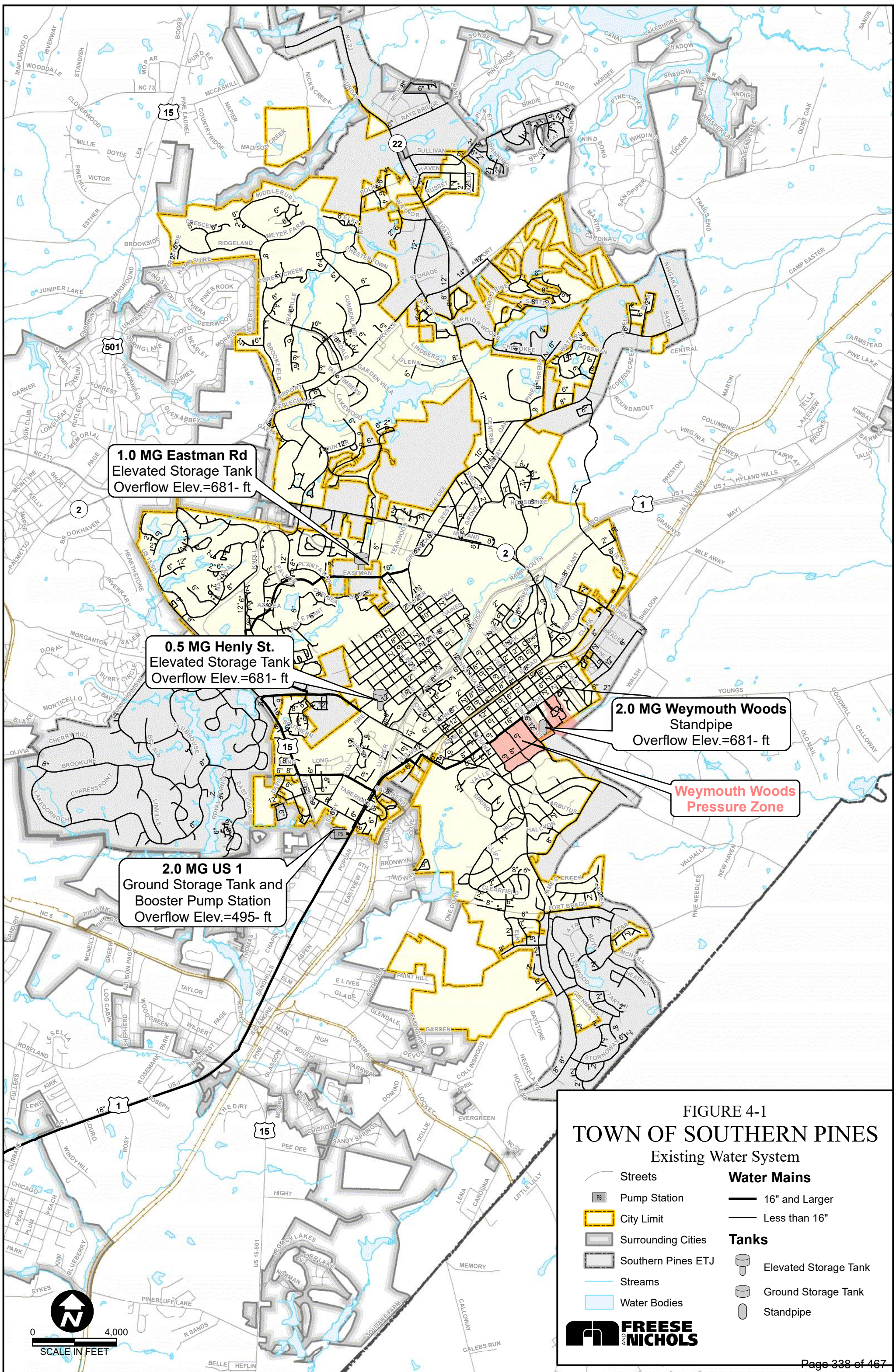
The Town's water distribution system consists of a network of 239 miles of water line, three pump stations, one ground storage tank, two elevated storage tanks and one standpipe. The distribution system is operated as two pressure zones: The Central Pressure Zone and the recently created Weymouth Woods Pressure Zone. Ground elevations in the Central Zone generally range from 295 feet to 595 feet. Ground elevations in the Weymouth Woods Zone generally range from 530 feet to 615 feet.

The Town owns a raw water intake on Drowning Creek. The Town is permitted to withdraw and treat 8.0 MGD and as much as 14.0 MGD, as long as 56 cubic feet per second (cfs) is maintained at the United States Geological Survey (USGS) monitoring gauge downstream of the intake. The raw water is stored in the 20 MG and 140 MG raw water reservoirs which are located near the Southern Pines Water Treatment Plant (WTP). The WTP is located on US Route 1, north of the raw water intake and south of the Town. The WTP is currently permitted to treat 8.0 MGD and was designed for a maximum treated water supply of 11.0 MGD. The high service pumps at the US 1 Booster Pump Station have a firm pumping capacity of 4,500 gpm.

Two elevated storage tanks (ESTs) and one standpipe provide storage for equalization and fire suppression. The Henley Street EST is located in the western portion of the Central pressure zone. The Eastman Road EST is located in the northern portion of the distribution system. The Weymouth Woods standpipe is located in the eastern portion of the system. **Table 4-1** presents a summary of the Town's existing storage facilities. **Figure 4-1** shows the existing water distribution system for the Town of Southern Pines.

**Table 4-1: Town of Southern Pines Existing Storage Facilities**

Tank Name	Ground Elevation (ft)	Overflow Elevation (ft)	Bottom Elevation (ft)	Sidewater Depth (ft)	Capacity (MG)
Henley Street EST	595	681	651	30	0.5
Eastman Road EST	492.5	681	641	40	1.0
Weymouth Woods Standpipe	601	681	601	80	2.0
Total Elevated Storage					3.5
US1 Clearwell	445	475	445	30	2.0
Total Storage					5.5



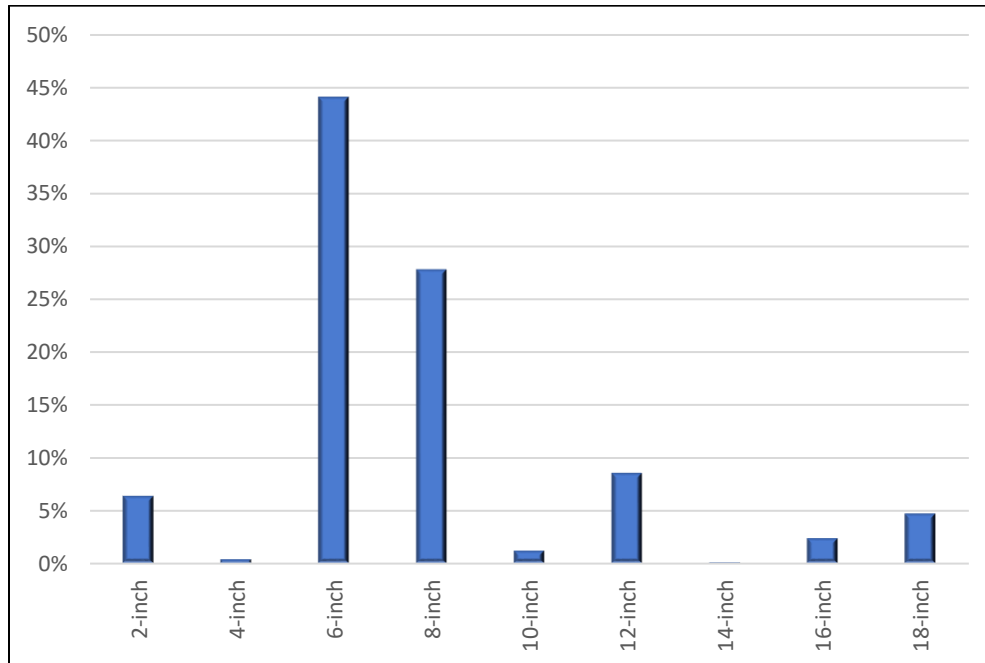


Town of Southern Pines

4.1 WATER LINES

The Town's distribution system consists of 239 miles of water lines. Water line diameters range in size from 2-inch to 18-inches. The majority are 6-inch water lines. **Figure 4-2** illustrates the percentage of pipe length by diameter.

Figure 4-2: Pipe Diameter by Length



4.2 WHOLESALE CUSTOMERS

The Town currently provides wholesale water to three wholesale customers at six locations as seen in **Table 4-2**. Future water demand projections do not include increases to wholesale water demands.

**Table 4-2: Town of Southern Pines Existing Wholesale Customers**

Customer Name	Location	Wholesale Agreement	Average Monthly Usage ⁽¹⁾ (gal)	Average Day Demand ⁽¹⁾ (gpd)
Camp Mackall	Camp Mackall	16,736,460 gpy	1,082,750	35,598
Carolina Water Services	Ray's Bridge Road	NTE: 600,000 gpd Min: 205,000 gpd	3,509,921	115,395
	Hardee Rd		695,846	19,069
	Niagra-Carthage Rd		6,885,798	226,383
Total Carolina Water Services:			10,743,642	341,778
Moore County Public Utilities	Addor Rd	NTE: 1 MGD Min: 300,000 gpd [or] 109,500,000 gpy	106,465	3,501
	The Carolina/Warrior Woods		361,181	11,875
	Midland Rd		12,470,628	409,993
Total Moore County Public Utility:			12,938,274	425,369

(1) Based on 2017 and 2018 Wholesale Billing Data

(2) Hardee Road average monthly usage based on 2017 billing data only, due to lack of data for 2018.



5.0 WATER DISTRIBUTION SYSTEM ANALYSES

The Town's existing water model was updated to include new water distribution system infrastructure and updated demands. Various combinations of improvements and system modifications were investigated to determine the most appropriate approach to meet projected water demands. These improvements are identified in a CIP to improve the existing system and meet projected water demands through 2040. Parameters used to develop the CIP included increasing system reliability, meeting required fire flows and maintaining proper residual pressures.

5.1 EXISTING WATER SYSTEM ANALYSIS

The existing distribution system was evaluated to assess current pumping and storage capacity, residual pressures and fire flow capacity. This analysis was performed to identify existing system deficiencies and provide a baseline for the current level of service. The parameters that were evaluated are discussed in the following sections.

Storage Capacity

As a public water utility, the Town of Southern Pines must comply with the rules and regulations for public water systems set forth by the North Carolina Department of Environmental Quality (NCDEQ) and the North Carolina General Assembly. According to 15A NCAC 18C.0405(b)(2), the "elevation of storage tanks shall be sufficient to produce a designed minimum distribution system pressure of 20 pounds per square inch at peak demand (fire flow) and 30 pounds per square inch during peak flow." 15A NCAC 18C.0805(a) states "where feasible, elevated storage capacities shall meet the requirements of the Fire Suppression Rating Schedule". As specified by 15A NCAC 18C.0805(b) and (c), "the elevated storage for a municipality shall be sufficient to minimize the effect of fluctuating demand plus provide a reserve for fire protection" and that "the combined elevated and ground storage of the finished water for community and non-transient, non-community water systems shall be a minimum of one-half day's supply of the average annual daily demand." A summary of the design criteria used in this Water Capital Improvement Plan Update are shown in **Table 5-1**.

The Team analyzed the existing storage facilities to determine the amount of effective storage volume provided by the elevated tanks and standpipe. Effective storage is the volume in a tank above the point that provides the required minimum pressure to the highest elevation customer. To determine the



effective storage, the ground elevation of the high elevation customer is determined. Next, the required tank height to provide 30 psi to the highest elevation customer is calculated. This elevation is the bottom of the effective storage for equalization. Finally, the required tank height to provide 20 psi to the highest elevation customer is calculated. This elevation is the bottom of the effective storage for fire suppression. The available effective storage in the Central Pressure Zone for fire suppression is currently 2.55 MG, which meets the design criteria for existing conditions. The Weymouth Woods Pressure Zone currently has no dedicated elevated storage. The effective storage for equalization and fire suppression is summarized for each of the Town's elevated facilities in **Table 5-2**.

**Table 5-1: Proposed Design Criteria**

	Evaluation Parameter	Goal	Acceptable	Reference Standard
Water Supply Capacity	Firm Pumping Capacity	MD	MD	AWWA M32 Manual
Pumping and Storage Capacity	Minimum combined ground and elevated storage	EV + FS (or ER)	1/2 AD	15A NCAC 18C .0805(c)
	Elevated storage minimizes demand fluctuations and provides fire flow:	EV + FS	EV + FS	15A NCAC 18C .0405(b)(2)
	Equalization volume (EV)	(PH – MD) * 4 hr	(PH – MD) * 4 hr	Developed for this Study
	Fire suppression (FS)	3,500 gpm * 3 hr	3,500 gpm * 3 hr	Developed for this Study
Pressure	Emergency reserve (ER)	1/2 AD	1/2 AD	15A NCAC 18C .0805(c)
	Maximum Pressure	110 psi	130 psi	Developed for this Study
	Minimum Pressure (PH)	40 psi	30 psi	15A NCAC 18C .0405(b)(2)
Fire Flow Requirements	Minimum Pressure (MD + FS)	20 psi	20 psi	15A NCAC 18C .0405(b)(2)
	Minimum fire flow	Residential: 1,000 gpm Commercial: 1,500 gpm	Residential: 500 gpm Commercial: 1,500 gpm	Developed for this Study
Velocity and Headloss	<i>Water Transmission Lines</i> (diameter larger than 16-inches)			
	Maximum Pipeline velocity (MD)	5 ft/s	5 ft/s	AWWA M32 Manual
	Maximum Pipeline velocity (MD + FS)	10 ft/s	10 ft/s	AWWA M32 Manual
	Maximum friction loss	3 ft/1,000 ft	5 ft/1,000 ft	AWWA M32 Manual
	<i>Water Distribution Lines</i> (diameter 16-inches and smaller)			
	Maximum Pipeline velocity (MD)	5 ft/s	5 ft/s	AWWA M32 Manual
	Maximum Pipeline velocity (MD + FS)	10 ft/s	10 ft/s	AWWA M32 Manual
	Maximum friction loss	5 ft/1,000 ft	6 ft/1,000 ft	AWWA M32 Manual

**Table 5-2: Existing Effective Storage Volume for Equalization and Fire Suppression**

Tank Name	Overflow Elevation (ft)	Bottom Elevation (ft)	Capacity (MG)	High Elevation Customer (ft)	Effective Storage Elevation for Equalization (ft)	Effective Storage Volume for Equalization (MG)	Effective Storage Elevation for Fire Suppression (ft)	Effective Storage Volume for Fire Suppression (MG)
Eastman Road EST	681	641	1.0	593	662.3	0.47	639.2	1.0
Henley Street EST	681	651	0.5	593	662.3	0.31	639.2	0.5
Weymouth Woods Standpipe	681	601	2.0	593	662.3	0.37	639.2	1.05
Total Elevated Storage Available						1.25		2.55

Pumping Capacity

The Town must also provide sufficient pumping capacity to the system. The high service pumps at the US 1 Booster Pump Station have a firm pumping capacity of 4,500 gpm per pump (6.5 MGD). There is space for two additional pumps to be added, if necessary. The Town's WTP has an existing licensed treatment capacity of 8.0 MGD. The projected 2020 maximum day demand of 6.3 MGD means the Town is using 79% of their total water supply.

System Pressures

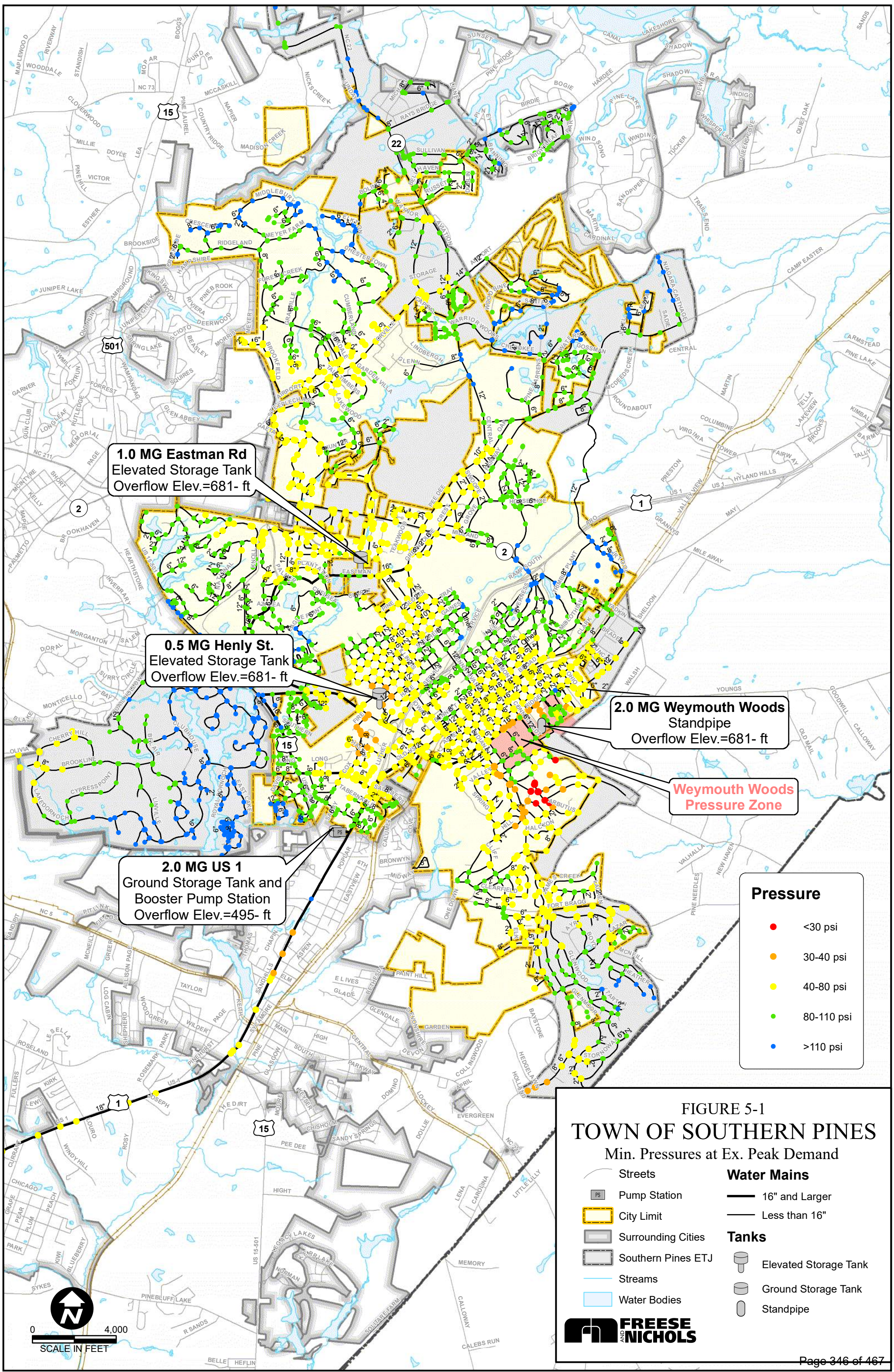
A steady-state hydraulic analysis was performed with 2020 maximum day demand conditions to evaluate residual pressure throughout the distribution system. The peak hour demand was simulated by applying the peak hour to maximum day peaking factor of 1.5. Peak hour demand represents the single hour of the year with the highest system demand. Peak hour simulations are used to assess the ability of the distribution system to maintain residual pressures because the highest demand period typically induces the lowest pressure due to increased headloss throughout the system. According to 15A NCAC 18C.0405 (b) (2), the minimum required pressure within a distribution system is 30 psi under peak hour demand conditions.

A review of existing system pressures revealed that pressures of 30 psi and above are maintained throughout the system, except in the area south of the new Weymouth Woods Pressure Zone. This area experiences pressures below the required minimum under peak hour demand conditions. **Figure 5-1** shows the minimum pressure observed in the model under existing peak hour demand conditions.



System Head Loss

The existing system model scenarios indicated several lines that experienced excessive head loss and/or velocity in the water lines. These lines were upsized in future model scenarios. See Appendix C for additional results figures.



**1.0 MG Eastman Rd
Elevated Storage Tank**
Overflow Elev.=681- ft

**0.5 MG Henly St.
Elevated Storage Tank**
Overflow Elev.=681- ft

**2.0 MG US 1
Ground Storage Tank and
Booster Pump Station**
Overflow Elev.=495- ft

**2.0 MG Weymouth Woods
Standpipe**
Overflow Elev.=681- ft

**Weymouth Woods
Pressure Zone**

Pressure

- <30 psi
- 30-40 psi
- 40-80 psi
- 80-110 psi
- >110 psi

FIGURE 5-1
TOWN OF SOUTHERN PINES
Min. Pressures at Ex. Peak Demand

- Streets
- PS Pump Station
- City Limit
- Surrounding Cities
- Southern Pines ETJ
- Streams
- Water Bodies
- Water Mains
 - 16" and Larger
 - Less than 16"
- Tanks
 - Elevated Storage Tank
 - Ground Storage Tank
 - Standpipe





Fire Flow Capacity

To evaluate the fire suppression capabilities of the system, a fire flow analysis was conducted under existing maximum day demand conditions. According to 15A NCAC 18C.0405 (b) (2), a minimum residual pressure of 20 psi must be maintained while delivering the fire flow demand. For this analysis, a steady-state model run determined the available fire flow at each node in the system with a pressure of 20 psi. **Figure 5-2** shows the results of the fire flow simulation. The majority of the water system provides a minimum of 1,000 gpm, which is a typical residential fire flow demand. Available fire flows below 1,000 gpm are due to small diameter and/or dead-end lines and areas of higher elevation and are shown in orange on **Figure 5-2**. Upsizing of smaller lines, looping and increasing pressure are three methods to improve low fire flow. Available fire flow for commercial, multi-family, and industrial land uses is evaluated by the Fire Marshal on a case by case basis and should be compared to the model results to determine if adequate fire flow is available.

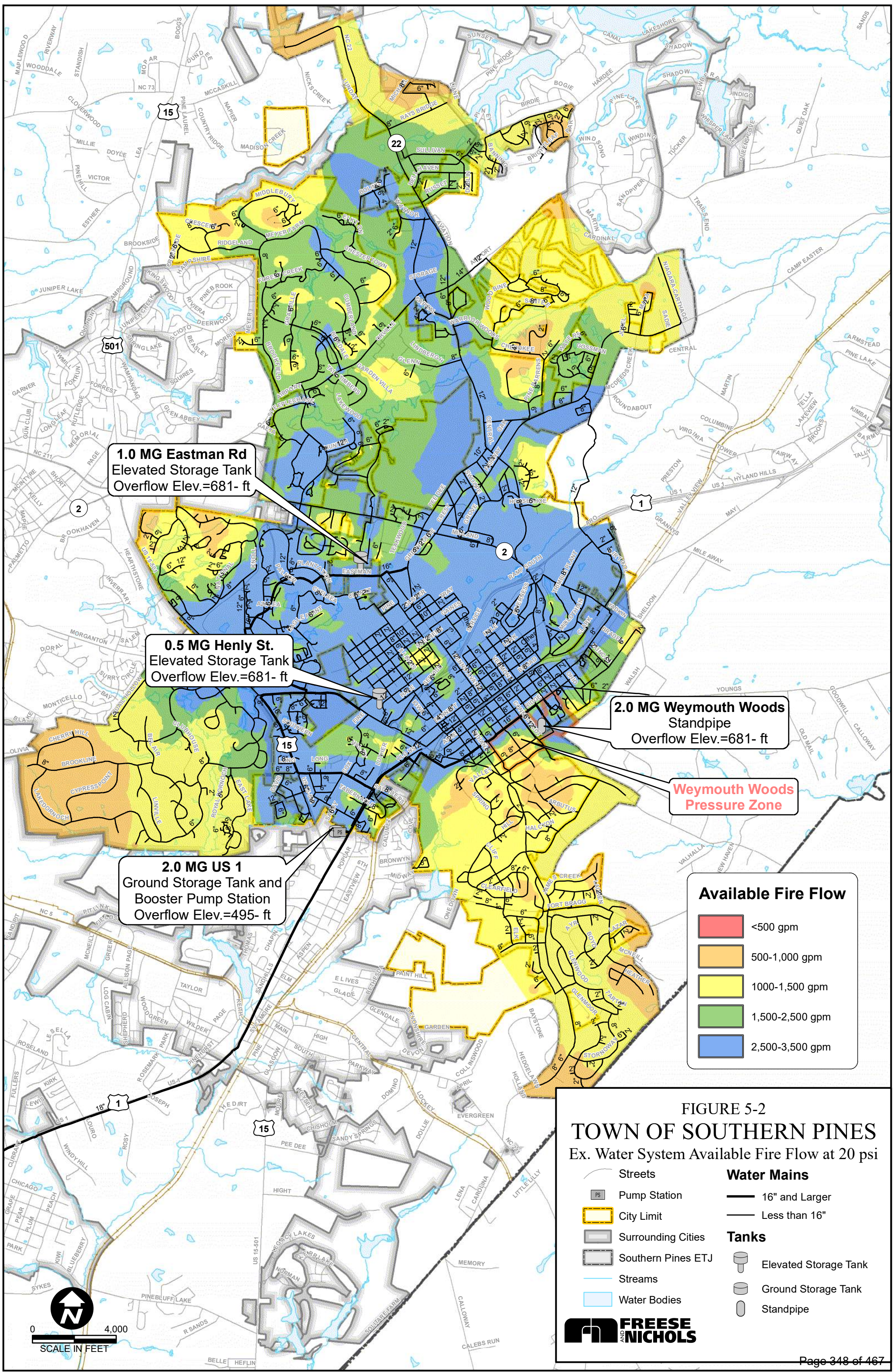


FIGURE 5-2
TOWN OF SOUTHERN PINES
Ex. Water System Available Fire Flow at 20 psi

- Streets
- PS Pump Station
- City Limit
- Surrounding Cities
- Southern Pines ETJ
- Streams
- Water Bodies
- Water Mains
 - 16" and Larger
 - Less than 16"
- Tanks
 - Elevated Storage Tank
 - Ground Storage Tank
 - Standpipe



5.2 FUTURE WATER SYSTEM ANALYSIS

Hydraulic analyses were performed on the distribution system under future demand conditions. **Figure 5-1 and Figure 5-2** were used to identify areas of low pressure and fire flow in the existing system. Water system improvements were developed to accommodate the anticipated planned development over the next 20 years. Key observations and recommendations resulting from modeling and evaluation of the distribution system are discussed in the following sections.

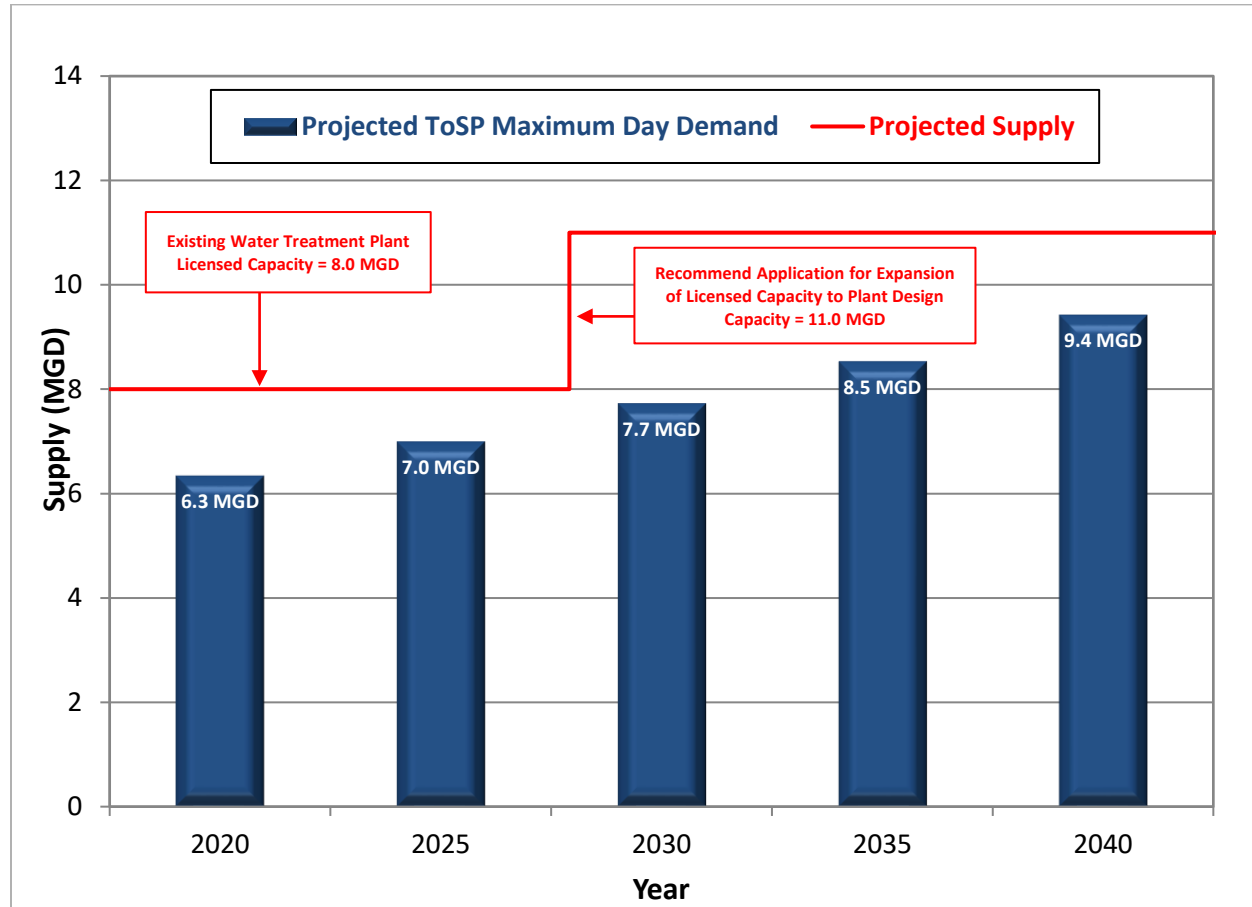
Water Supply Capacity

Securing future water supply is essential to support continued growth within the Town. The water supply capacity must be sufficient to replenish the water consumed daily within the service area. The maximum day demand is expected to grow from 6.3 MGD to 9.4 MGD by the year 2040. The existing water supply of 8.0 MGD is sufficient to meet the projected 2030 maximum day demands, but projected demands will exceed available supply by 2032. The Town should consider conducting a Water Treatment Plant Capacity Evaluation and submitting an application to expand the permitted plant capacity to the plant design capacity of 11.0 MGD by 2030. **Figure 5-3** illustrates the projected maximum day demand compared to the Town's projected water supply.

Table 5-3 shows planned upgrades at the Town's Water Treatment Plant by fiscal year, per an evaluation by SUEZ.

Table 5-3: Water Treatment Plant Improvements

Project Name	2020-21	2021-22	2022-23	2023-24	2024-25	Beyond	Project Totals
Upflow Clarifier Blower Replacement	\$28,000	-	-	-	-	-	\$28,000
Sludge Dewatering Expansion	-	-	\$200,000	\$1,313,000	-	-	\$1,513,000
Filter Improvements	\$490,000	\$50,000	\$537,000	-	-	-	\$1,077,000
Raw Water Main Replacement	-	-	-	-	-	\$5,750,000	\$5,750,000
Yearly Totals	\$518,000	\$50,000	\$737,000	\$1,313,000	-	\$5,750,000	\$8,368,000

**Figure 5-3: Projected Water Supply Requirements**

Transmission Capacity

While the majority of the system has sufficient capacity to transmit water, several improvements were identified to increase transmission capacity. Several water line projects were identified to increase flow capacity, specifically to the northern portion of the distribution system where much of the anticipated growth is located. Upsizing water lines throughout the distribution system will also increase fire flow capacity and reduce high velocities and head loss.

Pressure Zones and Elevated Storage

Currently, the Town operates on two pressure zones: The Central Pressure Zone and the new Weymouth Woods Pressure Zone. The overflow elevation of the Central Pressure Zone is 681 feet. The maximum HGL of the Weymouth Woods Pressure Zone is 820 ft, which is maintained by booster pumps. Creation of the Weymouth Woods Pressure Zone separated several high elevation customers into a zone served by a



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higher HGL and also increased the effective storage volume of the Town's existing ESTs. The elevation of the highest elevation customer in the Weymouth Woods Pressure zone is 614 ft. The ground elevation of the highest elevation customer in the Central Zone is 593 feet.

The northern portion of the Town has lower ground elevations than the central pressure zone was designed to support. As a result, the pressures in the northern portion of the Town are excessively high. In addition, there is no elevated storage in the northern portion of the Town which would cause difficulty providing sufficient future fire flows. The Team recommends separating the northern portion of the Town into a new pressure zone. A new elevated storage tank with a recommended overflow elevation of 630 feet would serve the north pressure zone. This new pressure zone will reduce the excessively high system pressures in order to reduce wear and tear on the pipes. The ground elevation of the highest customer in the new north pressure zone would be 500 feet. The new North EST is designed to provide almost 100% effective storage volume for equalization. **Table 5-4** summarizes the available effective storage volumes for equalization and fire suppression in the recommended future system.

Table 5-4: Recommended Future Effective Storage Volume for Equalization and Fire Suppression

Tank Name	Overflow Elevation (ft)	Bottom Elevation (ft)	Capacity (MG)	High Elevation Customer (ft)	Effective Storage Elevation for Equalization (ft)	Effective Storage Volume for Equalization (MG)	Effective Storage Elevation for Fire Suppression (ft)	Effective Storage Volume for Fire Suppression (MG)
Eastman Road EST	681	641	1.0	593	662.3	0.47	639.2	1.00
Henley Street EST	681	651	0.5	593	662.3	0.31	639.2	0.50
North EST	630	590	1.0	500	592.4	0.94	546.2	1.00
Weymouth Woods Standpipe*	681	601.5	2.0	593	662.3	0.47	639.2	1.05
Total Elevated Storage Available						2.19		3.55

* The Weymouth Woods Standpipe floats on the Central Pressure Zone, isolated from the newly created Weymouth Woods Pressure Zone. Currently, the Weymouth Woods Pressure Zone has no elevated storage capacity. A standalone backup generator will soon be installed to serve the Weymouth Woods Booster Pump Station during power outages. In the event of mechanical failure of the booster pump station, temporary operational changes can be made, and the Weymouth Woods Pressure Zone can be served from the Central Zone. Under these emergency conditions, effective storage volume of the system will be reduced to 2.39 MG.



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Creating a North pressure zone with 1.0 MG Elevated Storage Tank will allow the Town to meet the minimum required storage volume for equalization through the year 2040 and reduce excessively high pressures experienced in the northern area of Town. The Team recommends that the Town complete this project in the next five years.

Total Storage

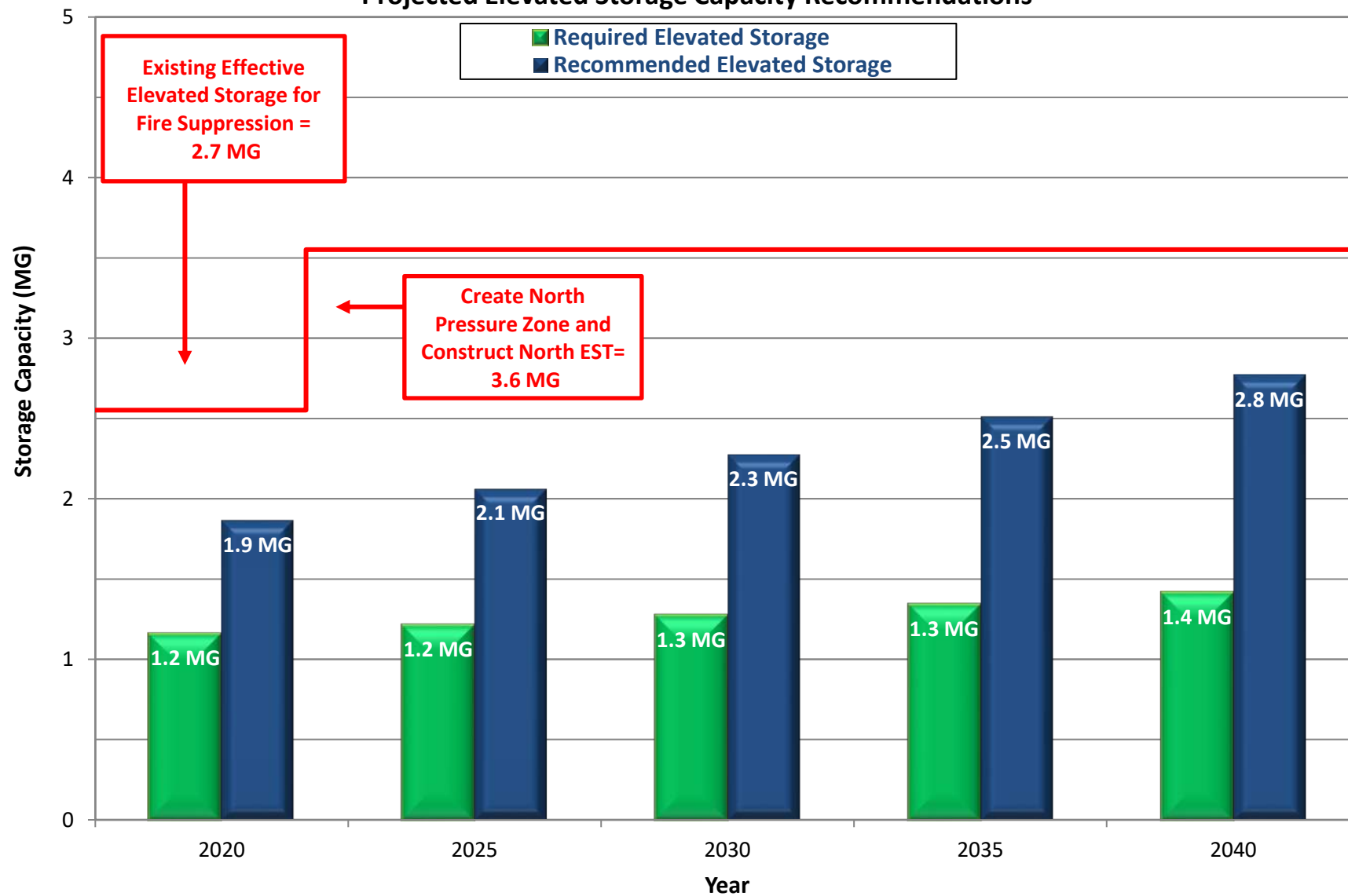
The total storage of the existing system is 5.5 MG. With the addition of the new North EST, the total storage of the future system will increase to 6.5 MG. The required total storage is one half of the average day demand, as defined in the design criteria in **Table 5-1**. As summarized in **Table 5-5**, the future system available total storage is greater than the required total storage.

Table 5-5: Town of Southern Pines Existing Storage Facilities

Total Storage	2020	2025	2030	2035	2040
Required	1.9	2.1	2.3	2.5	2.8
Available	5.5	6.5	6.5	6.5	6.5



Figure 5-4
Town of Southern Pines
Projected Elevated Storage Capacity Recommendations





Pumping Capacity

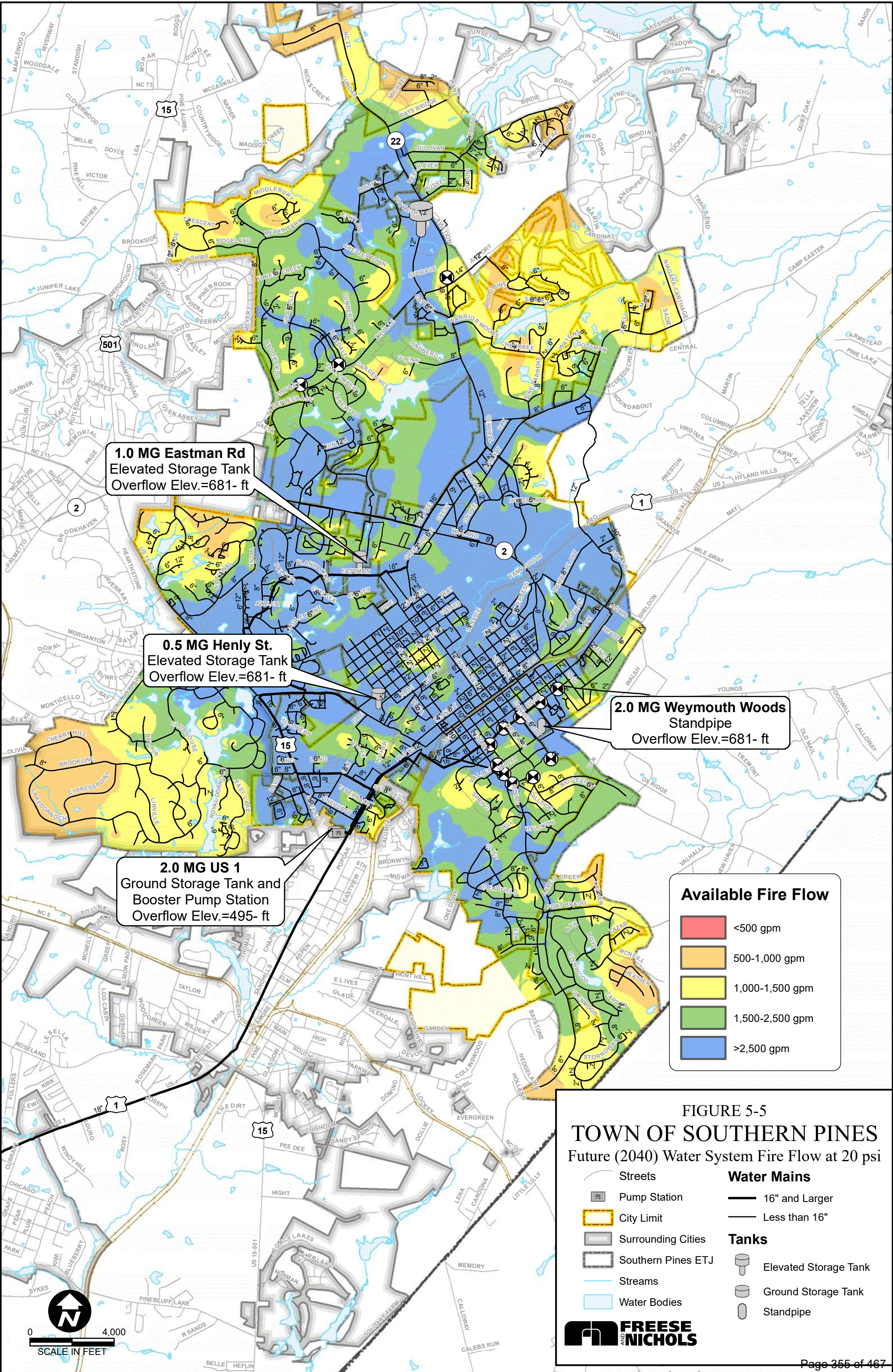
In order to provide a firm pumping capacity equal to or greater than the projected 2040 maximum day demand of 9.4 MGD, the Team recommends adding an additional 4,500 gpm (6.5 MGD) pump to the U.S. 1 Booster Pump Station.

Fire Flow Capacity

To evaluate the fire suppression capabilities of the future system, a fire flow analysis was conducted under 2040 maximum day demand conditions. According to 15A NCAC 18C.0405 (b) (2), a minimum residual pressure of 20 psi must be maintained while delivering the fire flow demand. For this analysis, a steady-state model run determined the available fire flow at each node in the system with a pressure of 20 psi. **Figure 5-5** shows the results of the fire flow simulation. Fire flows between 500 and 1,000 gpm are acceptable to the Fire Marshal for these areas, provided no additional demands are placed on the system at these locations. If unanticipated development occurs in these areas, the small diameter water lines should be upsized, and the water lines should be looped to provide sufficient fire flows.

New Development

As new development occurs within the Town's water service area, new water lines will be needed to extend service to areas that are not currently served. It is recommended that a minimum of 8-inch lines be installed in areas that will be looped. Water lines smaller than 8-inches are recommended in areas of low demand, such as cul-de-sacs, to avoid water age issues. The Team also recommends minimizing dead-end lines to avoid water quality issues and excessive flushing. It is recommended that developer plans be reviewed with the water model to verify that sufficient pressure and fire flow will be provided as designed.





6.0 WATER CAPITAL IMPROVEMENT PLAN

A capital improvement plan (CIP) was developed for the Town's water distribution system. The recommended improvements will provide the required capacity and reliability to meet projected water demands through 2040. The recommended projects for the water distribution system are illustrated on **Figure 6-1**.

Locations shown for new pipelines and other recommended improvements were generalized for hydraulic analyses. Specific alignments and sites will be determined as part of the design process. It is recommended that these projects be constructed generally in the order listed; however, development patterns may make it necessary to construct some projects sooner or later than anticipated.

6.1 COST METHODOLOGY AND ASSUMPTIONS

To develop planning level cost estimates, the work was divided into items of similar construction (i.e., installation of 16-inch water line, installation of fire hydrant assemblies, bore-and-jack installation of pipe under roads, etc.). Once the construction items were identified and quantified, contingency and administrative costs (survey, engineering, SUE or subsurface utility engineering, etc.) were applied in order to identify the total anticipated project cost. All project costs are in 2020 dollars.

Water line lengths were derived from the Town's GIS and assume that no deteriorated or damaged pipe is expected at the tie-in points. Bore and jack water line installation of pipe was assumed for major road crossings in order to minimize disruption to traffic. Reuse and reconnection of existing fire hydrant assemblies in good condition may decrease overall project costs. The presented costs were largely based on open cut methods in the existing pipe alignment. For each water line project, alternative construction methods and/or alignments may be evaluated in the design phase as more detailed, site-specific data becomes available. Unit construction costs were estimated based upon one or more sources including, recent bid tabs from similar work geographically close to the Town of Southern Pines, cost data published in the R.S. Means Construction Cost Data books, and from cost data provided by manufacturers or vendors.

For these planning level cost estimates, a contingency of 30 percent of overall project construction cost is included. As the project moves into the design phase and more details regarding site conditions, public concerns, and other factors are known, project cost estimates can be refined and contingencies reduced.

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Administrative project costs were added to the anticipated project construction cost and contingencies to reflect the expected total cost to the Town for each project. Administration costs for services such as engineering and surveying are estimated at 15% of the construction cost including contingencies.

Figure 6-1 summarizes the cost estimates of the water distribution system CIP for the Town of Southern Pines. Detailed descriptions of the projects and associated costs are provided in **Appendix A**.

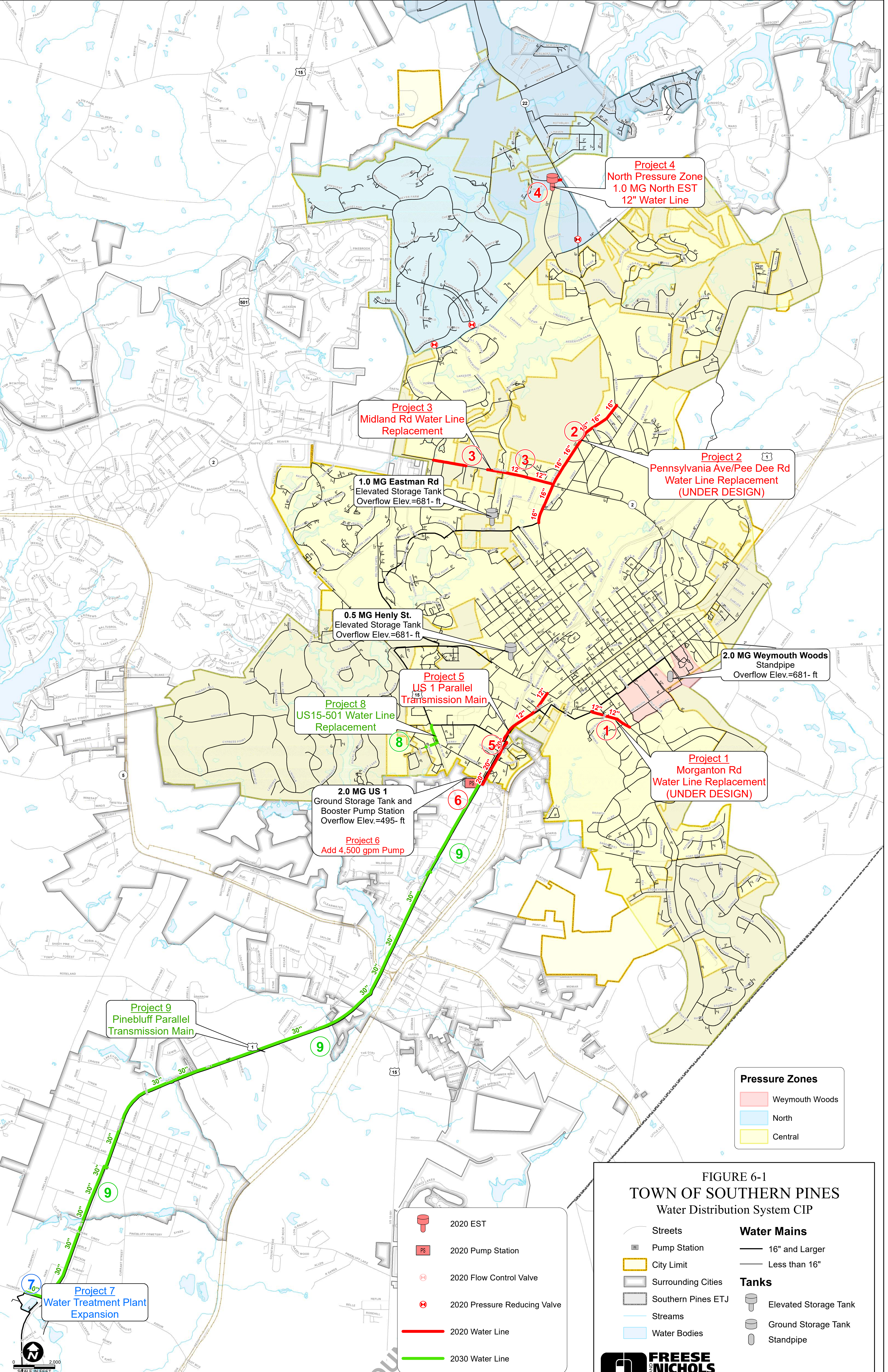


FIGURE 6-1
TOWN OF SOUTHERN PINES
Water Distribution System CIP

Streets
— Streets
■ Pump Station
□ City Limit
□ Surrounding Cities
□ Southern Pines ETJ
— Streams
□ Water Bodies

Water Mains
— 16" and Larger
— Less than 16"

Tanks
■ Elevated Storage Tank
■ Ground Storage Tank
■ Standpipe

FREESE AND NICHOLS

**Table 6-1: Water Distribution System CIP**

Fiscal Year (Project Initiation)	Project Description	Project Cost (2020 Value)
2020	East Morganton Road Waterline Replacement- Replace existing 6-inch waterline with 12-inch waterline along Morganton Road from Ridge Street to Valley Road. (Currently under design)	\$ 468,800
2020	Pennsylvania Ave/Pee Dee Rd Water Line Replacement: Replace Existing 10-inch Water Line with 16-inch Water Line along Pennsylvania Ave/Pee Dee Rd from Connecticut Ave to Central Drive (Currently under design)	\$ 1,957,800
2023	Midland Rd Water Line Replacement: Replace Existing 6-inch Water Line and Existing 8-inch Water Line with 12-inch Water Line along Midland Rd from Knoll Rd to Pee Dee Rd	\$ 1,237,600
2023	North Pressure Zone: Install 180-ft 1.0 MG North Elevated Storage Tank, 12" water line and Associated Valves	\$ 4,749,400
2024	US 1 Parallel Transmission Main: Install a 20" water line parallel to the existing 18" transmission main from the US1 BPS to the intersection of US 1 and Saunders Blvd. Replace existing 6" water along the west side of Old US 1 from Murray Hill Rd to Shaw Ave, continuing along S. Bennet St. to the intersection with Morganton Rd.	\$ 1,658,700
2025	US 1 Booster Pump Station Pump Addition: Addition of 4,500 gpm Pumping Capacity to the US 1 Booster Pump Station	\$ 627,600
2027	Water Treatment Plant Expansion: Application for Expansion of Licensed Water Treatment Plant Capacity to Plant Design Capacity of 11.0 MGD	\$ 137,600
2030	US15-501 Water Line Replacement: Replace existing 8-inch waterline with 12-inch waterline along US 15-501/Commerce Avenue from Murray Hill Road to Turner Street.	\$ 682,200
2030+	Pinebluff Parallel Transmission Main: Install a 30" water line parallel to the existing 18" transmission main between the Water Treatment Plant and the US 1 Booster Pump Station.	\$ 20,059,800
GRAND TOTAL		\$ 31,579,500



6.2 20-YEAR CIP

The 20-year CIP projects resolve existing deficiencies and accommodate anticipated growth. A detailed description of each project is provided below.

Water System CIP

Project 1: East Morganton Road Water Line Replacement (under design)

Project 2: Pennsylvania Avenue/Pee Dee Road Water Line Replacement (under design)

Project 3: Midland Road Water Line Replacement

Project 4 will replace the existing 6-inch and 8-inch water lines along Midland Road with a 12-inch water line from Knoll Road to Pee Dee Road. The water line replacement will reduce high velocities and head losses and increase transmission capacity to the existing Eastman Road EST.

Project 4: North Pressure Zone

Project 4 involves creating a new pressure zone in the northern portion of the Town. The purpose of this project is to reduce the highest pressures in the northern portion of the Town from 154 psi to 131 psi while, at the same time, increasing available fire flows. A new 1.0 MG North Elevated Storage tank will be designed and constructed. In addition, necessary valves will be added and closed to separate the area from the higher pressure Central pressure zone, and a section of 12-inch main will be constructed to serve the elevated storage tank.

Project 5: U.S. 1 Booster Pump Station Pump Addition

Project 5 will add a new 4,500 gpm pump to the U.S. 1 Booster Pump Station. This additional pump provides additional capacity to the Town in support of future growth.

Project 6: U.S. 1 Parallel Transmission Main

Project 6 will construct a new 20" transmission main parallel to the existing 18" transmission main from the US 1 Booster Pump Station to Saunders Blvd. Additionally, the existing 6" water line along the west side of Old US 1 and S. Bennet St between Murray Hill Rd and Morganton Rd will be replaced with a 12" water line. These improvements will provide increased transmission capacity into the system and reduce excessive headloss and velocity in the existing transmission main.



Project 7: Water Treatment Plant Capacity Increase

Project 7 involves a water treatment plant capacity study and application to increase the permitted water treatment plant capacity from 8.0 MGD to the full design capacity of 11.0 MGD. No physical changes to the plant are anticipated. This permitted capacity increase will provide sufficient water supply capacity for the Town through the end of the planning period.

Project 8: US 15-501 Water Line Replacement

Project 8 will replace the existing 8-inch water line along US 15-501/Commerce Avenue with a 12-inch water line from Murray Hill Road to Turner Street. The water line replacement will increase available fire flow west of US 15-501.

Project 9: Pinebluff Parallel Transmission Main

Project 9 will construct a 30" water transmission main parallel to the existing 18" transmission main between the Water Treatment Plant and the US 1 Booster Pump Station. This parallel line will provide system redundancy and transmission capacity necessary to supply 2040 projected demands.



Wastewater Capital Improvement Plan

Prepared for

Town of Southern Pines



Prepared by:

WITHERSRAVENEL

North Carolina Registered
Engineering Firm C-0832

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WASTEWATER CAPITAL IMPROVEMENTS PLAN

7.0 INTRODUCTION

In 2019, the Town of Southern Pines retained WithersRavenel to develop a Wastewater CIP. The goals of this study were to investigate and analyze the wastewater systems and to recommend a 20-year capital improvement plan (CIP). The recommended improvements will serve as the basis for the design, construction, and financing of facilities required to meet Southern Pines' existing and projected wastewater flows which result from the projected population growth and commercial development. This report will provide the Town with a planning tool that will serve as a guide for short-term and long-term improvements to the wastewater system.

7.1 SCOPE OF WORK

The major elements of the scope of this project include:

- Wastewater Flow Projections
- Wastewater Collection System Growth Model Development and Risk Evaluation
- Wastewater Collection System CIP

The Town's remaining developable land was determined, and a projected flow rate of 220 GPD per ERU was utilized to develop ultimate build-out flow projections. The sewer flow increase was added to the existing sewer flows in each pump station basin. Pump station capacities were compared to the ultimate build-out flows, and only Nick's Creek and Warrior Woods Pump Stations were determined to be undersized at ultimate build-out. All remaining pump stations and gravity sewer lines have adequate capacity to transport anticipated sewer flows. This analysis does not include needed upgrades to Moore County's Southern Pines Pump Station #4, Moore County Sewer Outfall System, or the Moore County Wastewater Treatment Facility.



7.2 LIST OF ABBREVIATIONS

Table 7-1 provides a list of abbreviations used throughout this report and its appendices.

Table 7-1: List of Abbreviations

Abbreviation	Actual
AD	Average Day Demand
cfs	Cubic Feet per Second
CIP	Capital Improvement Plan
DWI	Division of Water Infrastructure
EPS	Extended Period Simulation
ERU	Equivalent Residential Unit
EST	Elevated Storage Tank
GIS	Geographic Information System
gpcd	Gallons per Capita per Day
gpd	Gallons per Day
gpm	Gallons per Minute
gpy	Gallons per Year
GST	Ground Storage Tank
MD	Maximum Day Demand
MG	Million Gallons
MGD	Million Gallons per Day
MHI	Median Household Income
NCDEQ	North Carolina Department of Environmental Quality
N.T.E.	Not to Exceed
O & P	Overhead and Profit
PH	Peak Hour Demand
PRV	Pressure Reducing Valve
psi	Pounds per Square Inch
SCADA	Supervisory Control and Data Acquisition



Town of Southern Pines

Abbreviation	Actual
USDA	United State Department of Agriculture
USGS	United States Geological Survey
WTP	Water Treatment Plant



8.0 WASTEWATER FLOWS

Reviewing historical sewer flows provides insight into the Town's sewer system operation limits. Average monthly sewer flow is 50.2 MG. The calculated base flow is 42.2 MG per month, and the peak monthly flow has reached 60.1 MG per month. Average daily sewer flow is 220 GPD per household. The sewer system experiences extraneous flows during wet weather events. System-wide, average flows of 1,319 GPD/IDM and 1,552 GPD/IDM are experienced during wet weather events.

Methodology for projecting future sanitary sewer flows through buildout involved first determining the remaining property available for development. All property with existing structure value was omitted from future growth. All remaining property intersecting stream buffers, wetlands, flood plain, and conservation easement were removed. The remaining property is considered "developable" and the current land use was applied to calculate maximum Equivalent Residential Units (ERUs). Maximum ERU was reduced by 25% to allow for open space, streets, and ROW. The remaining ERU represents the maximum build out of the remaining developable property. The future flow projections were based on 220 GPD per ERU.

The future flow projections and remaining developable property for each sewer sub-basin are summarized in **Table 8-1**.

**Table 8-1: Summary of Developable Land and Future Flow by Sewer Sub-Zones**

	Aiken Road	ARO	Bell Meade	Bethesda & Maples	Bethesda & Ridgeview	Cypress Creek (200 Re-Development)	Middleton Place	Moore County Interceptor	Muster Branch	Nicks Creek	Pee Dee Road	Spring & Country Club Circle	Spring & South Valley	Warrior Woods	Weymouth Pines	Sum by Row
ERU Subtotal	18.81	Industrial	0	0.97	7.57	225.61	69.59	2,641.35	41.61	1,101.95	59.44	32.91	0.62	1,414.05	1.68	5,616
Population Subtotal	42.33	Industrial		2.19	17.02	507.63	156.51	5,943.03	93.61	2,479.40	133.73	74.05	1.39	3,181.61	3.77	12,636.27
Total Basin Acres	110	34.70	120.85	60.19	82.70	79.22	42.70	3,341.19	53.10	1,486.43	467.77	52.90	52.70	882.45	11.2	6,878.1
Developable Acres	12.58	17.33	0.20	2.59	3.91	190.1	24.31	574.15	5.84	480.41	19.89	3.36	0.32	325.5	.87	1,661.36
Gallons Per Day (GPD)	4,139	Industrial	96	214	1,664	49,634	15,303	581,097	9,153	242,430	13,076	7,241	136	311,091	368.98	1,235,642.98



8.1 EXISTING WASTEWATER FLOWS

The Town of Southern Pines doesn't currently have SCADA information available for all lift stations. A SCADA implementation is planned for 2020-2021. However, based on limited run time information, and future flow projections, only three (3) sewer lift stations were identified for potential future capacity upgrades. The three (3) sewer lift stations are: Warrior Woods (currently being upgraded), ARO (currently in design for future upgrade), and Nick's Creek Sewer Lift Station.

Nick's Creek Lift Station run time data included a period of 347 days, broken down by the total hours for each pump. Based upon the data, the existing outfall and lift station average daily flow (ADF) is 59,419 gallons per day gpd or 41 gpm. The ADF calculation is detailed in **Table 8-2** below.

Table 8-2: Nick's Creek Average Daily Flow from Run Times

Pump	Total Run Time for Time Period (Hrs)	Total Run Time for Time Period (Min)	Pumping Rate (gpm)	Total Gallons per Time Period (gal)	Time Period (days)	Average Daily Flow for Time Period (gpd)	Average Daily Flow for Time Period (gpm)
1	293.3	17,598	400	7,039,200	347	20,285	14
2	316.9	19,014	400	7,605,600	347	21,918	15
3	248.9	14,934	400	5,973,600	347	17,214	12
Totals	859	51,546		20,618,400		59,419	41

A 2018 Report by McAdams showed that Frazier Engineering was subcontracted to install a temporary flow monitor in the manhole on the Warrior Woods outfall where the Nicks Creek Lift Station Force Main discharges. The flow was monitored for 31 days, and the results showed that the Nicks Creek Lift Station had an ADF of 69,000 gpd or 48 gpm during the monitoring period. For conservative purposes, the higher ADF of 48 gpm, based on flow monitoring, will be taken as the existing ADF for this study.

8.2 PROJECTED NICK'S CREEK WASTEWATER FLOWS

The projected additional ERUs for Ultimate Buildout is 1,102 per the CIP. Using 220 gpd for each additional ERU, the additional flow to Ultimate Buildout will 242,430 gpd or 168 gpm. The Ultimate Buildout ADF will be the existing flow of 69,000 gpd or 48 gpm plus the projected additional flow for Ultimate Buildout of 242,430 gpd or 168 gpm that gives a total Ultimate Buildout ADF of 311,430 gpd or 216 gpm.

Utilizing the 2% growth rate the town provided, the ADF was projected yearly until the Ultimate Buildout was met. It was determined that the Nicks Creek Lift Station force main will need to be upgraded when



Town of Southern Pines

the ADF reaches approximately 401,000 gpd or 279 gpm and the lift station, per NCDEQ requirements will need to be upgraded when the ADF reaches 230,921 gpd or 160 gpm.

Table 8-3 below shows the projected future wastewater flows for Nick's Creek basin.

Table 8-3: Projected Nick's Creek Wastewater Flows

Year	Flow (gpm)	Flow (gpd)	Peak Flow 2.5 Multiplier (gpm)
2019	48	69,000	120
2020	49	70,380	122
2025	54	77,706	135
2030	60	85,793	149
2035	66	94,723	164
2040	73	104,582	182

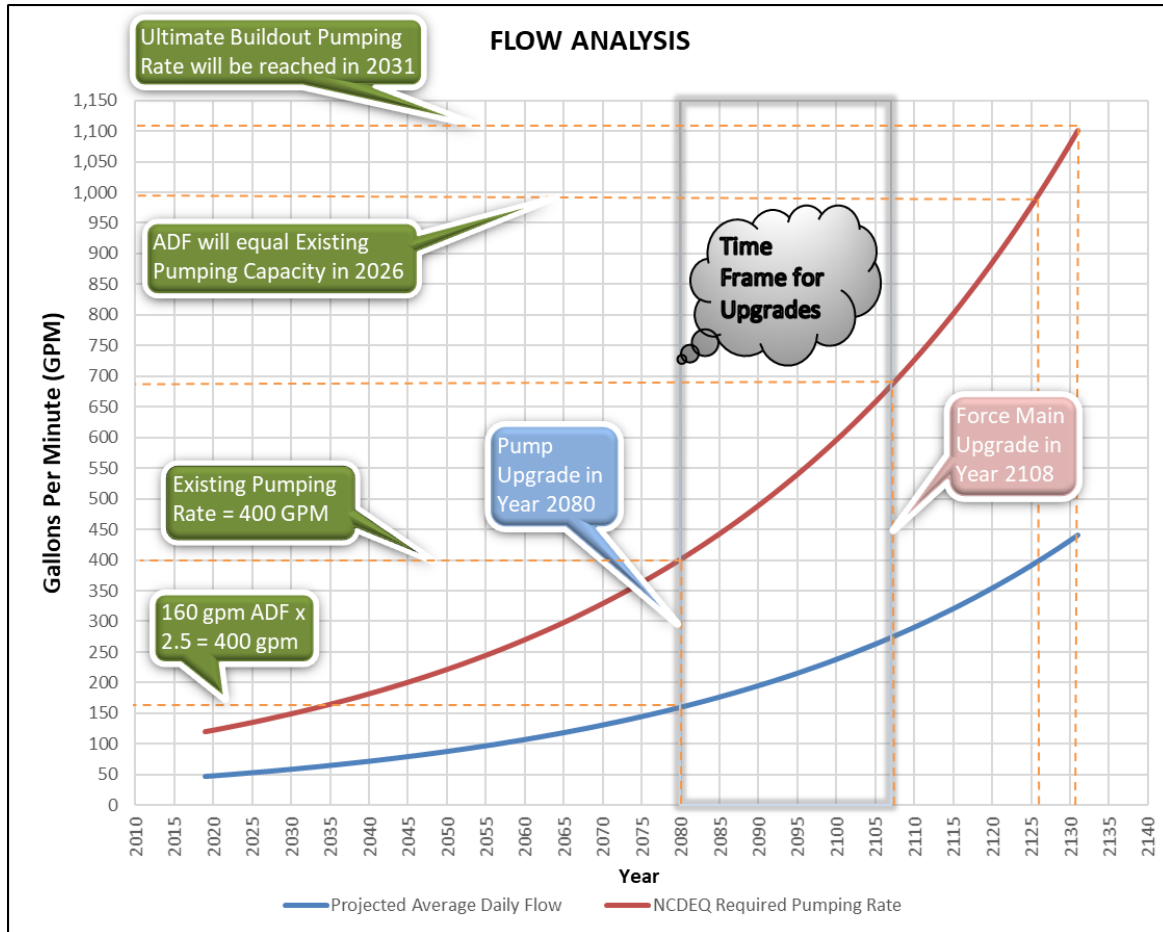
North Carolina Department of Environmental Quality (NCDEQ) "Minimum Design Criteria for the Permitting of Pump Stations and Force Mains" reads:

The peak flow can be calculated with the equation

$$PF = \frac{18 + \sqrt{P_{Thousands}}}{4 + \sqrt{P_{Thousands}}}$$

if you know the population of the service basin. In no case shall a peaking factor less than 2.5 be used to calculate peak hourly wastewater flows for any lift station.

Figure 8-1: Nick's Creek Basin Flow Analysis

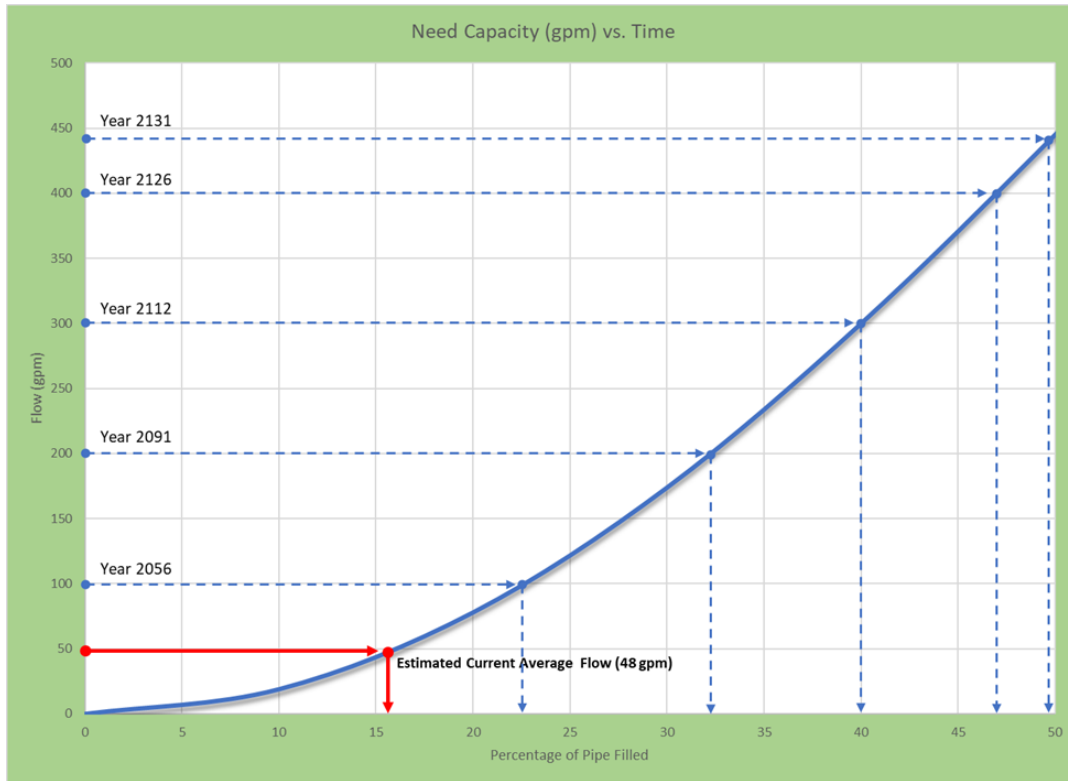


8.3 OUTFALL ANALYSIS

Figure 8-2 shows the profile of the existing Nick's Creek Outfall leading into the Nick's Creek Lift Station. The pipe profile information is based on the data shown in the Southern Pines GIS database. It is unknown as to whether or not the reverse grade shown between manholes 4798 and 4799 is correct. The "typical" section shown was selected to eliminate the backwater effects upstream of the possible depressed sewer section and it is representative of the general slope of the outfall.

**Figure 8-2: Nick's Creek Outfall Profile**

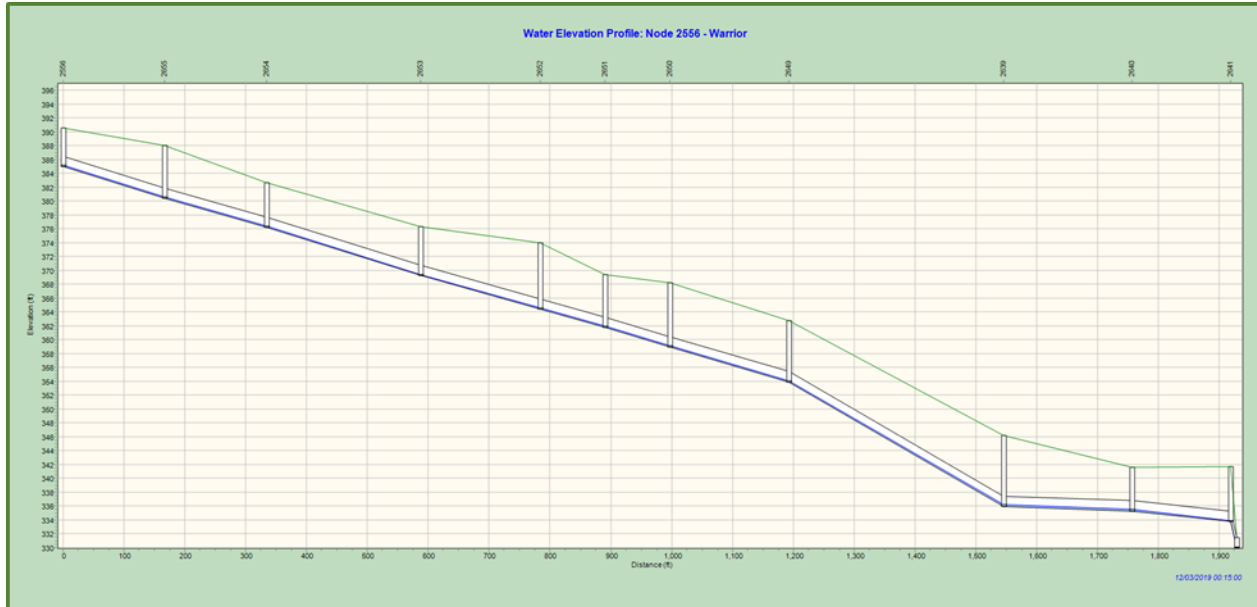
The NC minimum design criteria for gravity sewers recommends sizing a pipe to flow approximately one-half full at the average daily flow. Using this criterion, **Figure 8-3** below was prepared showing the relationship between the percentage of filled pipe (0 to 50%) and the corresponding flow capacity in gpm. Based on the future flow predictions, the chart shows the approximate time when the $\frac{1}{2}$ pipe average daily flows will be attained. Based on the assumed 2% growth rate, the average daily flow will be at half pipe in excess of 100 years.

**Figure 8-3: Nick's Creek Outfall Percentage Filled**

8.4 RECEIVING OUTFALL ANALYSIS

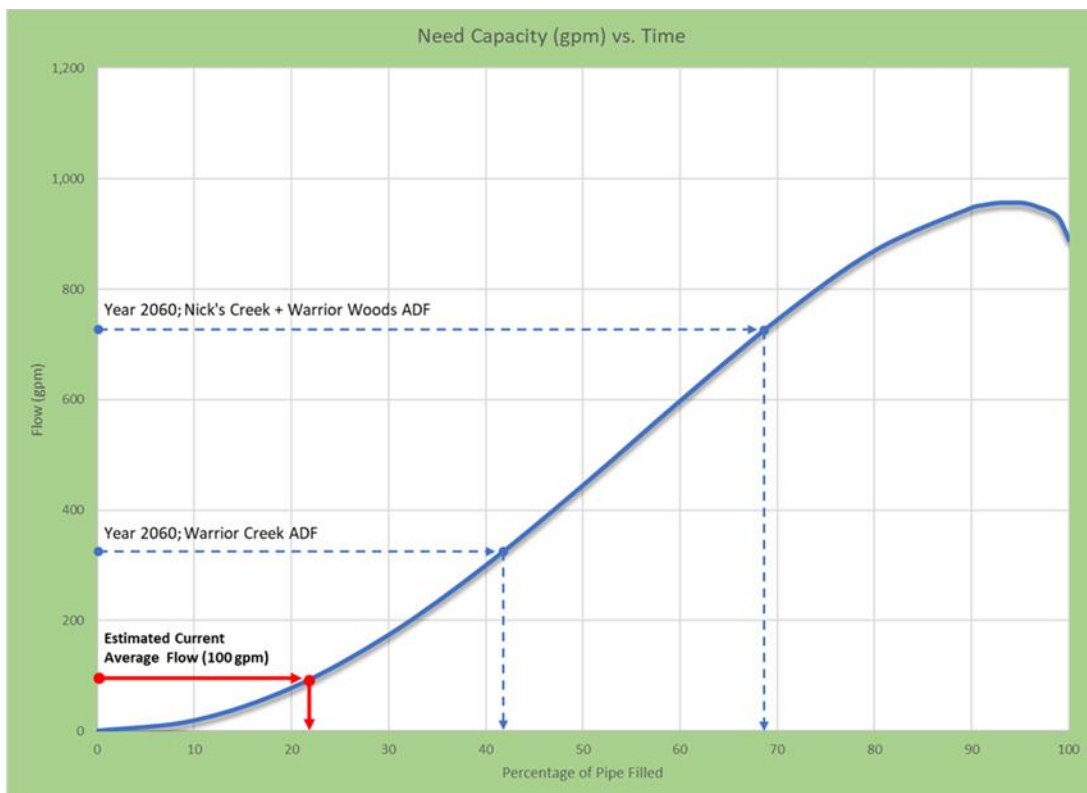
Figure 8-4 shows the profile of the existing Warrior Woods Outfall, where the Nicks Creek Lift Station discharges, leading into the Warrior Woods Lift Station. The pipe profile information is based on the data shown in the Southern Pines GIS database. The critical section for the Warrior Woods outfall lies between MH 3629 and MH 2640. The line is relative flat with an estimated grade of 0.31%, coincidentally the same as the Nick's Creek outfall.

Figure 8-4: Warrior Woods Outfall



The Warrior Woods outfall sees two operating conditions depending on whether the Nick's Creek pump station is operating. **Figure 8-5** illustrates these conditions.

Figure 8-5: Warrior Woods Outfall Capacity

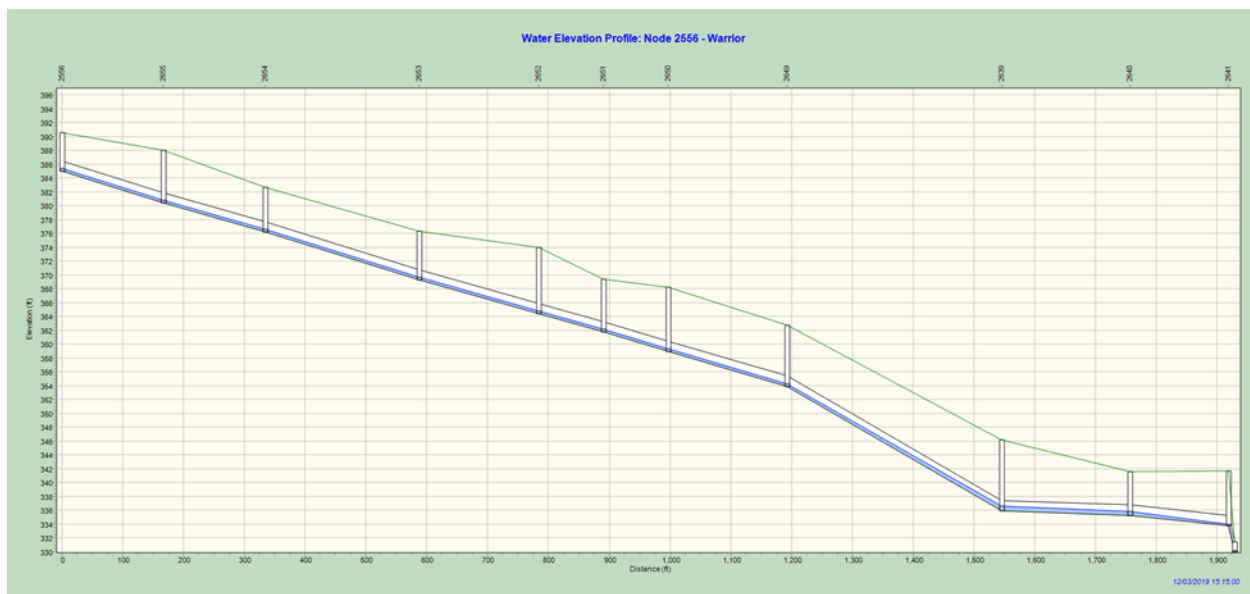


Town of Southern Pines

At the end of the 20-year CIP planning horizon (2040), Warrior Woods will safely handle the Nick's Creek Lift Station discharge plus the Warrior Woods expected ADF.

The worst expected case in 2060 will be Warrior Woods Lift Station experiencing its expected peak flow (gravity alone) of 812 gpm ($325 \text{ gpm} \times 2.5$) plus the Nick's Creek Lift Station discharge of 400 gpm, for a total of 1,212 gpm. **Figure 8-6** shows the sewer operating in this condition. The flow will still be fully contained. The difference between **Figure 8-6** and **Figure 8-5**, which shows an upper limit on the pipe capacity as being about 950 gpm, is the fact that the steep approach results in a significant portion of the overall hydraulic grade being due to the velocity of the flow.

Figure 8-6: 2060 Warrior Woods Outfall Profile



8.5 WARRIOR WOODS EVALUATION

The existing Warrior Woods pump station has a capacity of 1,020 gpm. The wastewater evaluation identified future capacity deficiencies with the existing Warrior Woods Pump Station as future development increases flows to the pump station. A 2018 Report by McAdams identified the need for increased pumping capacity (2,850 gpm at ultimate buildout) to convey future projected buildout flows.

Recommended improvements to convey future buildout flows in the Warrior Woods PS Basin include a new parallel 12" force main to the junction with the existing 14" force main. Replacement of the existing 10" force main with a new 12" force main and replacement of a section (950 LF) of the existing 14" force

Town of Southern Pines



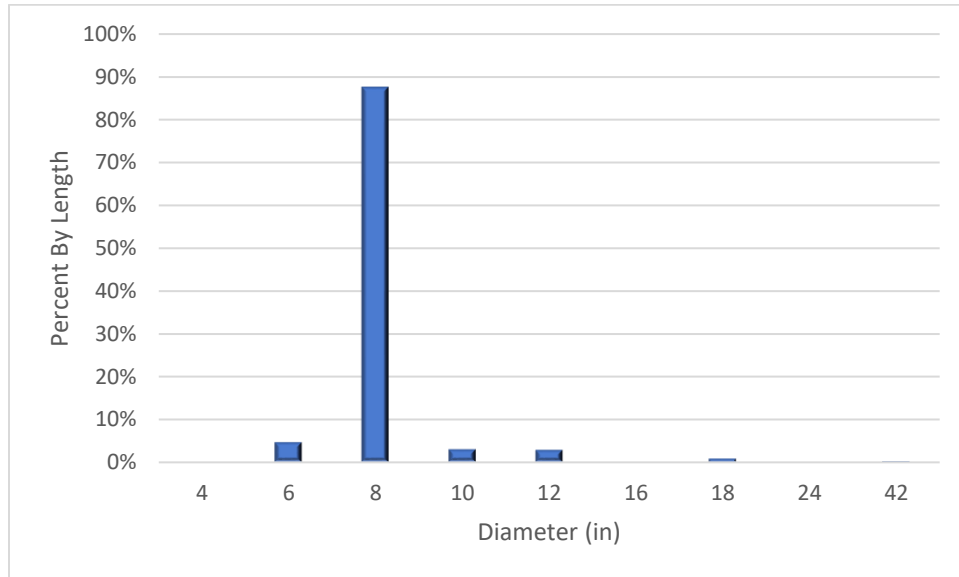
main. A new wet pit/dry pit 2,850 gpm pump station and installation of a new 12" force main parallel to the existing 14" force main.



9.0 EXISTING WASTEWATER SYSTEM

The Town's sewer collection system consists of 147.16 miles of gravity lines, 3,612 manholes, 19 sewer pump stations, and 16 miles of sewer force main. Pipeline diameters range in size from 2-inch to 24-inches. **Figure 9-1** summarizes the gravity sewer pipes by diameter.

Figure 9-1: Summary of Gravity Sewer Pipes by Diameter





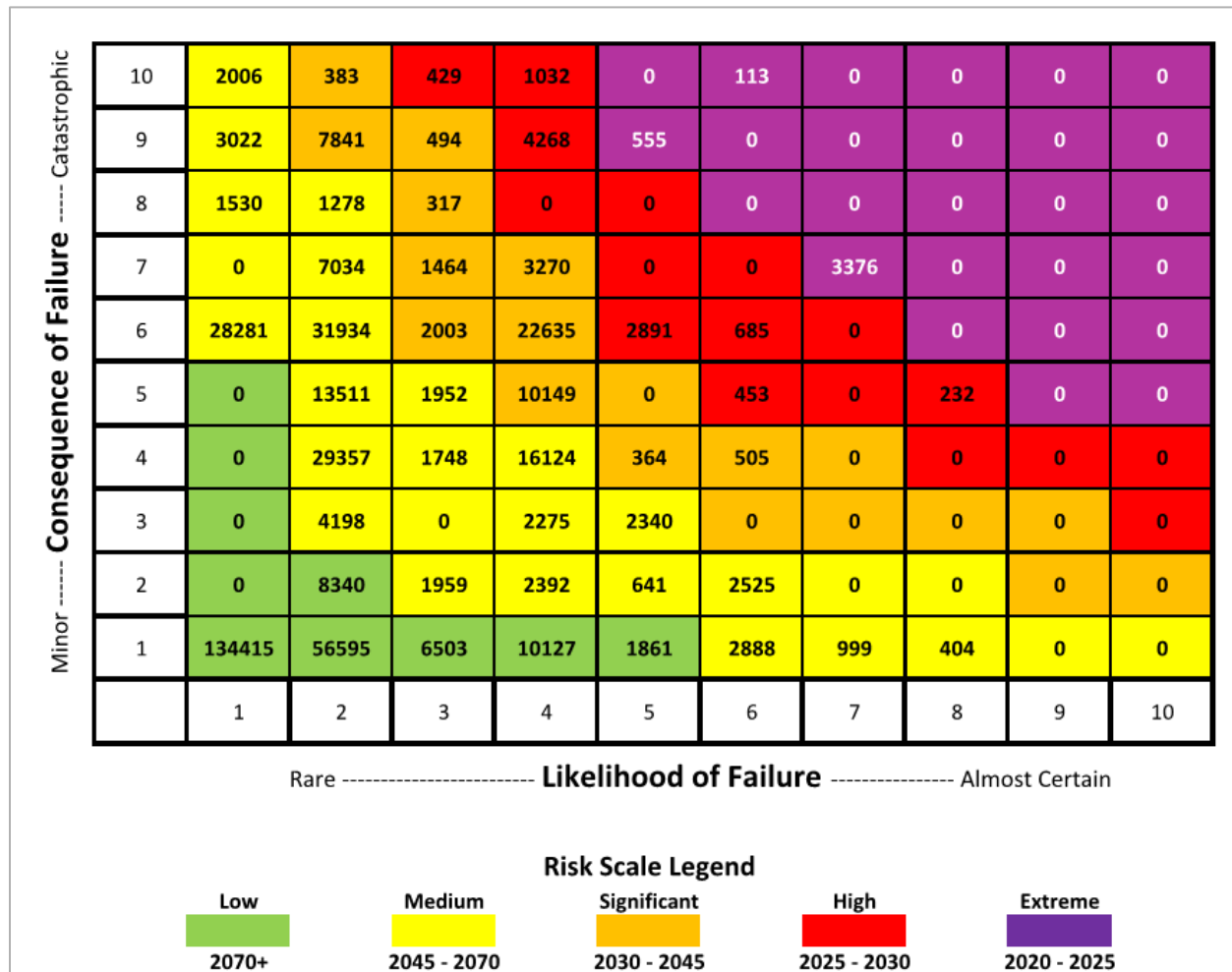
10.0 RISK EVALUATION

WithersRavenel performed a risk evaluation of the Town's gravity sewer pipes. The likelihood of failure and consequence of failure scoring criteria used for the evaluation are summarized in **Table 10-1**.

Table 10-1: Risk Evaluation Scoring Criteria

Category	Weighting	Parameter	Criteria	Points
Likelihood of Failure	20%	Material	Cast Iron, Ductile Iron, Unknown, Other	1
			CIPP, HDPE, PVC	0.25
			Clay, Iron	2
			Truss	1.5
	40%	Age	0-20	0.5
			20-40	1
			40-60	2
			60-80	3
			80-100	4
	30%	Maintenance History (M311)	Yes	3
	10%	Trees	No	1
				1
Consequence of Failure	40%	Under Pavement	Major Access Road	4
			Under Pavement	2
			Near Pavement	1
			In ROW	0
	40%	Near Stream	0-25 ft	4
			25-50 ft	2
			50-100 ft	1
	20%	Capacity	Lower System	2
			Mid-System	1
			Upper System	0.5
			Minimal Collection	0

The matrix in **Figure 10-1** summarizes the risk scorings by linear feet of gravity sewer pipe. **Table 10-2** summarizes the risk results by category (sum of length) and the estimated costs to rehabilitate or replace each category. Based on the results of the risk evaluation, an annual budget of \$400,000 (2020 Dollar Value) is recommended for rehabilitation of the existing sanitary sewer gravity system.


Figure 10-1: Risk Evaluation Matrix Summary by Linear Feet

Table 10-2: Risk Evaluation Summary

Risk Category	Sum of Length	Sum of inch-foot	Sum of Replacement Cost	Sum of Rehab Costs
Purple	6,910	55,090	\$ 1,267,067	\$ 826,348
Red	10,589	88,010	\$ 2,024,224	\$1,320,146
Orange	48,584	391,973	\$ 9,015,382	\$5,879,597
Yellow	185,561	1,587,221	\$ 36,506,084	\$23,808,316
Green	525,363	4,659,353	\$ 107,165,119	\$69,890,295
Grand Total	777,007	6,781,647	\$ 155,977,877	\$101,724,702

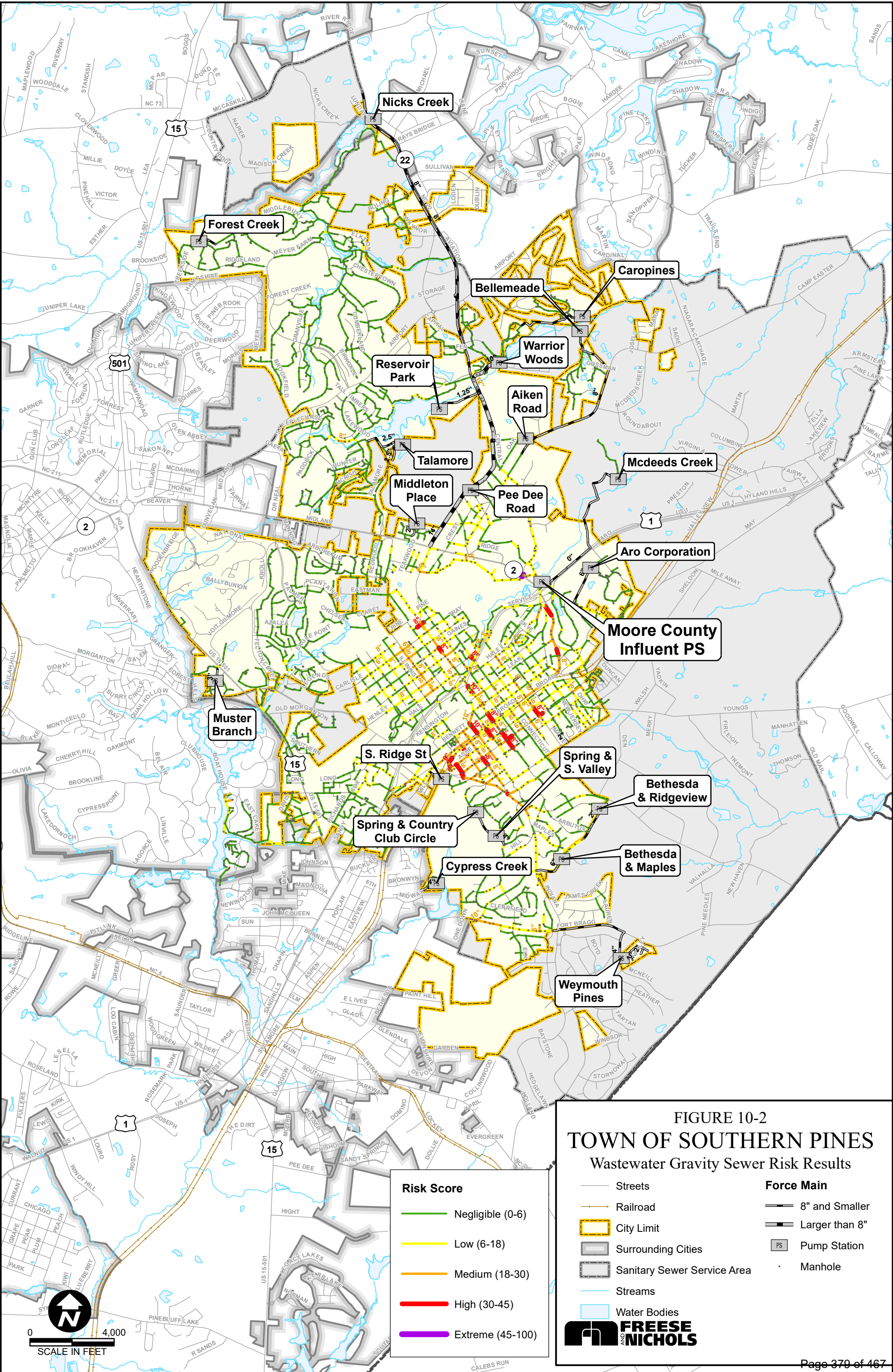


FIGURE 10-2
TOWN OF SOUTHERN PINES
Wastewater Gravity Sewer Risk Results

Risk Score	Force Main
— Negligible (0-6)	 8" and Smaller
— Low (6-18)	 Larger than 8"
— Medium (18-30)	 PS Pump Station
— High (30-45)	• Manhole
— Extreme (45-100)	

 Streets	 Railroad
 City Limit	 Surrounding Cities
 Sanitary Sewer Service Area	— Streams
— Water Bodies	





11.0 WASTEWATER CAPITAL IMPROVEMENT PLAN

Table 11-1: Wastewater Collection System CIP

	Proj. No.	Project Description	Project Cost
2020 - 2025	1A**	Warrior Woods PS Upgrades Phase IA: Install new generator and parallel 12" DI force main (1,481 LF); Replace Ex. 10" FM with 12" DI FM (5,250 LF); Replace portion of existing 14" FM with new 14" DI FM (784 LF)	\$650,900
	1B	Warrior Woods PS Upgrades Phase IB: Install Parallel 12" DI FM (3,769 LF), Parallel 14" DI FM (166 LF), Replace 10" PVC FM with 12" DI FM (5,250 LF)	\$1,108,700*
	2	Warrior Woods PS Upgrade Phase II: Construct new 1,500 gpm wet pit/ dry pit pump station (expandable to 2,850 gpm)	\$3,220,000*
	6***	ARO Lift Station Sewer Replacement: Upgrade the lift station design to bring the station into compliance with modern regulatory requirements and correct the station deficiencies.	\$410,000
	7***	Sewer Lift Station SCADA: This project will help identify operational issues, areas of high I&I, verify sewer volumes at billing locations, and facilitate future projects related to identified problems and growth.	\$300,000
	8***	W. New York Aerial Sewer Repair: Replacement of a Town 10" gravity sewer currently installed adjacent to McDeeds Creek running along W. New York Ave.	\$350,000
	9***	Sewer Lift Station Emergency Backups: This project will expand the emergency backups to 4 additional permanent installations, replace 2 old gas powered generators, and purchase 2 new portable emergency station backups	\$435,000
	10***	Longleaf Dam Sewer Rehabilitation: Replacement of a Town aerial sewer main currently installed in the face of a private dam located on the Longleaf Golf Course.	\$420,000
Total 2020-2025			\$6,894,600
2025 - 2030	3	Warrior Woods PS Upgrade Phase III: Expand pump station from 1,500 gpm to 2,850 gpm; Install parallel 12" DI force main (9,400 LF)	3,036,300*
Total 2025 - 2030			\$3,036,300
Capacity CIP Total			\$9,930,900
2020-2040	4	Annual Rehabilitation of Existing Gravity Sewer	\$10,748,200
Rehabilitation and Capacity CIP Grand Total			\$20,679,100

* Base project costs taken from the 2018 Warrior Woods Preliminary Engineering Report and Master Plan by McAdams.

** *Project 1 is formatted in grey text color to differentiate it as "currently under construction."

***Information for Projects 6-10 were provided by the Town.



Wastewater System CIP

The following project descriptions are taken from the 2018 Warrior Woods Preliminary Engineering Report and Master Plan by McAdams.

Projects 1 and 2: Warrior Woods PS Upgrades Phase I

Project 1 includes replacing the existing 10" PVC force main with a 12" ductile iron force main (5,250 LF), installing a parallel 12" ductile iron force main (5,250 LF), and replacing the upstream portion of the existing 14" PVC force main with a 14" ductile iron force main (950 LF). Additionally, installation of a new generator sized to handle projected future electrical loading is recommended to replace the existing generator which is currently undersized. This project has been broken into 2 separate phases, IA and IB. Phase IA is currently under construction.

Project 3: Warrior Woods PS Upgrades Phase II

Project 2 involves design and construction of a new wet pit/dry pit pump station, adjacent to the existing pump station. The proposed pump station will be initially sized for 1,500 gpm capacity, with the ability to be expanded to the ultimate projected buildout capacity of 2,850 gpm. Note- It is assumed that the Town of Carthage will no longer be using the existing 14" force main.

Project 4: Warrior Woods PS Upgrades Phase III

Project 3 involves expanding the Warrior Woods PS from 1,500 gpm to 2,850 gpm by adding additional pumps and potentially modifying existing pumps (changing impellers, if needed). Before increasing pumping beyond 1,500 gpm, a parallel 12" ductile iron force main is required (9,400 LF). Note- It is assumed that the Town of Carthage will no longer be using the existing 14" force main.

Project 5: Annual Rehabilitation of Existing Gravity Sewer

An annual gravity sewer rehabilitation plan is recommended to maintain the Town's existing gravity sewer assets, reduce unexpected maintenance costs, reduce sanitary sewer overflows, and reduce infiltration and inflow into the collection system. The recommended annual investment is \$400K.

Project 6: ARO Lift Station Replacement

The 2015 Sewer Lift Station Assessment noted several regulatory and operational deficiencies at the ARO lift station. This project will upgrade the lift station design to bring the station into compliance with modern regulatory requirements and correct the station deficiencies including an increasing inability to locate replacement parts.



Project 7: Sewer Lift Station SCADA

The Sewer Lift Station SCADA project will upgrade stations with remote monitoring and telemetry systems.

Project 8: W. New York Aerial Sewer Repair

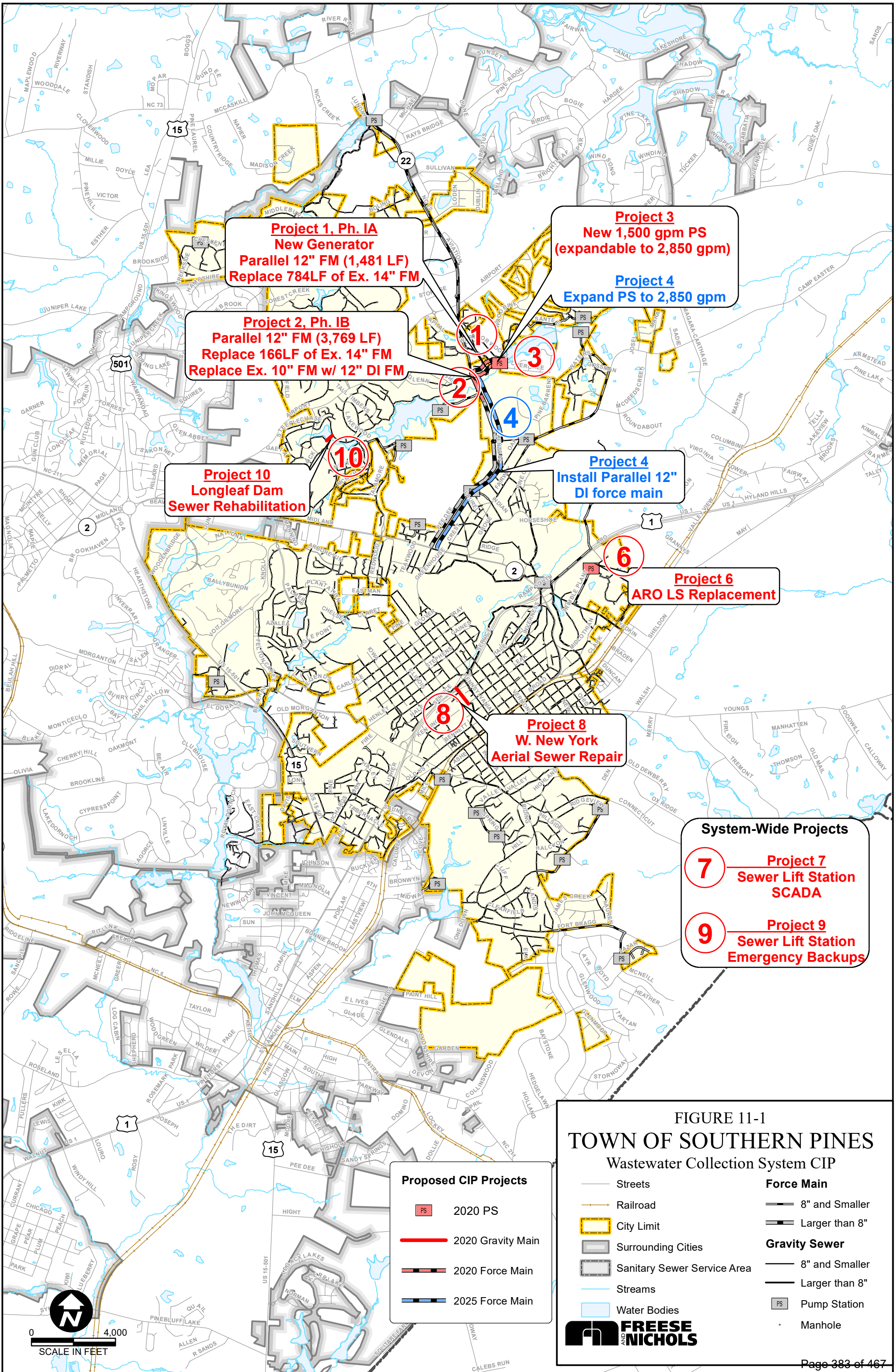
A Town 10" gravity sewer is currently installed adjacent to McDeeds Creek running along W. New York Ave. The creek bank is continuing to see degradation and erosion of the banks threatening the sewer main. This project will take measures to protect the sewer main from the failing bank.

Project 9: Sewer Lift Station Emergency Backups

The Town currently operates 19 sewer lift stations. 9 of these lift stations have permanent installed emergency backups which requires Town staff to rotate 4 portable generators to the remaining 12 stations during power outages and extreme weather events. This project will expand the emergency backups to 4 additional permanent installations, replace 2 old gas-powered generators, and purchase 2 new portable emergency station backups.

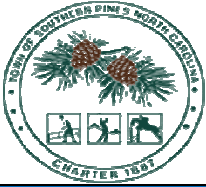
Project 10: Longleaf Dam Sewer Relocation

A Town aerial sewer main is currently installed in the face of a private dam located on the Longleaf Golf Course. Due to poor maintenance of the dam the sewer main has been damaged in the past. This project will relocate the sewer away from the dam.





APPENDIX A:
Water Capital Improvement Plan Projects



Town of Southern Pines Recommended Capital Improvement Plan

Planning Period

	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	Beyond	Project Totals
WATER CIP PROJECTS												
1 E. Morganton Waterline Replacement	\$ 468,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 468,800
2 Penn./Pee Dee Watermain Improvements	\$ 1,957,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,957,800
3 Midland Road Water Line Replacement	\$ -	\$ -	\$ -	\$ 648,100	\$ 589,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,237,600
4 North Pressure Water Zone	\$ -	\$ -	\$ -	\$ 40,000	\$ 1,648,400	\$ 2,561,000	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ 4,749,400
5 US 1 Parallel Transmission Main	\$ -	\$ -	\$ -	\$ -	\$ 213,200	\$ 877,800	\$ 567,700	\$ -	\$ -	\$ -	\$ -	\$ 1,658,700
6 US1 Booster Pump Station Pump Addition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 627,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 627,600
7 Water Treatment Plant Expansion	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 137,600	\$ -	\$ -	\$ -	\$ -	\$ 137,600
8 US15-501 Water Line Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 682,200	\$ 682,200
9 Pinebluff Parallel Transmission Main	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,059,800	\$ 20,059,800
Yearly Water Subtotal	\$ 2,426,600	\$ -	\$ -	\$ 688,100	\$ 2,451,100	\$ 4,066,400	\$ 1,067,700	\$ 137,600	\$ -	\$ -	\$ 20,742,000	\$ 31,579,500
WATER TREATMENT PLANT PROJECTS (from SUEZ Evaluation)												
1 Upflow Clarifier Blower Replacement	\$ 28,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,000
2 Sludge Dewatering Expansion	\$ -	\$ -	\$ 200,000	\$ 1,313,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,513,000
3 Filter Improvements	\$ 490,000	\$ 50,000	\$ 537,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,077,000
4 Raw Water Main Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250,000	\$ 250,000	\$ 2,625,000	\$ 2,625,000	\$ -	\$ 5,750,000
Yearly WTP Subtotal	\$ 518,000	\$ 50,000	\$ 737,000	\$ 1,313,000	\$ -	\$ -	\$ 250,000	\$ 250,000	\$ 2,625,000	\$ 2,625,000	\$ -	\$ 8,368,000
WASTEWATER PROJECTS												
2 Warrior Woods PS Upgrade Phase IB	\$ -	\$ 123,900	\$ 984,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,108,700
3 Warrior Woods PS Upgrade Phase II	\$ -	\$ -	\$ -	\$ -	\$ 375,000	\$ 1,845,000	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ 3,220,000
4 Warrior Woods PS Upgrade Phase III	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 327,300	\$ 1,727,000	\$ 982,000	\$ -	\$ -	\$ 3,036,300
5 Annual Rehabilitation	\$ 400,000	\$ 412,000	\$ 424,360	\$ 437,091	\$ 450,204	\$ 463,710	\$ 477,621	\$ 491,950	\$ 506,708	\$ 521,909	\$ 6,162,600	\$ 10,748,200
6 ARO Sewer Lift Station Replacement	\$ 410,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 410,000
7 Sewer Lift Station SCADA	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300,000
8 W. New York Aerial Sewer Repair	\$ 350,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 350,000
9 Sewer Lift Station Emergency Backups	\$ 230,000	\$ 205,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 435,000
10 Longleaf Dam Sewer Relocation	\$ -	\$ 50,000	\$ 370,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 420,000
Yearly Wastewater Subtotal	\$ 1,690,000	\$ 790,900	\$ 1,779,160	\$ 437,091	\$ 825,204	\$ 2,308,710	\$ 1,804,921	\$ 2,218,950	\$ 1,488,708	\$ 521,909	\$ 6,162,600	\$ 20,028,200
OVERALL CIP TOTAL	\$ 4,634,600	\$ 840,900	\$ 2,516,160	\$ 2,438,191	\$ 3,276,304	\$ 6,375,110	\$ 3,122,621	\$ 2,606,550	\$ 4,113,708	\$ 3,146,909	\$ 26,904,600	\$ 59,975,700

Town of Southern Pines



Capital Improvement Cost Estimate

Costs are based on project initiation year

Construction Project Number: 1

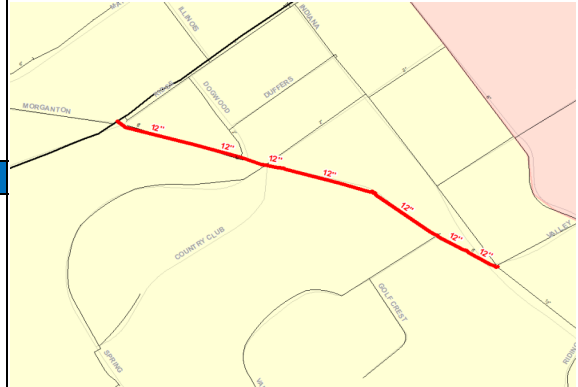
Phase: 2020-2025

Project Name: East Morganton Road Waterline Replacement

Project Description:

Replace existing 6-inch waterline with 12-inch waterline along Morganton Road from Ridge Street to Valley Road.

Vicinity Map



Project Justification:

This project will increase transmission capacity to the eastern area of the water system and improve an area of low water pressure south of the Weymouth Woods pressure zone. Additionally, this project will eliminate an existing 6" bottleneck in the system.

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	12" WL & Appurtenances	1,750	LF	\$ 96	\$ 168,000
2	12" Gate Valve	8	EA	\$ 3,000	\$ 24,000
3	20" Boring and Casing	100	LF	\$ 350	\$ 35,000
4	Water Service	10	EA	\$ 1,500	\$ 15,000
5	Fire Hydrant Assembly	3	EA	\$ 6,000	\$ 18,000
6	16" TS&V	1	EA	\$ 20,000	\$ 20,000
7	6" TS&V	4	EA	\$ 4,000	\$ 16,000
8	Miscellaneous Restoration	1,750	LF	\$ 10	\$ 17,500
9	Pavement Repair	1	LS	\$ 86,900	\$ 86,900

Phase	2020-21	2021-22	2022-23	2023-24	2024-25
Topographic Survey	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering Design	\$ -	\$ -	\$ -	\$ -	\$ -
Land/Easement Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	\$ 468,800	\$ -	\$ -	\$ -	\$ -
Total	\$ 468,800	\$ -	\$ -	\$ -	\$ -

SUBTOTAL:		\$	400,400
CONTINGENCY	30%	\$	7,200
SUBTOTAL:		\$	407,600
ENG/SURVEY	15%	\$	61,200
SUBTOTAL:		\$	468,800
Estimated Project Total:		\$	468,800

Town of
ASouthern **ines**
 Chartered 1887

Costs are based on project initiation year

Phase: 2020-2025

Project Description:

Vicinity Map

This project will reduce headloss and increase transmission capacity to the northern area of Town where much of the future growth is expected.

[illegible]

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Town of Southern Pines



Capital Improvement Cost Estimate

Costs are based on project initiation year

Construction Project Number: 3

Phase: 2020-2025

Project Name: Midland Road Water Line Replacement

Project Description:

Replace existing 6-inch waterline and 8-inch waterline with 12-inch waterline along Midland Road from Knoll Road to Pee Dee Road.

Project Justification:

The water line replacement will reduce high velocities and head losses and increase transmission capacity to the existing Eastman Road EST.

Vicinity Map



Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	12" WL & Appurtenances	6,400	LF	\$ 96	\$ 614,400
2	12" Gate Valve	7	EA	\$ 3,000	\$ 21,000
3	Fire Hydrant Assembly	10	EA	\$ 6,000	\$ 60,000
4	Miscellaneous Restoration	6,400	LF	\$ 10	\$ 64,000

Phase	2020-21	2021-22	2022-23	2023-24	2024-25
Topographic Survey	\$ -	\$ -	\$ -	\$ 20,000	\$ -
Engineering Design	\$ -	\$ -	\$ -	\$ 128,100	\$ -
Land/Easement Acquisition	\$ -	\$ -	\$ -	\$ 20,000	\$ -
Construction	\$ -	\$ -	\$ -	\$ 480,000	\$ 589,500
Total	\$ -	\$ -	\$ -	\$ 648,100	\$ 589,500

		SUBTOTAL:		\$ 759,400
		CONTINGENCY	30%	\$ 227,900
		SUBTOTAL:		\$ 987,300
		ENG/SURVEY	15%	\$ 148,100
		SUBTOTAL:		\$ 1,135,400
Project Initiation Year:	2023	Rate	3%	Inflation: \$ 102,186
Estimated Project Total:				\$ 1,237,600

Comments:

Town of Southern Pines



Capital Improvement Cost Estimate

Costs are based on project initiation year

Construction Project Number: 4

Phase: 2020-2025

Project Name: North Pressure Zone

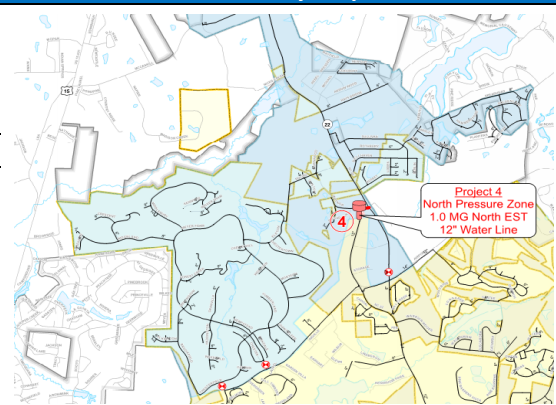
Project Description:

Install 184-ft 1.0 MG North Elevated Storage Tank, 12-inch waterline and associated valves.

Project Justification:

This project will reduce the highest pressures in the northern portion of the Town from 154 psi to 131 psi while, at the same time, increasing available fire flows.

Vicinity Map



Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	1.0 MG Elevated Storage Tank	1	LS	\$ 2,625,000	\$ 2,625,000
2	12" Control Valve	1	EA	\$ 30,000	\$ 30,000
3	12" Gate Valve	4	EA	\$ 3,000	\$ 12,000
4	12" WL & Appurtenances	475	LF	\$ 96	\$ 45,600
5	8" TS&V	2	EA	\$ 6,000	\$ 12,000
6	Miscellaneous Restoration	475	LF	\$ 10	\$ 4,750
7	Site Improvements	1	LS	\$ 65,000	\$ 65,000
8	Electrical (Installation, SCADA, MCC)	1	LS	\$ 120,000	\$ 120,000

Phase	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
Topographic Survey	\$ -	\$ -	\$ -	\$ -	\$ 25,000	\$ -	\$ -
Engineering Design	\$ -	\$ -	\$ -	\$ 40,000	\$ 323,400	\$ -	\$ -
Land/Easement Acquisition	\$ -	\$ -	\$ -	\$ -	\$ 50,000	\$ -	\$ -
Construction	\$ -	\$ -	\$ -	\$ -	\$ 1,250,000	\$ 2,561,000	\$ 500,000
Total	\$ -	\$ -	\$ -	\$ 40,000	\$ 1,648,400	\$ 2,561,000	\$ 500,000

		SUBTOTAL:		\$ 2,914,400
		CONTINGENCY	30%	\$ 874,400
		SUBTOTAL:		\$ 3,788,800
		ENG/SURVEY	15%	\$ 568,400
		SUBTOTAL:		\$ 4,357,200
Project Initiation Year:	2023	Rate	3%	Inflation: \$ 392,148
Estimated Project Total:				\$ 4,749,400

Comments:

Town of
Asouthern Pines
Chartered 1887

Phase: 2020-2025

Town of
ASouthern Pines
Chartered 1887

Costs are based on project initiation year

Phase: 2020-2025

Project Description:

Vicinity Map

2.0 MG US 1
Ground Storage Tank and
Booster Pump Station
Overflow Elev.=495- ft

Project 6
Add 4,500 gpm Pump

This additional pump provides additional capacity to the Town in support of future growth.

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	Vertical Turbine Pump- 4500 gpm, 400 hp	1	EA	\$ 195,000	\$ 195,000
2	VFD	1	EA	\$ 50,000	\$ 50,000
3	Electrical (Installation, SCADA, MCC)	1	LS	\$ 120,000	\$ 120,000

Phase	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
Topographic Survey	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 67,000
Land/Easement Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 560,600
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 627,600

				SUBTOTAL:	\$	365,000
		CONTINGENCY	30%		\$	109,500
				SUBTOTAL:	\$	474,500
		ENG/SURVEY	15%		\$	71,200
				SUBTOTAL:	\$	545,700
Project Initiation Year:	2025	Rate	3%	Inflation:	\$	81,855
Estimated Project Total:					\$	627,600

Town of Southern Pines



Capital Improvement Cost Estimate

January-19

Construction Project Number: 7

Phase: 2025-2030

Project Name: Water Treatment Plant Capacity Expansion

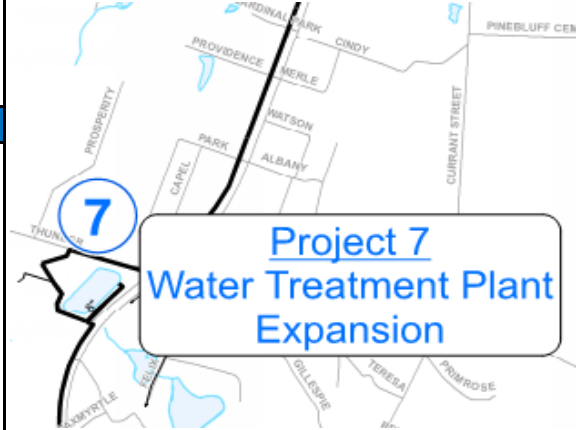
Project Description:

Application for Expansion of Licensed Water Treatment Plant Capacity to Plant Design Capacity of 11.0 MGD

Project Justification:

Projected future demands require additional supply needed by 2030.

Vicinity Map



Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	Permit Application	1	EA	\$ 1,000	\$ 1,000
2	Water Treatment Plant Capacity Study	1	EA	\$ 75,000	\$ 75,000

Phase	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
Topographic Survey	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 137,600
Land/Easement Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 137,600

		SUBTOTAL:		\$	76,000
		CONTINGENCY	30%	\$	22,800
		SUBTOTAL:		\$	98,800
		ENG/SURVEY	15%	\$	14,900
		SUBTOTAL:		\$	113,700
Project Initiation Year:	2027	Rate	3%	Inflation:	\$ 23,877
Estimated Project Total:				\$	137,600

Town of Southern Pines



Capital Improvement Cost Estimate

Date

Construction Project Number: 8

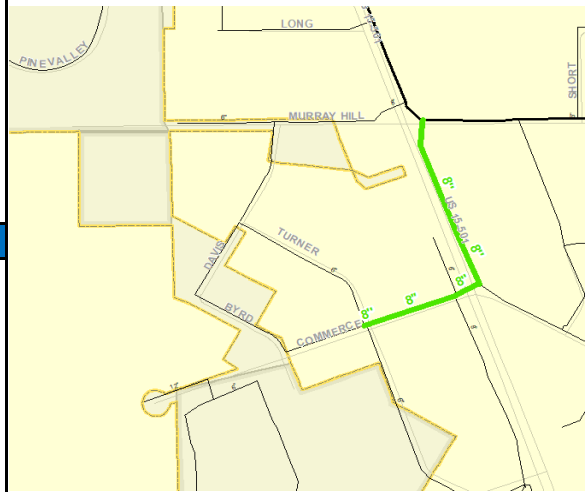
Phase: 2030-2035

Project Name: US15-501 Water Line Replacement

Project Description:

Replace existing 8-inch waterline with 12-inch waterline along US 15-501/Commerce Avenue from Murray Hill Road to Turner Street.

Vicinity Map



Project Justification:

This project will improve transmission capacity and eliminate an existing bottleneck in the system

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	12" WL & Appurtenances	1,520	LF	\$ 96	\$ 145,920
2	12" Gate Valve	4	EA	\$ 3,000	\$ 12,000
3	20" Boring and Casing	450	LF	\$ 350	\$ 157,500
4	Miscellaneous Restoration	1,520	LF	\$ 10	\$ 15,200
5	Fire Hydrant Assembly	3	EA	\$ 6,000	\$ 20,267

Phase	2025-26	2026-27	2027-28	2028-29	2029-30	Beyond
Topographic Survey	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000
Engineering Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 53,500
Land/Easement Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 613,700
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 682,200

		SUBTOTAL:		\$	350,900
CONTINGENCY		30%		\$	105,300
		SUBTOTAL:		\$	456,200
ENG/SURVEY		15%		\$	68,500
		SUBTOTAL:		\$	524,700
Project Initiation Year:	2030	Rate	3%	Inflation:	\$ 157,410
Estimated Project Total:				\$	682,200

Town of Southern Pines



Capital Improvement Cost Estimate

Date

Construction Project Number: 9

Phase: 2030-2035

Project Name: Pinebluff Parallel Transmission Main

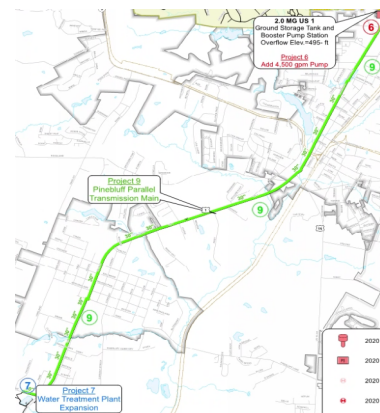
Project Description:

Install a 30" water line parallel to the existing 18" transmission main from the WTP to the US 1 Booster Pump Station.

Project Drivers:

This project will add a redundant supply line from the WTP to the Booster Pump Station and provide additional transmission capacity necessary to supply future demands.

Vicinity Map



Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	30" WL & Appurtenances	36,500	LF	\$ 240	\$ 8,760,000
2	30" Gate Valve	18	EA	\$ 25,000	\$ 456,250
3	42" Boring and Casing	300	LF	\$ 735	\$ 220,500
4	Miscellaneous Restoration	1,825	LF	\$ 10	\$ 18,250

Phase	2025-26	2026-27	2027-28	2028-29	2029-30	Beyond
Topographic Survey	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 485,100
Engineering Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,973,200
Land/Easement Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,601,500
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,059,800

SUBTOTAL:		\$ 9,455,000
CONTINGENCY	30%	\$ 2,836,500
SUBTOTAL:		\$ 12,291,500
ENG/SURVEY	20%	\$ 2,458,300
SUBTOTAL:		\$ 14,749,800
Project Initiation Year: 2032	Rate 3%	Inflation: \$ 5,309,928
Estimated Project Total:		\$ 20,059,800



APPENDIX B:
Wastewater Capital Improvement Plan Projects

Town of
ASouthern **ines**
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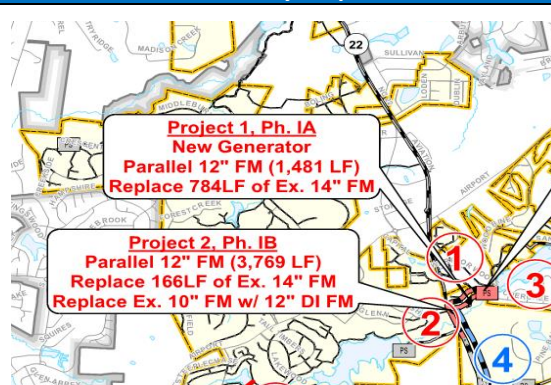
Costs based on Project Initiation Year

Phase: 2020-2025

Project Description:

Vicinity Map

Project Drivers:

[illegible]

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Town of Southern Pines



Capital Improvement Cost Estimate

Costs based on Project Initiation Year

Construction Project Number: 3

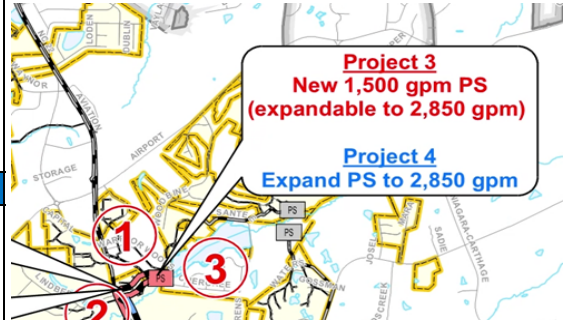
Phase: 2020-2025

Project Name: Warrior Woods PS Upgrade Phase II

Project Justification:

Construct new 1,500 gpm wet pit/ dry pit pump station (expandable to 2,850 gpm)

Vicinity Map



Project Drivers:

0

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	1,500 gpm Wet Pit/Dry Pit Pump Station	1	LS	\$ 2,500,000	\$ 2,500,000

Phase	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
Topographic Survey	\$ -		\$ -	\$ -	\$ 20,000	\$ -	\$ -
Engineering Design	\$ -	\$ -	\$ -	\$ -	\$ 355,000	\$ -	\$ -
Land/Easement Acquisition	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,845,000	\$ 1,000,000
Total	\$ -	\$ -	\$ -	\$ -	\$ 375,000	\$ 1,845,000	\$ 1,000,000

SUBTOTAL:		\$ 2,500,000
CONTINGENCY	0%	\$ -
SUBTOTAL:		\$ 2,500,000
ENG/SURVEY		\$ 375,000
SUBTOTAL:		\$ 2,875,000
Project Initiation Year: 2024	Rate: 3%	Inflation: \$ 345,000
Estimated Project Total:		\$ 3,220,000

Comments: Estimated costs from 2018 McAdams Warrior Woods PER & Master Plan.

Town of Southern Pines



Capital Improvement Cost Estimate

Costs based on Project Initiation Year

Construction Project Number: 4

Phase: 2025-2030

Project Name: Warrior Woods PS Upgrade Phase III

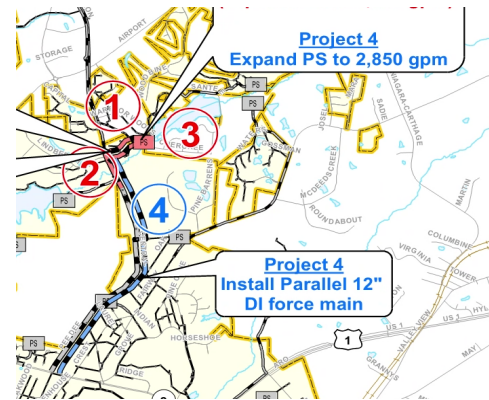
Project Justification:

Expand pump station from 1,500 gpm to 2,850 gpm; Install parallel 12" DI force main (9,400 LF)

Project Drivers:

0

Vicinity Map



Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	Expand PS from 1,500 gpm to 2,850 gpm	1	LS	\$ 1,000,000	\$ 1,000,000
2	Install parallel 12" DI force main (open cut)	9,300	LF	\$ 120	\$ 1,116,000
3	Install parallel 12" DI force main (bore and jack)	100	LF	\$ 660	\$ 66,000

Phase	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
Topographic Survey	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000	\$ -	\$ -
Engineering Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 282,300	\$ -	\$ -
Land/Easement Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ -
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,727,000	\$ 982,000
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 327,300	\$ 1,727,000	\$ 982,000

SUBTOTAL:		\$ 2,182,000
CONTINGENCY	0%	\$ -
SUBTOTAL:		\$ 2,182,000
ENG/SURVEY		\$ 327,300
SUBTOTAL:		\$ 2,509,300

Project Initiation Year:	2027	Rate	3%	Inflation:	\$ 526,953
				Estimated Project Total:	\$ 3,036,300

Comments: Cost estimate from 2018 McAdams Warrior Woods PS PER & Master Plan.

Town of
Aspen
Southern Pines

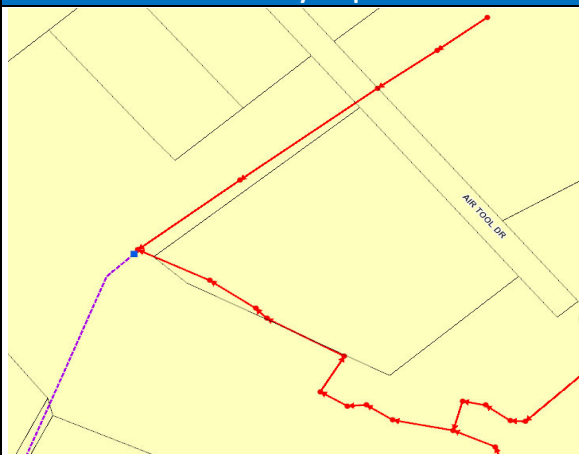
Costs are based on project initiation year

Phase: 2020-2025

Project Description:

Vicinity Map

The project is expected to reduce the O&M burden caused by the stations age and deficiencies.

[illegible]

Town of
ASouthern Pines
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Costs are based on project initiation year

Phase: 2025-2030

Project Description:

Vicinity Map

[illegible]

Project Justification:

This project will help identify operational issues, areas of high I&I, verify sewer volumes at billing locations, and facilitate future projects related to identified problems and growth.

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	System Servers	1	LS	\$ 91,200	\$ 91,200
2	Large Station RTU	6	EA	\$ 13,200	\$ 79,200
3	Small Station RTU	12	EA	\$ 10,800	\$ 129,600

Phase	2020-21	2021-22	2022-23	2023-24	2024-25
Topographic Survey	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering Design	\$ -	\$ -	\$ -	\$ -	\$ -
Land/Easement Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	\$ 300,000	\$ -	\$ -	\$ -	\$ -
Total	\$ 300,000	\$ -	\$ -	\$ -	\$ -

SUBTOTAL:		\$ 300,000
CONTINGENCY	0%	\$ -
SUBTOTAL:		\$ 300,000
ENG/SURVEY	0%	\$ -
SUBTOTAL:		\$ 300,000
Estimated Project Total:		\$ 300,000

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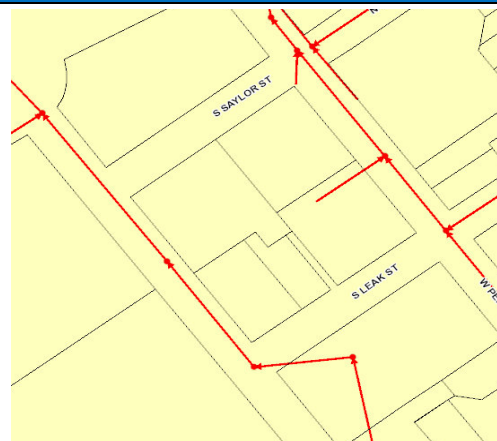
Town of
ASouthern Pines
Chartered 1887

Costs are based on project initiation year

Phase: 2030-2035

Project Description:

Vicinity Map



Project Justification:

A failure on this sewer line would result in a reportable sanitary sewer overflow directly into McDeeds Creek.

[illegible]

Page 401 of 467

Town of
ASouthern Pines
Chartered 1887

Costs are based on project initiation year

Phase: #N/A

Vicinity Map

A large, orange Godwin industrial generator unit is shown outdoors. The unit has the "godwin" logo on its side. It is equipped with large white pipes for intake and exhaust. The generator is mounted on a black base and sits on a concrete pad. In the background, there is a chain-link fence and some trees.

The project will reduce the effort required to keep all 19 stations operating during an emergency.

[illegible]

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Town of Southern Pines



Capital Improvement Cost Estimate

Construction Project Number: 10

Costs are based on project initiation year

Phase: #N/A

Project Name: Longleaf Dam Sewer Relocation

Project Description:

A Town aerial sewer main is currently installed in the face of a private dam located on the Longleaf Golf Course. Due to poor maintenance of the dam the sewer main has been damaged in the past. This project will relocate the sewer away from the dam.

Project Justification:

This project will reduce the risk of future repairs and failures resulting from the dam.

Vicinity Map



Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	Aerial Sewer	350	LF	\$ 500	\$ 175,000
2	Piles	6	EA	\$ 2,500	\$ 15,000
3	Demolition of Existing Sewer	1	LS	\$ 50,000	\$ 50,000
4	Bypass Pumping	1	LS	\$ 25,000	\$ 25,000

Phase	2020-21	2021-22	2022-23	2023-24	2024-25
Topographic Survey	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering Design	\$ -	\$ 45,000	\$ -	\$ -	\$ -
Land/Easement Acquisition		\$ 5,000	\$ -	\$ -	\$ -
Construction	\$ -	\$ -	\$ 370,000	\$ -	\$ -
Total	\$ -	\$ 50,000	\$ 370,000	\$ -	\$ -

		SUBTOTAL:		\$	265,000
		CONTINGENCY	30%	\$	79,500
		SUBTOTAL:		\$	344,500
		ENG/SURVEY	15%	\$	51,700
		SUBTOTAL:		\$	396,200
Project Initiation Year:	2022	Rate	3%	Inflation:	\$ 23,772
Estimated Project Total:				\$	420,000



APPENDIX C: Additional Water Model Results Figures

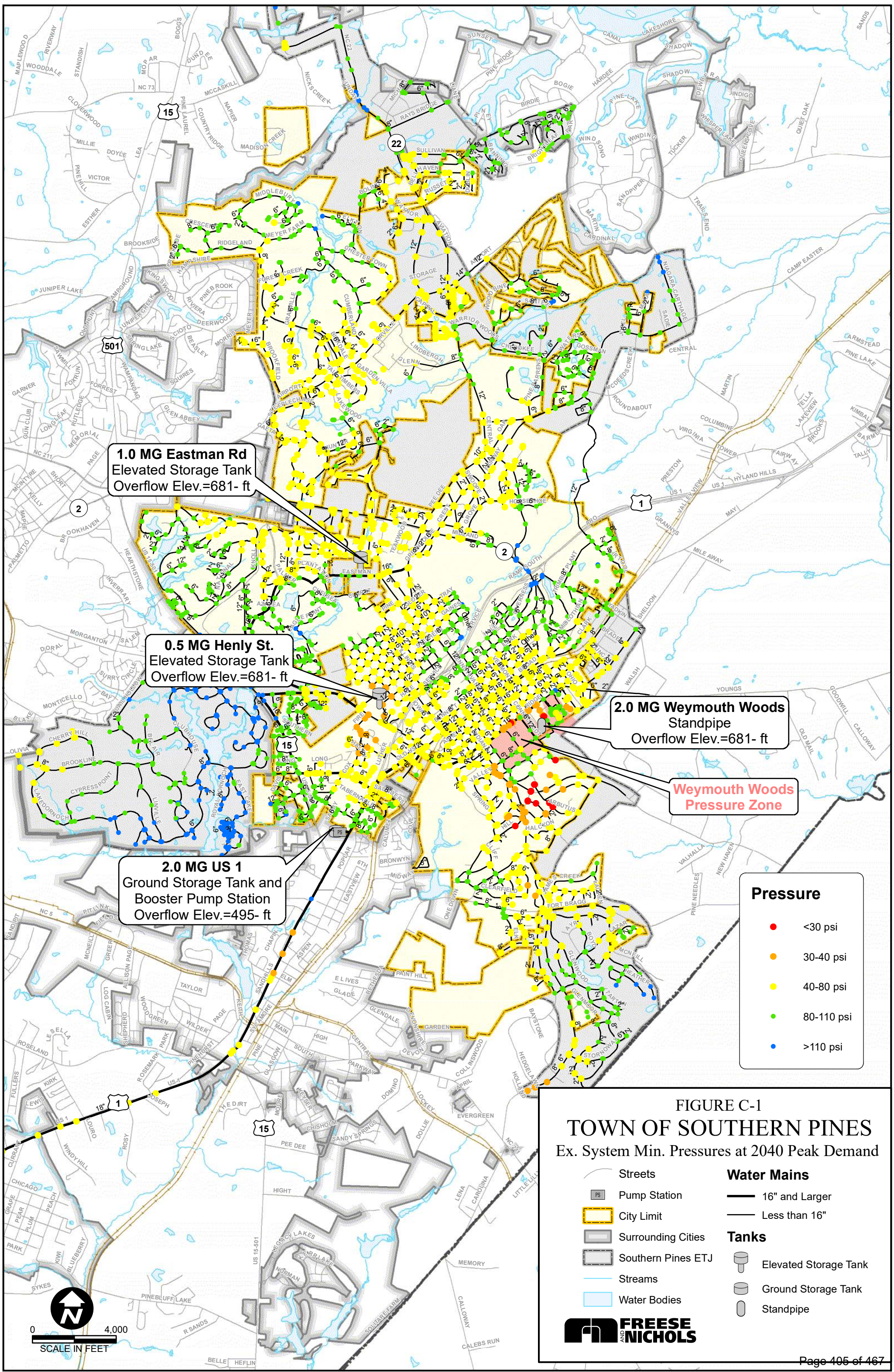


FIGURE C-1
TOWN OF SOUTHERN PINES
Ex. System Min. Pressures at 2040 Peak Demand

- Streets
- PS Pump Station
- City Limit
- Surrounding Cities
- Southern Pines ETJ
- Streams
- Water Bodies
- Water Mains**
 - 16" and Larger
 - Less than 16"
- Tanks**
 - Elevated Storage Tank
 - Ground Storage Tank
 - Standpipe



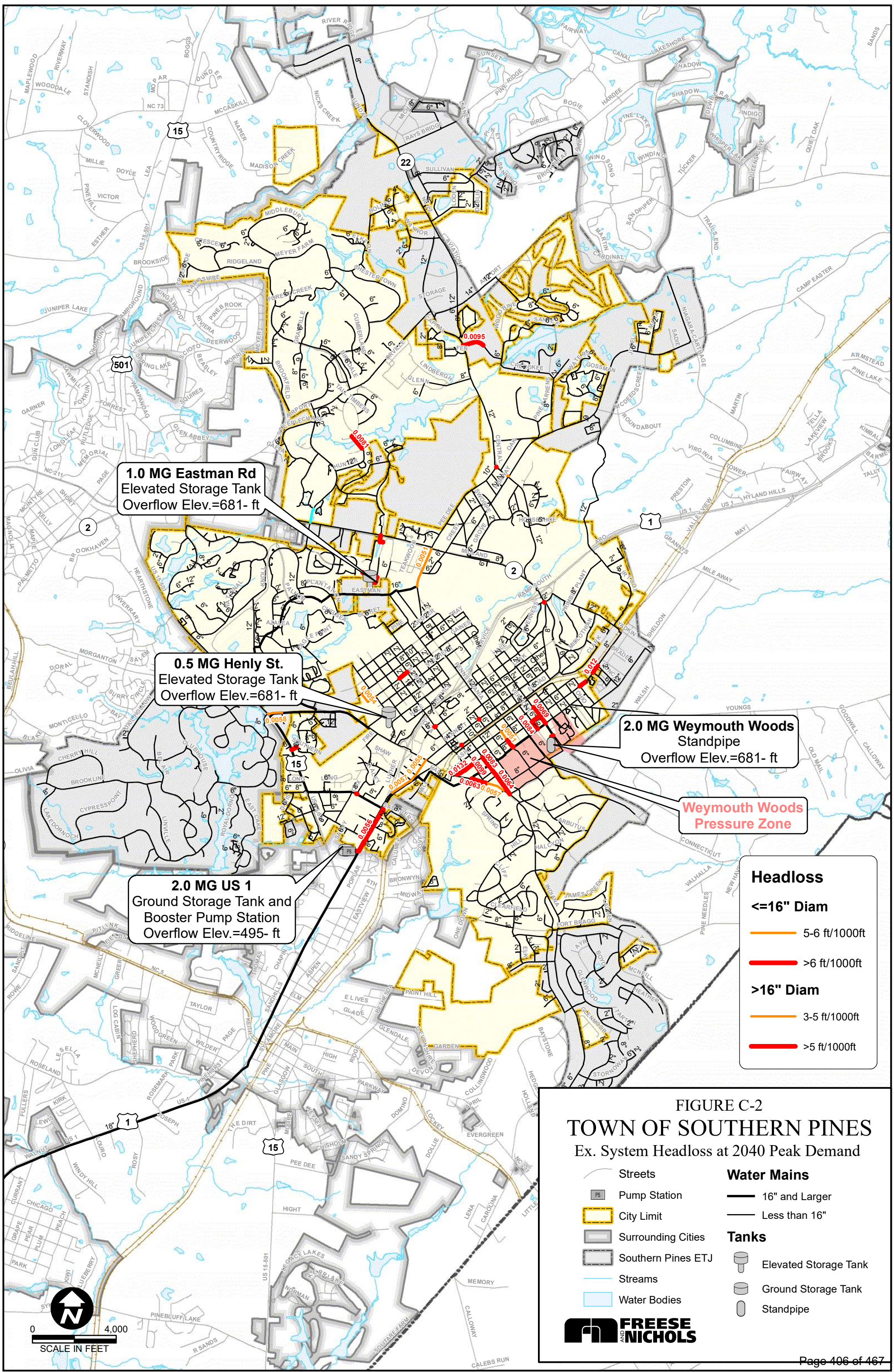
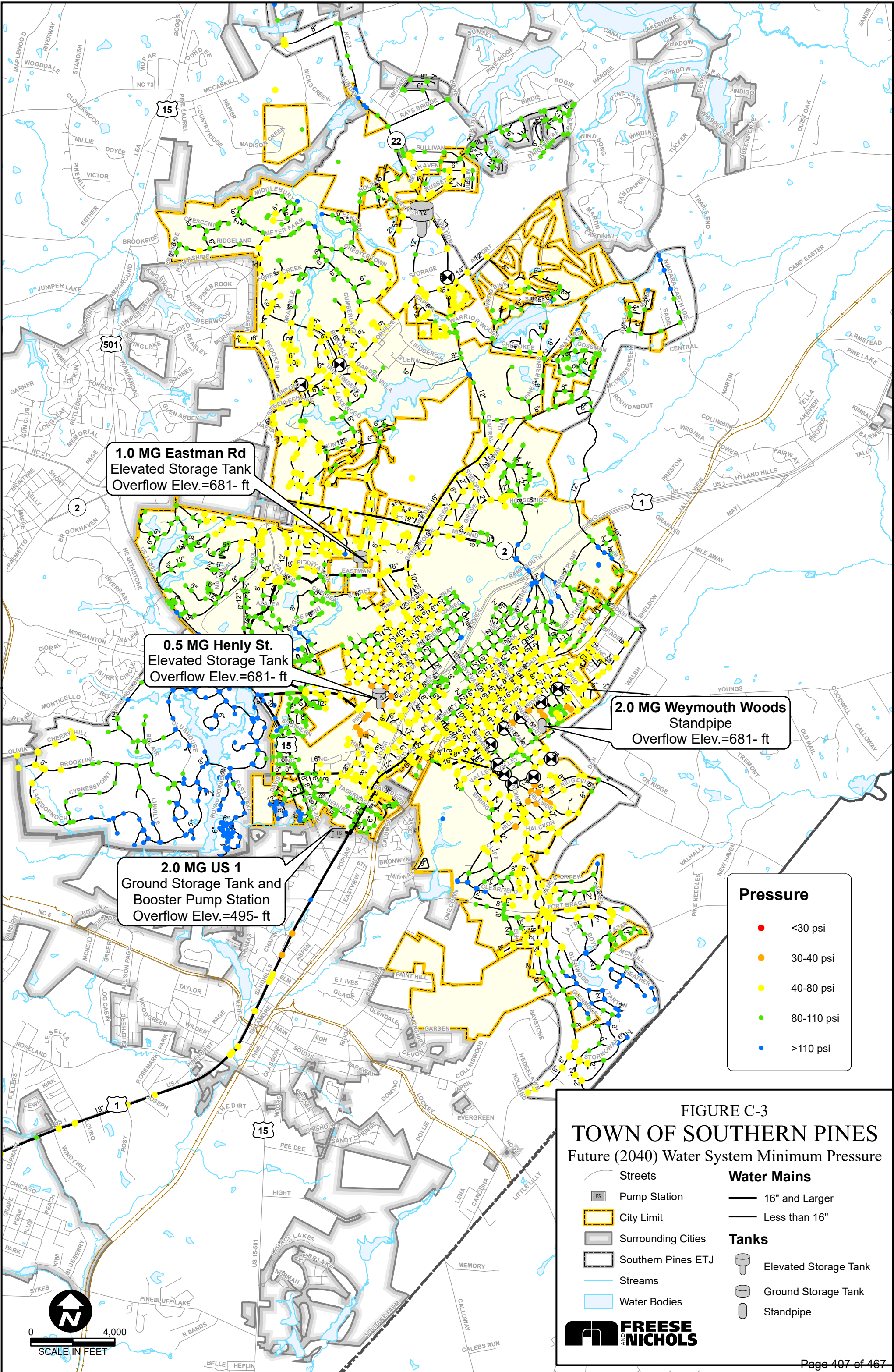


FIGURE C-2
TOWN OF SOUTHERN PINES
Ex. System Headloss at 2040 Peak Demand

- Streets
- PS Pump Station
- City Limit
- Surrounding Cities
- Southern Pines ETJ
- Streams
- Water Bodies
- Water Mains**
 - 16" and Larger
 - Less than 16"
- Tanks**
 - Elevated Storage Tank
 - Ground Storage Tank
 - Standpipe







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April 5, 2022

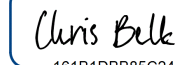
James Michel, PE, MBA
Town Engineer/ Asst. Public Works Director
Town of Southern Pines
801 SE Service Road
Southern Pines, NC 28387

Re: 2022 Water/Wastewater CIP Update

Dear James:

Attached please find the 2022 Water and Wastewater CIP Update. The attached CIP has been revised to include new projects and revised project implementation phasing. Associated cost estimates have been updated to reflect current market conditions.

Sincerely,

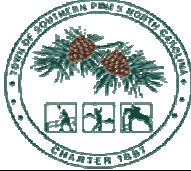
DocuSigned by:

161B1DBB85C245D...

Chris Belk, PE
Freese and Nichols, Inc.

cc: Marsha Leroux, PE
Freese and Nichols, Inc.

Attachments

- 2022 Update Combined CIP Table (pdf)
- 2022 Update Water CIP Cost Estimate Cut Sheets (pdf)
- 2022 Update Wastewater CIP Cost Estimate Cut Sheets (pdf)

		Town of Southern Pines Recommended Capital Improvement Plan												
		Planning Period												
		2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	Beyond	Project Totals
WATER CIP PROJECTS														
1	Pennsylvania Ave/Pee Dee Road Waterline Replacement	\$ 395,000	\$ 3,372,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,767,000
2	Midland Road Water Line Replacement	\$ -	\$ -	\$ 331,000	\$ 2,205,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,536,000
3	NCDOT Project: U-5815BA	\$ -	\$ -	\$ 1,909,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,909,000
4	North Pressure Zone	\$ -	\$ -	\$ 916,000	\$ 3,051,500	\$ 3,051,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,019,000
5	US 1 Booster Pump Station Pump Addition	\$ -	\$ -	\$ -	\$ -	\$ 731,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 731,000
6	US 1 Parallel Transmission Main	\$ -	\$ -	\$ -	\$ -	\$ 448,000	\$ 3,299,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,747,000
7	US15-501 Water Line Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 156,000	\$ 1,355,000	\$ -	\$ 1,511,000
8	Pinebluff Parallel Transmission Main	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,102,000	\$ 27,021,000	\$ 30,123,000
Yearly Water Subtotal		\$ 395,000	\$ 3,372,000	\$ 3,156,000	\$ 5,256,500	\$ 4,230,500	\$ 3,299,000	\$ -	\$ -	\$ -	\$ 156,000	\$ 4,457,000	\$ 27,021,000	\$ 23,927,000
WATER TREATMENT PLANT PROJECTS														
1	WTP- Hypochlorite Feed System Modifications (New Structure)	\$ -	\$ 130,300	\$ 1,172,700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,303,000
2	WTP- Ammonia Feed System Modifications	\$ -	\$ 43,100	\$ 387,900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 431,000
3	WTP- Filter Modifications- Air Scour	\$ -	\$ 141,900	\$ 1,277,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,419,000
4	WTP- Dewatering Improvements	\$ -	\$ -	\$ 198,000	\$ 1,782,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,980,000
5	Water Treatment Plant Capacity Expansion	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,000
6	WTP Pumping Capacity Improvements- 30-inch Raw Water Main	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 786,000	\$ 7,074,000	\$ -	\$ -	\$ -	\$ 7,860,000
Yearly WTP Subtotal		\$ -	\$ 315,300	\$ 3,035,700	\$ 1,782,000	\$ -	\$ -	\$ 150,000	\$ 786,000	\$ 7,074,000	\$ -	\$ -	\$ -	\$ 13,143,000
WASTEWATER PROJECTS														
1	Warrior Woods PS Upgrade Phase IB	\$ 124,000	\$ 953,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,077,000
2	Warrior Woods PS Upgrade Phase II	\$ -	\$ 406,000	\$ 2,592,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,998,000
3	Warrior Woods PS Upgrade Phase III	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 435,000	\$ 3,748,000	\$ 900,000	\$ -	\$ -	\$ -	\$ -	\$ 5,083,000
4	ARO Sewer Lift Station Replacement	\$ 77,000	\$ 492,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 569,000
5	Sewer Lift Station Emergency Backups	\$ -	\$ 85,000	\$ 606,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 691,000
6	W. New York Aerial Sewer Repair	\$ 40,000	\$ 233,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 273,000
7	Longleaf Dam Sewer Relocation	\$ 102,000	\$ 291,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 393,000
8	Annual Rehabilitation of Existing Gravity Sewer	\$ 412,000	\$ 425,000	\$ 438,000	\$ 452,000	\$ 466,000	\$ 480,000	\$ 495,000	\$ 510,000	\$ 526,000	\$ 542,000	\$ 559,000	\$ -	\$ 5,305,000
Yearly Wastewater Subtotal		\$ 755,000	\$ 2,885,000	\$ 3,636,000	\$ 452,000	\$ 466,000	\$ 915,000	\$ 4,243,000	\$ 1,410,000	\$ 526,000	\$ 542,000	\$ 559,000	\$ -	\$ 16,389,000
OVERALL CIP TOTAL		\$ 1,150,000	\$ 6,572,300	\$ 9,827,700	\$ 7,490,500	\$ 4,696,500	\$ 4,214,000	\$ 4,393,000	\$ 2,196,000	\$ 7,600,000	\$ 698,000	\$ 5,016,000	\$ 27,021,000	\$ 53,459,000

Water CIP Cut Sheets

Town of Southern Pines

FREESE AND NICHOLS

Town of Southern Pines

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Water Capital Improvements Plan

2022 CIP Update

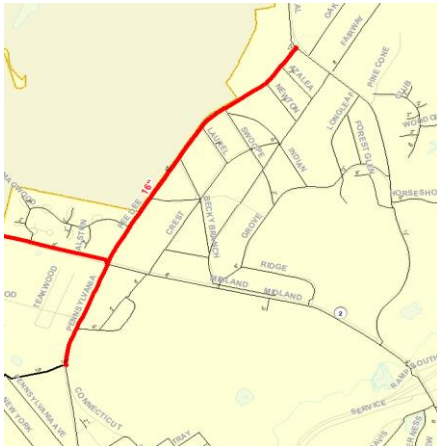
Planned Fiscal Year: 2022

Water CIP Project # 1

Project Name: Pennsylvania Ave/Pee Dee Road Waterline Replacement

Project Description: Replace existing 10-inch waterline with 16-inch water line along Pennsylvania Ave/Pee Dee Road from Connecticut Ave to Central Drive.

Project Drivers: This project will reduce headloss and increase transmission capacity to the northern area of Town where much of the future growth is expected.



Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	Mobilization (not to exceed 5% of total bid)	1	LS	\$ 146,000.00	\$ 146,000.00
2	Erosion Control	1	LS	\$ 25,000.00	\$ 25,000.00
3	16" C900 PVC Pipe	7,185	LF	\$ 162.50	\$ 1,167,562.50
4	10" C900 PVC Pipe	23	LF	\$ 150.00	\$ 3,450.00
5	8" C900 PVC Pipe	76	LF	\$ 125.00	\$ 9,500.00
6	6" C900 PVC Pipe	644	LF	\$ 112.50	\$ 72,450.00
7	2" SDR21 PVC Pipe and Fittings	72	LF	\$ 62.50	\$ 4,500.00
8	16" Ductile Iron Pipe	252	LF	\$ 187.50	\$ 47,250.00
9	Ductile Iron Fittings	18,790	LBS	\$ 9.00	\$ 169,110.00
10	16" Gate Valve with Box	16	EA	\$ 8,750.00	\$ 140,000.00
11	10" Gate Valve with Box	1	EA	\$ 5,000.00	\$ 5,000.00
12	8" Gate Valve with Box	1	EA	\$ 2,750.00	\$ 2,750.00
13	6" Gate Valve with Box	13	EA	\$ 2,500.00	\$ 32,500.00
14	2" Gate Valve with Box	3	EA	\$ 1,562.50	\$ 4,687.50
15	Fire Hydrant Assembly	11	EA	\$ 8,125.00	\$ 89,375.00
16	Water Meter Replacement	8	EA	\$ 1,687.50	\$ 13,500.00
17	1" Water Service Line and Tap	867	LF	\$ 100.00	\$ 86,700.00
18	Jack and Bore 26" Steel Encasement Pipe	157	LF	\$ 1,875.00	\$ 294,375.00
19	Pipe Abandonment	8,342	LF	\$ 15.00	\$ 125,130.00
20	Asphalt Roadway Replacement	2,742	SY	\$ 137.50	\$ 377,025.00
21	Gravel Driveway Repair	88	SY	\$ 125.00	\$ 11,000.00
22	Asphalt Driveway Repair	13	SY	\$ 125.00	\$ 1,625.00
23	Cut and Cap Existing 2" Water Main	3	EA	\$ 1,500.00	\$ 4,500.00
24	Cut and Cap Existing 6" Water Main	13	EA	\$ 2,500.00	\$ 32,500.00
25	Cut and Cap Existing 8" Water Main	1	EA	\$ 3,000.00	\$ 3,000.00
26	Cut and Cap Existing 10" Water Main	2	EA	\$ 4,375.00	\$ 8,750.00
27	Cut and Cap Existing 16" Water Main	1	EA	\$ 6,250.00	\$ 6,250.00
28	16" x 16" Cut-in Tee and Valve	1	EA	\$ 17,500.00	\$ 17,500.00
29	12" x 12" Cut-in Tee and Valve	1	EA	\$ 12,500.00	\$ 12,500.00
30	16" x 2" Tapping Saddle	3	EA	\$ 5,000.00	\$ 15,000.00
31	Traffic Control	1	LS	\$ 62,500.00	\$ 62,500.00
32	Seeding/Revegetation	1	LS	\$ 18,750.00	\$ 18,750.00
33	Quality Control Testing by Owner	1		\$ 5,000.00	\$ 5,000.00
34	Utility Coordination Allowance	1		\$ 50,000.00	\$ 50,000.00
				SUBTOTAL:	3,065,000.00
				CONTINGENCY 10%	307,000.00
				SUBTOTAL:	3,372,000.00
				ENG/SURVEY 12%	\$ 395,000.00
				SUBTOTAL:	\$ 3,767,000.00
				ADJUSTMENT FOR FUTURE YEAR:	\$ -
				Estimated Project Total:	\$ 3,767,000.00

Town of Southern Pines



Water Capital Improvements Plan

2022 CIP Update

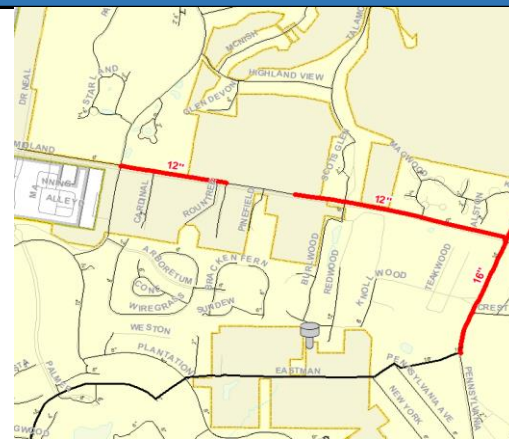
Planned Fiscal Year: 2023

Water CIP Project # 2

Project Name:	Midland Road Water Line Replacement
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Project Description:

Replace existing 6-inch waterline and 8-inch waterline with 12-inch waterline along Midland Road from Knoll Road to Pee Dee Road.



Project Drivers:

The water line replacement will reduce high velocities and head losses and increase transmission capacity to the existing Eastman Road EST.

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	12" WL & Appurtenances	6,400	LF	\$ 225.00	\$ 1,440,000.00
2	12" Gate Valve	7	EA	\$ 13,000.00	\$ 91,000.00
3	Fire Hydrant Assembly	10	EA	\$ 8,000.00	\$ 80,000.00
4	Miscellaneous Restoration	6,400	LS	\$ 13.00	\$ 83,200.00
			SUBTOTAL:		1,695,000.00
			CONTINGENCY	30%	510,000.00
			SUBTOTAL:		2,205,000.00
			ENG/SURVEY	15%	\$ 331,000.00
			SUBTOTAL:		\$ 2,536,000.00
			ADJUSTMENT FOR FUTURE YEAR:		\$ -
Estimated Project Total:					\$ 2,536,000.00

Town of Southern Pines



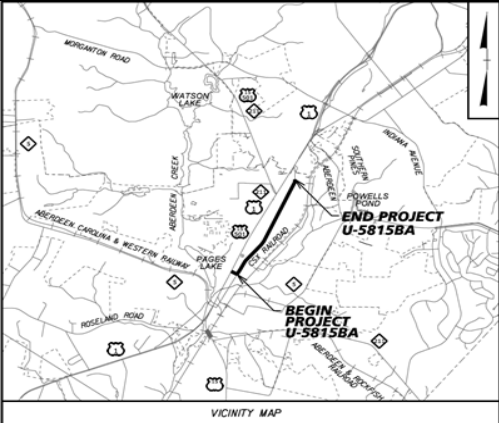
Water Capital Improvements Plan 2022 CIP Update

Planned Fiscal Year: **2023** Water CIP Project # **3**

Project Name: **NCDOT Project: U-5815BA**

Project Description:

This project includes relocating and upgrading a portion of the transmission line to Town as part of a DOT widening project. *Project costs presented represent the estimate to construct a 24" improvement (betterment) compared to an 18" relocation. Additionally, NCDOT cost-sharing will offset project costs for 18" replacement by 75%.*



Project Drivers:

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	18" Water Line	8,649	LF	\$ 210.00	\$ 1,816,290.00
2	12" Water Line	9	LF	\$ 270.00	\$ 2,430.00
3	18" Ductile Iron Pipe Fittings	8,580	LB	\$ 11.00	\$ 94,380.00
4	18" Valve	2	EA	\$ 23,000.00	\$ 46,000.00
5	Air Release Valve In Manhole	3	EA	\$ 8,500.00	\$ 25,500.00
6	18" Line Stop	1	EA	\$ 25,000.00	\$ 25,000.00
7	18" x 12" Tapping Sleeve and Valve	1	EA	\$ 28,000.00	\$ 28,000.00
8	Replace 18" Valve	1	EA	\$ 22,000.00	\$ 22,000.00
9	Utility Design of TOSP Relocations	1	LS	\$ 30,245.98	\$ 30,245.98
				Subtotal	\$ 2,089,845.98
				TOSP Portion (25%)	\$ 522,461.50
10	24" "Betterment" Upgrade	1	LS	\$ 1,378,215.00	\$ 1,378,215.00
<i>Cost estimate provided by Town (via Kimley Horn), 2/10/22</i>				SUBTOTAL:	1,900,676.50
				CONTINGENCY	0%
				SUBTOTAL:	1,900,676.50
				ENG/SURVEY	0%
				SUBTOTAL:	\$ 1,908,238.00
				ADJUSTMENT FOR FUTURE YEAR:	\$ -
				Estimated Project Total:	\$ 1,909,000.00

Town of Southern Pines



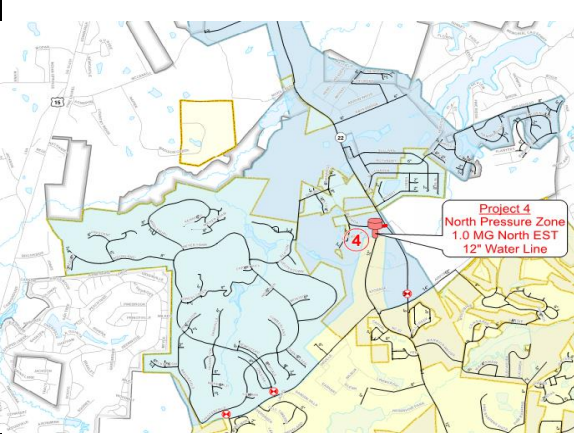
Water Capital Improvements Plan 2022 CIP Update

Planned Fiscal Year: 2023 Water CIP Project # 4

Project Name: North Pressure Zone

Project Description:

Install 184-ft 1.0 MG North Elevated Storage Tank, 12-inch waterline and associated valves.



Project Drivers:
This project will reduce the highest pressures in the northern portion of the Town from 154 psi to 131 psi while, at the same time, increasing available fire flows.

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	1.0 MG Elevated Storage Tank	1	LS	\$ 4,250,000.00	\$ 4,250,000.00
2	12" Control Valve	1	EA	\$ 36,500.00	\$ 36,500.00
3	12" Gate Valve	4	EA	\$ 13,000.00	\$ 52,000.00
4	12" WL & Appurtenances	475	LF	\$ 225.00	\$ 106,875.00
5	8" TS&V	2	EA	\$ 7,500.00	\$ 15,000.00
6	Miscellaneous Restoration	475	LF	\$ 13.00	\$ 6,175.00
7	Site Improvements	1	LS	\$ 79,500.00	\$ 79,500.00
8	Electrical (Installation, SCADA, MCC)	1	LS	\$ 147,000.00	\$ 147,000.00
				SUBTOTAL:	4,694,000.00
				CONTINGENCY 30%	1,409,000.00
				SUBTOTAL:	6,103,000.00
				ENG/SURVEY 15%	\$ 916,000.00
				SUBTOTAL:	\$ 7,019,000.00
				ADJUSTMENT FOR FUTURE YEAR:	
				Estimated Project Total:	\$ 7,019,000.00

Town of Southern Pines



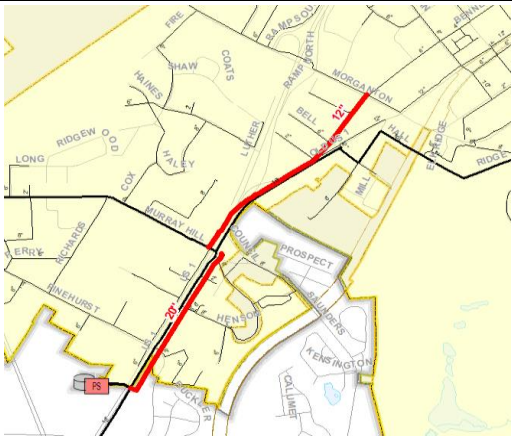
Water Capital Improvements Plan 2022 CIP Update

Planned Fiscal Year: **2025** Water CIP Project # **6**

Project Name: **US 1 Parallel Transmission Main**

Project Description:

Install a 20" water line parallel to the existing 18" transmission main from the US1 BPS to the intersection of US 1 and Saunders Blvd. Replace existing 6" water along the west side of Old US 1 from Murray Hill Rd to Shaw Ave, continuing along S. Bennet St. to the intersection with Morganton Rd.



Project Drivers:

These improvements will provide increased transmission capacity into the system and reduce excessive headloss and velocity in the existing transmission main. These improvements are needed to meet future demands.

Opinion of Probable Construction Cost					
ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	12" WL & Appurtenances	3,200	LF	\$ 225.00	\$ 720,000.00
2	20" WL & Appurtenances	2,475	LF	\$ 375.00	\$ 928,125.00
3	12" Gate Valve	6	EA	\$ 13,000.00	\$ 78,000.00
4	20" Gate Valve	4	EA	\$ 33,200.00	\$ 132,800.00
5	20" Boring and Casing	225	LF	\$ 800.00	\$ 180,000.00
6	36" Boring and Casing	125	LF	\$ 1,440.00	\$ 180,000.00
7	Miscellaneous Restoration	5,675	LS	\$ 13.00	\$ 73,775.00
				SUBTOTAL:	2,293,000.00
				CONTINGENCY 30%	688,000.00
				SUBTOTAL:	2,981,000.00
				ENG/SURVEY 15%	\$ 448,000.00
				SUBTOTAL:	\$ 3,429,000.00
				ADJUSTMENT FOR FUTURE YEAR:	\$ 318,000.00
				Estimated Project Total:	\$ 3,747,000.00

Town of Southern Pines



Water Capital Improvements Plan 2022 CIP Update

Planned Fiscal Year: 2030 Water CIP Project # 7

Project Name: US15-501 Water Line Replacement

Project Description:

Replace existing 8-inch waterline with 12-inch waterline along US 15-501/Commerce Avenue from Murray Hill Road to Turner Street.

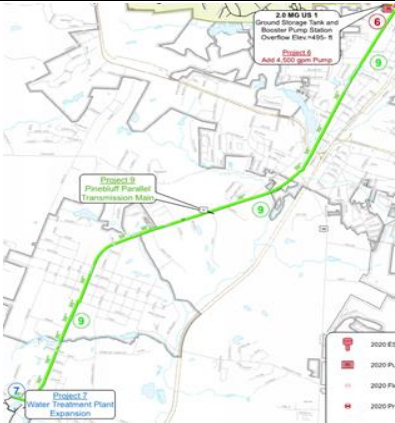


Project Drivers:

This project will improve transmission capacity and eliminate an existing bottleneck in the system

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	12" WL & Appurtenances	1,520	LF	\$ 225.00	\$ 342,000.00
2	12" Gate Valve	4	EA	\$ 13,000.00	\$ 52,000.00
3	20" Boring and Casing	450	LF	\$ 800.00	\$ 360,000.00
4	Miscellaneous Restoration	1,520	LS	\$ 13.00	\$ 19,760.00
5	Fire Hydrant Assembly	3	EA	\$ 8,000.00	\$ 24,000.00
SUBTOTAL:					\$ 798,000.00
CONTINGENCY 30%					\$ 239,000.00
SUBTOTAL:					\$ 1,037,000.00
ENG/SURVEY 15%					\$ 156,000.00
SUBTOTAL:					\$ 1,193,000.00
ADJUSTMENT FOR FUTURE YEAR:					\$ 318,000.00
Estimated Project Total:					\$ 1,511,000.00

Town of Southern Pines							
Water Capital Improvements Plan				2022 CIP Update			
Planned Fiscal Year:		2031		Water CIP Project #			
Project Name:		Pinebluff Parallel Transmission Main					
Project Description:							
Install a 24" water line parallel to the existing 18" transmission main from the WTP to the US 1 Booster Pump Station.							
Project Drivers:							
This project will add a redundant supply line from the WTP to the Booster Pump Station and provide additional transmission capacity necessary to supply future demands.							
Opinion of Probable Construction Cost							
ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL		
1	24" WL & Appurtenances	27,851	LF	\$ 528.00	\$ 14,705,328.00		
2	24" Gate Valve	16	EA	\$ 42,000.00	\$ 672,000.00		
3	42" Boring and Casing	300	LF	\$ 1,680.00	\$ 504,000.00		
4	Miscellaneous Restoration	1,825	LS	\$ 13.00	\$ 23,725.00		
				SUBTOTAL:	\$ 15,905,000.00		
				CONTINGENCY	30%		
					\$ 4,772,000.00		
				SUBTOTAL:	\$ 20,677,000.00		
				ENG/SURVEY	15%		
					\$ 3,102,000.00		
				SUBTOTAL:	\$ 23,779,000.00		
				ADJUSTMENT FOR FUTURE YEAR:	\$ 7,247,000.00		
				Estimated Project Total:	\$ 31,026,000.00		

WTP CIP Cut Sheets

Town of Southern Pines



Water Capital Improvements Plan 2022 CIP Update

Planned Fiscal Year: 2023 WTP CIP Project # 2

Project Name: WTP- Ammonia Feed System Modifications

Project Description:

This project features chemical feed modifications for the ammonia feed system, to convert from feeding anhydrous ammonia to liquid ammonia. The estimate includes a new bulk tank, concrete containment structure, feed pumps, feed piping, and electrical.



Project Drivers:

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	Concrete Containment Structure w/ Misc. Metals	1	LS	\$ 80,000.00	\$ 80,000.00
2	Ammonia Bulk Tank	1	LS	\$ 85,000.00	\$ 85,000.00
3	Chemical Feed Piping- Including Demolition, Fill	1	LS	\$ 55,000.00	\$ 55,000.00
4	Ammonia Feed Pumps	1	LS	\$ 50,000.00	\$ 50,000.00
5	Installation	1	LS	\$ 40,000.00	\$ 40,000.00
6	Electrical and Controls	1	LS	\$ 35,000.00	\$ 35,000.00

Cost Estimate Provided by Town (via LKM Engineering)				SUBTOTAL:		345,000.00
				CONTINGENCY/ENG.	25%	86,000.00
				SUBTOTAL:		431,000.00
				ADJUSTMENT FOR FUTURE YEAR:		
Estimated Project Total:					\$	431,000.00

Town of Southern Pines



Water Capital Improvements Plan 2022 CIP Update

Planned Fiscal Year: 2023 WTP CIP Project # 3

Project Name: WTP- Filter Modifications- Air Scour

Project Description:

This project features the conversion of the old side Greenleaf Filter backwash from surface sweeps to air scour. The estimate includes the demolition of the existing filter underdrains, installation of new AWI filter bottoms, installation of a new blower unit, piping and valves required to connect the blower to the air scour system, and electrical and controls for the proposed system.



Project Drivers:

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	AWI Filter Bottoms	1	LS	\$ 320,000.00	\$ 320,000.00
2	Demo and Installation of Filter Bottoms	1	LS	\$ 425,000.00	\$ 425,000.00
3	Blower with Sound Enclosure	1	LS	\$ 85,000.00	\$ 85,000.00
4	Air Piping and Valves to Connect to Blower	1	LS	\$ 135,000.00	\$ 135,000.00
5	Electrical and Controls	1	LS	\$ 170,000.00	\$ 170,000.00

Cost Estimate Provided by Town (via LKM Engineering)	SUBTOTAL:		1,135,000.00
	CONTINGENCY/ENG.	25%	284,000.00
	SUBTOTAL:		1,419,000.00
	ADJUSTMENT FOR FUTURE YEAR:		
Estimated Project Total:			\$ 1,419,000.00

Town of Southern Pines



Water Capital Improvements Plan 2022 CIP Update

Planned Fiscal Year: **2024** WTP CIP Project # **4**

Project Name: **WTP- Dewatering Improvements**

Project Description:

This project features the construction of a new mechanical dewatering facility adjacent to the existing drying beds, including belt press equipment, a new building, process piping, electrical/controls, modifications to Clarifier #1, and a sludge containment basin. *Note that an alternative expansion of drying beds is also being considered.*



Project Drivers:

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	Modifications to Clarifier #1 (Round)	1	LS	\$ 222,500.00	\$ 222,500.00
2	New Belt Press Building	1	LS	\$ 1,154,000.00	\$ 1,154,000.00
3	Sludge Containment Basin	1	LS	\$ 57,000.00	\$ 57,000.00
4	General Site Electrical	1	LS	\$ 150,000.00	\$ 150,000.00

Cost Estimate Provided by Town (via LKM Engineering)				SUBTOTAL:		1,584,000.00
				CONTINGENCY/ENG.	25%	396,000.00
				SUBTOTAL:		1,980,000.00
				ADJUSTMENT FOR FUTURE YEAR:		
Estimated Project Total:					\$	1,980,000.00

Town of Southern Pines



Water Capital Improvements Plan 2022 CIP Update

Planned Fiscal Year: **2027** WTP CIP Project # **5**

Project Name: **Water Treatment Plant Capacity Expansion**

Project Description:

Application for Expansion of Licensed Water Treatment Plant Capacity to Plant Design Capacity of 11.0 MGD



Project Drivers:

Projected future demands require additional supply needed by 2030.

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	Permit Application	1	LS	\$ 20,000.00	\$ 20,000.00
2	Water Treatment Plant Capacity Study	1	LS	\$ 80,000.00	\$ 80,000.00

				SUBTOTAL:	100,000.00
				CONTINGENCY	30%
					30,000.00
				SUBTOTAL:	130,000.00
				ENG/SURVEY	15%
					\$ 19,500.00
				SUBTOTAL:	\$ 149,500.00
				ADJUSTMENT FOR FUTURE YEAR:	\$ -
				Estimated Project Total:	\$ 150,000.00

Town of Southern Pines



Water Capital Improvements Plan

2022 CIP Update

Planned Fiscal Year: 2028

WTP CIP Project # 6

Project Name: WTP Pumping Capacity Improvements- 30-inch Raw Water Main

Project Description:

Cost estimate features the installation of 12,500 ft of 30" pipe from the raw water pump station to the 140 MG reservoir, following the same route as the existing 18" pipe. Allowances are provided for connecting to the existing 18" feeding the 20 MG reservoir and connecting through the dam at the 140 MG reservoir.



Project Drivers:

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	30" Class 250 DIP Raw Water Main	12,500	LF	\$ 350.00	\$ 4,375,000.00
2	48" Steel Casing Installed by Bore and Jack	0	LF	\$ 1,900.00	\$ -
3	30" Gate Valve with Concrete Collar	4	EA	\$ 32,000.00	\$ 128,000.00
4	Air Release Valve	2	LS	\$ 15,000.00	\$ 30,000.00
5	30" 90-Degree Bend	5	EA	\$ 10,000.00	\$ 50,000.00
6	30" 45-Degree Bend	10	EA	\$ 9,000.00	\$ 90,000.00
7	30" 22.5-Degree Bend	10	EA	\$ 9,000.00	\$ 90,000.00
8	30" x 6" Tee	2	EA	\$ 12,000.00	\$ 24,000.00
9	6" Gate Valve	2	EA	\$ 2,500.00	\$ 5,000.00
10	6" Blow-off Assembly	2	EA	\$ 12,000.00	\$ 24,000.00
11	Select Backfill	500	CY	\$ 40.00	\$ 20,000.00
12	Concrete Driveway Repair	0	SY	\$ 60.00	\$ -
13	Asphalt Replacement and Repair	50	SY	\$ 80.00	\$ 4,000.00
14	Gravel Driveway Repair	200	TONS	\$ 40.00	\$ 8,000.00
15	30" Raw Water Main- Cleanup and Testing	12,500	LF	\$ 4.50	\$ 56,250.00
16	Clearing and Grubbing	2	ACRE	\$ 25,000.00	\$ 50,000.00
17	Connection to existing 18" Pipe at US-1	1	LS	\$ 120,000.00	\$ 120,000.00
18	Connection at 140- MG Reservoir	1	LS	\$ 350,000.00	\$ 350,000.00
Cost estimate provided by Town (via LKM Engineering)				SUBTOTAL:	5,424,000.00
				CONTINGENCY/ENG 25%	1,356,000.00
				SUBTOTAL:	6,780,000.00
				ADJUSTMENT FOR FUTURE YEAR:	\$ 1,315,700.00
Estimated Project Total:					\$ 8,096,000.00

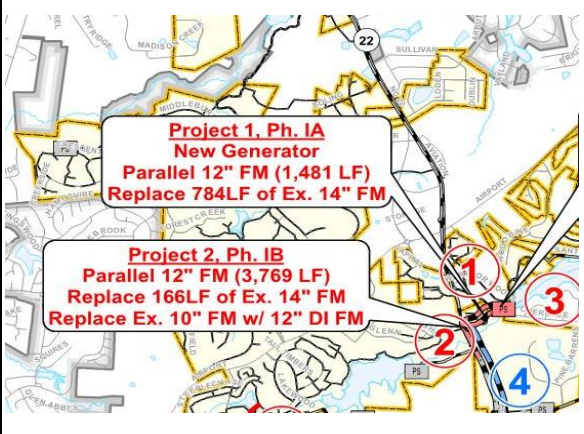
Wastewater CIP Cut Sheets

Town of Southern Pines



Wastewater Capital Improvements Plan				2022 CIP Update	
Planned Fiscal Year:		2022	Project #		1
Project Name:	Warrior Woods PS Upgrade Phase IB				
Project Description:					

Install parallel 12" DI force main (3,769 LF); Replace Ex. 10" FM with 12" DI FM (5,250 LF); Replace portion of existing 14" FM with new 14" DI FM (166 LF)



Project Drivers:

Opinion of Probable Construction Cost					
ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	Parallel 12" DI FM (3,769 LF) Parallel 14" DI FM (166 LF) Replace 10" PVC FM with 12" DI FM (5,250 LF)	1	LS	\$ 952,471.00	\$ 952,471.00
2					
3					
				SUBTOTAL:	\$ 953,000.00
				CONTINGENCY	0%
					0.00
				SUBTOTAL:	\$ 953,000.00
				ENG/SURVEY	13%
					\$ 124,000.00
				SUBTOTAL:	\$ 1,077,000.00
				ADJUSTMENT FOR FUTURE YEAR:	\$ -
				Estimated Project Total:	\$ 1,077,000.00

Town of Southern Pines



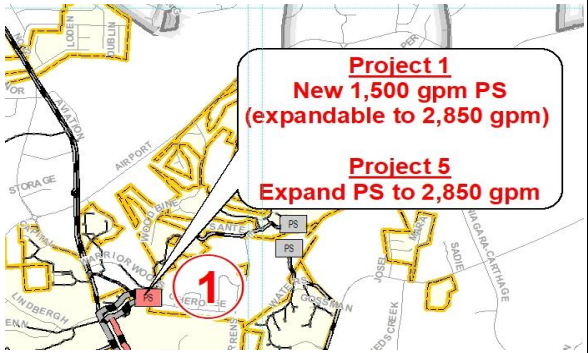
Wastewater Capital Improvements Plan 2022 CIP Update

Planned Fiscal Year: 2022 Project # 2

Project Name: Warrior Woods PS Upgrade Phase II

Project Description:

Construct new 1,500 gpm wet pit/dry pit pump station (expandable to 2,850 gpm)



Project Drivers:

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	1,500 gpm Wet Pit/Dry Pit Pump Station	1	LS	\$ 2,270,000.00	\$ 2,270,000.00
				SUBTOTAL:	2,270,000.00
				CONTINGENCY 10%	230,000.00
				SUBTOTAL:	2,500,000.00
				ENG/SURVEY 20%	\$ 498,000.00
				SUBTOTAL:	\$ 2,998,000.00
				ADJUSTMENT FOR FUTURE YEAR:	\$ -
				Estimated Project Total:	\$ 2,998,000.00

Estimated costs from DWI application for funding.

Town of Southern Pines



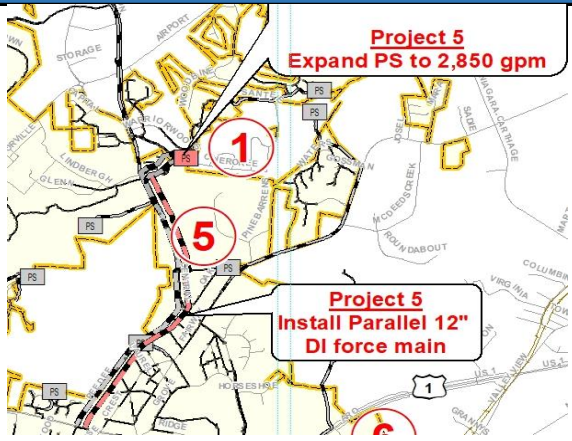
Wastewater Capital Improvements Plan 2022 CIP Update

Planned Fiscal Year: 2026 Project # 3

Project Name: Warrior Woods PS Upgrade Phase III

Project Description:

Expand pump station from 1,500 gpm to 2,850 gpm; Install parallel 12-inch ductile iron force main (9,400 LF)



Project Drivers:

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	Expand PS from 1,500 gpm to 2,850 gpm	1	LS	\$ 750,000.00	750,000.00
2	Install parallel 12-inch DI force main (open cut)	9,300	LF	\$ 325.00	3,022,500.00
3	Install parallel 12-inch DI force main (bore and jack)	100	LF	\$ 1,000.00	100,000.00

Estimated costs provided by Town (via Withers Ravenel)

SUBTOTAL:		3,873,000.00
CONTINGENCY	20%	775,000.00
SUBTOTAL:		4,648,000.00
ENG/SURVEY	9%	435,000.00
SUBTOTAL:		5,083,000.00
ADJUSTMENT FOR FUTURE YEAR:		

Estimated Project Total: \$ 5,083,000.00

Town of Southern Pines



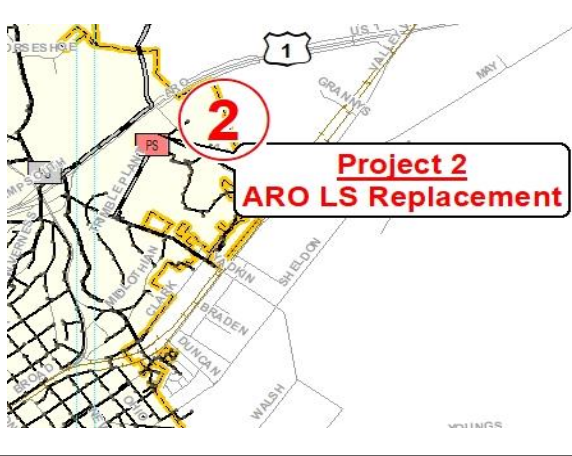
Wastewater Capital Improvements Plan 2022 CIP Update

Planned Fiscal Year: **2022** Project # **4**

Project Name: **ARO Sewer Lift Station Replacement**

Project Description:

The 2015 Sewer Lift Station Assessment noted several regulatory and operational deficiencies at the ARO lift station . This project will upgrade the lift station design to bring the station into compliance with modern regulatory requirements and correct the station deficiencies including an increasing inability to locate replacement parts.



Project Drivers:

The project is expected to reduce the O&M burden caused by the stations age and deficiencies.

Opinion of Probable Construction Cost					
ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	180 gpm lift station	1	LS	\$ 469,690.00	\$ 469,690.00
				SUBTOTAL:	\$ 469,690.00
				CONTINGENCY	5%
					\$ 22,310.00
				SUBTOTAL:	\$ 492,000.00
				ENG/SURVEY	16%
					\$ 76,299.00
				SUBTOTAL:	\$ 569,000.00
				ADJUSTMENT FOR FUTURE YEAR:	
				Estimated Project Total:	\$ 569,000.00

Estimated costs provided by Town (via Withers Ravenel) and represent actual bid amounts.

Town of Southern Pines



Wastewater Capital Improvements Plan 2022 CIP Update

Planned Fiscal Year: 2023 Project # 5

Project Name: Sewer Lift Station Emergency Backups

Project Description:

This project will expand the emergency backups to 4 additional permanent installations, replace 2 old gas powered generators, and purchase 2 new portable emergency station backups.

Project Drivers:

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	Emergency Backup Provisions	1	LS	\$ 435,000.00	\$ 435,000.00

			SUBTOTAL:		435,000.00
			CONTINGENCY	30%	131,000.00
			SUBTOTAL:		566,000.00
			ENG/SURVEY	15%	\$ 85,000.00
			SUBTOTAL:		\$ 651,000.00
			ADJUSTMENT FOR FUTURE YEAR:		\$ 20,000.00
Estimated Project Total:					\$ 671,000.00

Town of Southern Pines



Wastewater Capital Improvements Plan			2022 CIP Update	
Planned Fiscal Year:	2022		Project #	6
Project Name:	W. New York Aerial Sewer Repair			
Project Description:				

Replacement of a Town 10-inch gravity sewer currently installed adjacent to McDeeds Creek running along W. New York Ave.



Project Drivers:

Opinion of Probable Construction Cost					
ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	10" Gravity Sewer Replacment including Streambank Restoration	1	LS	\$ 233,000.00	\$ 233,000.00
				SUBTOTAL:	\$ 233,000.00
				CONTINGENCY	0%
					\$ -
				SUBTOTAL:	\$ 233,000.00
				ENG/SURVEY	17%
					\$ 40,000.00
				SUBTOTAL:	\$ 273,000.00
				ADJUSTMENT FOR FUTURE YEAR:	\$ -
				Estimated Project Total:	\$ 273,000.00

Note the lump sum estimate provided above is inclusive of contingency.

Town of Southern Pines



Wastewater Capital Improvements Plan 2022 CIP Update

Planned Fiscal Year: 2022 Project # 7

Project Name: Longleaf Dam Sewer Relocation

Project Description:

A Town aerial sewer main is currently installed in the face of a private dam located on the Longleaf Golf Course. Due to poor maintenance of the dam, the sewer main has been damaged in the past. This project will relocate the sewer away from the dam.



Project Drivers:

This project will reduce the risk of future repairs and failures resulting from the dam.

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	8" Sewer	360	LF	\$ 215.00	\$ 77,400.00
2	Aerial Sewer Crossing	1	LS	\$ 75,000.00	\$ 75,000.00
3	Demolition of Existing Sewer	1	LS	\$ 50,000.00	\$ 50,000.00
4	Bypass Pumping	1	LS	\$ 15,000.00	\$ 15,000.00
5	4-ft Diameter Manhole	4	EA	\$ 6,000.00	\$ 24,000.00

Estimated costs provided by Town (via Withers Ravenel)	SUBTOTAL:		242,000.00
	CONTINGENCY	20%	49,000.00
	SUBTOTAL:		291,000.00
	ENG/SURVEY	35%	102,000.00
	SUBTOTAL:		393,000.00
	ADJUSTMENT FOR FUTURE YEAR:		0.00
Estimated Project Total:			\$ 393,000.00

Town of Southern Pines



Wastewater Capital Improvements Plan 2022 CIP Update

Planned Fiscal Year: Multiple Project # 8

Project Name: Annual Rehabilitation of Existing Gravity Sewer

Project Description:

Budgetary allocation for annual rehabilitation and maintenance of the existing gravity sewer collection system.

Project Drivers:

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	Annual Rehabilitation	1	LS	\$ 5,305,000.00	\$ 5,305,000.00

Estimated costs provided by Town (via Withers Ravenel)	SUBTOTAL:		5,305,000.00
	CONTINGENCY	0%	0.00
	SUBTOTAL:		5,305,000.00
	ENG/SURVEY	0%	\$ -
	SUBTOTAL:		\$ 5,305,000.00
	ADJUSTMENT FOR FUTURE YEAR:		
Estimated Project Total:			\$ 5,305,000.00

**TOWN OF SOUTHERN PINES RESOLUTION #1005
INTENT TO REQUEST STATE LOAN AND/OR GRANT ASSISTANCE FOR
SOUTHERN PINES WATER TREATMENT PLAN MODERNIZATION – PHASE 2
PROJECT**

WHEREAS, The Federal Clean Water Act Amendments of 1987 and the North Carolina the Water Infrastructure Act of 2005 (NCGS 159G) have authorized the making of loans and grants to aid eligible units of government in financing the cost of construction and studies of drinking water treatment works; and

WHEREAS, The Town of Southern Pines has need for and intends to construct a drinking water treatment works rehabilitation project, further described as the **Southern Pines Water Treatment Plant, Modernization - Phase 2 Project**; and

WHEREAS, The Town of Southern Pines intends to request State loan and/or grant assistance for the project,

NOW THEREFORE BE IT RESOLVED, BY THE TOWN COUNCIL OF THE TOWN OF SOUTHERN PINES:

That Town of Southern Pines, the **Applicant**, will arrange financing for all remaining costs of the project, if approved for a State loan and/or grant award.

That the **Applicant** will adopt and place into effect on or before completion of the project a schedule of fees and charges and other available funds which will provide adequate funds for proper operation, maintenance, and administration of the system and the repayment of all principal and interest on the debt.

That the governing body of the **Applicant** agrees to include in the loan agreement a provision authorizing the State Treasurer, upon failure of the Town of Southern Pines to make scheduled repayment of the loan, to withhold from the Town of Southern Pines any State funds that would otherwise be distributed to the local government unit in an amount sufficient to pay all sums then due and payable to the State as a repayment of the loan.

That the **Applicant** will provide for efficient operation and maintenance of the project on completion of construction thereof.

That Carol R. Haney, Mayor and Reagan Parsons, Town Manager, the **Authorized Officials**, and successors so titled, are hereby authorized to execute and file an application on behalf of the **Applicant** with the State of North Carolina for a loan and/or grant to aid in the study of or construction of the project described above.

That the **Authorized Officials**, and successors so titled, are hereby authorized and directed to furnish such information as the appropriate State agency may request in connection with such application or the project: to make the assurances as contained above; and to execute such other documents as may be required in connection with the application.

That the **Applicant** has substantially complied or will substantially comply with all Federal, State, and local laws, rules, regulations, and ordinances applicable to the project and to Federal and State grants and loans pertaining thereto.

Adopted this the 12th day of April 2022, at Southern Pines, North Carolina.

Reagan Parsons, Town Manager

Carol R. Haney, Mayor

CERTIFICATION BY RECORDING OFFICER

The undersigned duly qualified and acting Town Clerk of the Southern Pines Town Council does hereby certify: That the above/attached resolution is a true and correct copy of the resolution authorizing the filing of an application with the State of North Carolina, as regularly adopted at a legally convened meeting of the Town of Southern Pines duly held on the 12th day of April, 2022; and, further, that such resolution has been fully recorded in the journal of proceedings and records in my office. IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____, 2022.

Elizabeth Robertson, Town Clerk

TOWN OF SOUTHERN PINES RESOLUTION #1006
INTENT TO REQUEST STATE LOAN AND/OR GRANT ASSISTANCE FOR
SANITARY SEWER REHABILITATION AND REPLACEMENT PROJECTS

WHEREAS, The Federal Clean Water Act Amendments of 1987 and the North Carolina the Water Infrastructure Act of 2005 (NCGS 159G) have authorized the making of loans and grants to aid eligible units of government in financing the cost of construction and studies of (state whether a wastewater treatment works, wastewater collection system, stream restoration, stormwater treatment, other “green” project, drinking water treatment works, and/or drinking water distribution system); and

WHEREAS, The Town of Southern Pines has need for and intends rehabilitate/replace aged sewer lines; and

WHEREAS, The Town of Southern Pines intends to request State loan and/or grant assistance for the project,

NOW THEREFORE BE IT RESOLVED, BY THE TOWN COUNCIL OF THE TOWN OF SOUTHERN PINES:

That Town of Southern Pines, the **Applicant**, will arrange financing for all remaining costs of the project, if approved for a State loan and/or grant award.

That the **Applicant** will adopt and place into effect on or before completion of the project a schedule of fees and charges and other available funds which will provide adequate funds for proper operation, maintenance, and administration of the system and the repayment of all principal and interest on the debt.

That the governing body of the **Applicant** agrees to include in the loan agreement a provision authorizing the State Treasurer, upon failure of the Town of Southern Pines to make scheduled repayment of the loan, to withhold from the Town of Southern Pines any State funds that would otherwise be distributed to the local government unit in an amount sufficient to pay all sums then due and payable to the State as a repayment of the loan.

That the **Applicant** will provide for efficient operation and maintenance of the project on completion of construction thereof.

That Carol R. Haney, Mayor and Reagan Parsons, Town Manager, the **Authorized Officials**, and successors so titled, is hereby authorized to execute and file an application on behalf of the **Applicant** with the State of North Carolina for a loan and/or grant to aid in the study of or construction of the project described above.

That the **Authorized Officials**, and successors so titled, is hereby authorized and directed to furnish such information as the appropriate State agency may request in connection with such application or the project: to make the assurances as contained above; and to execute such other documents as may be required in connection with the application.

That the **Applicant** has substantially complied or will substantially comply with all Federal, State, and local laws, rules, regulations, and ordinances applicable to the project and to Federal and State grants and loans pertaining thereto.

Adopted this the 12th of April 2022 at Southern Pines, North Carolina.

Reagan Parsons, Town Manager

Carol R. Haney, Mayor

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Elizabeth Robertson, Town Clerk

TOWN OF SOUTHERN PINES RESOLUTION #1007
INTENT TO REQUEST STATE LOAN AND/OR GRANT ASSISTANCE FOR WATER
SYSTEM ASSET INVENTORY AND ASSESSMENT

WHEREAS, The Federal Clean Water Act Amendments of 1987 and the North Carolina the Water Infrastructure Act of 2005 (NCGS 159G) have authorized the making of loans and grants to aid eligible units of government in financing the cost of construction and studies of (state whether a wastewater treatment works, wastewater collection system, stream restoration, stormwater treatment, other “green” project, drinking water treatment works, and/or drinking water distribution system), and

WHEREAS, The Town of Southern Pines has need for and intends to develop asset inventories, condition assessment of critical assets, and other components of a comprehensive asset management program for water; and

WHEREAS, The Town of Southern Pines intends to request State loan and/or grant assistance for the project,

NOW THEREFORE BE IT RESOLVED, BY THE TOWN COUNCIL OF THE TOWN OF SOUTHERN PINES:

That Town of Southern Pines, the **Applicant**, will arrange financing for all remaining costs of the project, if approved for a State loan and/or grant award.

That the **Applicant** will adopt and place into effect on or before completion of the project a schedule of fees and charges and other available funds which will provide adequate funds for proper operation, maintenance, and administration of the system and the repayment of all principal and interest on the debt.

That the governing body of the **Applicant** agrees to include in the loan agreement a provision authorizing the State Treasurer, upon failure of the Town of Southern Pines to make scheduled repayment of the loan, to withhold from the Town of Southern Pines any State funds that would otherwise be distributed to the local government unit in an amount sufficient to pay all sums then due and payable to the State as a repayment of the loan.

That the **Applicant** will provide for efficient operation and maintenance of the project on completion of construction thereof.

That Carol R. Haney, Mayor and Reagan Parsons, Town Manager, the **Authorized Officials**, and successors so titled, is hereby authorized to execute and file an application on behalf of the **Applicant** with the State of North Carolina for a loan and/or grant to aid in the study of or construction of the project described above.

That the **Authorized Officials**, and successors so titled, is hereby authorized and directed to furnish such information as the appropriate State agency may request in connection with such application or the project: to make the assurances as contained above; and to execute such other documents as may be required in connection with the application.

That the **Applicant** has substantially complied or will substantially comply with all Federal, State, and local laws, rules, regulations, and ordinances applicable to the project and to Federal and State grants and loans pertaining thereto.

Adopted this the 12th of April 2022 at Southern Pines, North Carolina.

Reagan Parsons, Town Manager

Carol R. Haney, Mayor

CERTIFICATION BY RECORDING OFFICER

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Elizabeth Robertson, Town Clerk

TOWN OF SOUTHERN PINES RESOLUTION #1007
INTENT TO REQUEST STATE LOAN AND/OR GRANT ASSISTANCE FOR
SEWER SYSTEM ASSET INVENTORY AND ASSESSMENT

WHEREAS, The Federal Clean Water Act Amendments of 1987 and the North Carolina the Water Infrastructure Act of 2005 (NCGS 159G) have authorized the making of loans and grants to aid eligible units of government in financing the cost of construction and studies of (state whether a wastewater treatment works, wastewater collection system, stream restoration, stormwater treatment, other “green” project, drinking water treatment works, and/or drinking water distribution system), and

WHEREAS, The Town of Southern Pines has need for and intends to develop asset inventories, condition assessment of critical assets, and other components of a comprehensive asset management program for sewer; and

WHEREAS, The Town of Southern Pines intends to request State loan and/or grant assistance for the project,

NOW THEREFORE BE IT RESOLVED, BY THE TOWN COUNCIL OF THE TOWN OF SOUTHERN PINES:

That Town of Southern Pines, the **Applicant**, will arrange financing for all remaining costs of the project, if approved for a State loan and/or grant award.

That the **Applicant** will adopt and place into effect on or before completion of the project a schedule of fees and charges and other available funds which will provide adequate funds for proper operation, maintenance, and administration of the system and the repayment of all principal and interest on the debt.

That the governing body of the **Applicant** agrees to include in the loan agreement a provision authorizing the State Treasurer, upon failure of the Town of Southern Pines to make scheduled repayment of the loan, to withhold from the Town of Southern Pines any State funds that would otherwise be distributed to the local government unit in an amount sufficient to pay all sums then due and payable to the State as a repayment of the loan.

That the **Applicant** will provide for efficient operation and maintenance of the project on completion of construction thereof.

That Carol R. Haney, Mayor and Reagan Parsons, Town Manager, the **Authorized Officials**, and successors so titled, is hereby authorized to execute and file an application on behalf of the **Applicant** with the State of North Carolina for a loan and/or grant to aid in the study of or construction of the project described above.

That the **Authorized Officials**, and successors so titled, is hereby authorized and directed to furnish such information as the appropriate State agency may request in connection with such application or the project: to make the assurances as contained above; and to execute such other documents as may be required in connection with the application.

That the **Applicant** has substantially complied or will substantially comply with all Federal, State, and local laws, rules, regulations, and ordinances applicable to the project and to Federal and State grants and loans pertaining thereto.

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Elizabeth Robertson, Town Clerk

MEMO

TO: Mayor and Council members
FROM: Town Manager Parsons
Date: 03-24-22

RE: Trackside Lease Extension Request

Following an open Request for Proposals, in 2017 the Town entered into a Lease for the upfit and use of the Train Depot located along Broad Street entering downtown as an “event venue.” The terms of the lease set the rent at \$500/mo. for sixty months (5 years) following business opening with an option to renew at “market rate” following the sixty-month period. The reduced rate was in recognition of the value of the structural upfits to be completed and ongoing maintenance by the tenant, all of which accrue to the Town regardless of eventual length of occupancy.

The five-year period from first rental payment (no rent accrued during the period of upfit) was in November of 2017, meaning that October 31st represents the end of term for the initial Lease. While there was a business ownership and management change in 2019 at no point has rent been late or otherwise delinquent during the term of the agreement.

As we are all aware, the pandemic of the past two years has had an impact on any number of businesses, and in particular for obvious reasons any activity that involves the gathering of large groups of individuals. Through the multitude of Executive Order and law changes to rules and regulations around gatherings since Spring of 2020, rent continued to be paid in full and in a timely manner despite an inability to book events or otherwise conduct business in a normal manner. Even as rules began to “loosen,” many times causing grey area and questions around what was or was not permissible, the tenant did not try and push any envelopes or otherwise create a potentially awkward situation for the Town given our ownership of the building and role as “landlord.”

In recognition of this excellent business relationship and the challenges faced well outside the control and influence of everyone involved, and in discussing the situation with current tenant Susan Wiesner, I would recommend extending the original agreement for twelve months (October 31st, 2023) at the original rate of \$500/mo. prior to establishing the “market rate” and discussing longer extension options. If Council is amenable to such an approach, I will have the extension placed on the April Consent Agenda for adoption.

STATE OF NORTH CAROLINA
COUNTY OF MOORE

LEASE OF LAND AND BUILDINGS

THIS LEASE AGREEMENT made this the 1st of August, 2019, by and between the TOWN OF SOUTHERN PINES, an incorporated municipality, a body corporate and politic in Moore County, North Carolina, party of the first part (hereinafter sometimes referred to as Lessor); and 305 TRACKSIDE EVENTS, Inc., a duly chartered corporation with a current address of 9 Pine Ridge Drive, Whispering Pines, Moore County, North Carolina, party of the second part (hereinafter sometimes referred to as Lessee);

W I T N E S S E T H;

That the Lessor hereby demises and leases unto the Lessee the premises identified and described as follows:

(SEE PARCEL A of EXHIBIT A, attached hereto, exclusive of those areas currently occupied by CSX for office and storage purposes per the terms outlined in EXHIBIT B, BILL OF SALE from CSX to TOSP, also attached hereto)

The terms, provisions, conditions, covenants, agreements and obligations, hereby agreed to by the parties are as follows:

1. Beginning with the first month of this agreement, and thru its expiration on 10-31-2022, Lessee agrees to pay rent at the rate of **\$500.00 (five hundred dollars and 00/100) per month**, payable by the 10th of each month. Anytime during the final year of this initial term, but prior to its completion, the parties may enter into negotiation on a new lease subject to the rules and limitations set forth by North Carolina General Statute at that time. Lacking a new Lease, Lessee will vacate the facility and remove all personal property by the final date of the final month of the Lease terms.
2. The Lessor shall keep the property insured against fire or other casualty loss and shall pay all premiums for all said insurance, and for any other insurance that might be necessary to protect the property of Lessor, but not the contents placed thereon by the Lessee. Lessee covenants and agrees that it will carry, during the term of this lease, liability insurance naming the Town as insured, to protect Lessor for liability that may arise during the period of this lease, up to \$1,000,000, and shall pay the premium therefor.
3. The Lessee agrees to pay all water, electricity, gas, telephone and fuel bills incurred in connection with the use of the leased premises throughout the full term of this

agreement.

4. This lease shall not be assigned, or leased premises sublet, without the written consent of the Lessor, by the Town Manager or designee, first being had and received.

5. The Lessee shall make and keep buildings on the property weather tight, shall allow no deterioration of buildings, and shall keep them painted and in a good state of repair.

6. Lessee agrees to keep the grounds surrounding the buildings maintained in a suitable manner.

7. The Lessee shall keep such personal property as it may have on the premises adequately insured, and agrees to hold harmless the Lessor for any damages that might occur to Lessee's property while on the premises during the term of this lease.

8. It shall be the duty and obligation of Lessee to obtain any necessary approvals or permits for any work on the premises requiring such approvals or permits, and Lessor shall be held harmless by Lessee during the term of the lease.

9. Lessee hereby agrees that all personal property it may have in its possession at any time shall be stored within the enclosure of the buildings covered by this lease, and at no time will any such property be allowed to remain outside said buildings longer than is reasonably necessary to move it in or out of the buildings.

10. Lessee shall make no changes or additions to the exterior of the building or on the exterior grounds of the building, outside of those outlined in Exhibit C, without the express written consent of Lessor, given by the Town Manager or designee. Any exterior changes are subject to approval through the Historic District process and any applicable Architectural Review by the Town. The Lessee shall have the right and privilege at any time during the term of this lease to make, at its own expense, such minor changes, improvements, and alterations to the premises as the Lessee may desire; provided, however, the Lessee shall not make any material or structural changes to the Premises without the written consent of the Lessor, and such alterations so made shall be sole cost and expense of the Lessee. Upon the termination or expiration of this Lease, all the said improvements shall remain in the Premises and become the sole property of the Lessor, and the Lessee will take any and all action and sign any and all documents reasonably required by the Lessor to effect or confirm the Lessor's ownership of said improvements.

11. The Lessee may, during the term of this lease and any extensions, remove from the premises all trade fixtures which the Lessee may have installed at its own expense in the said Premises, or otherwise acquired, provided that Lessee is not in default under any of the terms and conditions of this Lease and provided further that the same can be removed without injury to the Premises. Lessee shall repair any damages to the Premises caused by the removal of such trade fixtures. No trade fixture shall be removed unless the Lessor has previously given its written consent prior to its installation confirming that such item is a trade fixture. In the event no such written confirmation is obtained from the Lessor by the Lessee prior to installation, then such improvement shall be conclusively deemed an alteration or improvement subject to the terms of paragraph 10 above.

12. The Lessee covenants and agrees that it will take good care of the premises, and upon the termination of this lease will surrender said premises back to Lessor in as good order and condition as it is in at the time of the entering into of this lease agreement, ordinary wear and tear excepted; and that Lessee, its employees, agents or helpers will make no unlawful or offensive use of the premises during the term of this lease.

13. If during the term of this lease the leased premises are so damaged by fire, tornado, or other catastrophe or casualty as to render the same uninhabitable or not usable for the purposes of Lessee, this Lease shall terminate and thereafter be of no further force and effect, and both parties hereto, by the happening of such catastrophe, shall be discharged from this lease agreement and their mutual obligations hereunder. However, Lessor shall have the right to decide whether it is willing to make any repairs as a result of such disaster-damage, or to terminate this lease and require Lessee to vacate the premises within thirty (30) days after notice of said termination is delivered to it in writing by Lessor.

14. If the Lessee should fail or neglect to properly fulfill any of the requirements made upon it under this lease, or shall violate any of the provision of the lease, otherwise, then the Lessor, without any other notice or demand, may terminate this lease and require the Lessee to vacate the premises hereby demised, or may enter the premises and expel the Lessees therefrom, or the Lessor in lieu of the above or in conjunction therewith may pursue any other lawful right or remedy incident to the relationship created by this lease.

IN WITNESS WHEREOF, the Lessor has caused this lease to be executed in its

Municipal Corporate name, by its Mayor, attested by its Town Clerk and has caused its Corporate Seal to be hereon impressed, all by authority of its Town Council duly given; and said Lessee has caused its Corporate Name to be hereto annexed by its President, attested by its Secretary and has caused its Corporate Seal to be hereon impressed, all by authority of its Board of Directors duly given; all on this the day and year first above written.

(SEAL)

TOWN OF SOUTHERN PINES

By:

David McNeill
David McNeill, Mayor

ATTEST:

Peggy Smith
Peggy Smith, Town Clerk

305 TRACKSIDE, LLC

By:

Susan Wiesner
Susan Wiesner,
President, 305 Trackside Events Inc.

ATTEST:

Peggy K. Smith
(Insert Name, Title if Applicable)

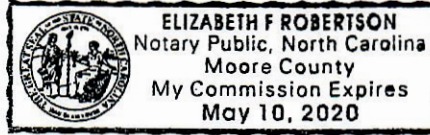
STATE OF NORTH CAROLINA
COUNTY OF MOORE

I, Elizabeth F. Robertson, notary public of the State of North Carolina, certify that Peggy Smith personally came before me this day and acknowledged that she is ~~Deputy~~ Town Clerk of the Town of Southern Pines, a North Carolina municipality, and that by authority duly given, the foregoing instrument was signed in its name by Mayor W. David McNeill, Jr., sealed with its town seal, and attested by herself as Town Clerk. PKS 8/15/19

Witness my hand and official seal, this the 5th day of August, 2019.

Elizabeth F Robertson
Notary Public

My commission expires: May 10, 2020



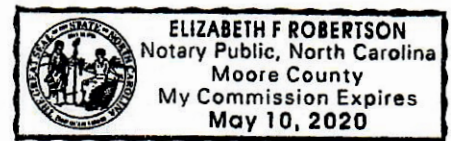
STATE OF NORTH CAROLINA
COUNTY OF MOORE

I, Elizabeth F Robertson a Notary Public of the County and State aforesaid,
certify that Susan Wiesner, personally came before me this day and
acknowledged that he/she is Secretary of Trackside 305, LLC., a North Carolina corporation, and
that by authority duly given, the annexed document was signed in its name by its President,
sealed with its corporate seal and attested by him/her as its Secretary.

Witness my hand and official stamp or seal, this 9 day of August, 2019.

Elizabeth F Robertson
Notary Public

My Commission Expires: May 10, 2020



YOUTH PROGRAMS & ATHLETICS FINANCIAL ASSISTANCE POLICY & APPLICATION

PURPOSE

- It is the mission of the Southern Pines Recreation and Parks department to enhance life for the citizens of Southern Pines by maintaining quality parks, recreational facilities and community centers along with a variety of programs, athletics and leisure activities.
- It is the department's goal to provide financial assistance to eligible school-aged children who may not be able to otherwise participate in recreation and athletic activities sponsored through the Southern Pines Recreation and Parks department.

SCHOLARSHIP GUIDELINES

- Scholarships will be limited to \$100 per participant per fiscal year, July 1 through June 30.
- Scholarships will not be given to the same participant more than two consecutive years for athletic leagues or three consecutive months/sessions (whichever is less) for programs.
- The registration fee for the athletic or recreation activity must be more than \$25 to qualify for any scholarship.
- The number of scholarships is limited per program and are dependent upon funds available each year. For this reason, not all applicants who apply will be granted scholarship assistance.
- Available scholarships will be granted on a first-come/first-served basis, but scholarship applications are due no later than three (3) weeks prior to the program registration deadline. Applicants will be notified of a decision before the registration deadline and must submit payment for the remaining balance by the close of registration in order to be enrolled.
- Applicants are required to provide proof of eligibility for the Scholarship each fiscal year, July 1 through June 30.
- Personal information provided for the purpose of the scholarship application will be kept strictly confidential.
- Decisions on financial assistance will be made without regard to gender, sexual orientation, marital status, race, creed, religion, disability, or national origin.

SCHOLARSHIP ELIGIBILITY

- Scholarships are only available to youth residents within the corporate limits of the Town of Southern Pines. The parent/guardian shall provide proof of residency with the application, which may include copy of a driver's license, Town utility bill, property tax bill, or similar.
- For the purposes of this program, the participant shall be a current student in grades kindergarten through 12th grade.
- To be eligible for a scholarship, participants must be currently enrolled in [Free or Reduced Meals](#) program through Moore County School System and submit proof of this enrollment along with the scholarship application. If a parent/guardian is applying for a scholarship for more than one child, this documentation must be submitted for each participant.
 - Participants who are eligible for **Reduced** school meals may receive a 25% scholarship toward the total cost of the program registration fee (rounded to the nearest dollar amount). (Example: Youth Basketball League registration fee of \$30. 25% scholarship = \$7.50, rounded to \$8. Therefore \$30 - \$8 scholarship = \$22 participant responsibility.)
 - Participants who are eligible for **Free** school meals may receive a 50% scholarship toward the total cost of the program registration fee (rounded to the nearest dollar amount). (Example: Youth Cooking program registration fee of \$55. 50% scholarship = \$27.50, rounded to \$28. Therefore \$55 - \$28 scholarship = \$27 participant responsibility.)
 - NOTE: Participants who are Homeschooled or attending virtual school may receive a scholarship, but must submit proof of gross income and household size, to be reviewed by Town staff based on the USDA Food and Nutrition Service annual [Income Eligibility Guidelines](#) for Child Nutrition Programs. These guidelines will determine if the parent's income would make the child(ren) eligible for a 25% scholarship (reduced price meal) or 50% scholarship (free meals).

Southern Pines Recreation and Parks

Youth Scholarship Program Application

Parent/Guardian Information

Name:		Email:	
Home Address:			
City/Zip:		Phone:	

Participant Information

Participant's Name:	Date of Birth:	Grade:	Program Name:	Program Dates:	Fee:
					\$
					\$
					\$

Available Scholarship:

- ☐ The Southern Pines resident child named above qualifies for free meals through the public-school meal program, he/she will be eligible for a 50% scholarship (rounded to the nearest dollar) toward the program registration fee(s).
- ☐ The Southern Pines resident child named above qualifies for reduced meals through the public-school meal program, he/she will be eligible for a 25% scholarship (rounded to the nearest dollar) toward the program registration fee(s).
- ☐ Proof of meal discounts (letter) provided Moore County School System is provided with this application by the parent or guardian registering the child. (Copy of letter from Moore County School System must be attached to in order to qualify for consideration of scholarship)
- ☐ Proof of residency is provided with this application by the parent or guardian registering the child. (Documented proof of residency must be provided in order to qualify for consideration of scholarship).

It is the mission of the Southern Pines Recreation and Parks Department to provide recreational opportunities to all the residents of Southern Pines. Some programs require the payment of a fee to cover the expenses incurred by offering the program. Realizing the need to include all residents in these leisure activities, Southern Pines will offer a limited amount of scholarship funding for resident youth meeting the guidelines listed in this document. The number of scholarships is limited per program, depending on the funds available each year. The Recreation and Parks Director will interpret this policy based upon available funds and revenue objectives in a given budget year and will make the final decision on the scholarship funds available in this policy. Southern Pines Recreation and Parks department will make a reasonable effort to accommodate those residents unable to pay. Proof of residency shall be required and shall be determined by the actual residence of the youth. Scholarships are available on a first-come-first-serve basis. Applicants will be required to provide proof of eligibility for scholarship consideration per the criteria within this policy. Signature below certifies that all information provided is correct to the best of my knowledge.

Printed Name of Parent/Guardian

Signature of Parent/Guardian

Date of Application

Staff Use Only

Scholarship Amount Awarded: \$ _____ Amount Owed by participants: \$ _____

Denied: _____ Date Notified: _____

Documentation Verified: _____ Staff Signature: _____ Date: _____

Agenda Item

To: Reagan Parsons, Town Manager
From: BJ Grieve, Planning Director
Subject: Planning Board Appointment – A. Parks Cobb, Jr.
Date: April 12, 2022

I. RECOMMENDATION:

The Planning Director is requesting that Mr. A. Parks Cobb, Jr. be considered for appointment to serve on the Planning Board for his first term which will expire on April 11, 2022.

II. BACKGROUND:

Mr. Parks Cobb has applied for appointment to the Planning Board to fill a position that is presently vacant. The vacant position was last held by Dr. Ben Greene. Dr. Greene's term ended on March 11.

III. LEGAL REVIEW:

In accordance with UDO §8.13.1(B), the Planning Board shall consist of seven (7) members, all of which shall be resident citizens. Five (5) members appointed by the Town Council shall reside within the Town. Two members appointed by the County Board of Commissioners shall reside within the Town's Extraterritorial Planning Area, also referred to as the Extraterritorial Jurisdiction (ETJ).

- *The Board currently consists of five (5) active members who reside in Town and one (1) active member who resides in the ETJ.*
- *Mr. Cobb currently resides in the Town's ETJ and is thereby eligible for reappointment as an ETJ member of the Board.*

In accordance with UDO §8.13.1(C), Planning Board members shall be appointed for three-year staggered terms, but may continue to serve until their successors have been appointed. Members may be appointed to not more than two successive full terms but may be eligible for reappointment after one year has elapsed from the date of termination of the second term.

- *Upon appointment, Mr. Cobb will serve his first term to expire on April 11, 2025.*



DATA SHEET FOR APPOINTMENT TO COMMITTEES, COMMISSIONS AND BOARDS

COMMITTEE, COMMISSION, OR BOARD IN WHICH INTERESTED: Volunteer Planning Board

NAME: A. Parks Cobb Jr TELEPHONE: 713-409-1532

ADDRESS: 1749 Midland Rd, So Pines, NC 28387 EMAIL: pcobb@syrp.com

EDUCATIONAL BACKGROUND

BS Degree-Aerospace Engineering, NCSU; MS degree-Engineering Mechanics, Univ of Ala

Executive Program-Duke Fuqua School; Numerous in-house management training at Duke Energy

EMPLOYMENT

JOB TITLE: CEO/Owner-SYR Solutions, LP, an electricity and natural gas broker in TX and PA

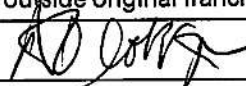
EMPLOYER: Self since 2005; 2002-05 EVP/Part owner of retail provider in TX); 1998-2002 SVP Hawaiian Elec Int'l (development); 1973-1998 Duke Energy-Engr Mgr; Subsidiary Pres., MD-Asia-Pacific Region

CIVIC AND PROFESSIONAL ACTIVITIES: Seven Lakes West Board VP and Infrastructure Dir (2-yrs); registered electricity and natural gas consultant/broker in TX and PA (business still active); business, travel, church work, and golf precluded civic club memberships; moved 9 times incl 6-yrs in Hong Kong

PAST MEMBERSHIP IN ORGANIZATIONS AND OFFICES HELD: Current-Pinehurst UMC- SPR committee; Past-West End Pres-Elder, Clerk (3-yrs), hired staff, Pinehurst CC member since mid-1980's- walking scorer for major golf tournaments in past 5-6 years; Tin Whistle member

ANY ADDITIONAL INFORMATION AND COMMENTS: Prior to Duke Energy-9yrs as engineer/sr engineer in US Space Program with Boeing-Saturn V/Apollo Program; Duke Energy career-----sr engineer, engineering dept group head, section head, division manager; selected to start and head 3 subsidiaries ushering Duke into dev and ownership of power and gas facilities outside original franchise

DATE: 21 MAR 2022

SIGNATURE: 

PLEASE RETURN TO:

Administration
125 SE Broad Street
Southern Pines, NC 28387

admin@southernpines.net

Your application will remain on file 12 months from the date of completion

Southern Pines, North Carolina

Proclamation

WHEREAS, in 1872 J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees; and

WHEREAS, this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska; and

WHEREAS, Arbor Day is now observed throughout the nation and the world; and

WHEREAS, trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce oxygen, and provide habitat for wildlife; and

WHEREAS, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products; and

WHEREAS, trees in our Town increase property values, enhance the economic vitality of business areas, and beautify our community; and

WHEREAS, trees are a source of joy and spiritual renewal; and

WHEREAS, Southern Pines has been recognized as a Tree City USA by the National Arbor Day Foundation and desires to continue its tree-planting ways;

NOW THEREFORE, I, Carol R. Haney, Mayor of the Town of Southern Pines, on behalf of the Southern Pines Town Council do hereby proclaim April 29, 2022 as ARBOR DAY in the Town of Southern Pines, and urge all citizens to support efforts to care for our trees and woodlands and to support our Town's community forestry program; and

FURTHERMORE, I urge all citizens to plant trees to gladden the hearts and promote the well-being of present and future generations.

In witness whereof, I have hereunto set my hand and caused the Seal of the Town of Southern Pines to be affixed this 12th day of April, in the year 2022.

Carol R. Haney, Mayor



MINUTES

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

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. PRESENTATIONS

a. Girl Scout Proclamation

Mayor to present proclamation celebrating 110th anniversary of Girl Scouts in the USA. The Girl Scouts will have representatives there to accept the proclamation and the Girl Scouts have offered to lead the Pledge of Allegiance.

b. 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.

Town Planner I Jennifer Hunt reviewed the staff report and gave a PowerPoint presentation for the application AR-06-22: The Murphy Insurance Agency Expansion.

Mr. Michael Murphy, the applicant, was present to answer questions.

Discussion ensued.

The Council does not require the applicants to be present at the next meeting.

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.

Town Manager Parsons gave a brief overview of the application for the voluntary annexation AX-01-22: 3900 Youngs Road.

No questions were asked.

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.

Planning Director Grieve gave an overview of the PD-01-22; Ace Hardware Conceptual Development Plan.

Scott Malta, manager of the Moore County Airport, raised concerns at the recent Planning Board meeting about the development due to its location directly under the approach to the airport. He plans to submit further data and written comments to the town.

Councilmember Clement questioned the line of concern as there are current structures that appear to be within the path of said line.

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).

Town Manager Parsons stated that there will be a staff report next week outlining the request.

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.

Mayor Haney reviewed the resolution of intent.

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.

Code Enforcement Officer Lisa Webb stated that the department was able to confirm that the owners received notification and were in contact, agreeing to the condemnation. Discussion ensued.

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.

Planning Director Grieve presented the staff report and gave an overview of the request. Discussion ensued.

The Council identified several questions and requested that the petitioner be present at the March 8th business meeting.

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.

Councilmember Clement questioned the wording of Section 9a "should AC Sandhills request to build a structure on the soccer park land, the Director must reply negatively within 30 days in writing or the request is considered granted". Councilmember Clement asked that the wording be changed to "should no written decision be received within 30 days, then the request is considered denied." Council agreed and Asst. Manager Roth confirmed that staff will have the agreement changed and signed by AC Sandhills.

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.

Asst Town Manager Roth was present to answer any questions.
No questions were asked.

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
No changes were requested to the 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.

Town Manager Parsons reviewed the agreement which includes our percentage of monetary responsibility for the 3 party agreement with Town of Aberdeen and NC Department of Transportation.

e. Approve Updated Investment Policy

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

Councilmember Clement thought the document looked improved. Town Manager Parsons advised that the document does not change the town's investment strategy and just updated some language.

f. Budget Amendment for Street Resurfacing

Budget Amendment for the FY 21/22 - The Town has received bids for the FY 21-22 street resurfacing projects. Staff is seeking direction from Council on the total contract amount to authorize, as a budget amendment will be required since the low bid exceeds this year's budget allocation of \$275,000.

Town Manager Parsons reviewed the request.

No questions were asked.

7. ADJOURNMENT

The council discussed and agreed that an announcement would be made at the next meeting that, starting with the April council meeting, the Public Comment period would change to the start of the council meeting with a limit of 3 minutes per person.

Upon a motion by Councilmember Pate, seconded by Councilmember Petersen and carried unanimously, Council adjourned at 6:49 pm.

Respectfully submitted:



MINUTES

Tuesday, March 8, 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. Mayor Haney advised that the Public Comments Period would be moved to the start of the council meeting starting at the April Business Meeting.

2. PLEDGE OF ALLEGIANCE

a. Girl Scout Troop 2301

The troop will lead the Pledge of Allegiance. Mayor Haney will issue a proclamation recognizing Girl Scout Day.

Mayor Haney presented members of Girl Scout Troop 2301 with a proclamation from the Town recognizing Girl Scout Day. The Girl Scouts then led the meeting in the Pledge of Allegiance.

3. TOWN MANAGER'S COMMENTS

Town Manager Reagan Parsons reviewed the agenda.

4. PUBLIC HEARINGS

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.

Councilmember Bill Pate motioned to open the hearing, seconded by Mayor Pro Tem Murphy.

Motion passed. The vote was unanimous.

Town Planner BJ Grieve presented the staff report and gave a brief overview of the application.

Councilmember Petersen questioned the applicant, Mr. Tveter, if he had any plans to subdivide the property. Mr. Tveter stated that he intends to build a single family home on the property.

Councilmember Pate motioned to close the hearing, seconded by Mayor Pro Tem Murphy. Motion passed. The vote was unanimous.

Councilmember Pate moved 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. The motion was seconded by Councilmember Petersen.

Motion passed. The vote was unanimous.

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.

Councilmember Clement motioned to open the hearing, seconded by Councilmember Petersen.

Motion Passed. The vote was unanimous.

Planning Director Grieve the Town received a request from the applicant to continue the hearing until the regularly scheduled April 12, 2022 Town Council Business meeting.

Councilmember Clement motioned to continue the hearing to the Town Council Regular Business Meeting on April 12, 2022. Seconded by Councilmember Petersen.

Motion Passed. The vote was unanimous.

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).

Mayor Pro Tem Murphy motioned to open the hearing seconded by Councilman Pate.

Motion passed. The vote was unanimous.

Town Planner Jennifer Hunt presented the application and staff report.

The applicant, Ben Stout of 1786 Metro Medical Drive, Fayetteville, addressed Council stating that the intent of the zoning request is to get water service for the 5 homes he plans to build on the property.

Scotty Malta of the Moore County Airport at 7825 Aviation Drive, Carthage told council that the airport does not object to the application but given that the property is under the

extended downwind pattern for the airport, they recommend that the property does include a navigation easement to avoid future problems.

Councilmember Clement motioned to close the hearing seconded by Mayor Pro Tem Murphy.

Motion passed. The vote was unanimous.

Councilmember Pate moved 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, 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. The motion was seconded by Councilmember Clement. Motion Passed. The vote was unanimous.

Councilmember Pate moved to approve Z-01-22 as submitted and set forth in attachments to staff report Z-01-22, seconded by Councilmember Clement.

Motion Passed. The vote was unanimous.

5. ACTION ITEMS

a. Consider Approval of 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 application is represented by Neal Smith Engineering and was presented at the March 2 agenda meeting.

Councilmember Clement moved to approve AR-06-22, seconded by Councilmember Pate.

Motion Passed. The vote was unanimous.

b. Consider 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.

Councilmember Pate motioned to approve the Resolution of Intent to Consider Amending the Town Charter Relative to the Municipal Elections Structure, seconded by Mayor Pro Tem Murphy.

Motion Passed. The vote was unanimous.

c. Consider Condemning the Unsafe Structure at 274 N. Hale Street and Authorizing the Expenditure of \$6,925 for Demolition Work

Chief Building Inspector John Bullock and Code Enforcement Officer Lisa Webb presented, at the March 2 agenda meeting, the recommendation to condemn this unsafe structure. Council also needs to authorize the expenditure to proceed with demolition.

Councilmember Pate moved to approve the condemnation of the unsafe structure at 274 N. Hale Street and approve the request for funding of \$6,925 for demolition of said property, seconded by Mayor Pro Tem Murphy.

Motion passed. The vote was unanimous.

d. Consider Setting a Hearing on April 12, 2022 for RA-01-22: Hill Crest Road

Mr. Will Huntley, on behalf of Longleaf Pines Storage, LLC, has submitted a request to a small 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.

Tim Carpenter of LKC Engineering represents the applicant in regards to the site plan. The property in question bisects the applicant's project. Abandoning this right-of-way would eliminate this issue.

Councilmember Pate moved to approve Resolution 1003: Set a Public Hearing RA-01-22: Vacate a Section of Right-of-Way for Hill Crest Road, seconded by Mayor Pro Tem Murphy. Motion passed. The vote was unanimous.

e. Consider Written Decision for SU-02-21: Patrick's Pointe

Pursuant to UDO §2.14.6(F)(11), "A written decision must be approved for every quasi-judicial application..." Staff has prepared a draft written decision to document the findings and conclusions of the Town Council for this application, which was approved on February 28.

Planning Director confirmed that the town has received written confirmation that applicants agree with the conditions set forth within the written decision.

Councilmember Clement motioned to accept the Written Decision for SU-02-21 as prepared by the Town staff, seconded by Councilmember Pate.

Motion passed. The vote was unanimous.

6. CONSENT AGENDA

Councilmember Pate moved to approve the Consent Agenda, seconded by Mayor Pro Tem Murphy.

Motion passed. The vote was unanimous.

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

Approve January 2022 Town Council 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

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.

f. Approve Ordinance #1973 Amending the FY 21-22 Budget for Street Resurfacing Projects

The Town has received bids for the FY 21-22 street resurfacing projects. Council will approve a budget amendment, as the low bid is an additional \$206,765 over this year's budget allocation of \$275,000.

g. Approve February 2022 Meeting Minutes

Approve February 2022 Meeting Minutes

- i. February 2, 2022 Town Council Agenda Meeting Minutes
- ii. February 8, 2022 Town Council Business Meeting Minutes
- iii. February 28, 2022 Town Council Work Session Minutes
- iv. February 28, 2022 Work Session CLOSED Meeting Minutes - **Confidential** (not for public release)

7. PUBLIC COMMENTS

- Chris Smithson of 920 N. Saylor Street, Southern Pines shared the following feedback:
 - The previous Council denied Patricks Pointe SUP but did not take any steps to ensure that a future Council wouldn't be presented with a similar project. He urged Council to do something to prevent these projects in the future.

- Reconsider abandoning town right-of-ways and selling town property.
 - Requested improved streaming services during meetings.
 - Suggested a public comment period at both the beginning and end of the meeting.
 - He finds navigating the website to access old meeting packets difficult.
-
- Marsh Smith of 568 Sandkey Road, Southern Pines, laments the loss of the 'country' feel of the area and asks the council to take proactive actions against continued development.

a. Public Comment Note

Effective with the April 12, 2022 business meeting, the Town Council plans to move the public comments section to the beginning of the business meetings. Public comments will be limited to three minutes per speaker.

8. ADJOURNMENT

Upon motion by Councilmember Petersen , seconded by Councilmember Clement and carried unanimously, Council adjourned at 6:47 pm.

Respectfully submitted:



MINUTES

Monday, March 28, 2022: 3:00 PM

Town Council Work Session

**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. COUNCIL UPDATES AND DISCUSSION

a. Parkway Reimbursement Agreement

Staff would like to discuss a proposed draft reimbursement agreement with Midland Southern Pines Retail, LLC for the construction of a parkway between 15/501 and Morganton Road.

Town Manager Reagan Parsons recognized John Silverman of Mid Atlantic Properties, Mary Nash Rusher of Maguire Woods LLP and Mitch Brigulio from Davenport & Co. LLC.

Town Manager Parsons gave background of the area being discussed and an overview of the proposed agreement. He explained the Municipal Service District (MSD) designation.

Mr. Brigulio presented data detailing the town's current tax-supported debt profile as well as the proposed reimbursement agreement and its effect on the town's cash flow.

Discussion ensued.

Ms. Rusher spoke about the reimbursement agreement and answered questions from the Council. Discussion ensued. She clarified for the record that when the April Agenda Packet is published the 1st week of April the MSD report and map will be included and the MSD report and map will also be available at the Clerks office for the following 4 weeks and 4 days through the May Regular Business Meeting.

b. Morganton Road Apartments Project

Bob Koontz of KoontzJones Design and Brian Wise of Fall Line Development would like to discuss a 150-unit multi-family residential development at the southeast corner of West Morganton Road and US Highway 1.

Planning Director Grieve gave an overview of the proposed project. He clarified that the purpose of the presentation was to get feedback from the Council to see if the Council is

interested in this project proceeding through the formal application process. Brian Wise of Fall Line Development briefly spoke to the Council regarding the project and the research put into the proposal. Bob Koontz detailed the proposed project. Discussion ensued between the Council and Mr. Wise and Mr. Koontz.

c. Library Entrepreneurship Program

Librarians Laurel Holden and Mary Howard will highlight some of the recent work they've done to support local entrepreneurs.

Asst. Town Manager Jessica Roth introduced Town Librarians Laurel Holden and Mary Howard. They highlighted some of the work they've done to support local entrepreneurs through involvement in a pilot program that included 22 libraries throughout the state.

d. Planning Office Review of Current Development Projects

Planning staff has been asked to provide Town Council a review of current development projects, similar to the review that was provided last fall.

Planning Director Grieve presented an overview of the current development projects in Southern Pines and answered questions from the Council.

e. Comprehensive Long Range Plan (CLRP) Update Discussion

Staff has submitted a budget request to update the CLRP in the FY 22-23 budget. Staff would like to discuss the proposed scope and timeline.

Town Manager Parsons explained that staff was seeking confirmation that Council is indeed interested in updating the Comprehensive Long Range Plan before staff releases an RFQ to help select a consultant. Council directed staff to proceed with releasing the RFQ.

f. Solid Waste Services

As part of developing the FY 22-23 proposed budget, staff has evaluated the Town's solid waste services in detail, analyzing cost recovery revenues from customer fees against expenditures for collection and disposal. Staff will present this analysis and recommendations.

Asst. Town Manager Roth presented the current solid waste services provided by the Town. Given the projected expenditures in FY 22-23 and the current fee schedule, the Town will need to identify almost \$1.3 million in funding from other sources. She and Town Manager Parsons presented some options to help offset this subsidy. The council agreed with staff's suggestion to eliminate curbside glass recycling in an effort to reduce costs. Staff will provide further updates at the Council's budget retreat.

g. 305 Trackside Lease

Staff recommends extending the expiration date and terms of the current lease with 305 Trackside and will discuss this recommendation with Council.

Town Manager Parsons gave a brief overview of the request to extend the lease at 305

Trackside. Council confirmed agreement to have the extension on the April 12 agenda.

h. McDeeds Creek Streambank Stabilization Project

The McDeeds Creek streambank runs directly behind the Town's Police and Fire Stations and has created increasing erosion problems, which are impacting the Town's infrastructure. Staff has received bids on addressing this issue and would like to receive direction from Council on the preferred approach for funding and scope.

Town Manager Parsons gave a brief update of the project. Based on the pricing received, staff recommends proceeding with the full scope of the project, which will require a budget amendment. Discussion ensued and Council agreed that staff should move forward.

4. ACTION ITEMS

a. Consider Adopting an Ordinance Amending the America Rescue Plan Act Grant Special Revenue Fund

This ordinance is to amend the budget for a project to be funded by the Coronavirus State and Local Fiscal Recovery Funds of H.R. 1319 American Rescue Plan Act of 2021 (ARP/CSLFRF). The Town has elected to take the standard allowance, as authorized by 31 CFR Part 35.6(d)(1) and expend all its ARP/CSLFRF funds for the provision of government services.

Town manager Parsons reviewed the proposed ordinance with the Council.

Councilmember Pate, seconded by Mayor Pro Tem Murphy, motioned to approve Ordinance 1980 Amending the America Rescue Plan Act Grant Special Revenue Fund.

Motion passed. The vote was unanimous.

5. ADJOURNMENT

Upon motion by Councilmember Pate, seconded by Mayor Pro Tem Murphy and carried unanimously, Council adjourned at 7:11 pm.

Respectfully submitted:
