



AGENDA

Thursday, August 18, 2022: 6:00 PM
Planning Board
Douglass Community Center: 1185 W. Pennsylvania Ave

1. CALL TO ORDER

2. APPROVAL OF MINUTES

3. PUBLIC HEARING

PD-09-22 Planned Development - Conceptual Development Plan

St. Joseph of the Pines

4. PUBLIC FORUM

PD-10-22 Planned Development - Preliminary Development Plan

Morganton Park North

5. UNFINISHED BUSINESS

6. NEW BUSINESS

Consider applications for Community Advisory Committee (CAC) per UDO 8.15 to assist the Planning Board and Town Council in preparing a Comprehensive Long Range Plan.

Recommend list of applications to the Town Council for appointment to the CAC.

Board Discussion and Applicant Recommendations

7. ADJOURNMENT

Agenda Item

To: Planning Board

From: Jennifer Hunt, Planner

Subject: PD-09-22: Planned Development District - Conceptual Development Plan for Belle Meade Retirement Community, addition of 44 residential units on 94.902+/- acres on the west side of Camp Easter Road on the west side of McDeeds Creek Road.

Date: August 18th, 2022

I. SUMMARY OF APPLICATION REQUEST:

Mr. Dan Jewell, an authorized agent on behalf of St. Joseph of the Pines, 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 provide an additional 44 senior living townhome units on the already existing Belle Meade Retirement Community. There are two buildings on site that will be demolished, a medical clinic and daycare center. The land uses that are allowed in this proposed Planned Development CDP will continue to be a continuing care retirement center, to include the special service homes, residential land uses, consistent with the current use FRR-CD (conditional district rezoning in 2007). Development of the subject property will require the extension of Waters Drive which will loop and connect with Gossman Drive which leads to Camp Easter Road. Phase 1 of this proposed CDP is what currently exists onsite while Phase 2 will be known as the extension of the 44 additional residential units.

The subject parcels are currently zoned FRR-CD (Facilities Resource and Recreation Conditional District) and are identified as PIN: 858315743819 (PARID: 00040807). The property owner according to Moore County Register of Deeds is Saint Joseph of the Pines, Inc.

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

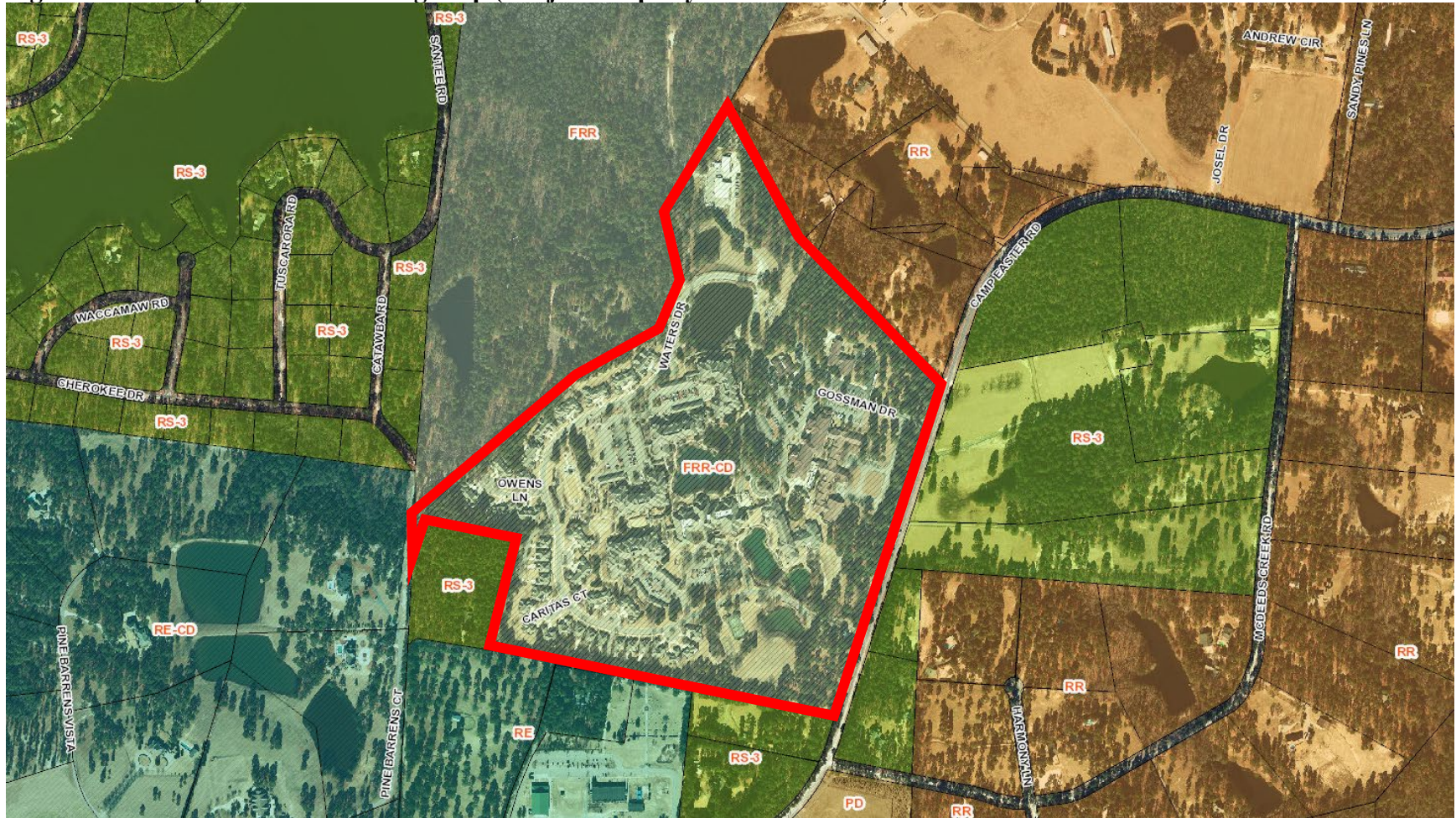
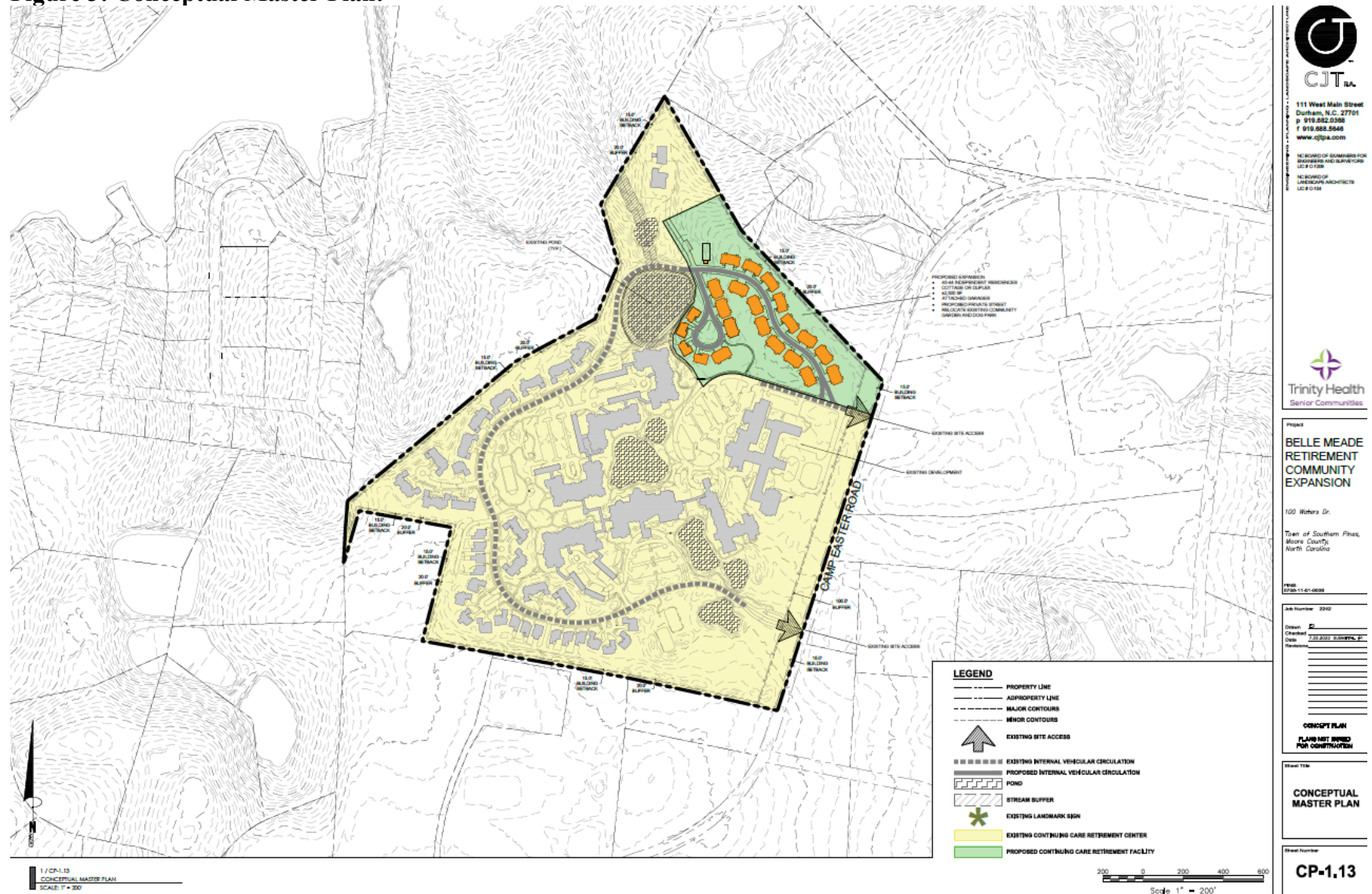


Figure 2: Aerial (Drone) Image of Present Condition of Subject Property (August 4, 2022):



Figure 3: Conceptual Master Plan:



[illegible]

II. 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:

- The developers held a Neighborhood Meeting on July 7, 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.
- CDP Application Submitted: July 11, 2022
- Application Deemed Incomplete: July 15, 2022
- Application Deemed Complete: July 25, 2022
- Notice of August 18, 2022 Planning Board Public Hearing:
 - Posted On-site: July 27, 2022
 - Mailed: July 25, 2022
 - Publication Dates: August 3 and August 10, 2022
- Planning Board Regular Meeting: August 18, 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 a narrative addressing consistency of the proposed CDP with the Town's Comprehensive Long-Range Plan in the "Zoning Information"

section on page 2 of the CDP. The CLRP designation of the subject property is “Residential” 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 Belle Meade 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 one request other than the applicable UDO design standards. On page 8 under “Buffers and Landscaping” of the CDP Belle Meade allows a 20-foot-wide perimeter landscape buffer along all property lines and a 100-foot-wide landscape buffer along Camp Easter Road.

Planning staff requested that the applicants included requirements for redevelopment as part of the CDP. However, the applicants were adamant that no redevelopment is planned to take place per the “Introduction” on page 1 of the CDP. Therefore, should redevelopment take place in the future a CDP amendment may be required.

iv. Consultation with Technical Review Committee:

The proposed development was presented to the Town of Southern Pines Technical Review Committee (TRC) on August 2, 2022. Discussion was held regarding any concerns based on the development of the additional 44 units. There were no utility concerns and the concern for connecting Gossman Drive was met, and will be connected. There were no further concerns from engineering and fire was not present.

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 will continue to be used as a Continuing Care Retirement Community as shown in the CDP table on page 6. No new residential units within Phase 2 will contain greater than 2,500 square feet of heated area and the maximum height for the new units is 35 feet. There are a proposed 44 residential units.
- 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 must have exemption allocation, which they do, and it was granted with the approval of Z-07-10 (rezoning to FRR-CD) from the Town Council on March 8, 2011, which is part of CU-04-94. The current balance of exemption allocation in the Little River Intake No. 2 Water Supply Watershed is approximately 388 acres. The proposed development will be permitted to develop to a maximum of 70% built-upon area, which with the proposed 44 additional residential units will take them to approximately 36% built upon area, up from the existing 33% built upon area.
- 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, which is attached known as “Exhibit 7”. A TIA will be required with each phase of development that will be reviewed individually as Preliminary Development Plans (PDP).

III. 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, U.S. Fish and Wildlife Service and the Regional Land Use Advisory Commission (RLUAC) on July 25, 2022.

- Dagoberto JuarezPozos with NCDOT did not have any comments, per an email sent July 29, 2022.
- Vagn Hansen with RLUAC did not have any comments, per an email sent July 28, 2022.

IV. ATTACHMENTS:

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

1. DRAFT Planning Board Resolution to Adopt a Written Recommendation
2. CDP Application
3. Neighborhood Meeting
4. CDP Plan
5. CDP Text
6. RLUAC Comments
7. NCDOT Comments
8. Exhibit 7: Belle Meade Trip Generation Estimate

V. PLANNING BOARD ACTION:

A request for approval of a Conceptual Development Plan is a request for a rezoning. Per North Carolina General Statute 160D-604(d), prior to consideration by the Town Council of the proposed Planned Development District - Conceptual Development Plan (CDP), the Planning Board shall advise and comment on whether the proposed CDP is consistent with the Comprehensive Long Range Plan. 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 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 amendments by the Town Council.

To assist the Planning Board in performing this task, town staff have prepared the following draft motions for the Planning Board's consideration, possible modification as necessary, and adoption:

I move that after reviewing the proposed Conceptual Development Plan and considering the criteria for approval of a Planned Development District found in UDO §2.18.4(H):

1. The requested Conceptual Development Plan is consistent with the Comprehensive Long Range Plan for the reasons set forth in Attachment "A" of staff report PD-09-22;
2. The requested Conceptual Development Plan is consistent with the Comprehensive Long Range Plan for the reasons set forth in Attachment "A" of staff report PD-09-22 as revised by the Planning Board;
3. The requested Conceptual Development Plan is inconsistent with the Comprehensive Long Range Plan for the reasons set forth in Attachment "A" of staff report PD-09-22 as revised by the Planning Board;

I further move that the following other matters were considered by the Planning Board and shall be added to Attachment A by town staff as part of the Planning Board's written recommendation to the Town Council:

- 1.

And, therefore, I move to:

1. Recommend approval of PD-09-22 to the Town Council;
2. Recommend denial of PD-09-22;



ATTACHMENT A

PLANNING BOARD RESOLUTION TO ADOPT A WRITTEN RECOMMENDATION FOR CONCEPTUAL DEVELOPMENT PLAN APPLICATION PD-09-22

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 August 18, 2022 for consideration of a Planned Development - Conceptual Development Plan for the Belle Meade 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-09-22 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 “Residential” and the proposed Conceptual Development Plan (CDP) allows all the land uses permitted in residential zoning districts and that this project will continue as a residential Retirement Care Community. The proposed CDP is adjacent to existing residential development, can be served by existing water and sewer facilities, is accessible via an existing internal private street, known as Gossman Drive. A new proposed road will be built with the additional 44 residential units, internally that will connect with Gossman Drive

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-09-22:

- 1.

ADOPTED this the 18th day of August, 2022.

Gary Carroll, Chairman

ATTEST:

Cindy Williams
Secretary to the Planning Board

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**.

1/12/22



Planned Development District Conceptual Development Plan Application

Fee: \$1,800.00

Date Received: _____

Case No.: PD-____-____

Project Information:

Project Name: St. Joseph of the Pines Belle Meade

Physical address: 100 Waters Drive, Southern Pines, NC 28387

PIN: 858315743819

Parcel ID: 00040807

Site Size: 94.902 acres

Zoning: FRR

Applicant:

Name(s): St. Joseph of the Pines, Inc.

Email: scott.brewer@trinityhealth.or

Phone: 910.246.3100

Mailing Address: 17410 COLLEGE PARKWAY STE 200, LIVONIA MI 48152

Authorized Agent, if different from Applicant:

Name(s): Dan Jewell,
CJT, PA

Email: djewell@cjtpa.com

Phone: 919.682.0368

Mailing Address: 111 West Main Street, Durham, NC 27701

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

Name(s): SCOTT F. BREWTON

Email: SCOTT.BREWTON@TRINITY-HEALTH.ORG

Phone: 910-246-3100

Mailing Address: _____

1/12/22

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 west side of Camp Easter Rd (St./Ave.), between Josef Drive (St./Ave.) and McDeeds Creek Rd (St./Ave.). The property has a frontage of 1722 feet and a depth of 2,359 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:

To allow the continued use of a continuing care retirement community and allow expansion of the community by 40 residential units

Date:

7/7/22



Applicant

**PLANNING DEPARTMENT
TOWN OF SOUTHERN PINES**

801 SE Service Road, Southern Pines, NC 28387

plan@southernpines.net (910) 692-4003 www.southernpines.net

1/12/22

APPOINTMENT OF AGENT

The undersigned owner(s), St. Joseph of the Pines, Inc., hereby appoint(s) Dan Jewell of CJT, PA 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 7th day of July, 2022.



Property Owner



Agent

1/12/22

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.

1/12/22

Exhibit 5

Neighboring Properties

PIN	PARID	NAME	NAME2	ADDRESS	CITY	STATE	ZIP
858312765354	00030896	CAVINESS, GARY WAYNE & STEVEN		15950 STATE RD 120	BRISTOL	IN	46507
858311664248	00032037	PINEHURST AREA REALTY, INC		PO BOX 1511	PINEHURST	NC	28370
858312850799	00032866	DENKER, RICKY C & SANDRA		630 DIAMONDHEAD DR	PINEHURST	NC	28374
858312767012	00034441	CAVINESS, GARY WAYNE & STEVEN		15950 STATE RD 120	BRISTOL	IN	46507
858312859140	00035224	CONNEMARA FARM, LLC		PO BOX 336	PINEHURST	NC	28370
858312858784	00036729	MILLER, LUCY HILL	ARROWHEAD FARM	2635 CAMP EASTER RD	SOUTHERN PINI	NC	28387
858316849491	00036731	MILLER, LUCY HILL	ARROWHEAD FARM	2635 CAMP EASTER RD	SOUTHERN PINI	NC	28387
858315544974	00037668	PINEHURST AREA REALTY, INC		PO BOX 1511	PINEHURST	NC	28370
858311556134	00037669	PINEHURST AREA REALTY, INC		PO BOX 1511	PINEHURST	NC	28370
858316844064	00038148	RHODES, GEORGE S	RHODES, JUDITH P	150 HARMONY LANE	SOUTHERN PINI	NC	28387
858312860731	00038366	ROSS, CALVIN J		2460 CAMP EASTER RD	CARTHAGE	NC	28327
858315538280	00038409	BURBIDGE, MICHAEL F BISHOP OF	ROMAN CATHOLIC DIOCESE RALEIG	7200 STONEHENGE DR	RALEIGH	NC	27613-1620
858315549203	00038796	CARRINGTON, ROBERT & MARY		PO BOX 1276	SOUTHERN PINI	NC	28388-1276
858315734515	00040806	JOHNSTONE, WILLIAM M JR &	MELISSA M	2764 CAMP EASTER RD	SOUTHERN PINI	NC	28387
858315743819	00040807	ST JOSEPH OF THE PINES, INC	C/O TRINITY SENIOR LIVING COMM	ATTN: ACCOUNTS PAYABLE	LIVONIA	MI	48152
858315635655	00991755	GOSSMAN, F JOSEPH	BISHOP ROMAN CATHOLIC DIOCESE	7200 STONEHENGE DR	RALEIGH	NC	27613
858315635197	10001608	GOSSMAN, F JOSEPH	BISHOP ROMAN CATHOLIC DIOCESE	7200 STONEHENGE DR	RALEIGH	NC	27613
858316841019	10001651	RHODES, GEORGE S	RHODES, JUDITH P	150 HARMONY LANE	SOUTHERN PINI	NC	28387
858316830620	10001652	PECHA, ROBERT H	PECHA, JAMIE M	2741 CAMP EASTER ROAD	SOUTHERN PINI	NC	28387
858315543309	20010646	CUMMINGS, ROBIN G	CUMMINGS, REBECCA G	265 PINE BARRENS VIS	SOUTHERN PINI	NC	28387

Exhibit 11 Deed

LAW OFFICES
VAN CAMP, WEST, WEBB & HAYES
THIRD FLOOR SUITE, THE THEATRE BUILDING
VILLAGE GREEN WEST
PINEHURST, NORTH CAROLINA 28374

NORTH CAROLINA
MOORE COUNTY

WARRANTY DEED

THIS DEED, made this 12th day of April, 1990, by ROYAL AND ANCIENT PARTNERSHIP, LTD., a North Carolina Limited Partnership, Grantor, and ^{SAINT} ST. JOSEPH OF THE PINES, INC., of 590 Central Drive, Southern Pines, North Carolina 28387, Grantee;

WITNESSETH:

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

See Exhibit "A" attached hereto and incorporated by reference for a metes and bounds description of the property.

This conveyance is made subject to the following: (i) utility easements of record; (ii) right of way of S.R. 1853,; (iii) that certain easement to the Easter Seals Society recorded in Book 387, Page 87, Moore County Registry; and (iv) riparian rights of adjacent property owners in and to creeks and streams on the property.

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 hereinabove referred to.

And the Grantor covenants with the Grantee, that Grantor is seized of said premises in fee 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; subject, however, to the exceptions, reservations and conditions hereinabove referred to.

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

IN WITNESS WHEREOF, the said 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.

3 8291

2 1501

PAGE 00443
BOOK 00800

PAGE 00546
BOOK 00714



STATE OF NORTH CAROLINA
APR 12 1990

TAX ADDRESS
RECORDING 11-00-00
STAMP 676.30
TOTAL 686.30

Van Camp

11-00 pd RE-RECORD

VAN CAMP, WEST,
WEBB & HAYES, P.A.
ATTORNEYS AT LAW

ROYAL AND ANCIENT INVESTORS, LTD.
a North Carolina Limited Partnership

By: Kelly R. Miller (SEAL)
Kelly R. Miller, General Partner

NORTH CAROLINA
Moore COUNTY

I, a Notary Public for said County and State do hereby certify that
KELLY R. MILLER, General Partner of Royal and Ancient Investors, Ltd., a
North Carolina Limited Partnership Grantor, personally appeared before me
this day and acknowledged the due execution of the foregoing Warranty
Deed.

Witness my hand and official stamp or seal, this 12th day of
April, 1990.



Verna Cummings
Notary Public

My Commission Expires:

July 19, 1990

North Carolina--Moore County

The foregoing certificate(s) of Verna Cummings,
Notary/Notaries Public is/are certified to be correct.
This instrument and this certificate are duly registered
at the date and time in the book and page shown in the
first page hereof.

Judith M. Adams, Register of Deeds
Judy D. Martin Deputy

APR 12 4 32 PM '90

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

EXHIBIT "A"

MCNEILLS TOWNSHIP, MOORE COUNTY, NORTH CAROLINA

A CERTAIN TRACT OF LAND LOCATED ON THE NORTH SIDE OF THE TOWN OF SOUTHERN PINES, FRONTING ON THE WEST SIDE OF STATE ROAD 1853 (CAMP EASTER ROAD) ABOUT ONE MILE EAST OF THE INTERSECTION OF ROAD 1853 WITH HIGHWAY 22, ADJOINING THE LANDS OF CAMP EASTER IN THE PINES, HEARN, J.W. ALSUP, EDWIN LONGCOPE, STEVEN SIEGEL AND THE GRANTOR, DESCRIBED AS FOLLOWS:

BOOK PAGE
00800 00445

BEGINNING AT A CONCRETE MONUMENT ON THE WEST LINE OF A LANE THAT LEADS FROM STATE ROAD 1853 NORTHWARD TO CAMP EASTER, SAID MONUMENT LOCATED ABOUT 700 YARDS NORTH OF STATE ROAD 1853 AND BEING THE BEGINNING CORNER OF THE EDWIN LONGCOPE 275 ACRE TRACT THAT IS RECORDED IN DEED BOOK 184 AT PAGE 116 IN THE OFFICE OF REGISTER OF DEEDS FOR MOORE COUNTY, SAID BEGINNING CORNER ALSO BEING IN THE EAST LINE OF THE KELLY PROPERTY, RUNNING THENCE FROM THE BEGINNING WITH THE LINES OF THE 275 ACRE TRACT N 04 39' 28" E 123.79 FEET TO AN IRON STAKE, THE SOUTH CORNER OF CAMP EASTER PROPERTY; THENCE WITH THE COMMON LINES OF THE CAMP EASTER & LONGCOPE N 50 02' 23" E 1087.31 FEET TO AN IRON STAKE, N 61 36' 24" E 448.69 FEET TO A CONCRETE MONUMENT, N 22 36' 42" E 297.28 FEET TO A CONCRETE MONUMENT, N 16 28' 28" W 311.48 FEET TO AN IRON STAKE AND N 30 20' 14" E 623.64 FEET TO A CONCRETE MONUMENT IN THE CAMP EASTER LINE; THENCE CONTINUING WITH THE 275 ACRE TRACT LINES COMMON TO HEARN AND ALSUP, S 30 07' 47" E 768.91 FEET TO A CONCRETE MONUMENT AND S 43 30' 00" E 1033.27 FEET TO A NAIL IN THE CENTER OF THE PAVEMENT OF STATE ROAD 1853; THENCE ALONG THE CENTER OF THE ROAD S 17 34' 24" W 938.72 FEET TO AN IRON PIN IN THE CENTER OF THE PAVEMENT, THENCE CONTINUING WITH THE ROAD S 17 28' 21" W 783.36 FEET TO A NAIL IN THE CENTER OF THE PAVEMENT; THENCE LEAVING THE ROAD N 77 46' 07" W 359.76 FEET TO AN IRON STAKE, THENCE N 78 08' 52" W 403.10 FEET TO AN IRON STAKE ON THE NORTH SIDE OF A ROADWAY, THENCE N 79 44' 57" W 376.26 FEET TO AN IRON STAKE ON THE NORTH SIDE OF THE ROADWAY; THENCE N 80 22' 55" W 665.04 FEET TO AN IRON STAKE AT A FENCE CORNER, A COMMON CORNER WITH THE STEVEN SIEGEL SIX ACRE TRACT; THENCE WITH THE LINES OF THE SIEGEL TRACT N 14 06' 53" E 584.66 FEET TO A CONCRETE MONUMENT, N 80 03' 23" W 468.22 FEET TO A CONCRETE MONUMENT AND S 15 56' 43" W 278.26 FEET TO A CONCRETE MONUMENT, SIEGEL'S CORNER IN LONGCOPE'S 275 ACRE LINE; THENCE WITH THE 275 ACRE LINE N 02 46' 48" E 193.04 FEET TO THE BEGINNING, CONTAINING 94.902 ACRES MORE OR LESS AND BEING A PART OF THE EDWIN LONGCOPE 275 ACRE TRACT THAT IS RECORDED IN DEED BOOK 184 PAGE 116 IN THE OFFICE OF REGISTER OF DEEDS FOR MOORE COUNTY, NORTH CAROLINA. BEARINGS IN THIS DESCRIPTION BASED ON THE NORTH CAROLINA GRID SYSTEM 1927 DATUM.

BOOK PAGE
00714 00598

**EXPLANATION STATEMENT TO CORRECT ERROR(S) MADE
IN AN INSTRUMENT AS ORIGINALLY RECORDED**

RE: Book 714
Page 546

Recorded in the Moore County Public Registry

NAMES OF ALL PARTIES TO THE ORIGINAL INSTRUMENT:

Grantors: Royal and Ancient Partnership, Ltd.

Grantees: St. Joseph of the Pines, Inc.

STATE OF NORTH CAROLINA

COUNTY OF MOORE

We the undersigned, hereby certify and acknowledge that the following corrections are made in the above named recorded instrument as requested by the Beneficiary, for the purpose of adding the following information to the Deed of Trust.

DESCRIPTION OF CORRECTIONS:

This Warranty Deed is being rerecorded to reflect that the name of the Grantee is "Saint" rather than "St." pursuant to N.C.G.S. 47-36.1 ratified June 30, 1986.

DATED this 28th day of October, 1991.

 (SEAL)
L. PENDLETON HAYES
Drafter

This explanation statement together with the attached instrument duly recorded at _____ o'clock _____ M. this the _____ day of _____, 1991, in the Book and Page shown on the first page hereof.

Register of Deeds

BY:
Deputy/Assistant Registrar
of Deeds

D2/ExpStmt4Rerecord

VAN CAMP, WEST,
WEBB & HAYES, P.A.
ATTORNEYS AT LAW

Meet Our Senior Management Team and Board of Directors

[< About Us](#)
[Careers](#)
[Contact Us](#)
[Foundation](#)
[History & Mission](#)
[Leadership](#)
[Our Area](#)
[News & Events](#)

St. Joseph of the Pines Leadership

At St. Joseph of the Pines in Southern Pines, our goal is to provide a personal experience that exceeds your expectations. From our Board of Directors to our Leadership team, everyone at St. Joseph of the Pines is dedicated to meeting the needs of seniors with top-notch care and hospitality.

St. Joseph of the Pines Senior Management

Scott Brewton, Vice President

Mr. Brewton joined SJP in October 2020. Prior to joining SJP, he served as senior vice president and general manager of Pinehurst Resort and Country Club for sixteen years, where he was responsible for the operations of three hotels, eight restaurants, a spa, and conference center. A trusted and visionary leader, Scott has extensive experience in overseeing successful capital improvement projects and campus enhancements, and is committed to investing in staff education and customer satisfaction training.

Kimberly Wessell, Director of Sales and Marketing

Ms. Wessell is a Hamlet native who joined SJP in June 2017, bringing with her more than two decades of sales and marketing experience. Prior to her arrival, Wessell spent 10 years as a national integrated media sales executive for Valassis, Inc., where she consistently exceeded her annual sales quota and won numerous company awards. Wessell earned a Bachelor of Science Degree in Early Childhood Education with Reading Certification from East Carolina University, where she also studied Fashion Merchandising.

Wanda Avetta, Director Quality and Risk Management

Ms. Avetta joined the SJP team in November 2017 after serving three years as the Infection Preventionist for the Cape Fear Valley Health System. Her professional experience also includes serving as a Quality Director and a Safety Director in the healthcare industry. Ms. Avetta earned a Bachelor of Science degree in Nursing from Southeast Missouri University and a Master of Science degree in Nursing Education from Walden University.

Jackie Jamerson, Human Resources Manager

Ms. Jamerson grew up in Oregon and relocated to North Carolina from Montana. She joined the SJP team in May, 2017 after serving twelve years at FirstHealth Moore Regional Hospital and FirstHealth Richmond Memorial Hospital in the Human Resources Department as a Human Resources Specialist and Benefits Technician. Ms. Jamerson has prior human resources and safety experience in the hospitality industry. Ms. Jamerson earned an Associate Degree in Human Resources Management from Central Carolina Community College in 2016.

Board of Directors

St. Joseph of the Pines

Lin Hutaff (Chair)
 Carla Williams (Vice Chair)
 Brian Canfield (Secretary and Treasurer)
 Matt West (Treasurer)
 Mitchell Capel
 Fr. Javier Castrejon
 Michael Fiske
 Sharlene Anderson
 Pat Corso
 Fr. John Forbes
 Steve Kastner

Providence Place

Judy Waltman Dial
 Jeremiah Johnson
 Wilson Ray
 Kathryn Grenier
 Jennifer King
 Archie Stevens (Chair)

ABOUT US

[Careers](#)
[Contact Us](#)
[Foundation](#)
[History & Mission](#)
[Leadership](#)
[Our Area](#)
[News & Events](#)

Exhibit 10

Neighborhood Meeting Sign-In,
Report and Graphics

June 22, 2022

**RE: Belle Meade Life Care Retirement Community Center
Rezoning Request to Allow 40 Additional Homes**

Dear Neighboring Property Owner:

You are invited to attend a neighborhood meeting on July 7, 2022 to find out more about the proposed expansion at the Belle Meade. The meeting will be held at the Belle Meade Clubhouse located at 100 Waters Drive, Fordham Room, Southern Pines from 6:30pm to 7:30pm.

The purpose of this meeting is to discuss the proposal to rezone the property to Planned Development ("PD") and establish a Conceptual Development Plan ("CDP") for the +/-94.902 acres of land, also known as PIN 858315743819 (the "Property"). The Property is currently zoned Facilities Resource and Recreation (FRR). The rezoning will allow the expansion of the existing St Joseph of the Pines Belle Meade Continuing Care Community allowing up to 40 additional residential units in either single family or duplex buildings. The CDP will establish permitted uses, density, standards and conditions for the proposed expansion.

The Town of Southern Pines requires that—prior to the submittal of a rezoning application—a neighborhood meeting open to the property owners within 200 feet of the area requested for rezoning be held.

If you have any questions about the rezoning request please contact Dan Jewell at djewell@cjtpa.com.

The full permit application can be reviewed at the office of the Planning Director after July 11th. You may visit southernpines.net or contact the Southern Pines Planning Department at (910) 692-4003 or plan@southernpines.net.



Signs Posted for
Neighborhood Meeting
6/22 – 7/7/2022

Meeting Sign in

Project: Belle Meade Retirement Community – Neighborhood Meeting

Date: July 7, 2022

Location: Belle Meade Retirement Community – 100 Waters Dr., Southern Pines, NC 28387

Name	Address	Phone #	Email
Marilyn Zimmerman	300 Waters Dr.		
Calvin Ross	2460 Camp Easter Rd	910 638 8159	ross.trucking@hotmail.com
Dee	1855 Camp Easter Rd	910-639-0570	Carrietta C Carrietta ne. c
Janie Pecha	2741 Camp Easter Rd	714 250 8737	janie.pecha@gmail.com



PD-09-23 Belle Meade CDP
ST. JOSEPH of the PINES

St. Joseph of the Pines

Belle Meade

August 2022 Planning Board



Trinity Health
Senior Communities

28 of 69
Page 29 of 243

St. Joseph of the Pines

Belle Meade Existing Site Plan

A Coventry & Kairos Assisted Living

B Healthcare Center

C Administrative Offices

D MD Office

E Cottages

F Independent Living Apartments

G Clubhouse

H Maintenance

PD-09-22 Belle Meade CDP

August 2022 Planning Board

29 of 69

Page 80 of 243



St. Joseph of the Pines

Belle Meade Existing Site Plan

PROJECT AREA



St. Joseph of the Pines

Belle Meade Existing Site Plan

Existing Area Features

- 'Neese Clinic' / Physician's Office



St. Joseph of the Pines

Belle Meade Existing Site Plan

Existing Area Features

- 'Neese Clinic'/ Physician's Office
Daycare



St. Joseph of the Pines

Belle Meade Existing Site Plan

Existing Area Features

- 'Neese Clinic' / Physician's Office
- Daycare

SJP Administration Building



St. Joseph of the Pines

Belle Meade Existing Site Plan



Existing Area Features

- 'Neese Clinic'/ Physician's Office
- Daycare
- SJP Administration Building
- Resident greenhouse/ gardens
- Resident dog park

St. Joseph of the Pines

Belle Meade Existing Site Plan



Existing Area Features

- 'Neese Clinic'/ Physician's Office
- Daycare
- SJP Administration Building
- Resident greenhouse/ gardens
- Resident dog park

St. Joseph of the Pines

Belle Meade Proposed

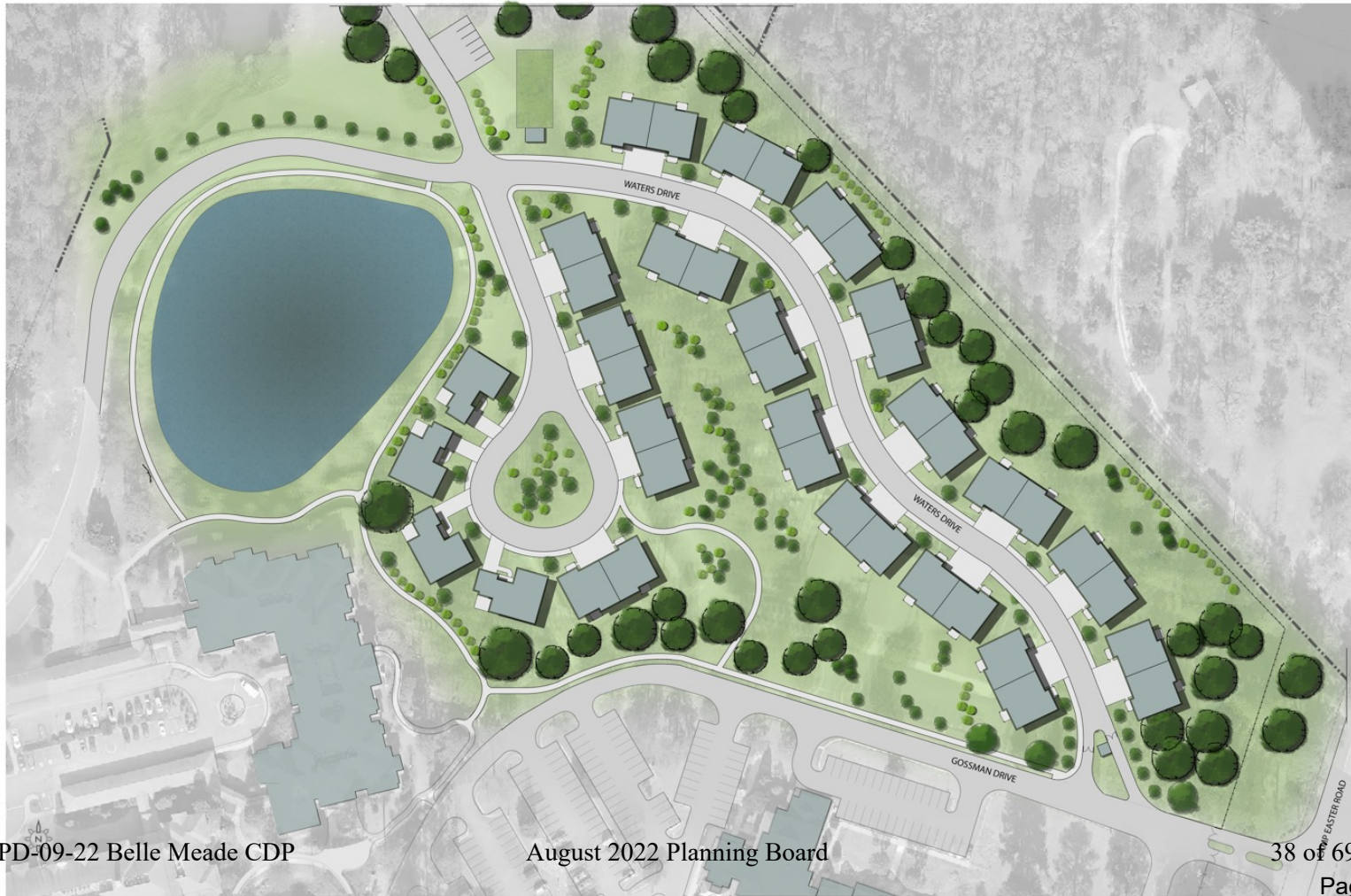
40 independent residences

- Single Story / 'Ranch'
- Single Cottage or Duplex
- 2500 s.f. +/-
- Attached garages
- Gated at Gossman



Questions?







CJTpa

111 WEST MAIN STREET
DURHAM, NORTH CAROLINA 27701
p919.682.0368 f919.688.5646

Planning for the Future

Belle Meade Neighborhood meeting 7.7.22 6:30 PM

At Belle Meade Clubhouse, Fordham Room

Neighbors

Linda Covington

Calvin Ross

Mrs. Ross

Jamie Pecha

for the Belle Meade Team

Scott Brewton, Nora Wiley, Ed McLean, Dan Jewell

Nora gave an overview of the Existing Campus, Development Proposal and the Entitlement process.

- Existing facilities and parking within the new project area will be removed, and new residential units built.
- Waters Drive will be extended to Gossman Drive for better fire access
- Housing types – single family cottages and duplexes
- New gates

Questions:

Mr. Ross – How close to the northeast property line are we proposing to build? when Belle Meade was originally proposed the neighbor to the northeast was concerned about proximity of buildings to that property line

Response: We will be relatively close but will be buffering

Why was this portion of the property not shown on the original approval and what is different now?

Response - The original campus approvals predated the current zoning requirements for a Planned Development

Are we having to rezone the entirety of the property to bring it into compliance?

Response - yes, and then a subsequent approval to allow the new units

There is an existing runoff issue on the southern portion of the property across Camp Easter Road. The water occasionally runs across the street. That portion of the campus does not drain into the ponds, and we are not proposing new development in that portion of the campus

Mr. Ross said that the existing ponds are actually fed by well water and used for irrigation, and would run dry if not

The lowest "pond" is actually a sediment basin that was installed when the dam above it was rebuilt

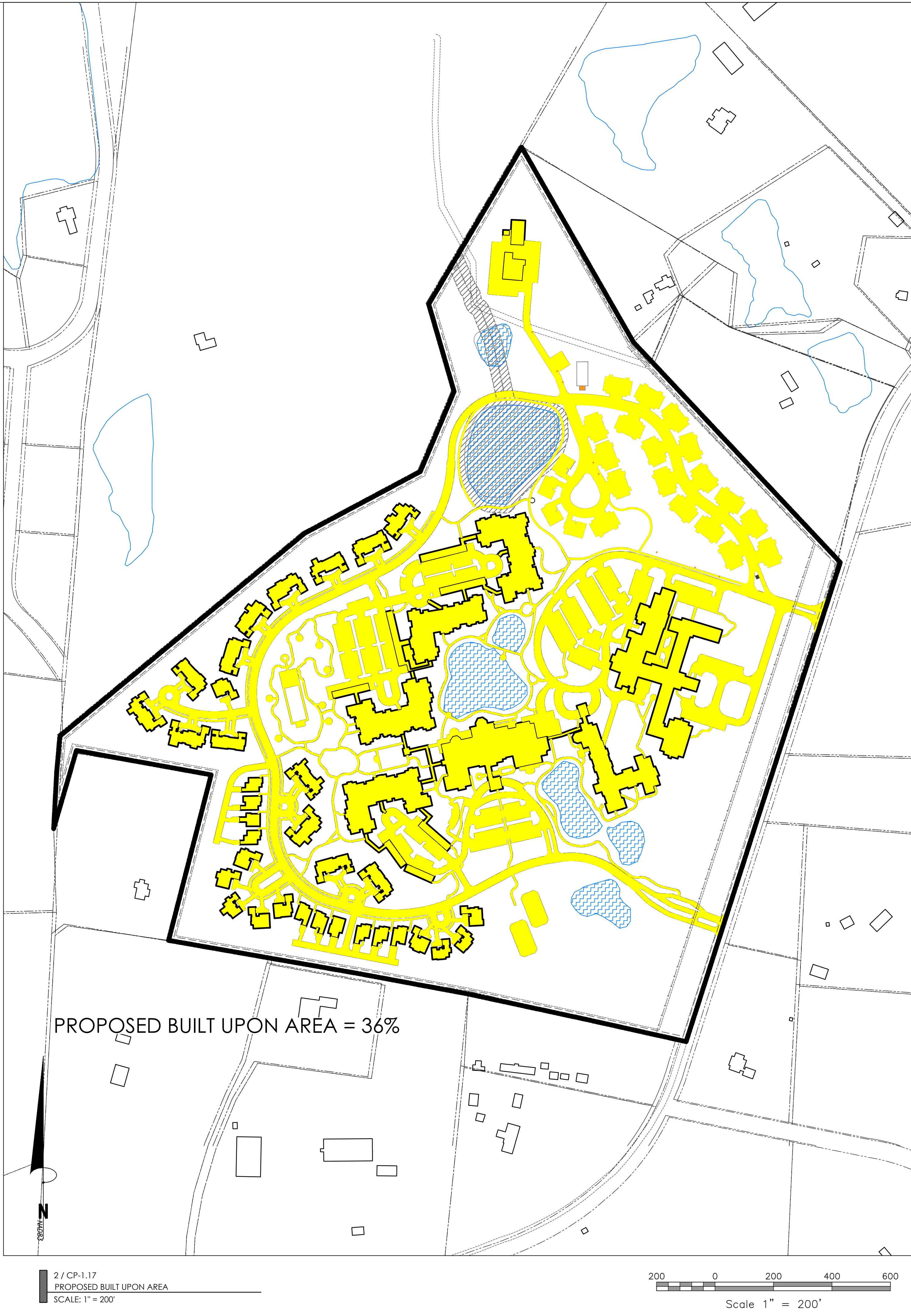
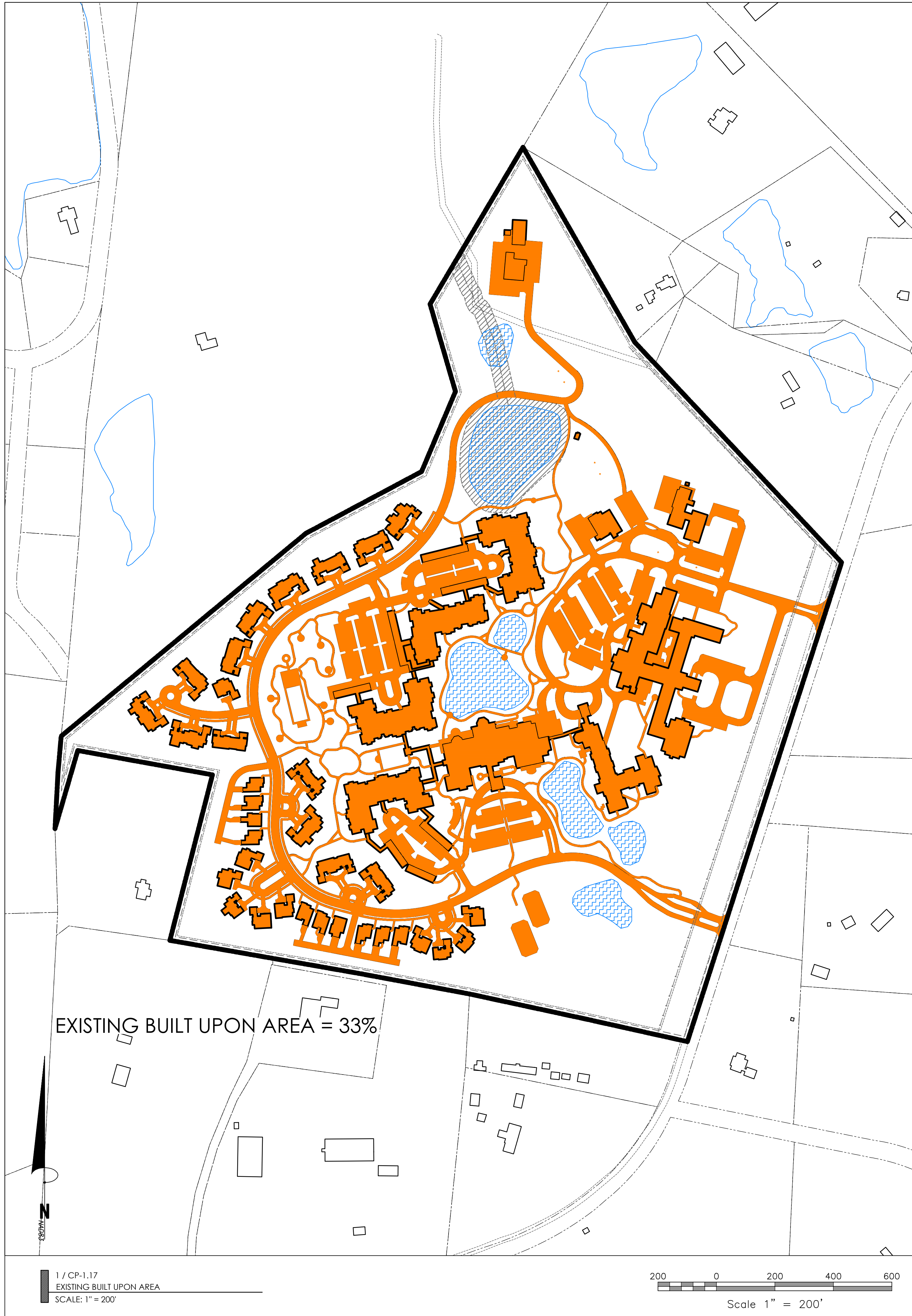
Have we done any environmental investigation? Response - Yes. We have had a local biologist look for jurisdictional streams, wetlands, and Red Cockaded Woodpeckers. There are no jurisdictional streams. The only wetlands are the wetted perimeter of the pond. There are no cavity trees or suitable habitat for Woodpeckers.

Where will water and sewer be served from? Is there sufficient capacity? From the Town of Southern Pines and our investigation shows that there is.

FYI There is a Zoning case for a big private school behind Belle Meade. There have been many hours of Council meetings. Impervious surface has been a concern

Look at what the future land use map shows for the area. The Town will be updating that in the next few years.

Recorded by: Dan Jewell and Ed McLean



111 West Main Street
Durham, N.C. 27701
p 919.682.0368
f 919.688.5646
www.cjtpa.com

NC BOARD OF EXAMINERS FOR
ENGINEERS AND SURVEYORS
LIC # C-1209

NC BOARD OF
LANDSCAPE ARCHITECTS
LIC # C-104



Project
**BELLE MEADE
RETIREMENT
COMMUNITY
EXPANSION**

100 Waters Dr.

Town of Southern Pines,
Moore County,
North Carolina

PINS:
0738-11-51-9036

Job Number 2242

Drawn ED
Checked
Date 7.22.2022 SUBMITTAL #1
Revisions

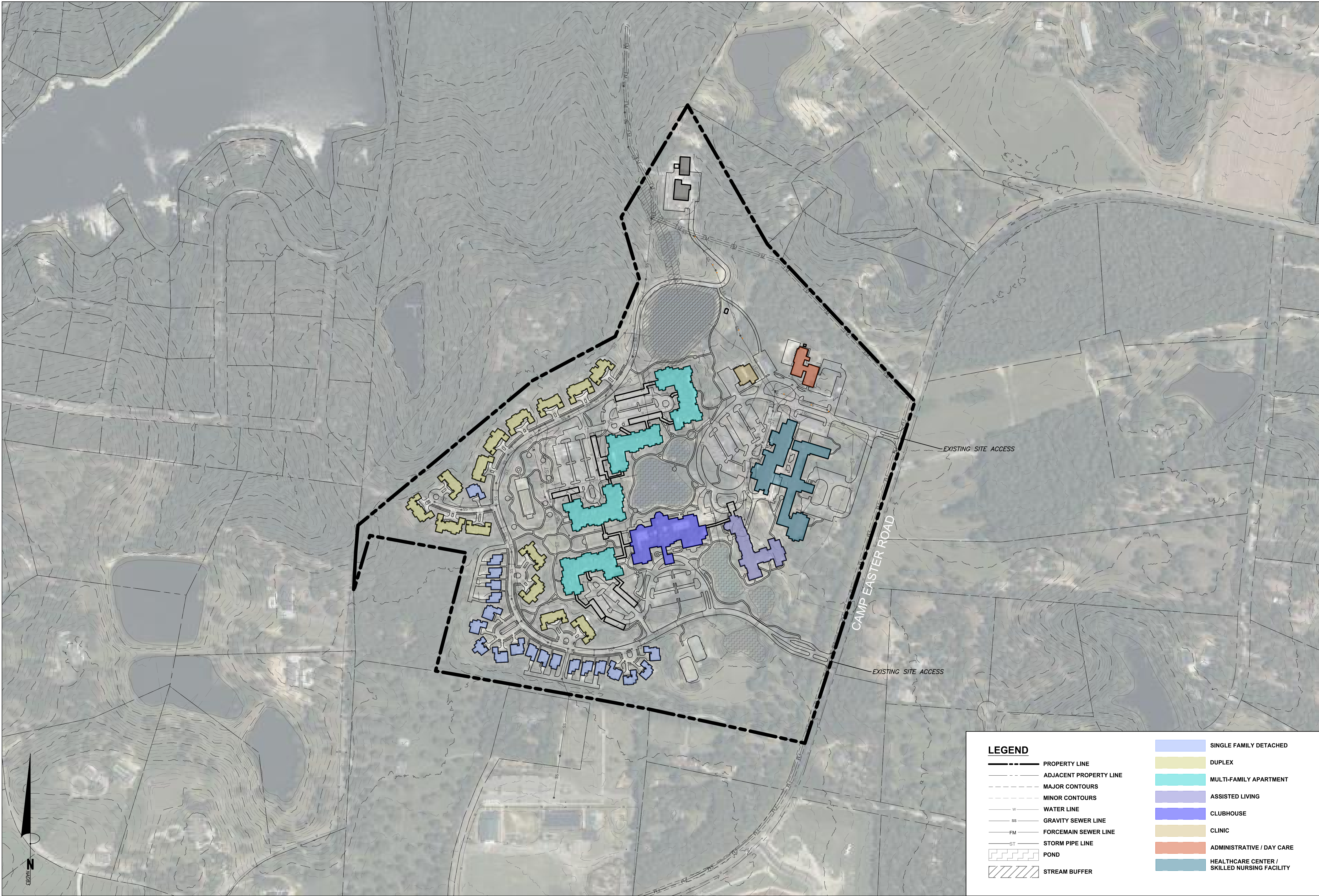
CONCEPT PLAN
PLANS NOT ISSUED
FOR CONSTRUCTION

Sheet Title
**BUILT UPON
AREA**

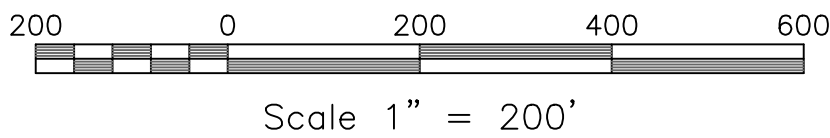
Sheet Number
CP-1.17



Scale 1" = 1,000'



1 / CP-1.11
EXISTING CONDITIONS
SCALE: 1" = 200'



111 West Main Street
Durham, N.C. 27701
p 919.682.0368
f 919.688.5646
www.cjtpa.com

NC BOARD OF EXAMINERS FOR
ENGINEERS AND SURVEYORS
LIC # C-1209
NC BOARD OF
LANDSCAPE ARCHITECTS
LIC # C-104



Project
**BELLE MEADE
RETIREMENT
COMMUNITY
EXPANSION**

100 Waters Dr.
Town of Southern Pines,
Moore County,
North Carolina

PINS:
0738-11-51-9036

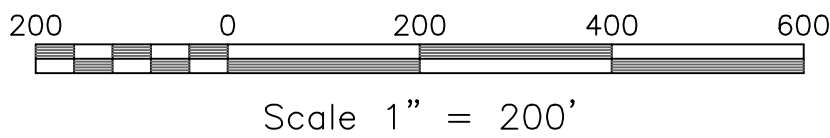
Job Number 2242

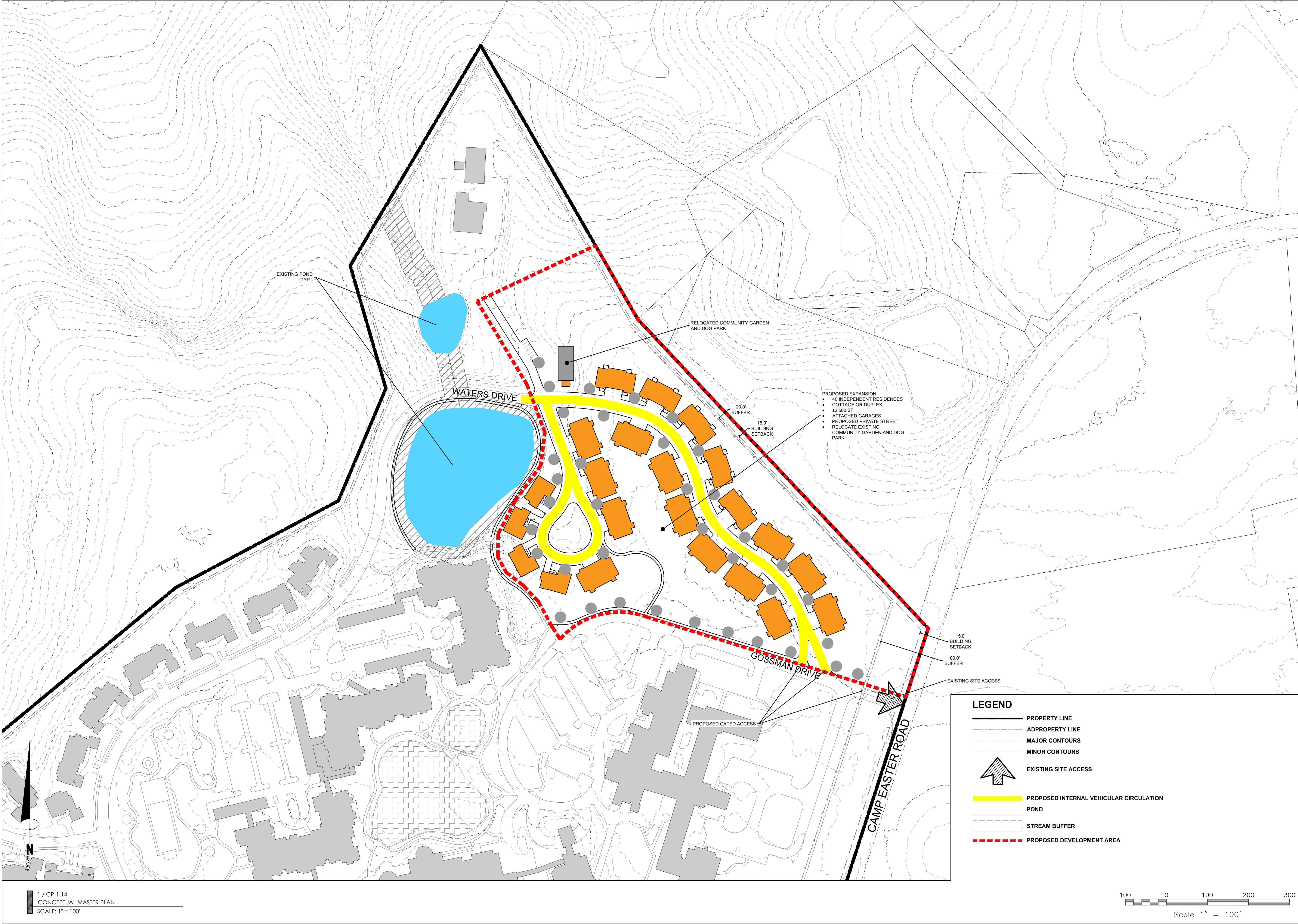
Drawn ED
Checked
Date 7.22.2022 SUBMITTAL #1
Revisions

CONCEPT PLAN
PLANS NOT ISSUED
FOR CONSTRUCTION

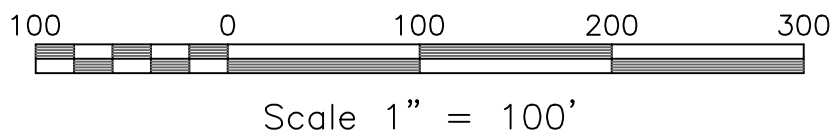
Sheet Title
**EXISTING
CONDITIONS**

Sheet Number
CP-1.11





1 / CP-1.14
CONCEPTUAL MASTER PLAN
SCALE: 1" = 100'



CJT
P.A.

111 West Main Street
Durham, N.C. 27701
p 919.682.0368
f 919.688.5646
www.cjtpa.com

NC BOARD OF EXAMINERS FOR
ENGINEERS AND SURVEYORS
LIC # C-1209

NC BOARD OF
LANDSCAPE ARCHITECTS
LIC # C-104



Project

**BELLE MEADE
RETIREMENT
COMMUNITY
EXPANSION**

100 Waters Dr.

Town of Southern Pines,
Moore County,
North Carolina

PINS:
0738-11-51-9036

Job Number 2242

Drawn ED
Checked
Date 7.22.2022 SUBMITTAL #1
Revisions

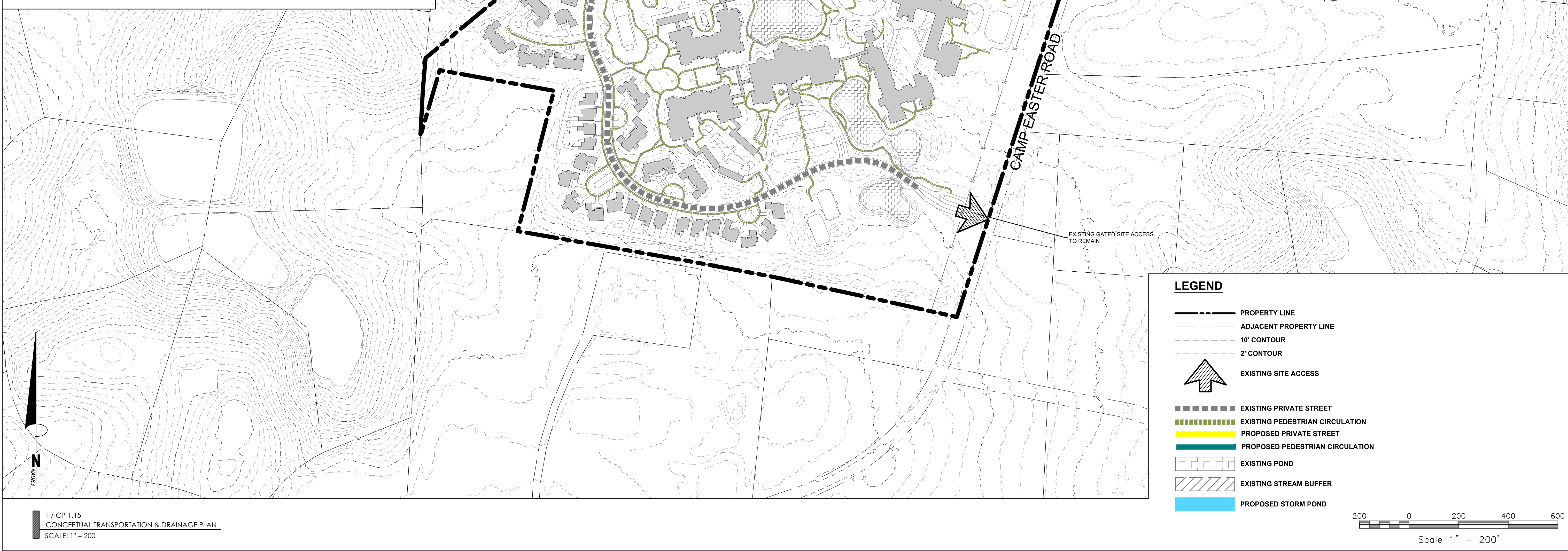
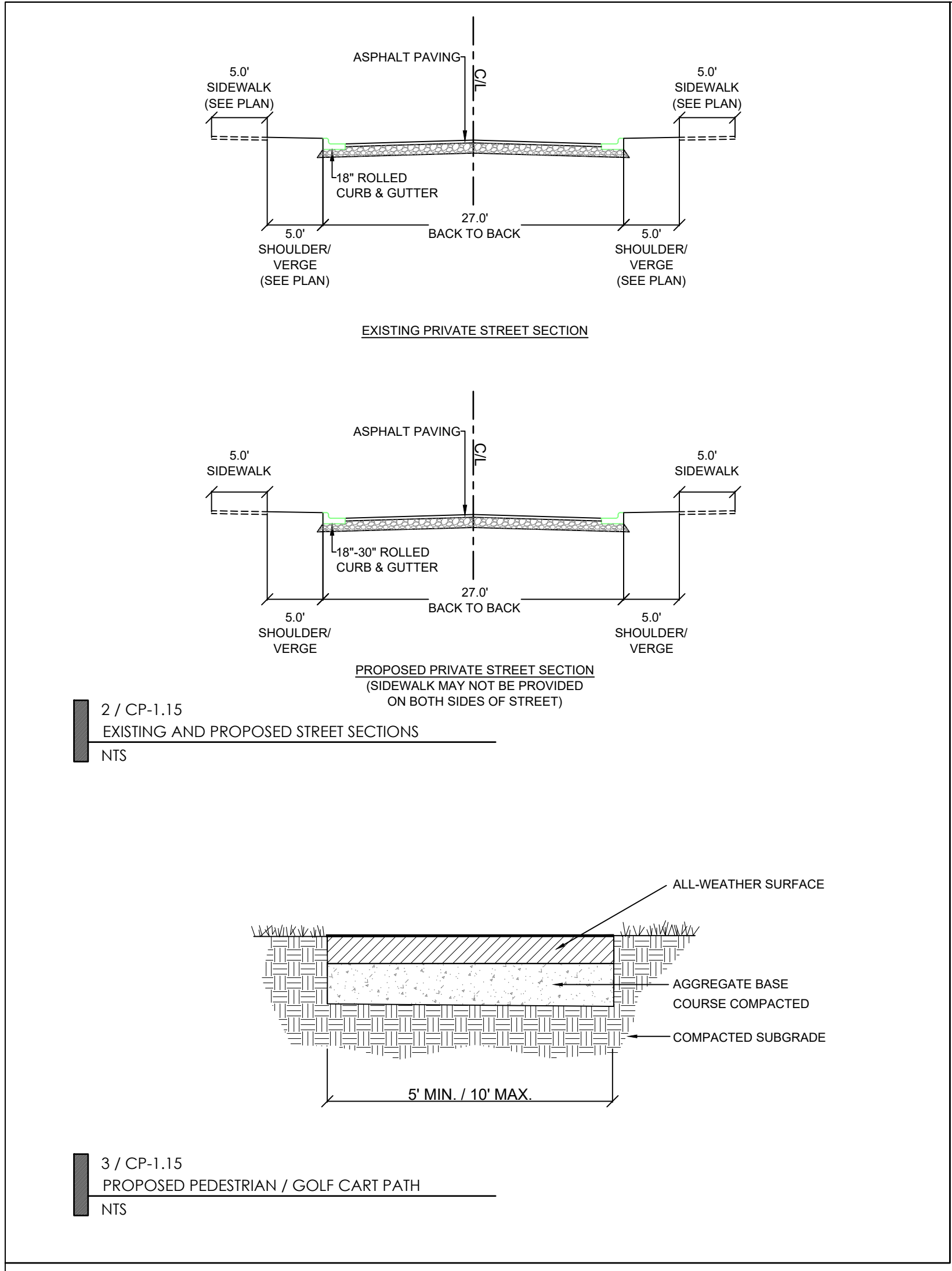
CONCEPT PLAN
PLANS NOT ISSUED
FOR CONSTRUCTION

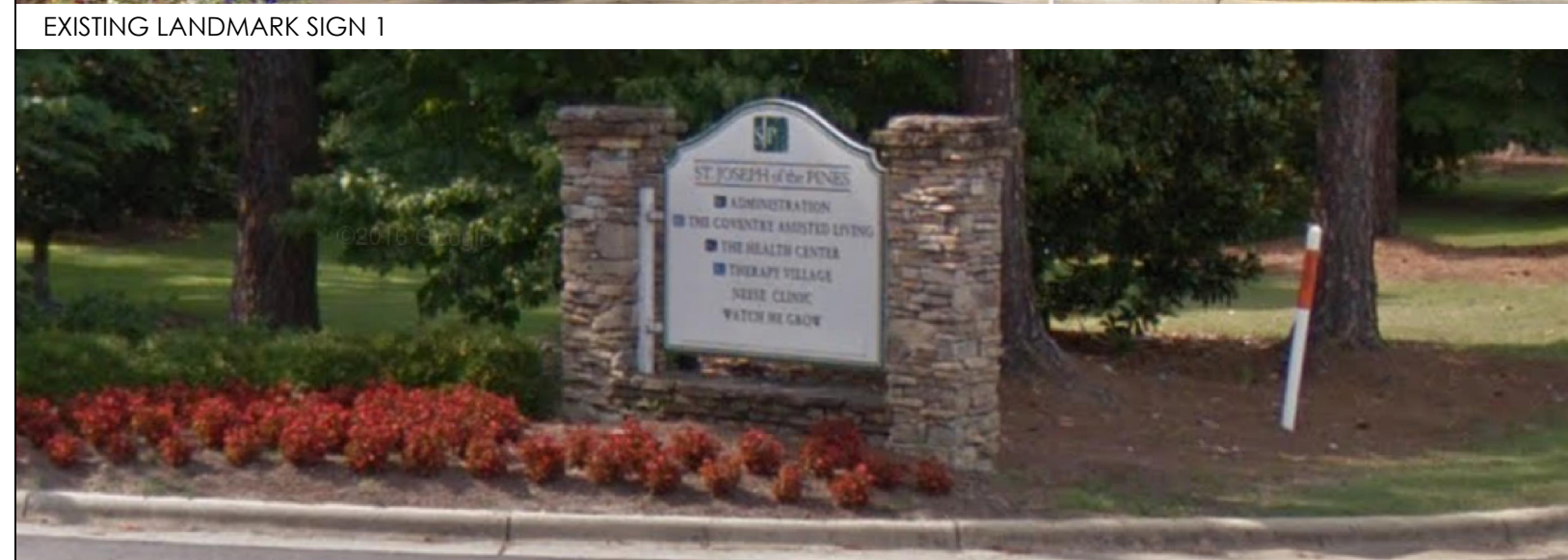
Sheet Title

**CONCEPTUAL
MASTER PLAN**

Sheet Number

CP-1.14



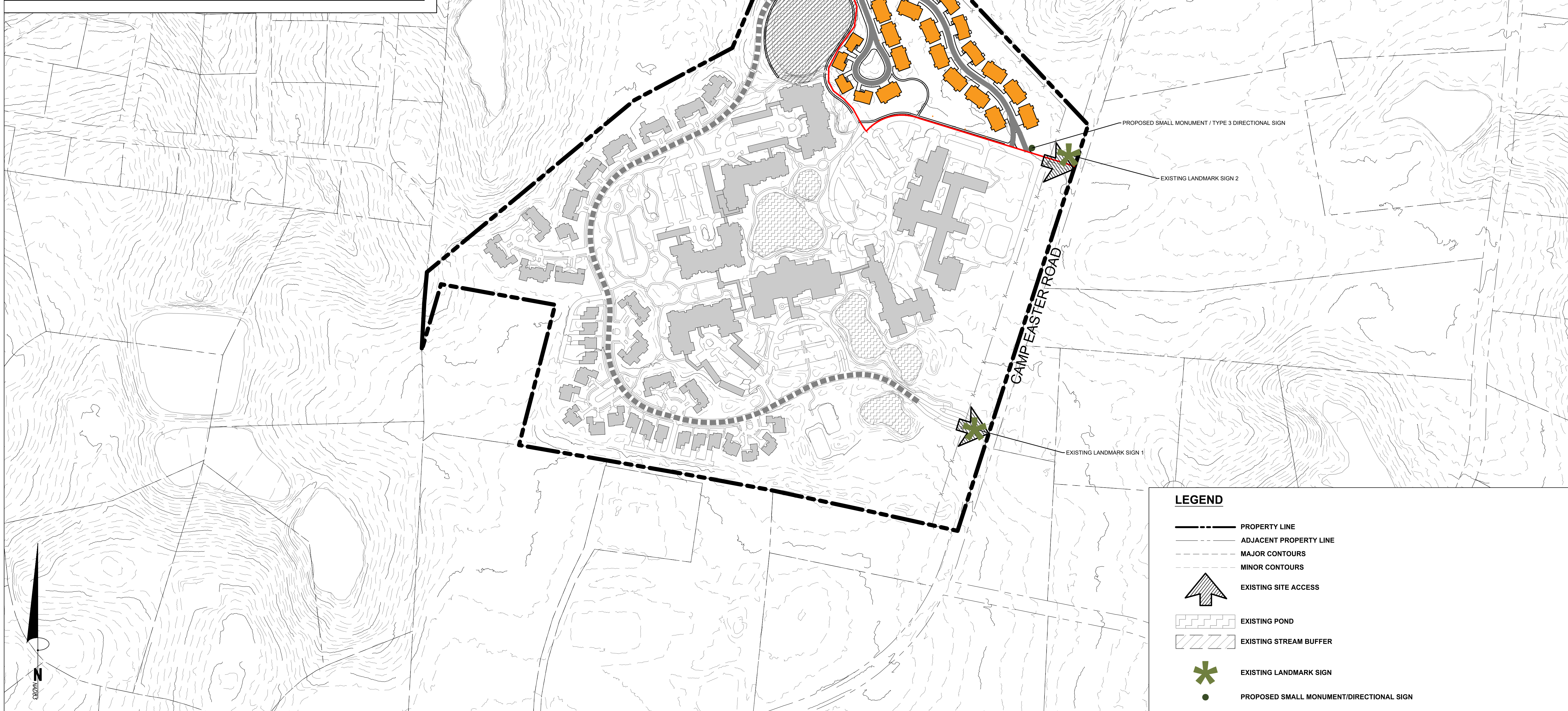


EXISTING LANDMARK SIGN 2

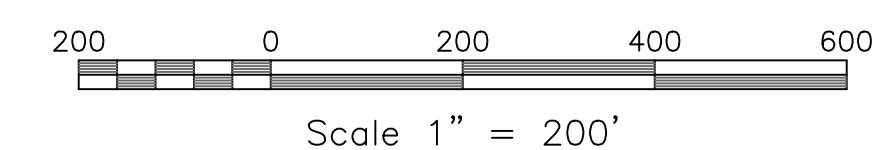
2 / CP-1.16
EXISTING SIGNAGE
NTS

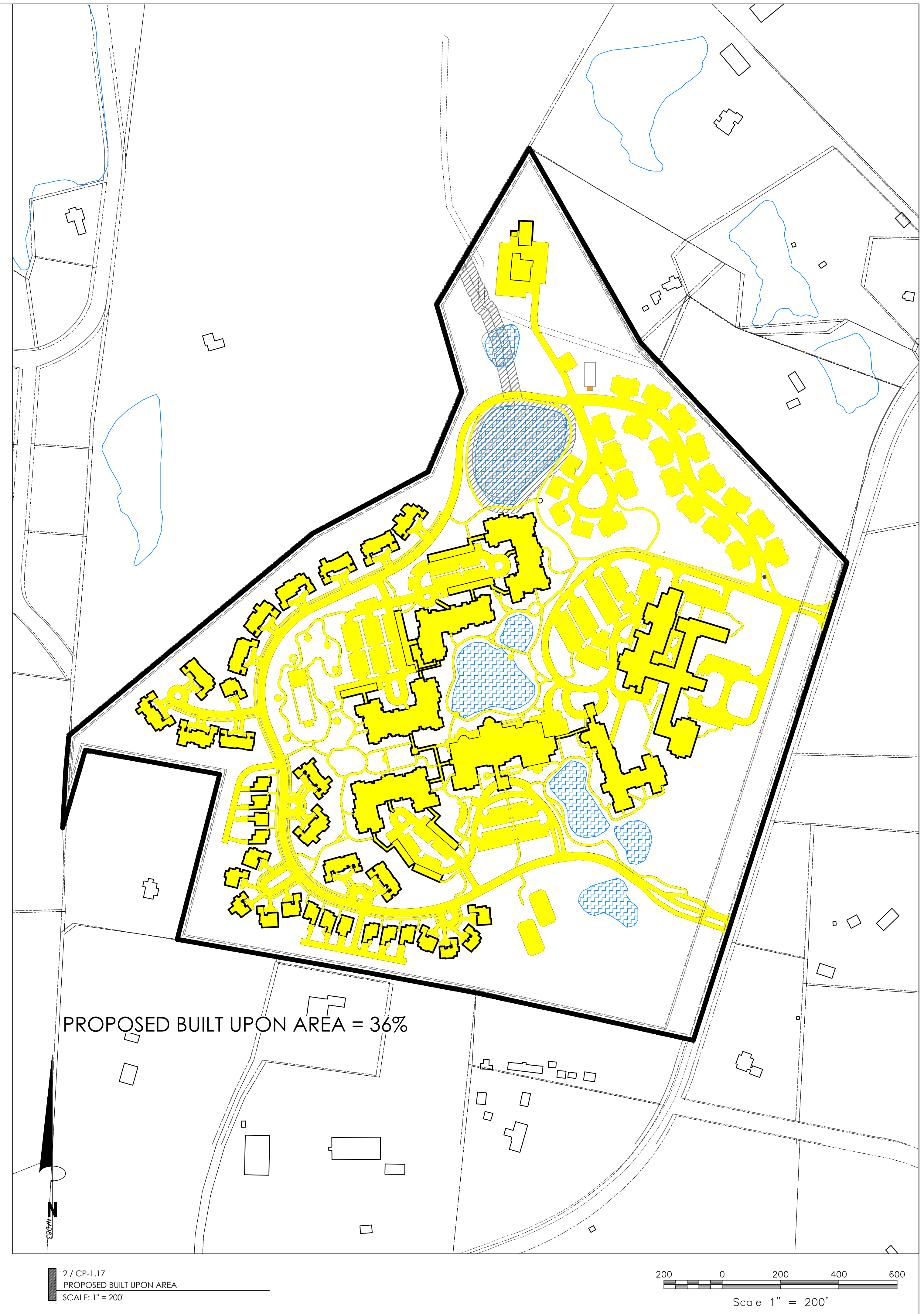
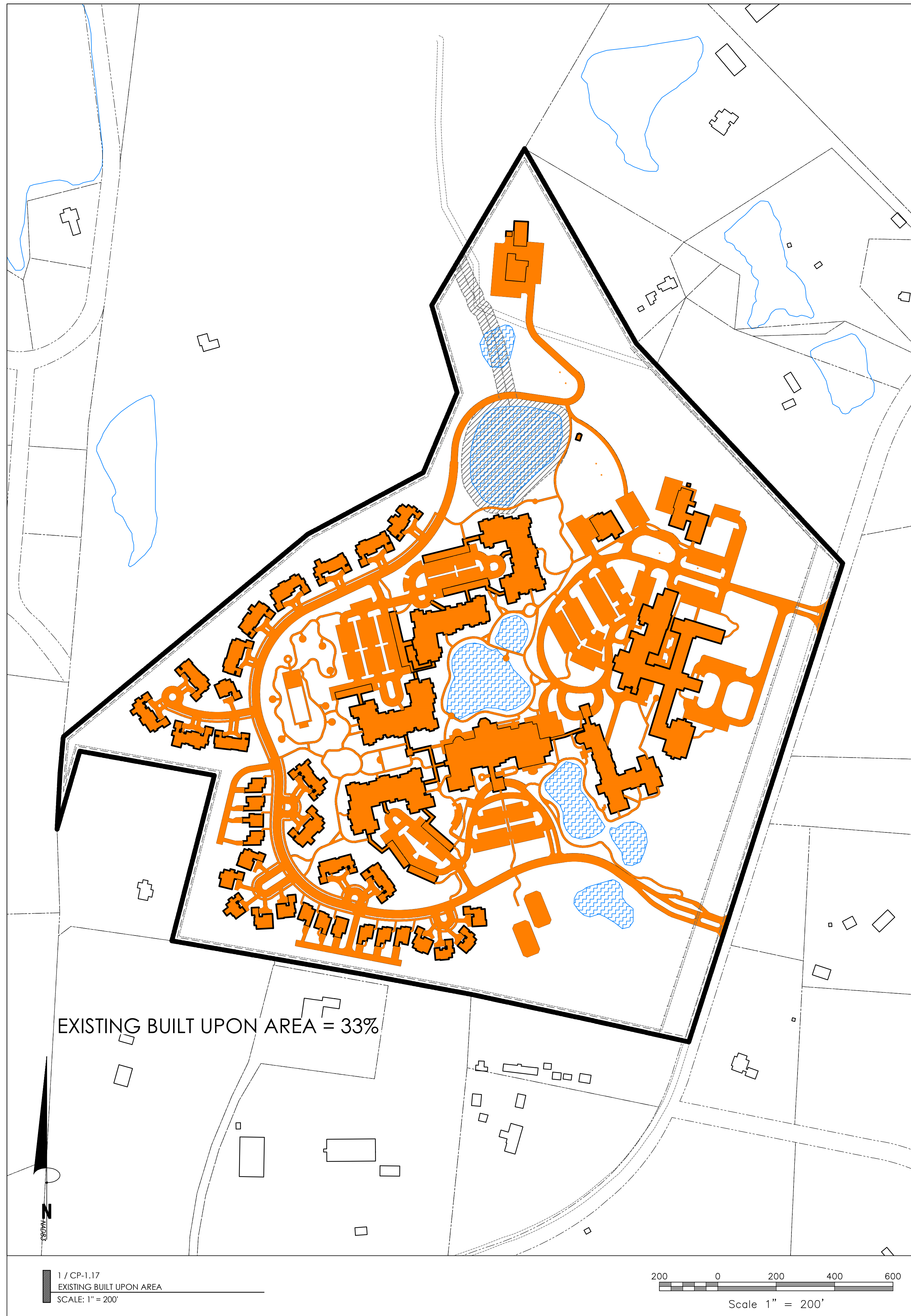


3 / CP-1.16
TYPE 3 DIRECTIONAL SIGN
NTS



1 / CP-1.16
CONCEPTUAL SIGNAGE PLAN
SCALE: 1" = 200'





111 West Main Street
Durham, N.C. 27701
p 919.682.0368
f 919.688.5646
www.cjtpa.com

NC BOARD OF EXAMINERS FOR
ENGINEERS AND SURVEYORS
LIC # C-1209

NC BOARD OF
LANDSCAPE ARCHITECTS
LIC # C-104



Trinity Health
Senior Communities

Project

BELLE MEADE RETIREMENT COMMUNITY EXPANSION

100 Waters Dr.

Town of Southern Pines,
Moore County,
North Carolina

PINS:
0738-11-51-9036

Job Number 2242

Drawn ED
Checked
Date 7.22.2022 SUBMITTAL #1
Revisions

CONCEPT PLAN
PLANS NOT ISSUED
FOR CONSTRUCTION

Sheet Title

**BUILT UPON
AREA**

Sheet Number

CP-1.17

PD DISTRICT CONCEPTUAL DEVELOPMENT PLAN

BELLE MEADE CONTINUING CARE
RETIREMENT COMMUNITY

ST. JOSEPH OF THE PINES INC

SOUTHERN PINES, NC

JULY 11, 2022

Revised July 20, 2022

INTRODUCTION	1
PROJECT OVERVIEW	1
Purpose	1
Location.....	1
Project Vision	2
Applicant and Project Team	2
Zoning Information	2
Compliance with UDO	3
CONCEPTUAL DEVELOPMENT PLAN APPLICATION	3
EXISTING CONDITIONS	3
Existing Neighborhood	3
Streets, Roads, Parking or Other Structures	4
Storm Water and Drainage	4
Utilities	4
Historical Structures.....	5
Existing Natural Features	5
Prevalent Tree Canopy and Vegetation	5
Streams, Wetlands and Floodplain	5
Topographic Features	5
Unique Land Formations, Endangered/Threatened Species.....	5
Adjacent Parcel information	5
CONCEPTUAL DEVELOPMENT PLAN.....	6
Development Program	6
Permitted Uses	6
Phase 1	6
Phase 2	6
Treatment of Onsite Natural and Man-Made Features	7
Natural Features	7
Man Made Features.....	7
Open Space and Amenities	7
Pedestrian Paths	8
Buffers and Landscaping	8

Architectural Standards	8
Trip Generation, Vehicular Circulation, Street Cross Sections, and Parking	9
Trip Generation.....	9
Vehicular Circulation and Street Cross Sections	9
Parking	9
Phase 1 Parking	9
Phase 2 Parking	9
Redevelopment.....	9
Drainage	9
Utilities.....	10
Water and Sewer	10
Electric	10
Cable.	10
Street Lighting.....	10
Signs	10
Temporary Uses/Special Events.....	10
Storm Water Management and Water Quality Management	11
Property Maintenance	11
Conceptual Transportation Plan	11
Statement about Dedication of Streets	11
Phasing	11

List of Exhibits

- 1 Application Form
- 2 Site Location Map
- 3 Transportation and Drainage Map/Road Sections
- 4 Existing Conditions
- 5 Adjacent Property Owners List
- 6 Adjacent Property Owners Map
- 7 Trip Generation Memo
- 8 Sign Plan
- 9 Conceptual Development Plan
- 10 Neighborhood Meeting Sign-In Sheet, Report and Graphics
- 11 Deed
- 12 Proof of Ownership – St. Joseph of the Pines Sr. Management
- 13 Built Upon Area

INTRODUCTION

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

Rezone the property to Planned Development (“PD”) and establish a Conceptual Development Plan (“CDP”) for the +/-94.902 acres of land, also known as PIN 858315743819 (the “Property”), currently zoned Facilities Resource and Recreation (FRR-CD). This CDP will bring the existing use into compliance with the current Southern Pines Unified Development Ordinance (“UDO”). It will also allow expansion of the existing St Joseph of the Pines Belle Meade Continuing Care Community with up to a total of 44 additional residential units in either single-family and/or duplex buildings. While a CDP is a useful tool for guiding future redevelopment options, at this time the Owner is not planning for future redevelopment.

The Conceptual Development Plan application form is included as Exhibit 1 and the 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 document.

The expansion of Belle Meade is consistent with the Town’s Comprehensive Long-Range Plan (CLRP) and promotes its objectives. The CLRP designates the property as Residential. This CDP expands senior residential housing opportunities that are collocated with health services, activities, and amenities in a well-planned community.

PROJECT OVERVIEW

Purpose

St. Joseph of the Pines Belle Meade Continuing Care Retirement Community is an established neighborhood and health care facility in Southern Pines. Development of the skilled nursing facility, Health Center and a new residential living community began in 1990. The Health Center opened in 1996, the residential living community in 1999, and assisted living facility in 2008.

Despite its established history in Southern Pines, the Property’s FRR zone does not list Continuing Care Retirement Center as a permitted use. However, Section 3.5.13.(C) of the Southern Pines Unified Development Ordinance (“UDO”) states “existing uses within the FRR district that are not authorized by right may be allowed to continue as non-conforming uses or allowed to achieve conforming status subject to issuance of a conditional use permit.” Further, Exhibit 3-15 of the UDO indicates that a Continuing Care Retirement Care Center requires PD Zoning. Accordingly, the Applicant and Owner, St. Joseph of the Pines, Inc, requests PD Zoning and CDP approval.

Location

The Subject Property consists of a single parcel and is located north of downtown Southern Pines on the west side of Camp Easter Road, north of its intersection with McDeeds Creek Road. A site location map showing the site and immediate surroundings is included as Exhibit 2. The Property is entirely within the Town of Southern Pines. The site is currently well-served by utilities and there is sufficient capacity to accommodate the proposed development.

Project Vision

The vision for the project is to construct an additional 44 residential units on the northeastern portion of the property. As part of the project, two underused buildings—a clinic and administrative/daycare—and their associated parking lots will be demolished. The residential units may be a mix of single family and/or duplex buildings and will be carefully integrated into the surrounding area. Building architecture will be compatible with the existing community. Landscaping and design elements common to Southern Pines will be used. The plan provides for a mixture of open spaces and amenities that will result in an attractive, active residential community.

Main access to the site will continue to be provided from the two existing driveway entrances on Camp Easter Road and in the same configurations. As part of the next phase of development, within the property, Waters Drive will be extended to Gossman Drive and a new private street will be built to serve the proposed addition. A new gated access is proposed at the intersection of Gossman Drive and Camp Easter Road. Conceptual Road Sections are provided in Exhibit 3. However, the gate will be set back far enough from Camp Easter right-of-way to prevent stacking of cars on to the public street. Additional detail will be provided in the Planned Development Plan phase.

The property will continue to provide a 15-foot building setback along its perimeter, along with a 20-foot landscaped buffer, except along Camp Easter Road where an enhanced 100-foot landscaped buffer will be provided.

Best management practices will be implemented for development, storm water management and erosion control.

A detailed description of the development program, conditions and standards is included in the Conceptual Development Plan section of this document.

Applicant and Project Team

Applicant – St. Joseph of the Pines, Inc.

Consultants currently include

- Architect – Luminaut
- Land Planner & Civil Engineer – CJT, PA
- Traffic Engineer – VHB
- Biologist – Dr. J. H. Carter and Associates Inc.

Zoning Information

The property is designated as Residential in the Town's Comprehensive Long Range Plan, and the proposed expansion of the Continuing Care Community with additional residential units is compatible with that designation. The Property is currently zoned FRR.

Based on the records provided by the Town, in 1989 the Property was zoned to PPC-CD, which allowed a long-term care facility on the Property. Then in 1995, a Conditional Use Permit was approved to allow the property to be used a continuing care community; and in 2007, the property was rezoned from FRR-CD to FRR-CD to include special services homes as a permissible use on the property.

Compliance with UDO

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 to facilitate a planned development district to allow for flexibility in design. The conditions and requirements 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 Section 2.18.5 of the UDO.

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 an application will apply. The development and building permits are subject to all Local, State and Federal regulations and laws.

CONCEPTUAL DEVELOPMENT PLAN APPLICATION

See Exhibit 1

EXISTING CONDITIONS

Existing Neighborhood

The Continuing Care Community is a well-landscaped and maintained facility with a mix of building and housing types as shown below:

Table 1 EXISTING DEVELOPMENT

	Buildings	Units/Beds	SF
Independent Living Apartments	4	172	307,561
Single Family	20	20	39,161
Duplex	14	28	56,442
Assisted Living/Memory Care	1	50	36,098
Club House	1		43,151
Health Center	1		77,560
*Clinic	1		6,715
*Administrative/Day Care	1		11,762
	Total	270	578,450

*To be demolished as part of this project.

Belle Meade offers its residents a continuum of care including rehabilitation, assisted living, long-term care, and home care is available when needed. Fine and casual dining is available for independent living residents. Among its many other existing on-site amenities are:

- Chapel

- Library
- Bank
- Convenience store
- Hair salon
- Indoor pool/spa
- Exercise room
- Woodworking shop
- Putting green
- Tennis court
- Shuffleboard
- Fitness trail
- Community gardens & greenhouse*

*To be relocated as part of this project.

Two man-made ponds exist on the property in the proposed area of development. Several other ponds are provided as amenities on the area of the site not proposed for new development.

Streets, Roads, Parking or Other Structures

The Property has frontage on Camp Easter Road, State Route 1853, on its eastern property line.

Two main private streets serve the property. The longer street, Waters Drive is accessed from the southern driveway and provides access to the south and eastern portions of the property. Several cul-de-sacs serve cottage units on the south side of the property from Waters Drive. Currently, Waters Drive has sidewalks in front of cottage units. Gossman Drive is a shorter road with driveway access to the north. Gossman Drive does not have sidewalks. The roads do not connect at this time. A internal walking paths are provided for the residents of the community.

Storm Water and Drainage

The site currently drains to multiple ponds on site. These ponds provide detention but likely do not provide treatment. There are two existing ponds adjacent to the proposed development that will be studied to determine if they can be retrofitted to meet current standards. If the ponds cannot be retrofitted, then a new stormwater facility will be provided it meets current standards. The overall drainage pattern of the site will not change.

Utilities

The Property is well-served by utilities, with existing utility locations shown on Exhibit 4 – Existing Conditions.

Water & Sewer – The Town provides both water and sewer to the Project.

Electric – Electric power is available for the site and has been installed to serve previous the existing neighborhood. An existing easement for overheard power lines is shown on Exhibit 4 – Existing Conditions.

Gas – Natural gas service is currently available to the site. Natural gas lines may be extended and connected to the development areas.

Telephone/Cable – The site is currently served by telephone and cable service.

Historical Structures

There are no historic structures on the site.

Existing Natural Features

Prevalent Tree Canopy and Vegetation

The site has been previously developed and is well landscaped. Where trees remain on the property, tree species are predominantly Loblolly Pines and Scrub Oaks. The tree canopy type and vegetation of the prevalent tree canopy and vegetation are included in Existing Conditions in Exhibit 4. Existing Conditions. Tree canopy and vegetation will be further identified as required during the Preliminary Development Plan process.

Streams, Wetlands and Floodplain

The Property is within the Cape Fear – Little River intake No. 2—WS-III Watershed. The 94-acre property is exempt from the current UDO requirement limit of 24 percent built-upon area but is limited to 70 percent built-upon area. The built-upon area of the existing facility is 33 percent as shown on Exhibit 13 – Built Upon Area.

The Town's GIS shows a stream connecting the Property's two man-made ponds in the area of the new development. Stream buffers have been shown and no buildings encroach into the buffers.

The project will comply with all State and Local standards for storm water management and use best management practices and engineered storm water facilities as required.

Topographic Features

A topographic map with two-foot contours is included on Exhibit 4 – Existing Conditions Map.

Unique Land Formations, Endangered/Threatened Species

There is no known Red Cockaded Woodpecker habitat on the property. Consulting biologist Dr. J. H. Carter, Inc conducted a site visit to confirm that the development area is free of habitat.

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 as required for permitting.

Adjacent Parcel information

The adjacent parcel owners, zoning, use, pin numbers and Parcel ID numbers are listed on the Adjacent Property Owners List attached as Exhibit 5 – Adjacent Property List.

CONCEPTUAL DEVELOPMENT PLAN

Development Program

Under the PD/CDP the Property will continue to be used as a Continuing Care Retirement Center. This use will include operation of the Special Service Homes authorized by Conditional District Rezoning in 2007. The facility may be increased by up to 44 units in either single family or duplex buildings in the area shown on the Conceptual Development Plan. Under the CDP there will be two phases, Phase I will include the existing development, Phase 2 will include the expansion of 44 units as shown on Exhibit 9 – Conceptual Development Plan. The plan does not currently contemplate redevelopment of the site; however, it does anticipate that uses may change over time to accommodate the needs of the Continuing Care Retirement Center's residents.

Permitted Uses

Under the CDP development on the site will be permitted as shown on Table 2 below. Additionally, any use that is not listed on the chart below but is typically associated with a Continuing Care Retirement Center shall be permitted.

Table 2 EXISTING AND PROPOSED DEVELOPMENT

	Units/Beds	SF
Phase I (Existing Uses)		
Independent Living Apartments	172	307,561
Single Family	20	39,161
Duplex	28	56,442
Assisted Living/Memory Care	50	36,098
Club House		43,151
Health Center		77,560
Total Existing	270	559,973
Phase 2		
New Cottage Units	44	*132,000
Total Proposed	314	*691,973

Phase 1

The property will continue to be used in its existing conditions and based on Table 2 above and other standards specified below.

Phase 2

No new residential units within Phase 2 will contain greater than 2,500 square feet of heated area. The maximum height for the new units will be 35 feet.

Treatment of Onsite Natural and Man-Made Features

Natural Features

The property has been developed for some time and features a well-maintained and manicured landscape. It has large buffer areas and man-made ponds that will largely remain intact as shown on Exhibit 9 - Conceptual Development Plan.

Man Made Features

Power transmission lines will remain on the property. Any new distribution lines will be buried underground.

Berms and increased landscaping will be provided between the existing phases in locations shown on the CDP.

Open Space and Amenities

The required open space is presented below in Table 3 Open Space is further discussed below. Section 3.5.14 (G) requires 20 percent of the gross land area of PD zoned land to be Open Space, and that 50 percent of that open space be Usable Open Space.

Table 3 OPEN SPACE

Category	Required
Overall Open Space	18.80 acres
Usable Open Space	9.40 acres

Per the Town's UDO, Usable Open Space will be provided that meets the following definition:

areas comprised of, but not limited to, any combination of the following: natural areas, wetlands, trails, boardwalks, parks, ball fields for structured recreation, equestrian fields or tracks, golf courses (not including clubhouse or other vertical structures), buffers (outside of a platted Lot), any water bodies including ponds and lakes, and/or innovative and accessible water quality ponds (that are designed as an amenity).

The Property will continue to offer the following amenities:

- Chapel
- Library
- Bank
- Convenience store
- Hair salon
- Indoor pool/spa
- Exercise room
- Woodworking shop
- Putting green
- Tennis court
- Shuffleboard
- Fitness trail
- Dog park
- Community gardens & greenhouse*

*The community gardens and greenhouse will be relocated to provide space for the proposed new cottages as shown on Exhibit 9 Conceptual Development Plan

Amenities provided may change to any amenity typical of a Continuing Care Retirement Community provided that the overall all amount of open space meets Table 3.

Pedestrian Paths

Pedestrian and non-vehicular circulation facilities in Phase 1 (the existing conditions) are comprised of a series of concrete paved sidewalks and slightly wider all weather surfaced paths suitable for bicycle and golf carts.

Phase 2 (proposed) will have pathways of the same size and material that are well connected and integrated with the Phase 1 network.

The general locations and a typical cross section shown for Phase 1 and Phase 2 pathways are shown Exhibit 3 – Transportation and Drainage Map/Road Sections.

Buffers and Landscaping

Landscape standards will meet or exceed the requirements of the Town of Southern Pines UDO per Section 3.5.14(H)

A 20-foot wide perimeter buffer will be provided along all property lines, except the buffer along Camp Easter Road which will be 100 foot wide.

Generally, the goal will be to preserve existing plantings in the buffer adjacent to new construction, however if in cases where existing plantings are sparse or must be disturbed to accommodate new construction, new buffer plantings will meet the requirements of UDO Exhibit 4-4: Minimum Planting Required in Buffers.

Architectural Standards

Building setbacks along the perimeter lot lines will be 15 feet. No other setbacks will be required, except as required by the building code.

Architectural review by the Town of Southern Pines Council will not be required for new single family or duplex units or, for routine maintenance, such as painting, re-roofing or replacement or repair of existing doors, windows, trim or existing walls of existing buildings, or for remodeling that involves the change of an exterior portion of an existing building that is not visible from a public right-of-way.

In the event of future redevelopment, the Town of Southern Pines Council will review and approve all multi-family and non-residential building plans for compliance with the Town's architectural standards in Section 4.10 of the UDO.

All development and building permits are subject to all Local, State and Federal permitting guidelines, rules, and regulations.

Trip Generation, Vehicular Circulation, Street Cross Sections, and Parking

Trip Generation

VHB analyzed trip generation for the project and determined that the 44 new senior living dwelling units are expected to generate less daily, AM peak hour, and PM peak hour traffic compared to the clinic and day care uses that will be removed from the site. Therefore, the amount of traffic entering and exiting the site should not increase with the proposed residential expansion. It should be noted that the trip generation estimate for the clinic and day care uses may be conservative since both land uses are within a retirement community. Some trips to and from these land uses may be from residents that are already located within the community. Nevertheless, the estimated number of trips for the proposed senior living homes is expected to be considerably lower than what is proposed to be demolished. As a result, the development will not have a negative effect on the surrounding public street network. A Trip Generation Memo prepared by VHB is attached as Exhibit 7.

Vehicular Circulation and Street Cross Sections

The existing private street network will be extended and modified to accommodate the new residential units. Ingress and egress from the Property will continue to occur from the two existing driveway locations on Camp Easter Road. Two new gated accesses are proposed at the intersections of Gossman Drive and Camp Easter Road and at the intersection of Gossman Drive and proposed extension of Waters Drive. Proposed private street cross sections are provided as Exhibit 3 – Transportation and Drainage and Road Sections.

No new driveway connections to public roads or new public roads are proposed.

Parking

Phase 1 Parking

The existing facilities within Phase 1 are supported by and will continue to be supported by +/-701 parking spaces. The spaces are comprised of a combination of surface parking, carports and residential garages.

Phase 2 Parking

The new residential units within Phase 2 will be provided with at least two spaces per unit in garage and driveway parking. Visitor parking will be provided in a driveway.

Redevelopment

In the unlikely event of redevelopment, parking will comply with UDO ratios at the time for the building use.

Drainage

Drainage associated with any new construction will be designed to meet the requirements of the UDO. Any necessary easement areas will be provided as required by the UDO and applicable regulations and will be designed, detailed, and located during the detailed engineering and permitting of future development phases.

Utilities

Electric, water, sewer and gas utilities are currently available on the property as described in Section 4.1.3 of this document. Any new utility lines will be installed per the policies of the local utility providers and the Town of Southern Pines for underground utilities. Any new service lines will be installed underground

Water and Sewer

Water and sewer utilities are currently provided by the Town of Southern Pines. Utilities may be extended to the proposed development. Design and permitting will meet current Town standards.

Electric

Electrical Power will be provided by Duke Energy; however, other providers may be allowed in the future.

Cable.

Spectrum currently provides cable service; however, other providers may be allowed in the future.

Street Lighting

Street lighting will be designed in conformance with the requirements of Section 4.8 in the Town of Southern Pines UDO. All lighting will be LED lighting. The cost of installation and maintenance of any specialty street lighting shall not be the responsibility of the Town of Southern Pines. Appropriate lighting in parking areas and amenity locations will be provided as required by the UDO.

From time to time, temporary services may be required and shall be allowed as community facilities, temporary construction offices and/or temporary marketing centers.

Signs

There are two existing entryway and wayfinding signs on Camp Easter Road. Other types of signs existing on the Property include wayfinding, building and information signs. All new signs will be consistent with the character of the existing signs and will designed to maintain consistency throughout the development and enhance the aesthetic character, while providing efficient wayfinding.

Signs will reflect the architectural character of Southern Pines and the architecture of Belle Meade. Locations of new signs, in addition to the two main entry signs are indicated on Exhibit 8 – Sign Plan. Any sign that is not specifically identified in this section will follow the standards of Section 4.6 in the UDO. Sign areas to be computed per Section 4.6.6 of the UDO.

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, not typical to a Continuing Care Retirement Center, must obtain the appropriate permits from the Town of Southern Pines.

Storm Water Management and Water Quality Management

The site currently drains to multiple ponds on site. These ponds provide detention but likely do not provide treatment. There are two existing ponds adjacent to the proposed development that will be studied to see if they can be retrofitted to meet current standards.

If the ponds cannot be retrofitted, then a new stormwater facility will be provided that will meet current standards. The overall drainage pattern of the site will not be changed. The locations shown on the plan are subject to change during the 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, NCDENR, NCDWQ and any other stormwater regulations.

The installation/maintenance of any proposed storm water devices will not be the responsibility of the Town of Southern Pines. As discussed above, the property is subject to the 70 percent. Built-upon area exemption. New and existing development will not exceed the 70 percent limit. The existing development has a built upon area of +/-33 percent. With Phase 2, the built-upon area will be +/-36 percent.

Property Maintenance

The Property is maintained by a professional groundskeeping staff.

Conceptual Transportation Plan

A Conceptual Transportation Plan– Exhibit 3 has been provided as required by the UDO. This plan illustrates the Phase I (existing) and proposed (Phase 2) street and pedestrian network for the CDP area.

The proposed development will result in fewer trips as a result of the removal of the Administrative/Daycare Center and Clinic and construction of age-restricted residential units as discussed in the trip generation memo provided by VHB. (Exhibit 7)

No new access points to the public street network are proposed.

Statement about Dedication of Streets

The proposed streets are private, and no dedications are proposed at this time.

Phasing

The Continuing Care Retirement Community has been constructed over several decades. The existing facility is shown as Phase 1. Phase 2 will be constructed as follows:

Infrastructure for the new units will be constructed upon receiving permits with construction of the individual units occurring after completion of the infrastructure installation. Buildout is

anticipated to take 24-36 months but is dependent on market factors. Phasing will be reviewed at such time as a PDP is submitted.

From: [RLUAC Executive Director](#)
To: [Cindy Williams](#)
Subject: RE: PD-09-22 St. Joseph of the Pines - Belle Meade
Date: Thursday, July 28, 2022 9:12:04 AM

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: Monday, July 25, 2022 3:14 PM
To: Archie Daniel <adaniel@southernpines.net>; Cindi King <CKing@southernpines.net>; Cory Albers <calbers@southernpines.net>; David Byrd <DByrd@southernpines.net>; Director <director@rluac.com>; James Michel <JMichel@southernpines.net>; Ken Skipper <KSkipper@southernpines.net>; Maurice Holland <mbholland63@gmail.com>; NCDOT <djuarezpozos@ncdot.gov>; ncsandhillsrcw@fws.gov; Ron Istre <RIstre@southernpines.net>; Ron Maness <rmaness@moorecountyairport.com>
Cc: Jennifer Hunt <jhunt@southernpines.net>
Subject: PD-09-22 St. Joseph of the Pines - Belle Meade

Good afternoon,

Please review the attached Planned Development – Conceptual Development Plan information and respond with any questions or comments at your earliest convenience.

Thank you.

Cindy Williams
Planning Department
Town of Southern Pines
801 SE Service Road
Southern Pines, NC 28387
(910) 692-4003

Exhibit 7



To: Daniel A. Jewell, RLA, ASLA
President
Coulter Jewell Thames, PA

Date: July 8, 2022

Memorandum

Project #: 39369.01

From: Andrew Topp, PE, PTOE

Re: Belle Meade Trip Generation Estimate
Southern Pines, NC

Project Background

The Belle Meade Retirement Community in Southern Pines, North Carolina has plans to demolish two buildings on site in order to provide an additional 44 senior living townhome units. An existing 6,715 square foot (sf) clinic and a 11,762-sf day care will be removed to make space for the new townhome units. This memorandum summarizes the estimated number of vehicular trips that will be removed from the site by demolishing the clinic and day care buildings while estimating the number of vehicular trips that will be generated by the 44 senior living townhome units.

Trip Generation Results

Trip generation calculations for all land uses were provided using the *ITE Trip Generation Manual, 11th Edition* and methodology from the *NCDOT Rates vs. Equation Spreadsheet*. ITE Land Use Code (LUC) 565 (Day Care Center) and LUC 630 (Clinic) were used to calculate the number of trips that will be removed from the site. Table 1 outlines the trip generation estimate to be removed from the site with the planned residential expansion.

Table 1: Trips Removed from Site

Land Use Code ¹	Land Use	Unit	ADT	AM Peak Hour			PM Peak Hour		
				Enter	Exit	Total	Enter	Exit	Total
Total Site Trips ²									
565	Day Care Center	50 students	225	22	19	41	19	21	40
630	Clinic	6,715 sf	276	19	4	23	8	19	27
Development Total			501	41	23	64	27	40	67

Notes:

1. Land Use Code and trip generation rates are determined based on *ITE Trip Generation, 11th Edition*
2. Total site trips are determined based on the suggested method in the *NCDOT Rate vs Equation Spreadsheet*

As shown in Table 1, the two buildings to be demolished are assumed to generate 501 daily site trips with 64 trips (41 entering, 23 exiting) occurring during the AM peak hour and 67 trips (27 entering, 40 exiting) occurring during the PM peak hour.

The number of new trips generated by the 44 senior living units were calculated using LUC 252 (Senior Adult Housing – Attached). The trip generation results for the residential expansion are shown in Table 2.

Table 2: Trips Added to Site

Land Use Code ¹	Land Use	Unit	ADT	AM Peak Hour			PM Peak Hour		
				Enter	Exit	Total	Enter	Exit	Total
Total Site Trips ²									
252	Senior Adult Housing - Attached	44 du	152	3	6	9	6	5	11

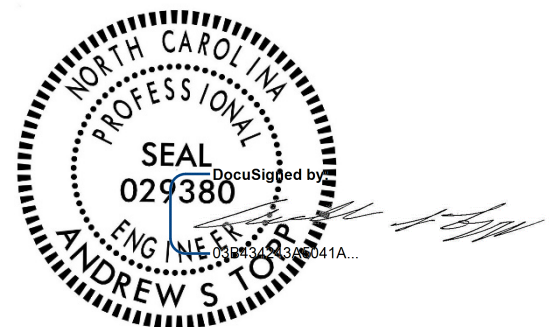
Notes:

1. Land Use Code and trip generation rates are determined based on *ITE Trip Generation, 11th Edition*
2. Total site trips are determined based on the suggested method in the NCDOT Rate vs Equation Spreadsheet

As shown in Table 2, the new residential units are expected to generate only 152 daily site trips with 9 trips (3 entering, 6 exiting) occurring during the AM peak hour and 11 trips (6 entering, 5 exiting) occurring during the PM peak hour.

Findings and Conclusions

The new senior living dwelling units are expected to generate less daily, AM peak hour, and PM peak hour traffic compared to the clinic and day care uses that will be removed from the site. Therefore, the amount of traffic entering and exiting the site should not increase with the proposed residential expansion. It should be noted that the trip generation estimate for the clinic and day care uses may be conservative since both land uses are within a retirement community. Some trips to and from these land uses may be from residents that are already located within the community. Nevertheless, the estimated number of trips for the proposed senior living homes are expected to be considerably lower than what is proposed to be demolished and as a result, the development will not have a negative effect on the surrounding public street network.



From: [Cindy Williams](#)
To: [Jennifer Hunt](#)
Subject: FW: [External] PD-09-22 St. Joseph of the Pines - Belle Meade
Date: Tuesday, August 2, 2022 9:07:27 AM
Attachments: [PD-09-22 PB PHN - agency comments.pdf](#)

Hi Jennifer,

FYI

Cindy Williams

Planning Department
Town of Southern Pines
801 SE Service Road
Southern Pines, NC 28387
(910) 692-4003

From: JuarezPozos, Dagoberto <djuarezpozos@ncdot.gov>
Sent: Friday, July 29, 2022 9:43 AM
To: Cindy Williams <CWilliams@southernpines.net>
Subject: RE: [External] PD-09-22 St. Joseph of the Pines - Belle Meade

Cindy,

No comments on this one.

Dago

From: Cindy Williams <CWilliams@southernpines.net>
Sent: Monday, July 25, 2022 3:14 PM
To: Archie Daniel <adaniel@southernpines.net>; Cindi King <CKing@southernpines.net>; Cory Albers <calbers@southernpines.net>; David Byrd <DByrd@southernpines.net>; Director <director@rluac.com>; Michel, James <JMichel@southernpines.net>; Ken Skipper <KSkipper@southernpines.net>; Maurice Holland <mbholland63@gmail.com>; JuarezPozos, Dagoberto <djuarezpozos@ncdot.gov>; ncsandhillsrcw@fws.gov; ISTRE, RONALD <ristre@southernpines.net>; Ron Maness <rmaness@moorecountyaairport.com>
Cc: Jennifer Hunt <jhunt@southernpines.net>
Subject: [External] PD-09-22 St. Joseph of the Pines - Belle Meade

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

Good afternoon,

Please review the attached Planned Development – Conceptual Development Plan information and respond with any questions or comments at your earliest convenience.

Thank you.

Cindy Williams

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: Planning Board

From: Jennifer Hunt, Planner

Subject: PD-09-22: Planned Development District - Conceptual Development Plan for Belle Meade Retirement Community, addition of 44 residential units on 94.902+/- acres on the west side of Camp Easter Road on the west side of McDeeds Creek Road.

Date: August 18th, 2022

I. SUMMARY OF APPLICATION REQUEST:

Mr. Dan Jewell, an authorized agent on behalf of St. Joseph of the Pines, 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 provide an additional 44 senior living townhome units on the already existing Belle Meade Retirement Community. There are two buildings on site that will be demolished, a medical clinic and daycare center. The land uses that are allowed in this proposed Planned Development CDP will continue to be a continuing care retirement center, to include the special service homes, residential land uses, consistent with the current use FRR-CD (conditional district rezoning in 2007). Development of the subject property will require the extension of Waters Drive which will loop and connect with Gossman Drive which leads to Camp Easter Road. Phase 1 of this proposed CDP is what currently exists onsite while Phase 2 will be known as the extension of the 44 additional residential units.

The subject parcels are currently zoned FRR-CD (Facilities Resource and Recreation Conditional District) and are identified as PIN: 858315743819 (PARID: 00040807). The property owner according to Moore County Register of Deeds is Saint Joseph of the Pines, Inc.

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

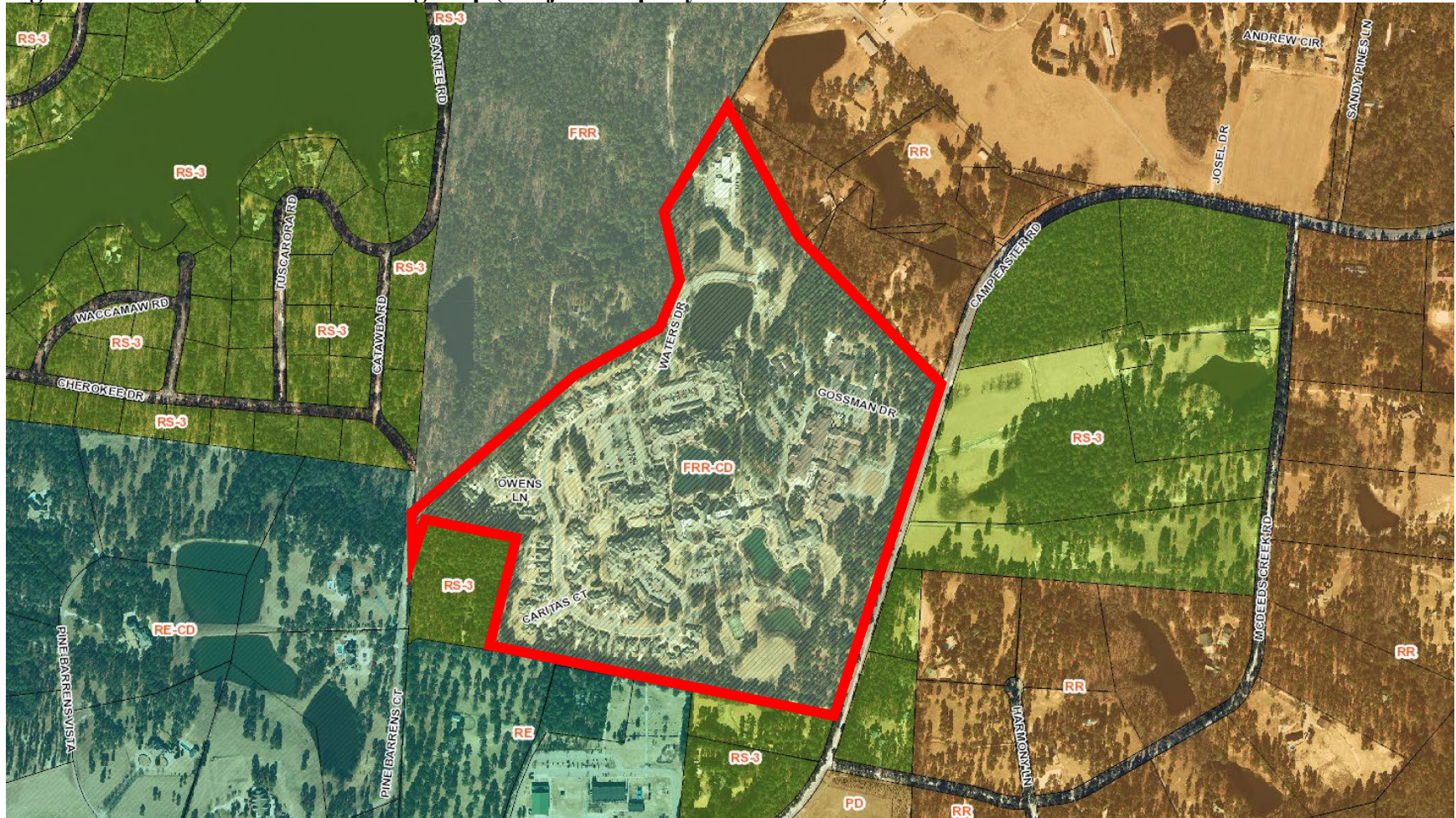
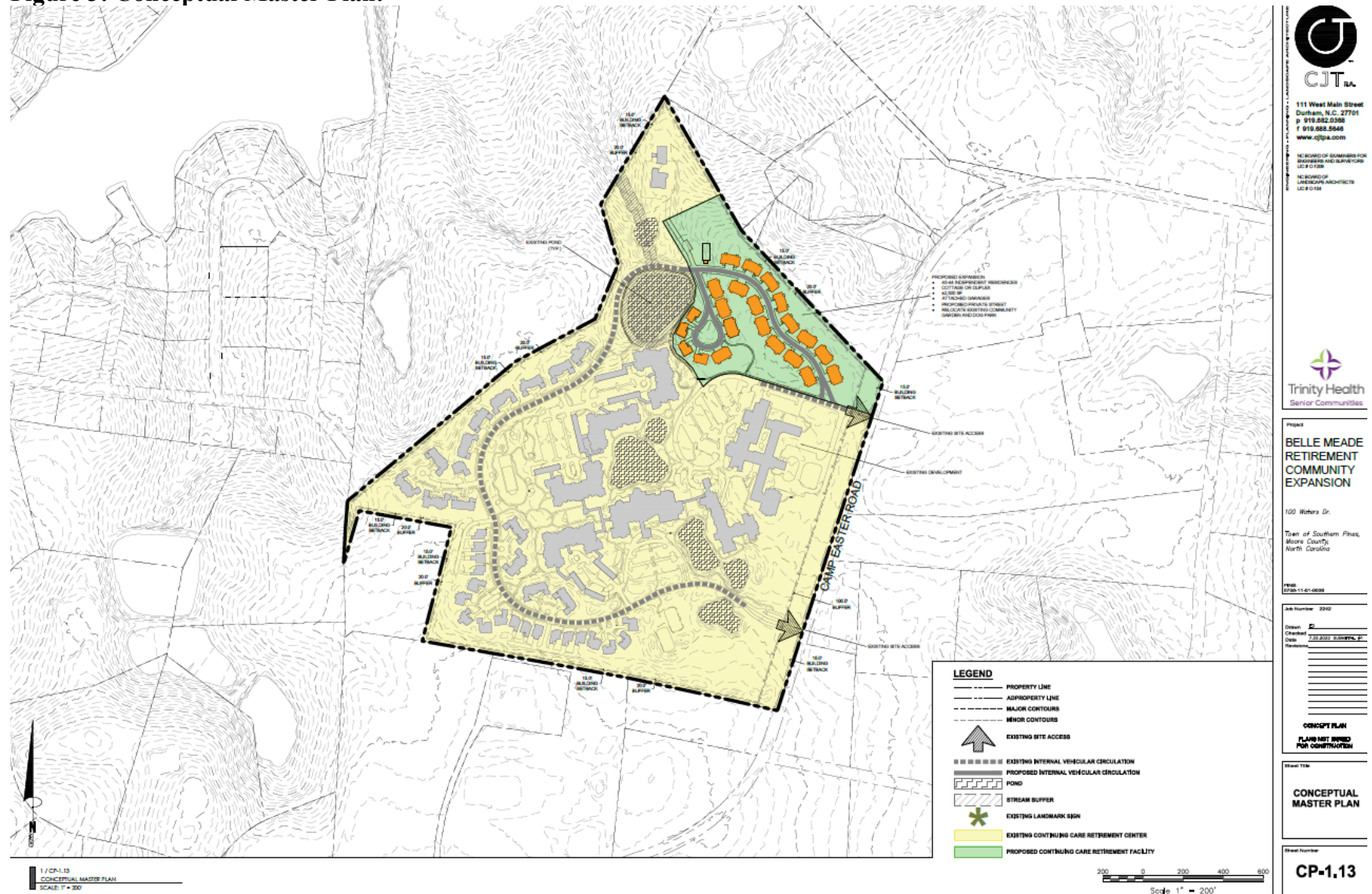


Figure 2: Aerial (Drone) Image of Present Condition of Subject Property (August 4, 2022):



Figure 3: Conceptual Master Plan:



1 / CN-1.14
CONCEPTUAL MASTER PLAN
SCALE: 1" = 100'

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- MAJOR CONTOURS
- MINOR CONTOURS
- EXISTING SITE ACCESS
- PROPOSED INTERNAL VEHICULAR CIRCULATION
- POND
- STREAM BUFFER
- PROPOSED DEVELOPMENT AREA

0 100 200 300
Feet

II. 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:

- The developers held a Neighborhood Meeting on July 7, 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.
- CDP Application Submitted: July 11, 2022
- Application Deemed Incomplete: July 15, 2022
- Application Deemed Complete: July 25, 2022
- Notice of August 18, 2022 Planning Board Public Hearing:
 - Posted On-site: July 27, 2022
 - Mailed: July 25, 2022
 - Publication Dates: August 3 and August 10, 2022
- Planning Board Regular Meeting: August 18, 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 a narrative addressing consistency of the proposed CDP with the Town's Comprehensive Long-Range Plan in the "Zoning Information"

section on page 2 of the CDP. The CLRP designation of the subject property is “Residential” 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 Belle Meade 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 one request other than the applicable UDO design standards. On page 8 under “Buffers and Landscaping” of the CDP Belle Meade allows a 20-foot-wide perimeter landscape buffer along all property lines and a 100-foot-wide landscape buffer along Camp Easter Road.

Planning staff requested that the applicants included requirements for redevelopment as part of the CDP. However, the applicants were adamant that no redevelopment is planned to take place per the “Introduction” on page 1 of the CDP. Therefore, should redevelopment take place in the future a CDP amendment may be required.

iv. Consultation with Technical Review Committee:

The proposed development was presented to the Town of Southern Pines Technical Review Committee (TRC) on August 2, 2022. Discussion was held regarding any concerns based on the development of the additional 44 units. There were no utility concerns and the concern for connecting Gossman Drive was met, and will be connected. There were no further concerns from engineering and fire was not present.

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 will continue to be used as a Continuing Care Retirement Community as shown in the CDP table on page 6. No new residential units within Phase 2 will contain greater than 2,500 square feet of heated area and the maximum height for the new units is 35 feet. There are a proposed 44 residential units.
- 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 must have exemption allocation, which they do, and it was granted with the approval of Z-07-10 (rezoning to FRR-CD) from the Town Council on March 8, 2011, which is part of CU-04-94. The current balance of exemption allocation in the Little River Intake No. 2 Water Supply Watershed is approximately 388 acres. The proposed development will be permitted to develop to a maximum of 70% built-upon area, which with the proposed 44 additional residential units will take them to approximately 36% built upon area, up from the existing 33% built upon area.
- 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, which is attached known as “Exhibit 7”. A TIA will be required with each phase of development that will be reviewed individually as Preliminary Development Plans (PDP).

III. 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, U.S. Fish and Wildlife Service and the Regional Land Use Advisory Commission (RLUAC) on July 25, 2022.

- Dagoberto JuarezPozos with NCDOT did not have any comments, per an email sent July 29, 2022.
- Vagn Hansen with RLUAC did not have any comments, per an email sent July 28, 2022.

IV. ATTACHMENTS:

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

1. DRAFT Planning Board Resolution to Adopt a Written Recommendation
2. CDP Application
3. Neighborhood Meeting
4. CDP Plan
5. CDP Text
6. RLUAC Comments
7. NCDOT Comments
8. Exhibit 7: Belle Meade Trip Generation Estimate

V. PLANNING BOARD ACTION:

A request for approval of a Conceptual Development Plan is a request for a rezoning. Per North Carolina General Statute 160D-604(d), prior to consideration by the Town Council of the proposed Planned Development District - Conceptual Development Plan (CDP), the Planning Board shall advise and comment on whether the proposed CDP is consistent with the Comprehensive Long Range Plan. 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 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 amendments by the Town Council.

To assist the Planning Board in performing this task, town staff have prepared the following draft motions for the Planning Board's consideration, possible modification as necessary, and adoption:

I move that after reviewing the proposed Conceptual Development Plan and considering the criteria for approval of a Planned Development District found in UDO §2.18.4(H):

1. The requested Conceptual Development Plan is consistent with the Comprehensive Long Range Plan for the reasons set forth in Attachment "A" of staff report PD-09-22;
2. The requested Conceptual Development Plan is consistent with the Comprehensive Long Range Plan for the reasons set forth in Attachment "A" of staff report PD-09-22 as revised by the Planning Board;
3. The requested Conceptual Development Plan is inconsistent with the Comprehensive Long Range Plan for the reasons set forth in Attachment "A" of staff report PD-09-22 as revised by the Planning Board;

I further move that the following other matters were considered by the Planning Board and shall be added to Attachment A by town staff as part of the Planning Board's written recommendation to the Town Council:

- 1.

And, therefore, I move to:

1. Recommend approval of PD-09-22 to the Town Council;
2. Recommend denial of PD-09-22;



ATTACHMENT A

PLANNING BOARD RESOLUTION TO ADOPT A WRITTEN RECOMMENDATION FOR CONCEPTUAL DEVELOPMENT PLAN APPLICATION PD-09-22

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 August 18, 2022 for consideration of a Planned Development - Conceptual Development Plan for the Belle Meade 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-09-22 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 “Residential” and the proposed Conceptual Development Plan (CDP) allows all the land uses permitted in residential zoning districts and that this project will continue as a residential Retirement Care Community. The proposed CDP is adjacent to existing residential development, can be served by existing water and sewer facilities, is accessible via an existing internal private street, known as Gossman Drive. A new proposed road will be built with the additional 44 residential units, internally that will connect with Gossman Drive

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-09-22:

- 1.

ADOPTED this the 18th day of August, 2022.

Gary Carroll, Chairman

ATTEST:

Cindy Williams
Secretary to the Planning Board

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**.

1/12/22



Planned Development District Conceptual Development Plan Application

Fee: \$1,800.00

Date Received: _____

Case No.: PD-____-____

Project Information:

Project Name: St. Joseph of the Pines Belle Meade

Physical address: 100 Waters Drive, Southern Pines, NC 28387

PIN: 858315743819

Parcel ID: 00040807

Site Size: 94.902 acres

Zoning: FRR

Applicant:

Name(s): St. Joseph of the Pines, Inc.

Email: scott.brewer@trinityhealth.or

Phone: 910.246.3100

Mailing Address: 17410 COLLEGE PARKWAY STE 200, LIVONIA MI 48152

Authorized Agent, if different from Applicant:

Name(s): Dan Jewell, CJT, PA

Email: djewell@cjtpa.com

Phone: 919.682.0368

Mailing Address: 111 West Main Street, Durham, NC 27701

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

Name(s): SCOTT F. BREWTON

Email: SCOTT.BREWTON@TRINITY-HEALTH.ORG

Phone: 910-246-3100

Mailing Address: _____

1/12/22

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 west side of Camp Easter Rd (St./Ave.), between Josef Drive (St./Ave.) and McDeeds Creek Rd (St./Ave.). The property has a frontage of 1722 feet and a depth of 2,359 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:

To allow the continued use of a continuing care retirement community and allow expansion of the community by 40 residential units

Date:

7/7/22



Applicant

**PLANNING DEPARTMENT
TOWN OF SOUTHERN PINES**

801 SE Service Road, Southern Pines, NC 28387

plan@southernpines.net (910) 692-4003 www.southernpines.net

1/12/22

APPOINTMENT OF AGENT

The undersigned owner(s), St. Joseph of the Pines, Inc., hereby appoint(s) Dan Jewell of CJT, PA 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 7th day of July, 2022.



Property Owner



Agent

1/12/22

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.

1/12/22

Exhibit 5

Neighboring Properties

PIN	PARID	NAME	NAME2	ADDRESS	CITY	STATE	ZIP
858312765354	00030896	CAVINESS, GARY WAYNE & STEVEN		15950 STATE RD 120	BRISTOL	IN	46507
858311664248	00032037	PINEHURST AREA REALTY, INC		PO BOX 1511	PINEHURST	NC	28370
858312850799	00032866	DENKER, RICKY C & SANDRA		630 DIAMONDHEAD DR	PINEHURST	NC	28374
858312767012	00034441	CAVINESS, GARY WAYNE & STEVEN		15950 STATE RD 120	BRISTOL	IN	46507
858312859140	00035224	CONNEMARA FARM, LLC		PO BOX 336	PINEHURST	NC	28370
858312858784	00036729	MILLER, LUCY HILL	ARROWHEAD FARM	2635 CAMP EASTER RD	SOUTHERN PINI	NC	28387
858316849491	00036731	MILLER, LUCY HILL	ARROWHEAD FARM	2635 CAMP EASTER RD	SOUTHERN PINI	NC	28387
858315544974	00037668	PINEHURST AREA REALTY, INC		PO BOX 1511	PINEHURST	NC	28370
858311556134	00037669	PINEHURST AREA REALTY, INC		PO BOX 1511	PINEHURST	NC	28370
858316844064	00038148	RHODES, GEORGE S	RHODES, JUDITH P	150 HARMONY LANE	SOUTHERN PINI	NC	28387
858312860731	00038366	ROSS, CALVIN J		2460 CAMP EASTER RD	CARTHAGE	NC	28327
858315538280	00038409	BURBIDGE, MICHAEL F BISHOP OF	ROMAN CATHOLIC DIOCESE RALEIG	7200 STONEHENGE DR	RALEIGH	NC	27613-1620
858315549203	00038796	CARRINGTON, ROBERT & MARY		PO BOX 1276	SOUTHERN PINI	NC	28388-1276
858315734515	00040806	JOHNSTONE, WILLIAM M JR &	MELISSA M	2764 CAMP EASTER RD	SOUTHERN PINI	NC	28387
858315743819	00040807	ST JOSEPH OF THE PINES, INC	C/O TRINITY SENIOR LIVING COMM	ATTN: ACCOUNTS PAYABLE	LIVONIA	MI	48152
858315635655	00991755	GOSSMAN, F JOSEPH	BISHOP ROMAN CATHOLIC DIOCESE	7200 STONEHENGE DR	RALEIGH	NC	27613
858315635197	10001608	GOSSMAN, F JOSEPH	BISHOP ROMAN CATHOLIC DIOCESE	7200 STONEHENGE DR	RALEIGH	NC	27613
858316841019	10001651	RHODES, GEORGE S	RHODES, JUDITH P	150 HARMONY LANE	SOUTHERN PINI	NC	28387
858316830620	10001652	PECHA, ROBERT H	PECHA, JAMIE M	2741 CAMP EASTER ROAD	SOUTHERN PINI	NC	28387
858315543309	20010646	CUMMINGS, ROBIN G	CUMMINGS, REBECCA G	265 PINE BARRENS VIS	SOUTHERN PINI	NC	28387

NORTH CAROLINA
MOORE COUNTY

WARRANTY DEED

THIS DEED, made this 12th day of April, 1990, by ROYAL AND ANCIENT PARTNERSHIP, LTD., a North Carolina Limited Partnership, Grantor, and ~~SAINT~~ ^{SAINT} JOSEPH OF THE PINES, INC., of 590 Central Drive, Southern Pines, North Carolina 28387, Grantee;

WITNESSETH:

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

See Exhibit "A" attached hereto and incorporated by reference for a metes and bounds description of the property.

This conveyance is made subject to the following: (i) utility easements of record; (ii) right of way of S.R. 1853.; (iii) that certain easement to the Easter Seals Society recorded in Book 387, Page 87, Moore County Registry; and (iv) riparian rights of adjacent property owners in and to creeks and streams on the property.

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 hereinabove referred to.

And the Grantor covenants with the Grantee, that Grantor is seized of said premises in fee 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; subject, however, to the exceptions, reservations and conditions hereinabove referred to.

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

IN WITNESS WHEREOF, the said 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.

3 8291

2 1501

BOOK	PAGE	BOOK	PAGE
714	00546	00800	00443

Real Estate
Phone 1-800-676-5011



APR 12 1960

TAX ADDRESS
RECORDING 10-00
STAMP 676.30

11.00 pd RE-RECORD

VAN CAMP, WEST,
WEIR & HAYES, P.A.
ATTORNEYS AT LAW

ROYAL AND ANCIENT INVESTORS, LTD.
a North Carolina Limited Partnership

Kelly R. Miller (SEAL)
By: Kelly R. Miller, General Partner

NORTH CAROLINA
Moore COUNTY

I, a Notary Public for said County and State do hereby certify that
KELLY R. MILLER, General Partner of Royal and Ancient Investors, Ltd., a
North Carolina Limited Partnership Grantor, personally appeared before me
this day and acknowledged the due execution of the foregoing Warranty
Deed.

Witness my hand and official stamp or seal, this 12th day of
April, 1990.



Verna Cummings
Notary Public

My Commission Expires:

July 19, 1990

North Carolina--Moore County

The foregoing certificate(s) of Verna Cummings,
Notary/Notaries Public is/are certified to be correct.
This instrument and this certificate are duly registered
at the date and time in the book and page shown in the
first page hereof.

Judith M. Adams, Register of Deeds
Judy D. Martin Deputy

APR 12 4 32 PM '90

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

EXHIBIT "A"

MCNEILLS TOWNSHIP, MOORE COUNTY, NORTH CAROLINA

A CERTAIN TRACT OF LAND LOCATED ON THE NORTH SIDE OF THE TOWN OF SOUTHERN PINES, FRONTING ON THE WEST SIDE OF STATE ROAD 1853 (CAMP EASTER ROAD) ABOUT ONE MILE EAST OF THE INTERSECTION OF ROAD 1853 WITH HIGHWAY 22, ADJOINING THE LANDS OF CAMP EASTER IN THE PINES, HEARN, J.W. ALSUP, EDWIN LONGCOPE, STEVEN SIEGEL AND THE GRANTOR, DESCRIBED AS FOLLOWS:

BOOK PAGE
00800 00445

BEGINNING AT A CONCRETE MONUMENT ON THE WEST LINE OF A LANE THAT LEADS FROM STATE ROAD 1853 NORTHWARD TO CAMP EASTER, SAID MONUMENT LOCATED ABOUT 700 YARDS NORTH OF STATE ROAD 1853 AND BEING THE BEGINNING CORNER OF THE EDWIN LONGCOPE 275 ACRE TRACT THAT IS RECORDED IN DEED BOOK 184 AT PAGE 116 IN THE OFFICE OF REGISTER OF DEEDS FOR MOORE COUNTY, SAID BEGINNING CORNER ALSO BEING IN THE EAST LINE OF THE KELLY PROPERTY, RUNNING THENCE FROM THE BEGINNING WITH THE LINES OF THE 275 ACRE TRACT N 04 39' 28" E 123.79 FEET TO AN IRON STAKE, THE SOUTH CORNER OF CAMP EASTER PROPERTY; THENCE WITH THE COMMON LINES OF THE CAMP EASTER & LONGCOPE N 50 02' 23" E 1087.31 FEET TO AN IRON STAKE, N 61 36' 24" E 448.69 FEET TO A CONCRETE MONUMENT, N 22 36' 42" E 297.28 FEET TO A CONCRETE MONUMENT, N 16 28' 28" W 311.48 FEET TO AN IRON STAKE AND N 30 20' 14" E 623.64 FEET TO A CONCRETE MONUMENT IN THE CAMP EASTER LINE; THENCE CONTINUING WITH THE 275 ACRE TRACT LINES COMMON TO HEARN AND ALSUP, S 30 07' 47" E 768.91 FEET TO A CONCRETE MONUMENT AND S 43 30' 00" E 1033.27 FEET TO A NAIL IN THE CENTER OF THE PAVEMENT OF STATE ROAD 1853; THENCE ALONG THE CENTER OF THE ROAD S 17 34' 24" W 938.72 FEET TO AN IRON PIN IN THE CENTER OF THE PAVEMENT, THENCE CONTINUING WITH THE ROAD S 17 28' 21" W 783.36 FEET TO A NAIL IN THE CENTER OF THE PAVEMENT; THENCE LEAVING THE ROAD N 77 46' 07" W 359.76 FEET TO AN IRON STAKE, THENCE N 78 08' 52" W 403.10 FEET TO AN IRON STAKE ON THE NORTH SIDE OF A ROADWAY, THENCE N 79 44' 57" W 376.26 FEET TO AN IRON STAKE ON THE NORTH SIDE OF THE ROADWAY; THENCE N 80 22' 55" W 665.04 FEET TO AN IRON STAKE AT A FENCE CORNER, A COMMON CORNER WITH THE STEVEN SIEGEL SIX ACRE TRACT; THENCE WITH THE LINES OF THE SIEGEL TRACT N 14 06' 53" E 584.66 FEET TO A CONCRETE MONUMENT, N 80 03' 23" W 468.22 FEET TO A CONCRETE MONUMENT AND S 15 56' 43" W 278.26 FEET TO A CONCRETE MONUMENT, SIEGEL'S CORNER IN LONGCOPE'S 275 ACRE LINE; THENCE WITH THE 275 ACRE LINE N 02 46' 48" E 193.04 FEET TO THE BEGINNING, CONTAINING 94.902 ACRES MORE OR LESS AND BEING A PART OF THE EDWIN LONGCOPE 275 ACRE TRACT THAT IS RECORDED IN DEED BOOK 184 PAGE 116 IN THE OFFICE OF REGISTER OF DEEDS FOR MOORE COUNTY, NORTH CAROLINA. BEARINGS IN THIS DESCRIPTION BASED ON THE NORTH CAROLINA GRID SYSTEM 1927 DATUM.

BOOK PAGE
00714 00548

EXPLANATION STATEMENT TO CORRECT ERROR(S) MADE
IN AN INSTRUMENT AS ORIGINALLY RECORDED

RE: Book 714
Page 546

Recorded in the Moore County Public Registry

NAMES OF ALL PARTIES TO THE ORIGINAL INSTRUMENT:

Grantors: Royal and Ancient Partnership, Ltd.

Grantees: St. Joseph of the Pines, Inc.

STATE OF NORTH CAROLINA

COUNTY OF MOORE

We the undersigned, hereby certify and acknowledge that the following corrections are made in the above named recorded instrument as requested by the Beneficiary, for the purpose of adding the following information to the Deed of Trust.

DESCRIPTION OF CORRECTIONS:

This Warranty Deed is being rerecorded to reflect that the name of the Grantee is "Saint" rather than "St." pursuant to N.C.G.S. 47-36.1 ratified June 30, 1986.

DATED this 28th day of October, 1991.

 (SEAL)
L. PENDLETON HAYES
Drafter

This explanation statement together with the attached instrument duly recorded at _____ o'clock _____ M. this the _____ day of _____, 1991, in the Book and Page shown on the first page hereof.

Register of Deeds

BY:
Deputy/Assistant Registrar
of Deeds

D2/ExpStmt4Rerecord

VAN CAMP, WEST,
WEBB & HAYES, P.A.
ATTORNEYS AT LAW

Meet Our Senior Management Team and Board of Directors

[About Us](#)[Careers](#)[Contact Us](#)[Foundation](#)[History & Mission](#)[Leadership](#)[Our Area](#)[News & Events](#)

St. Joseph of the Pines Leadership

At St. Joseph of the Pines in Southern Pines, our goal is to provide a personal experience that exceeds your expectations. From our Board of Directors to our Leadership team, everyone at St. Joseph of the Pines is dedicated to meeting the needs of seniors with top-notch care and hospitality.

St. Joseph of the Pines Senior Management

Scott Brewton, Vice President

Mr. Brewton joined SJP in October 2020. Prior to joining SJP, he served as senior vice president and general manager of Pinehurst Resort and Country Club for sixteen years, where he was responsible for the operations of three hotels, eight restaurants, a spa, and conference center. A trusted and visionary leader, Scott has extensive experience in overseeing successful capital improvement projects and campus enhancements, and is committed to investing in staff education and customer satisfaction training.

Kimberly Wessell, Director of Sales and Marketing

Ms. Wessell is a Hamlet native who joined SJP in June 2017, bringing with her more than two decades of sales and marketing experience. Prior to her arrival, Wessell spent 10 years as a national integrated media sales executive for Valassis, Inc., where she consistently exceeded her annual sales quota and won numerous company awards. Wessell earned a Bachelor of Science Degree in Early Childhood Education with Reading Certification from East Carolina University, where she also studied Fashion Merchandising.

Wanda Avetta, Director Quality and Risk Management

Ms. Avetta joined the SJP team in November 2017 after serving three years as the Infection Preventionist for the Cape Fear Valley Health System. Her professional experience also includes serving as a Quality Director and a Safety Director in the healthcare industry. Ms. Avetta earned a Bachelor of Science degree in Nursing from Southeast Missouri University and a Master of Science degree in Nursing Education from Walden University.

Jackie Jamerson, Human Resources Manager

Ms. Jamerson grew up in Oregon and relocated to North Carolina from Montana. She joined the SJP team in May, 2017 after serving twelve years at FirstHealth Moore Regional Hospital and FirstHealth Richmond Memorial Hospital in the Human Resources Department as a Human Resources Specialist and Benefits Technician. Ms. Jamerson has prior human resources and safety experience in the hospitality industry. Ms. Jamerson earned an Associate Degree in Human Resources Management from Central Carolina Community College in 2016.

Board of Directors

St. Joseph of the Pines

Lin Hutaff (Chair)
Carla Williams (Vice Chair)
Brian Canfield (Secretary and Treasurer)
Matt West (Treasurer)
Mitchell Capel
Fr. Javier Castrejon
Michael Fiske
Sharlene Anderson
Pat Corso
Fr. John Forbes
Steve Kastner

Providence Place

Judy Waltman Dial
Jeremiah Johnson
Wilson Ray
Kathryn Grenier
Jennifer King
Archie Stevens (Chair)

ABOUT US

[Careers](#)
[Contact Us](#)
[Foundation](#)
[History & Mission](#)
[Leadership](#)
[Our Area](#)
[News & Events](#)

Exhibit 10

Neighborhood Meeting Sign-In,
Report and Graphics

June 22, 2022

**RE: Belle Meade Life Care Retirement Community Center
Rezoning Request to Allow 40 Additional Homes**

Dear Neighboring Property Owner:

You are invited to attend a neighborhood meeting on July 7, 2022 to find out more about the proposed expansion at the Belle Meade. The meeting will be held at the Belle Meade Clubhouse located at 100 Waters Drive, Fordham Room, Southern Pines from 6:30pm to 7:30pm.

The purpose of this meeting is to discuss the proposal to rezone the property to Planned Development (“PD”) and establish a Conceptual Development Plan (“CDP”) for the +/-94.902 acres of land, also known as PIN 858315743819 (the “Property”). The Property is currently zoned Facilities Resource and Recreation (FRR). The rezoning will allow the expansion of the existing St Joseph of the Pines Belle Meade Continuing Care Community allowing up to 40 additional residential units in either single family or duplex buildings. The CDP will establish permitted uses, density, standards and conditions for the proposed expansion.

The Town of Southern Pines requires that—prior to the submittal of a rezoning application—a neighborhood meeting open to the property owners within 200 feet of the area requested for rezoning be held.

If you have any questions about the rezoning request please contact Dan Jewell at djewell@cjtpa.com.

The full permit application can be reviewed at the office of the Planning Director after July 11th. You may visit southernpines.net or contact the Southern Pines Planning Department at (910) 692-4003 or plan@southernpines.net.



Signs Posted for
Neighborhood Meeting
6/22 – 7/7/2022

Meeting Sign in

Project: Belle Meade Retirement Community – Neighborhood Meeting

Date: July 7, 2022

Location: Belle Meade Retirement Community – 100 Waters Dr., Southern Pines, NC 28387

[illegible]



ST. JOSEPH of the PINES

PD-09-23 Belle Meade CDP

St. Joseph of the Pines

Belle Meade

August 2022 Planning Board



Trinity Health
Senior Communities

28 of 69
Page 98 of 243

St. Joseph of the Pines

Belle Meade Existing Site Plan

A Coventry & Kairos Assisted Living

B Healthcare Center

C Administrative Offices

D MD Office

E Cottages

F Independent Living Apartments

G Clubhouse

H Maintenance

PD-09-22 Belle Meade CDP

August 2022 Planning Board



29 of 69

Page 89 of 243

St. Joseph of the Pines

Belle Meade Existing Site Plan

PROJECT AREA



St. Joseph of the Pines

Belle Meade Existing Site Plan

Existing Area Features

- 'Neese Clinic' / Physician's Office



St. Joseph of the Pines

Belle Meade Existing Site Plan

Existing Area Features

- 'Neese Clinic' / Physician's Office
Daycare



St. Joseph of the Pines

Belle Meade Existing Site Plan

Existing Area Features

- 'Neese Clinic' / Physician's Office
- Daycare

SJP Administration Building



St. Joseph of the Pines

Belle Meade Existing Site Plan



Existing Area Features

- 'Neese Clinic'/ Physician's Office
- Daycare
- SJP Administration Building
- Resident greenhouse/ gardens
- Resident dog park

St. Joseph of the Pines

Belle Meade Existing Site Plan



Existing Area Features

- 'Neese Clinic'/ Physician's Office
- Daycare
- SJP Administration Building
- Resident greenhouse/ gardens
- Resident dog park

St. Joseph of the Pines

Belle Meade Proposed

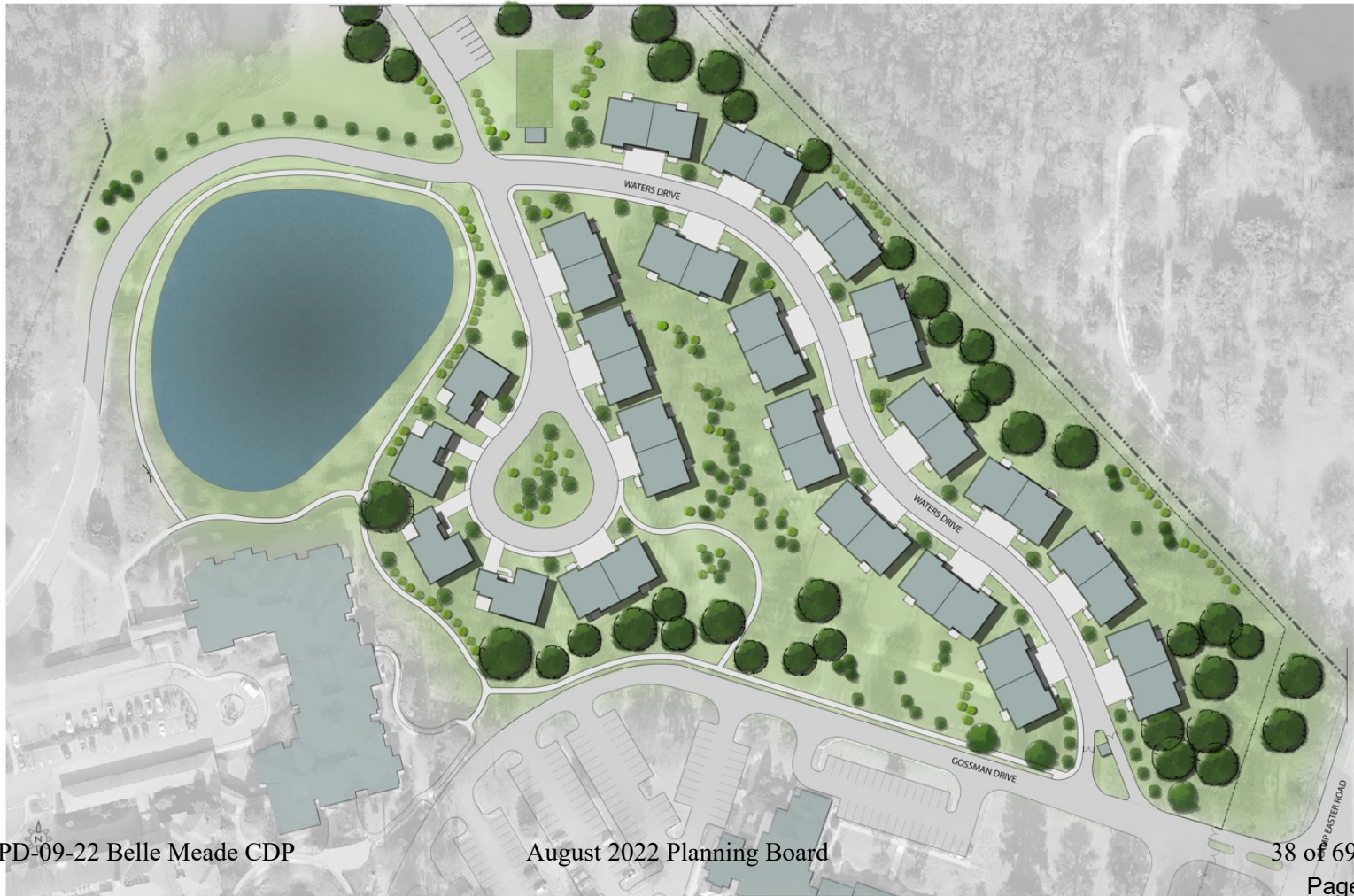
40 independent residences

- Single Story / 'Ranch'
- Single Cottage or Duplex
- 2500 s.f. +/-
- Attached garages
- Gated at Gossman



Questions?







CJTpa

111 WEST MAIN STREET
DURHAM, NORTH CAROLINA 27701
p919.682.0368 f919.688.5646

Planning for the Future

Belle Meade Neighborhood meeting 7.7.22 6:30 PM

At Belle Meade Clubhouse, Fordham Room

Neighbors
Linda Covington
Calvin Ross
Mrs. Ross
Jamie Pecha

for the Belle Meade Team
Scott Brewton, Nora Wiley, Ed McLean, Dan Jewell

Nora gave an overview of the Existing Campus, Development Proposal and the Entitlement process.

- Existing facilities and parking within the new project area will be removed, and new residential units built.
- Waters Drive will be extended to Gossman Drive for better fire access
- Housing types – single family cottages and duplexes
- New gates

Questions:

Mr. Ross – How close to the northeast property line are we proposing to build? when Belle Meade was originally proposed the neighbor to the northeast was concerned about proximity of buildings to that property line

Response: We will be relatively close but will be buffering

Why was this portion of the property not shown on the original approval and what is different now?

Response - The original campus approvals predated the current zoning requirements for a Planned Development

Are we having to rezone the entirety of the property to bring it into compliance?

Response - yes, and then a subsequent approval to allow the new units

There is an existing runoff issue on the southern portion of the property across Camp Easter Road. The water occasionally runs across the street. That portion of the campus does not drain into the ponds, and we are not proposing new development in that portion of the campus

Mr. Ross said that the existing ponds are actually fed by well water and used for irrigation, and would run dry if not

The lowest "pond" is actually a sediment basin that was installed when the dam above it was rebuilt

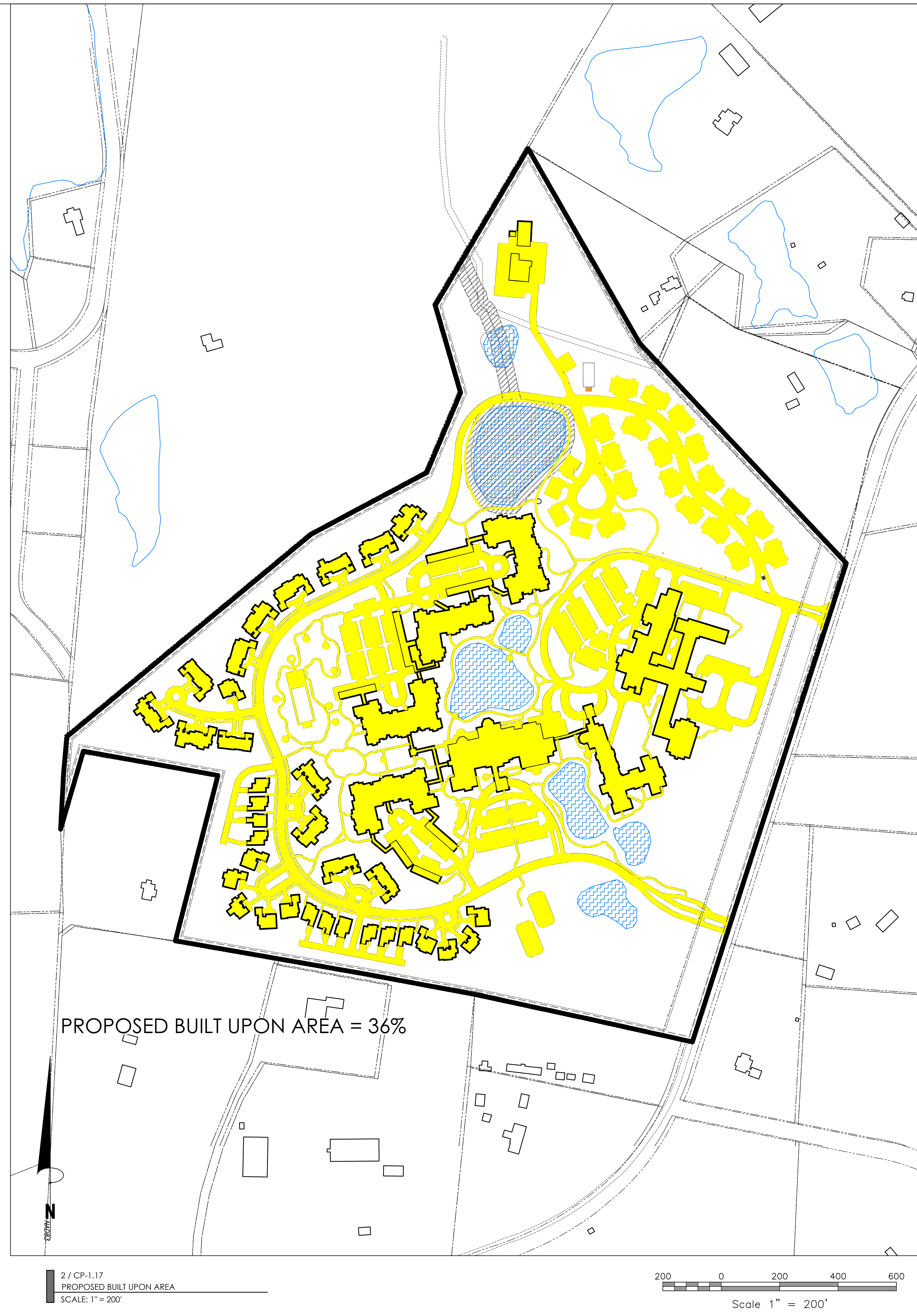
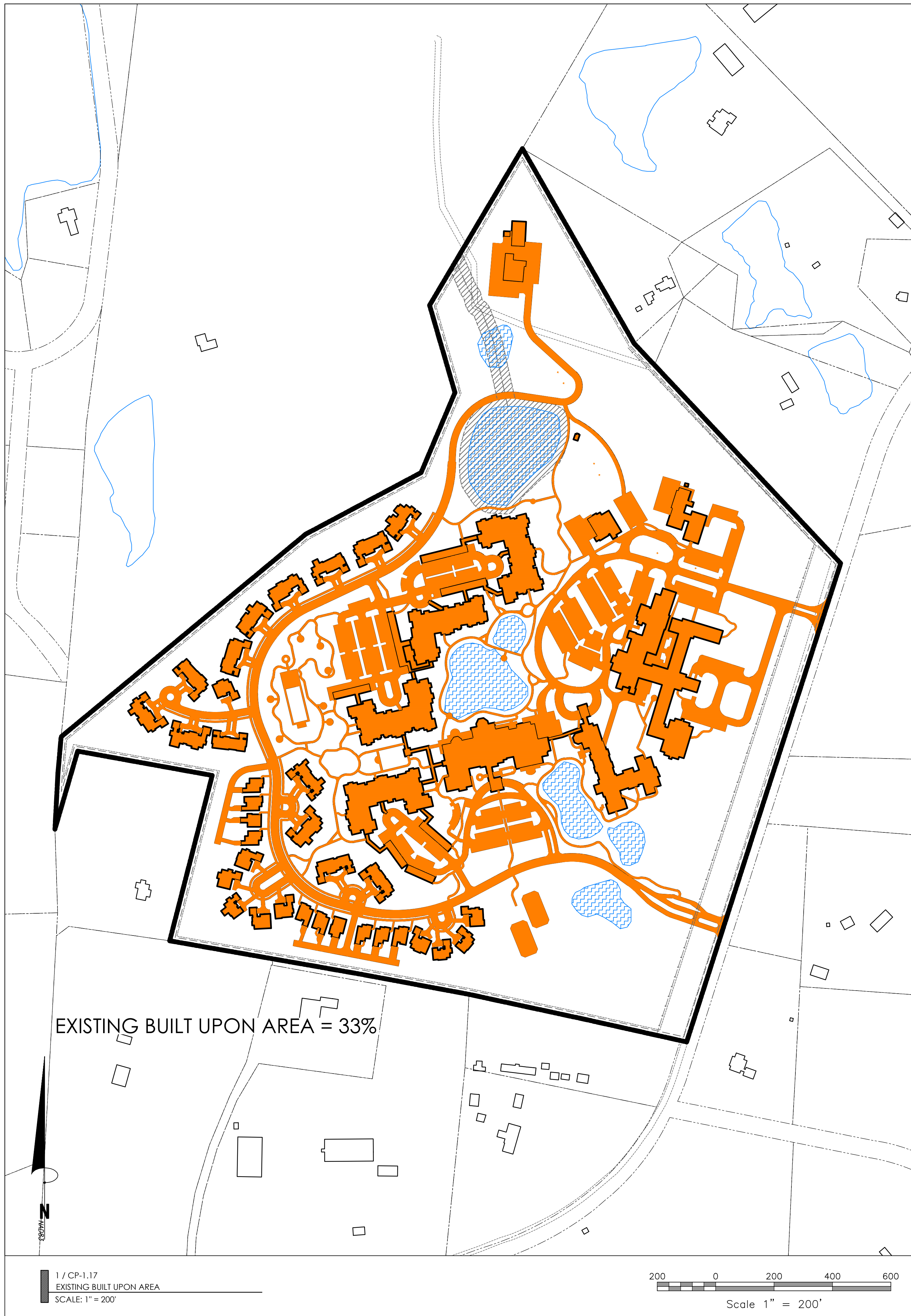
Have we done any environmental investigation? Response - Yes. We have had a local biologist look for jurisdictional streams, wetlands, and Red Cockaded Woodpeckers. There are no jurisdictional streams. The only wetlands are the wetted perimeter of the pond. There are no cavity trees or suitable habitat for Woodpeckers.

Where will water and sewer be served from? Is there sufficient capacity? From the Town of Southern Pines and our investigation shows that there is.

FYI There is a Zoning case for a big private school behind Belle Meade. There have been many hours of Council meetings. Impervious surface has been a concern

Look at what the future land use map shows for the area. The Town will be updating that in the next few years.

Recorded by: Dan Jewell and Ed McLean



111 West Main Street
Durham, N.C. 27701
p 919.682.0368
f 919.688.5646
www.cjtpa.com

NC BOARD OF EXAMINERS FOR
ENGINEERS AND SURVEYORS
LIC # C-1209

NC BOARD OF
LANDSCAPE ARCHITECTS
LIC # C-104



Trinity Health
Senior Communities

Project

**BELLE MEADE
RETIREMENT
COMMUNITY
EXPANSION**

100 Waters Dr.

Town of Southern Pines,
Moore County,
North Carolina

PINS:
0738-11-51-9036

Job Number 2242

Drawn ED
Checked
Date 7.22.2022 SUBMITTAL #1
Revisions

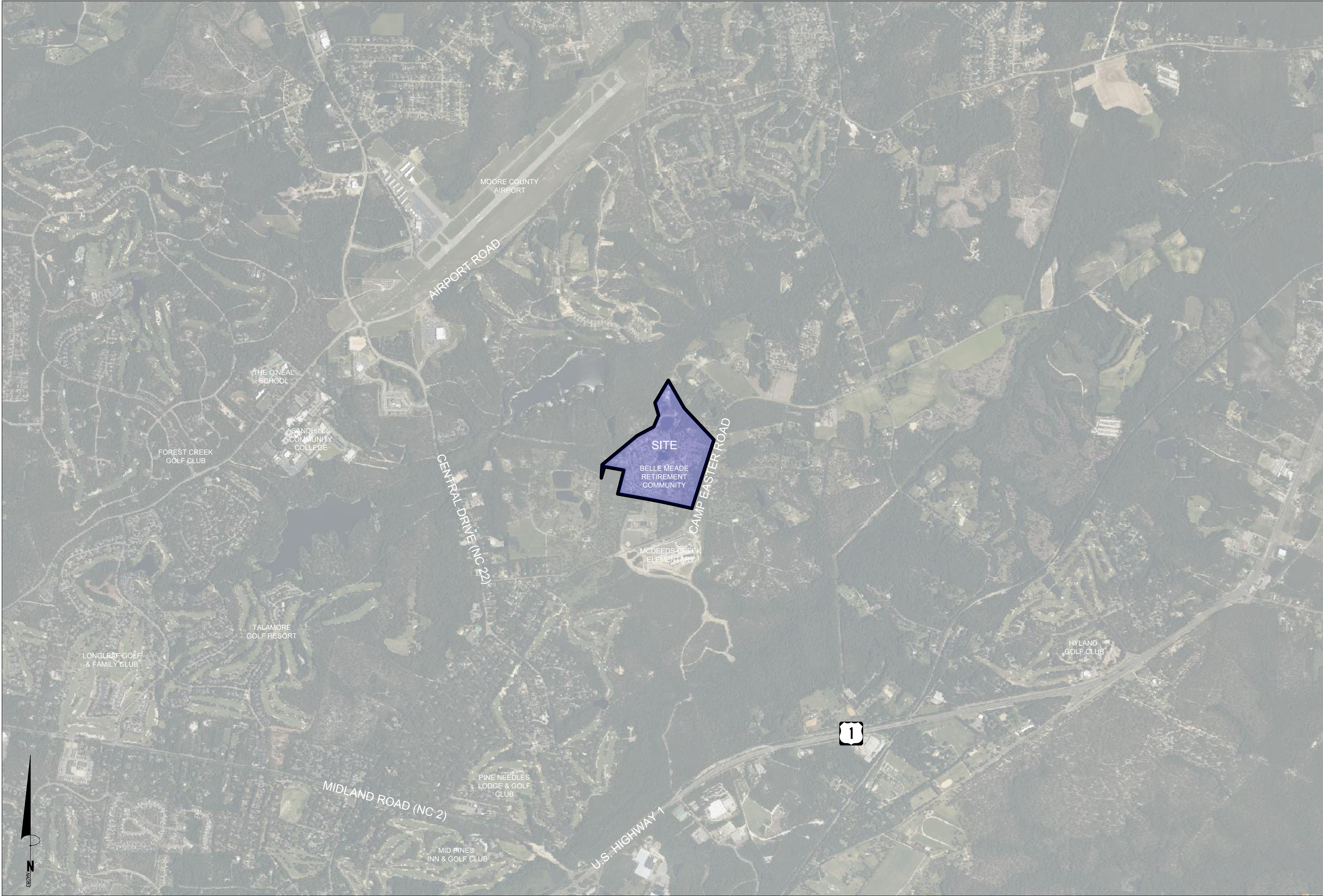
CONCEPT PLAN
PLANS NOT ISSUED
FOR CONSTRUCTION

Sheet Title

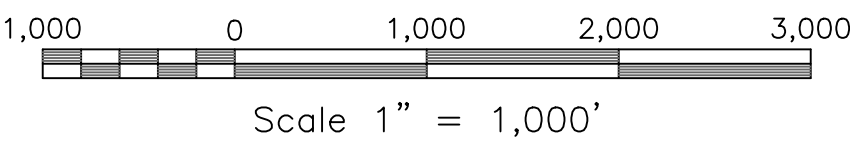
**BUILT UPON
AREA**

Sheet Number

CP-1.17



1 / CP-1.10
SITE LOCATION MAP
SCALE: 1" = 1,000'



111 West Main Street
Durham, N.C. 27701
p 919.682.0368
f 919.688.5646
www.cjtpa.com

NC BOARD OF EXAMINERS FOR
ENGINEERS AND SURVEYORS
LIC # C-1209
NC BOARD OF
LANDSCAPE ARCHITECTS
LIC # C-104



Project
**BELLE MEADE
RETIREMENT
COMMUNITY
EXPANSION**

100 Waters Dr.

Town of Southern Pines,
Moore County,
North Carolina

PINS:
0738-11-51-9036

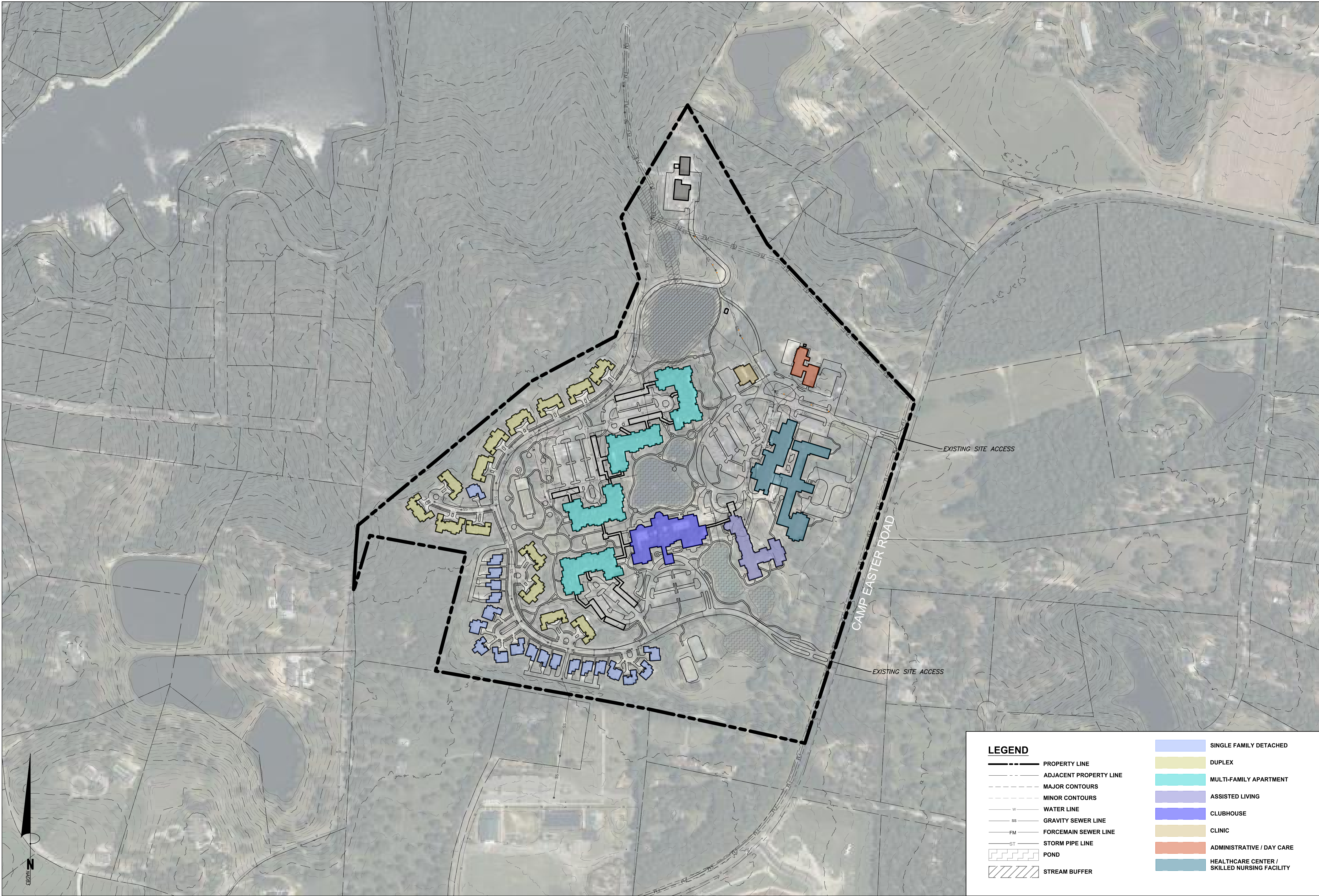
Job Number 2242

Drawn ED
Checked
Date 7.22.2022 SUBMITTAL #1
Revisions

CONCEPT PLAN
PLANS NOT ISSUED
FOR CONSTRUCTION

Sheet Title
**SITE
LOCATION
MAP**

Sheet Number
CP-1.10



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- MAJOR CONTOURS
- MINOR CONTOURS
- W --- WATER LINE
- SS --- GRAVITY SEWER LINE
- FM --- FORCEMAIN SEWER LINE
- ST --- STORM PIPE LINE
- [Hatched Box] POND
- [Hatched Box] STREAM BUFFER

- [Yellow Box] SINGLE FAMILY DETACHED
- [Yellow Box] DUPLEX
- [Teal Box] MULTI-FAMILY APARTMENT
- [Purple Box] ASSISTED LIVING
- [Purple Box] CLUBHOUSE
- [Orange Box] CLINIC
- [Orange Box] ADMINISTRATIVE / DAY CARE
- [Blue Box] HEALTHCARE CENTER / SKILLED NURSING FACILITY

1 / CP-1.11
EXISTING CONDITIONS
SCALE: 1" = 200'

200 0 200 400 600
Scale 1" = 200'



111 West Main Street
Durham, N.C. 27701
p 919.682.0368
f 919.688.5646
www.cjtpa.com

NC BOARD OF EXAMINERS FOR
ENGINEERS AND SURVEYORS
LIC # C-1209
NC BOARD OF
LANDSCAPE ARCHITECTS
LIC # C-104



Project
**BELLE MEADE
RETIREMENT
COMMUNITY
EXPANSION**

100 Waters Dr.
Town of Southern Pines,
Moore County,
North Carolina

PINS:
0738-11-51-9036

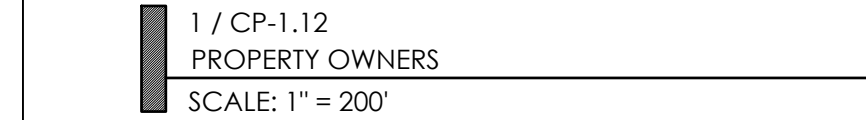
Job Number 2242

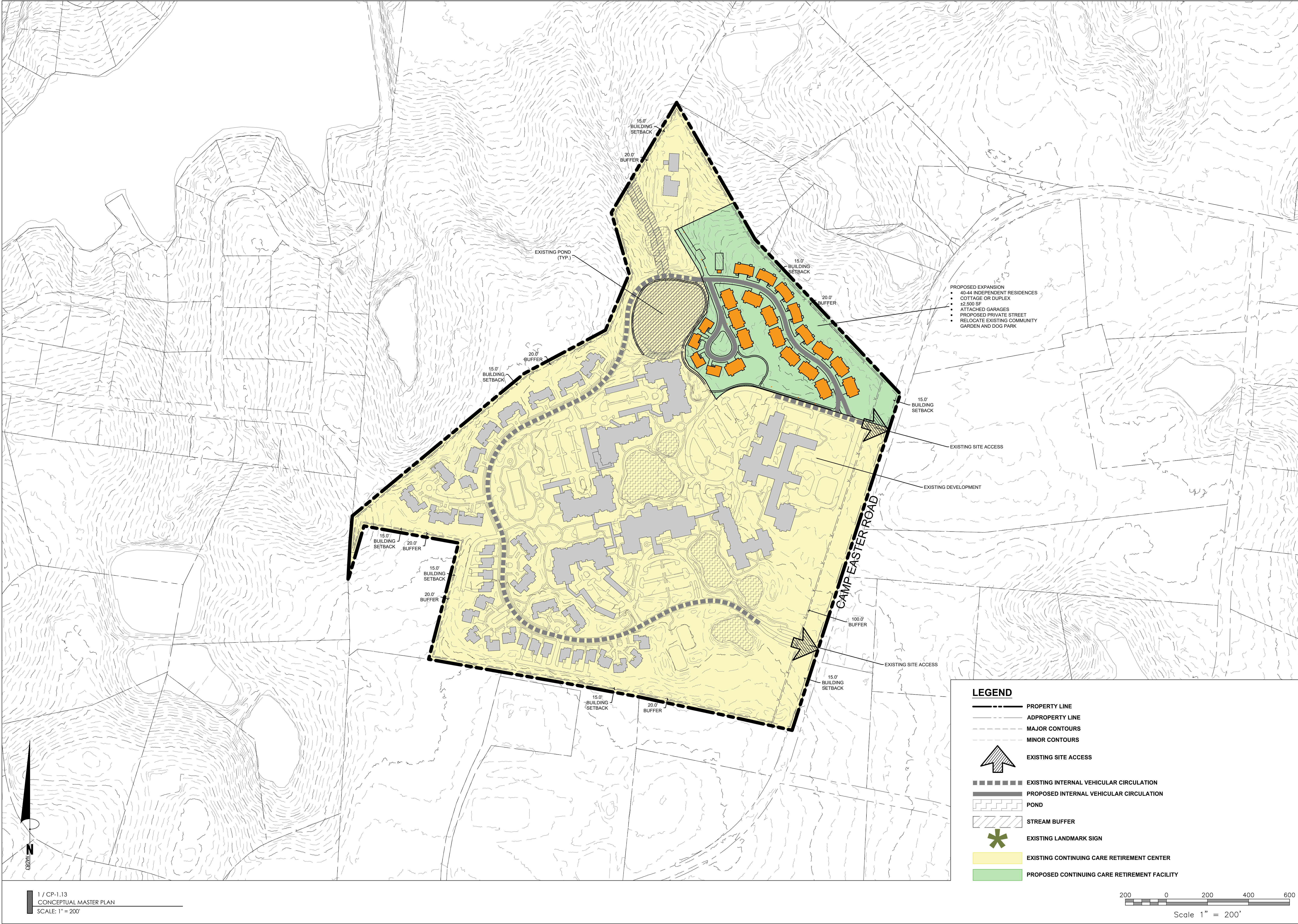
Drawn ED
Checked
Date 7.22.2022 SUBMITTAL #1
Revisions

CONCEPT PLAN
PLANS NOT ISSUED
FOR CONSTRUCTION

Sheet Title
**EXISTING
CONDITIONS**

Sheet Number
CP-1.11





ENGINEERING · PLANNING · LANDSCAPE ARCHITECTURE



CJT
P.A.

111 West Main Street
Durham, N.C. 27701
p 919.682.0368
f 919.688.5646
www.cjtpa.com

NC BOARD OF EXAMINERS FOR
ENGINEERS AND SURVEYORS
LIC # C-1209

NC BOARD OF
LANDSCAPE ARCHITECTS
LIC # C-104



Trinity Health
Senior Communities

Project

BELLE MEADE
RETIREMENT
COMMUNITY
EXPANSION

100 Waters Dr.

Town of Southern Pines,
Moore County,
North Carolina

PINS:
0738-11-51-9036

Job Number 2242

Drawn ED
Checked
Date 7.22.2022 SUBMITTAL #1
Revisions

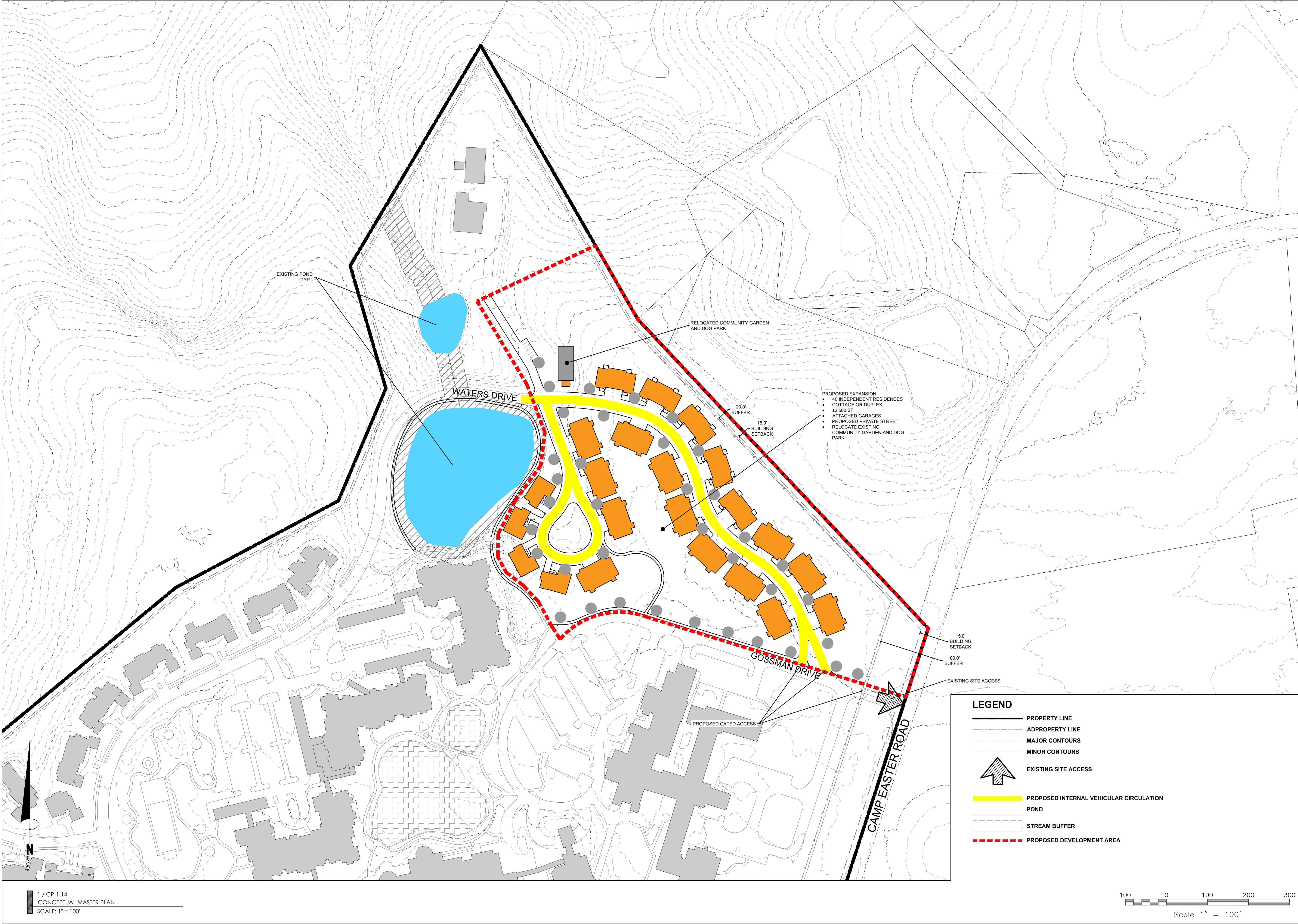
CONCEPT PLAN
PLANS NOT ISSUED
FOR CONSTRUCTION

Sheet Title

CONCEPTUAL
MASTER PLAN

Sheet Number

CP-1.13



1 / CP-1.14
CONCEPTUAL MASTER PLAN
SCALE: 1" = 100'

100 0 100 200 300
Scale 1" = 100'

CJT
P.A.

111 West Main Street
Durham, N.C. 27701
p 919.682.0368
f 919.688.5646
www.cjtpa.com

NC BOARD OF EXAMINERS FOR
ENGINEERS AND SURVEYORS
LIC # C-1209

NC BOARD OF
LANDSCAPE ARCHITECTS
LIC # C-104


Trinity Health
Senior Communities

Project

**BELLE MEADE
RETIREMENT
COMMUNITY
EXPANSION**

100 Waters Dr.

Town of Southern Pines,
Moore County,
North Carolina

PINS:
0738-11-51-9036

Job Number 2242

Drawn ED

Checked 7.22.2022 SUBMITTAL #1

Date

Revisions

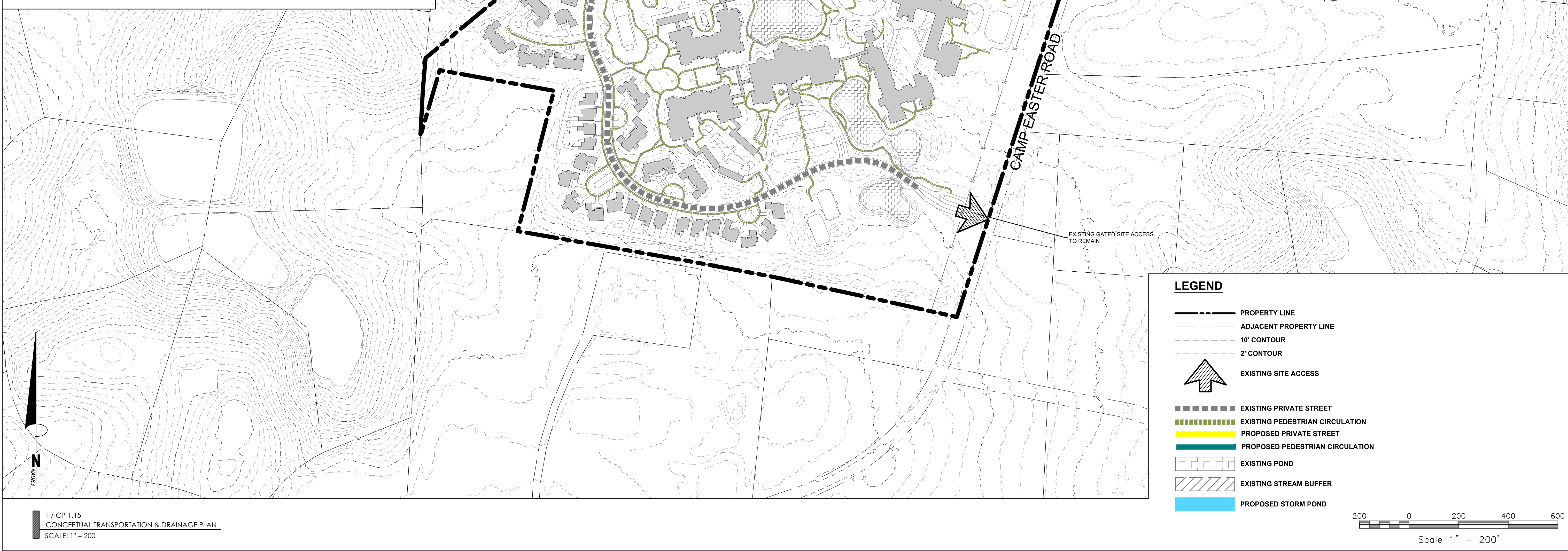
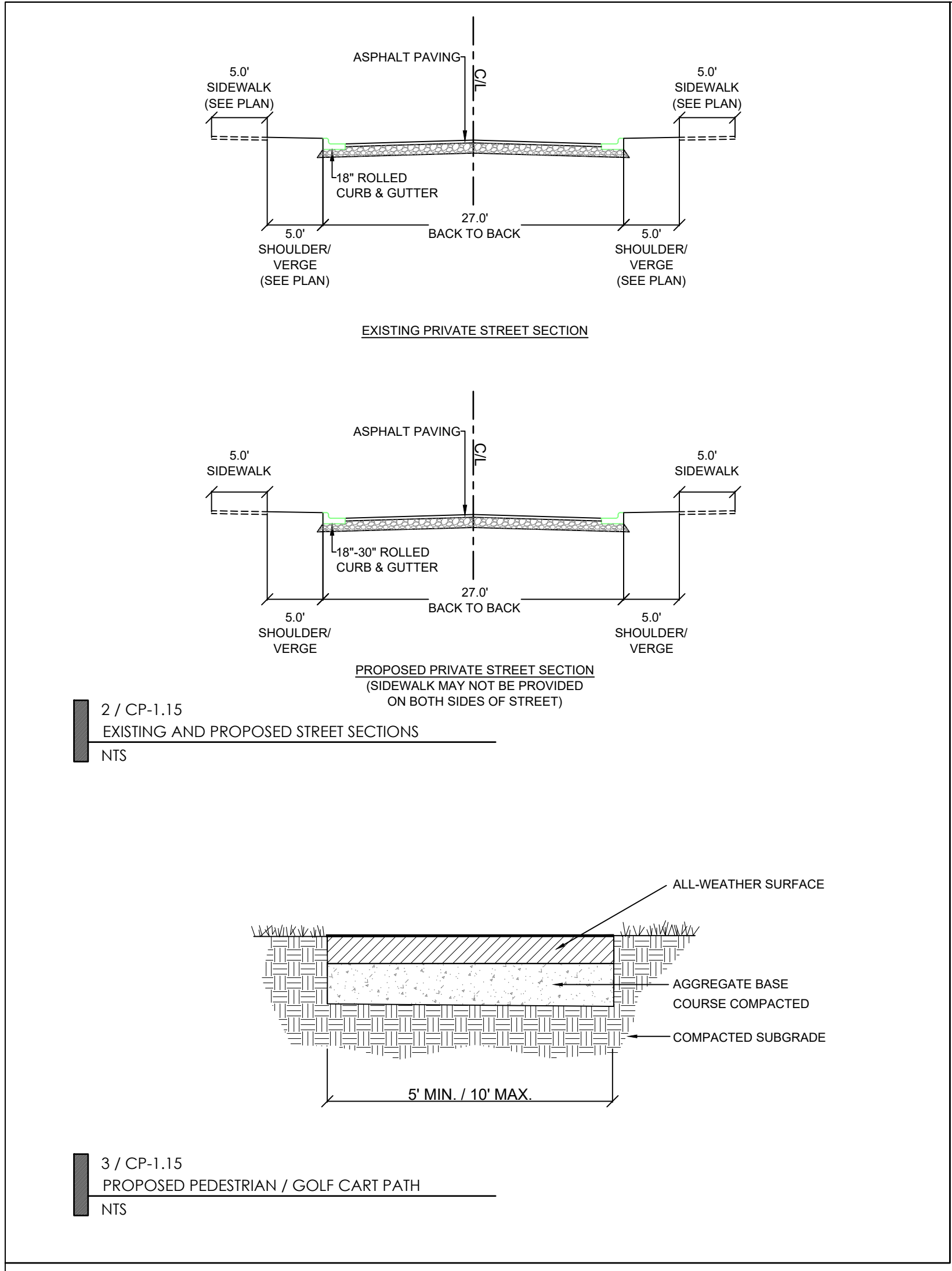
CONCEPT PLAN
PLANS NOT ISSUED
FOR CONSTRUCTION

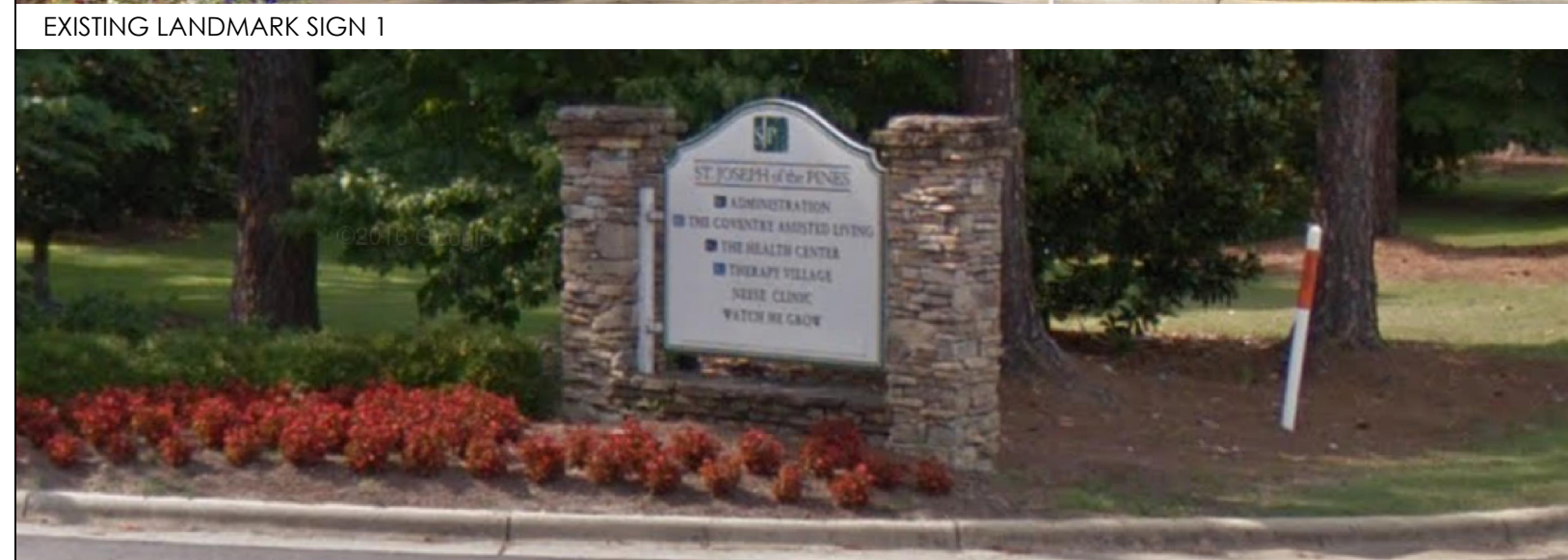
Sheet Title

**CONCEPTUAL
MASTER PLAN**

Sheet Number

CP-1.14



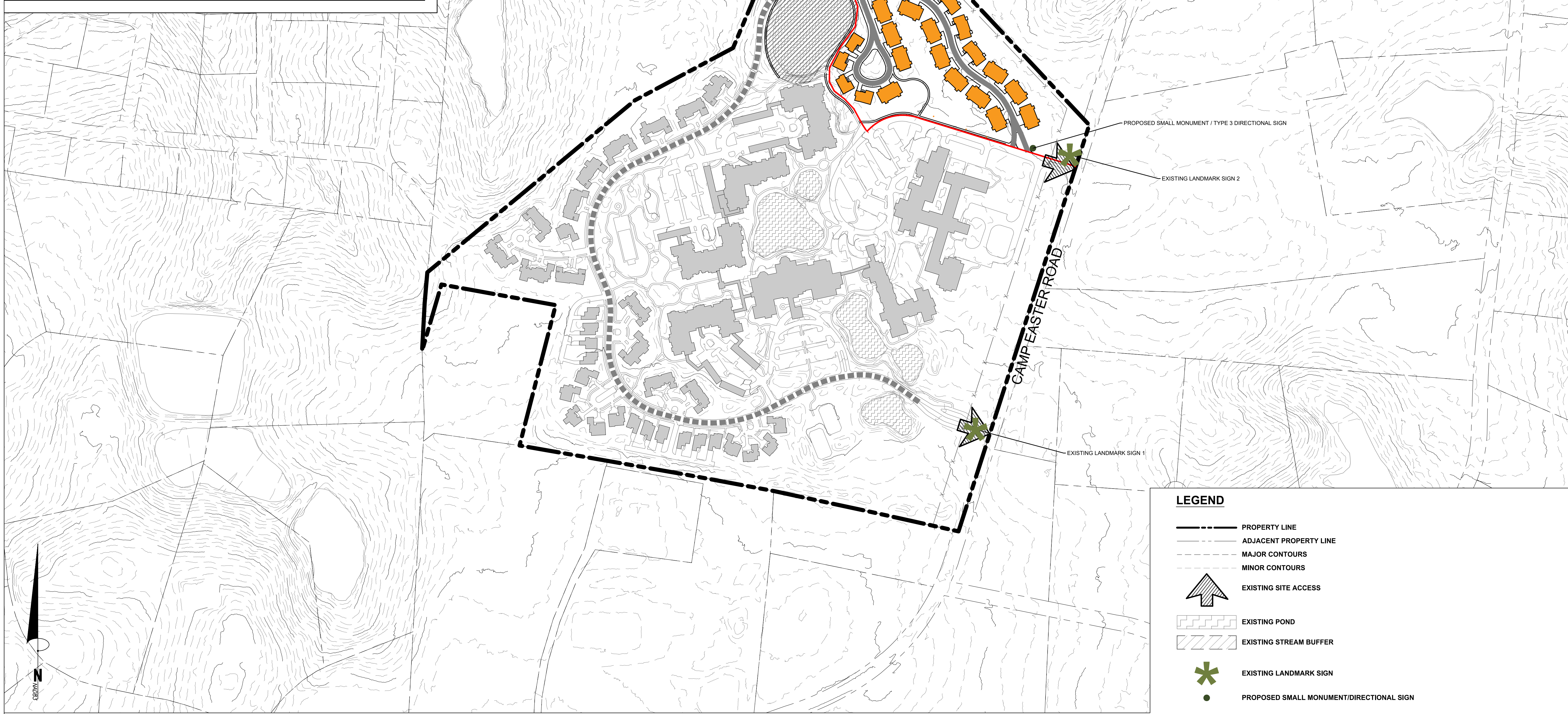


EXISTING LANDMARK SIGN 2

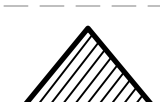
2 / CP-1.16
EXISTING SIGNAGE
NTS



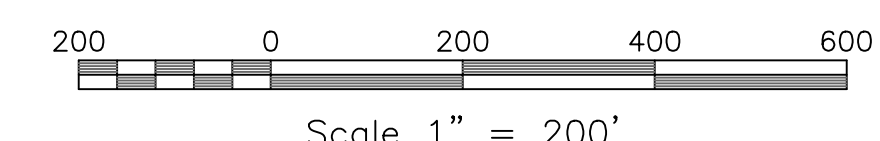
3 / CP-1.16
TYPE 3 DIRECTIONAL SIGN
NTS

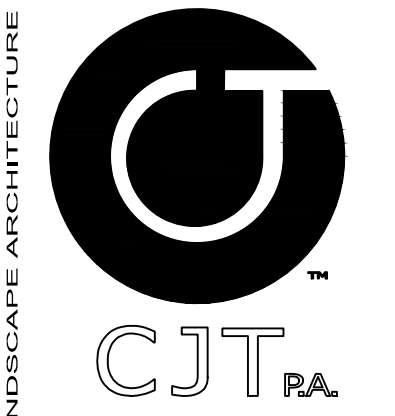
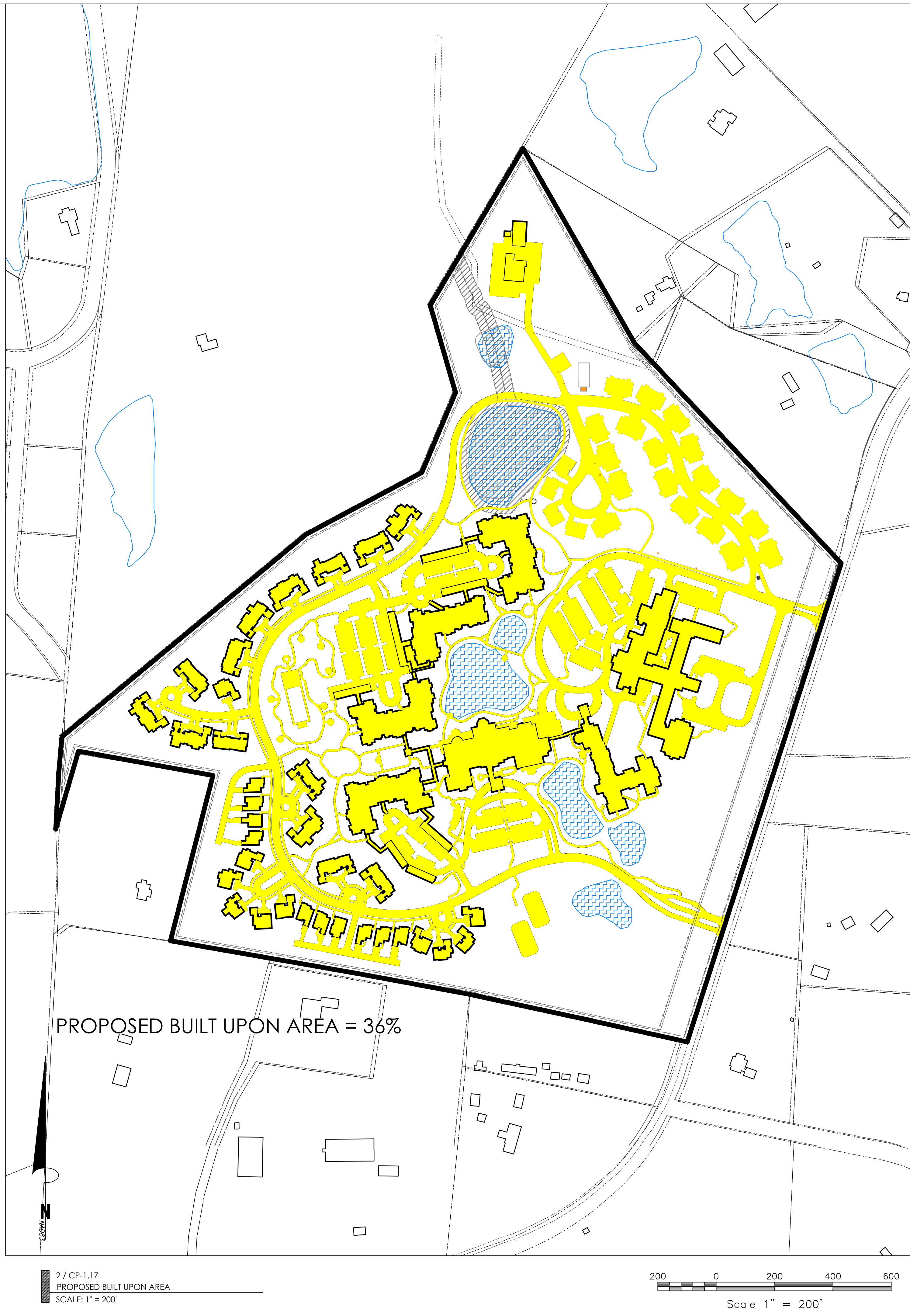
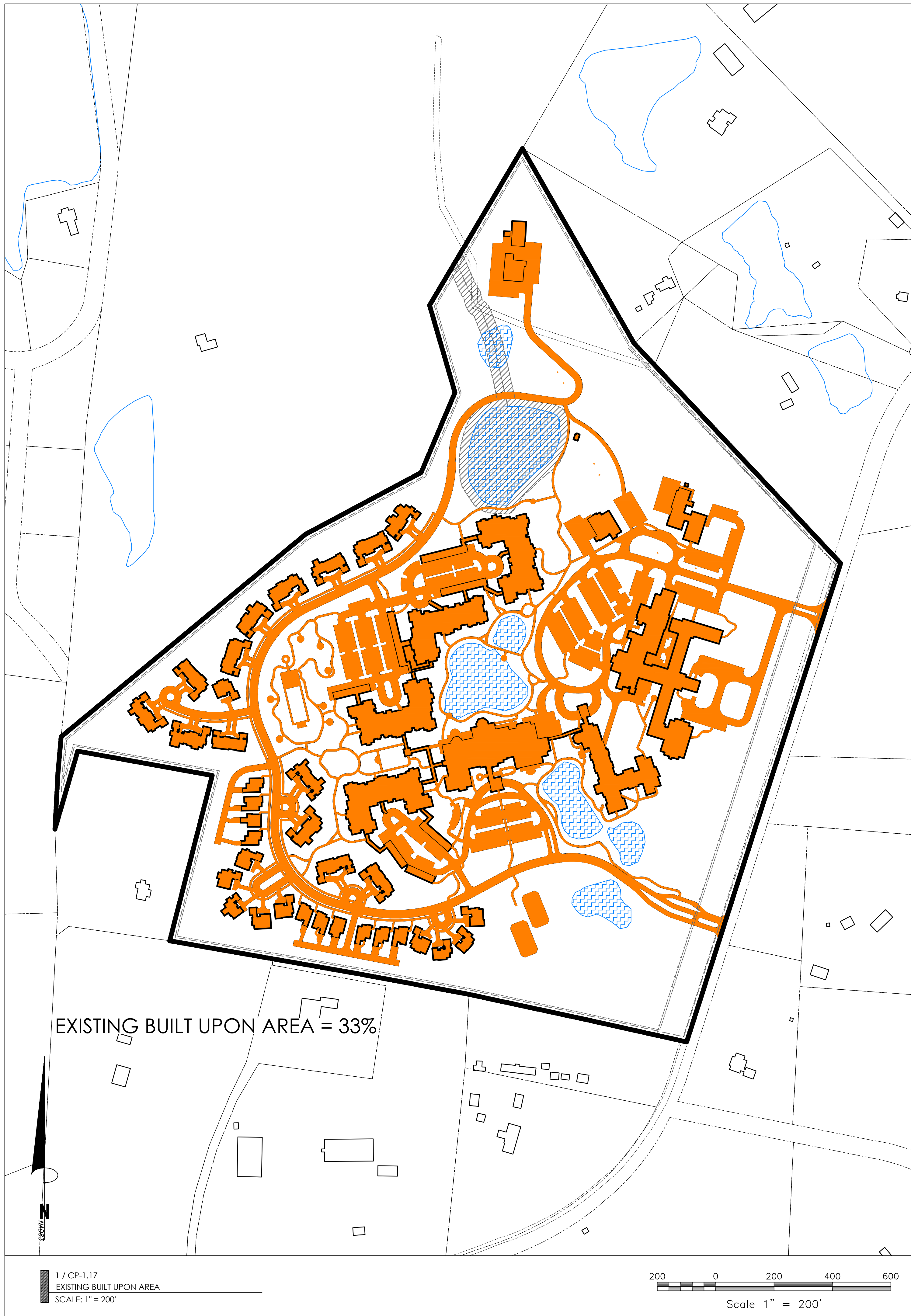


LEGEND

-  PROPERTY LINE
-  ADJACENT PROPERTY LINE
-  MAJOR CONTOURS
-  MINOR CONTOURS
-  EXISTING SITE ACCESS
-  EXISTING POND
-  EXISTING STREAM BUFFER
-  EXISTING LANDMARK SIGN
-  PROPOSED SMALL MONUMENT/DIRECTIONAL SIGN

1 / CP-1.16
CONCEPTUAL SIGNAGE PLAN
SCALE: 1" = 200'





111 West Main Street
Durham, N.C. 27701
p 919.682.0368
f 919.688.5646
www.cjtpa.com

NC BOARD OF EXAMINERS FOR
ENGINEERS AND SURVEYORS
LIC # C-1209

NC BOARD OF
LANDSCAPE ARCHITECTS
LIC # C-104



Project
**BELLE MEADE
RETIREMENT
COMMUNITY
EXPANSION**

100 Waters Dr.

Town of Southern Pines,
Moore County,
North Carolina

PINS:
0738-11-51-9036

Job Number 2242

Drawn ED
Checked
Date 7.22.2022 SUBMITTAL #1
Revisions

CONCEPT PLAN
PLANS NOT ISSUED
FOR CONSTRUCTION

Sheet Title

**BUILT UPON
AREA**

Sheet Number

CP-1.17

PD DISTRICT CONCEPTUAL DEVELOPMENT PLAN

BELLE MEADE CONTINUING CARE
RETIREMENT COMMUNITY

ST. JOSEPH OF THE PINES INC

SOUTHERN PINES, NC

JULY 11, 2022

Revised July 20, 2022

INTRODUCTION	1
PROJECT OVERVIEW	1
Purpose	1
Location.....	1
Project Vision	2
Applicant and Project Team	2
Zoning Information	2
Compliance with UDO	3
CONCEPTUAL DEVELOPMENT PLAN APPLICATION	3
EXISTING CONDITIONS	3
Existing Neighborhood	3
Streets, Roads, Parking or Other Structures	4
Storm Water and Drainage	4
Utilities	4
Historical Structures.....	5
Existing Natural Features	5
Prevalent Tree Canopy and Vegetation	5
Streams, Wetlands and Floodplain	5
Topographic Features	5
Unique Land Formations, Endangered/Threatened Species.....	5
Adjacent Parcel information	5
CONCEPTUAL DEVELOPMENT PLAN.....	6
Development Program	6
Permitted Uses	6
Phase 1	6
Phase 2	6
Treatment of Onsite Natural and Man-Made Features	7
Natural Features	7
Man Made Features.....	7
Open Space and Amenities	7
Pedestrian Paths	8
Buffers and Landscaping	8

Architectural Standards	8
Trip Generation, Vehicular Circulation, Street Cross Sections, and Parking	9
Trip Generation.....	9
Vehicular Circulation and Street Cross Sections	9
Parking	9
Phase 1 Parking	9
Phase 2 Parking	9
Redevelopment.....	9
Drainage	9
Utilities.....	10
Water and Sewer	10
Electric	10
Cable.	10
Street Lighting.....	10
Signs	10
Temporary Uses/Special Events.....	10
Storm Water Management and Water Quality Management	11
Property Maintenance	11
Conceptual Transportation Plan	11
Statement about Dedication of Streets	11
Phasing	11

List of Exhibits

- 1 Application Form
- 2 Site Location Map
- 3 Transportation and Drainage Map/Road Sections
- 4 Existing Conditions
- 5 Adjacent Property Owners List
- 6 Adjacent Property Owners Map
- 7 Trip Generation Memo
- 8 Sign Plan
- 9 Conceptual Development Plan
- 10 Neighborhood Meeting Sign-In Sheet, Report and Graphics
- 11 Deed
- 12 Proof of Ownership – St. Joseph of the Pines Sr. Management
- 13 Built Upon Area

INTRODUCTION

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

Rezone the property to Planned Development (“PD”) and establish a Conceptual Development Plan (“CDP”) for the +/-94.902 acres of land, also known as PIN 858315743819 (the “Property”), currently zoned Facilities Resource and Recreation (FRR-CD). This CDP will bring the existing use into compliance with the current Southern Pines Unified Development Ordinance (“UDO”). It will also allow expansion of the existing St Joseph of the Pines Belle Meade Continuing Care Community with up to a total of 44 additional residential units in either single-family and/or duplex buildings. While a CDP is a useful tool for guiding future redevelopment options, at this time the Owner is not planning for future redevelopment.

The Conceptual Development Plan application form is included as Exhibit 1 and the 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 document.

The expansion of Belle Meade is consistent with the Town’s Comprehensive Long-Range Plan (CLRP) and promotes its objectives. The CLRP designates the property as Residential. This CDP expands senior residential housing opportunities that are collocated with health services, activities, and amenities in a well-planned community.

PROJECT OVERVIEW

Purpose

St. Joseph of the Pines Belle Meade Continuing Care Retirement Community is an established neighborhood and health care facility in Southern Pines. Development of the skilled nursing facility, Health Center and a new residential living community began in 1990. The Health Center opened in 1996, the residential living community in 1999, and assisted living facility in 2008.

Despite its established history in Southern Pines, the Property’s FRR zone does not list Continuing Care Retirement Center as a permitted use. However, Section 3.5.13.(C) of the Southern Pines Unified Development Ordinance (“UDO”) states “existing uses within the FRR district that are not authorized by right may be allowed to continue as non-conforming uses or allowed to achieve conforming status subject to issuance of a conditional use permit.” Further, Exhibit 3-15 of the UDO indicates that a Continuing Care Retirement Care Center requires PD Zoning. Accordingly, the Applicant and Owner, St. Joseph of the Pines, Inc, requests PD Zoning and CDP approval.

Location

The Subject Property consists of a single parcel and is located north of downtown Southern Pines on the west side of Camp Easter Road, north of its intersection with McDeeds Creek Road. A site location map showing the site and immediate surroundings is included as Exhibit 2. The Property is entirely within the Town of Southern Pines. The site is currently well-served by utilities and there is sufficient capacity to accommodate the proposed development.

Project Vision

The vision for the project is to construct an additional 44 residential units on the northeastern portion of the property. As part of the project, two underused buildings—a clinic and administrative/daycare—and their associated parking lots will be demolished. The residential units may be a mix of single family and/or duplex buildings and will be carefully integrated into the surrounding area. Building architecture will be compatible with the existing community. Landscaping and design elements common to Southern Pines will be used. The plan provides for a mixture of open spaces and amenities that will result in an attractive, active residential community.

Main access to the site will continue to be provided from the two existing driveway entrances on Camp Easter Road and in the same configurations. As part of the next phase of development, within the property, Waters Drive will be extended to Gossman Drive and a new private street will be built to serve the proposed addition. A new gated access is proposed at the intersection of Gossman Drive and Camp Easter Road. Conceptual Road Sections are provided in Exhibit 3. However, the gate will be set back far enough from Camp Easter right-of-way to prevent stacking of cars on to the public street. Additional detail will be provided in the Planned Development Plan phase.

The property will continue to provide a 15-foot building setback along its perimeter, along with a 20-foot landscaped buffer, except along Camp Easter Road where an enhanced 100-foot landscaped buffer will be provided.

Best management practices will be implemented for development, storm water management and erosion control.

A detailed description of the development program, conditions and standards is included in the Conceptual Development Plan section of this document.

Applicant and Project Team

Applicant – St. Joseph of the Pines, Inc.

Consultants currently include

- Architect – Luminaut
- Land Planner & Civil Engineer – CJT, PA
- Traffic Engineer – VHB
- Biologist – Dr. J. H. Carter and Associates Inc.

Zoning Information

The property is designated as Residential in the Town's Comprehensive Long Range Plan, and the proposed expansion of the Continuing Care Community with additional residential units is compatible with that designation. The Property is currently zoned FRR.

Based on the records provided by the Town, in 1989 the Property was zoned to PPC-CD, which allowed a long-term care facility on the Property. Then in 1995, a Conditional Use Permit was approved to allow the property to be used a continuing care community; and in 2007, the property was rezoned from FRR-CD to FRR-CD to include special services homes as a permissible use on the property.

Compliance with UDO

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 to facilitate a planned development district to allow for flexibility in design. The conditions and requirements 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 Section 2.18.5 of the UDO.

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 an application will apply. The development and building permits are subject to all Local, State and Federal regulations and laws.

CONCEPTUAL DEVELOPMENT PLAN APPLICATION

See Exhibit 1

EXISTING CONDITIONS

Existing Neighborhood

The Continuing Care Community is a well-landscaped and maintained facility with a mix of building and housing types as shown below:

Table 1 EXISTING DEVELOPMENT

	Buildings	Units/Beds	SF
Independent Living Apartments	4	172	307,561
Single Family	20	20	39,161
Duplex	14	28	56,442
Assisted Living/Memory Care	1	50	36,098
Club House	1		43,151
Health Center	1		77,560
*Clinic	1		6,715
*Administrative/Day Care	1		11,762
	Total	270	578,450

*To be demolished as part of this project.

Belle Meade offers its residents a continuum of care including rehabilitation, assisted living, long-term care, and home care is available when needed. Fine and casual dining is available for independent living residents. Among its many other existing on-site amenities are:

- Chapel

- Library
- Bank
- Convenience store
- Hair salon
- Indoor pool/spa
- Exercise room
- Woodworking shop
- Putting green
- Tennis court
- Shuffleboard
- Fitness trail
- Community gardens & greenhouse*

*To be relocated as part of this project.

Two man-made ponds exist on the property in the proposed area of development. Several other ponds are provided as amenities on the area of the site not proposed for new development.

Streets, Roads, Parking or Other Structures

The Property has frontage on Camp Easter Road, State Route 1853, on its eastern property line.

Two main private streets serve the property. The longer street, Waters Drive is accessed from the southern driveway and provides access to the south and eastern portions of the property. Several cul-de-sacs serve cottage units on the south side of the property from Waters Drive. Currently, Waters Drive has sidewalks in front of cottage units. Gossman Drive is a shorter road with driveway access to the north. Gossman Drive does not have sidewalks. The roads do not connect at this time. A internal walking paths are provided for the residents of the community.

Storm Water and Drainage

The site currently drains to multiple ponds on site. These ponds provide detention but likely do not provide treatment. There are two existing ponds adjacent to the proposed development that will be studied to determine if they can be retrofitted to meet current standards. If the ponds cannot be retrofitted, then a new stormwater facility will be provided it meets current standards. The overall drainage pattern of the site will not change.

Utilities

The Property is well-served by utilities, with existing utility locations shown on Exhibit 4 – Existing Conditions.

Water & Sewer – The Town provides both water and sewer to the Project.

Electric – Electric power is available for the site and has been installed to serve previous the existing neighborhood. An existing easement for overheard power lines is shown on Exhibit 4 – Existing Conditions.

Gas – Natural gas service is currently available to the site. Natural gas lines may be extended and connected to the development areas.

Telephone/Cable – The site is currently served by telephone and cable service.

Historical Structures

There are no historic structures on the site.

Existing Natural Features

Prevalent Tree Canopy and Vegetation

The site has been previously developed and is well landscaped. Where trees remain on the property, tree species are predominantly Loblolly Pines and Scrub Oaks. The tree canopy type and vegetation of the prevalent tree canopy and vegetation are included in Existing Conditions in Exhibit 4. Existing Conditions. Tree canopy and vegetation will be further identified as required during the Preliminary Development Plan process.

Streams, Wetlands and Floodplain

The Property is within the Cape Fear – Little River intake No. 2—WS-III Watershed. The 94-acre property is exempt from the current UDO requirement limit of 24 percent built-upon area but is limited to 70 percent built-upon area. The built-upon area of the existing facility is 33 percent as shown on Exhibit 13 – Built Upon Area.

The Town's GIS shows a stream connecting the Property's two man-made ponds in the area of the new development. Stream buffers have been shown and no buildings encroach into the buffers.

The project will comply with all State and Local standards for storm water management and use best management practices and engineered storm water facilities as required.

Topographic Features

A topographic map with two-foot contours is included on Exhibit 4 – Existing Conditions Map.

Unique Land Formations, Endangered/Threatened Species

There is no known Red Cockaded Woodpecker habitat on the property. Consulting biologist Dr. J. H. Carter, Inc conducted a site visit to confirm that the development area is free of habitat.

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 as required for permitting.

Adjacent Parcel information

The adjacent parcel owners, zoning, use, pin numbers and Parcel ID numbers are listed on the Adjacent Property Owners List attached as Exhibit 5 – Adjacent Property List.

CONCEPTUAL DEVELOPMENT PLAN

Development Program

Under the PD/CDP the Property will continue to be used as a Continuing Care Retirement Center. This use will include operation of the Special Service Homes authorized by Conditional District Rezoning in 2007. The facility may be increased by up to 44 units in either single family or duplex buildings in the area shown on the Conceptual Development Plan. Under the CDP there will be two phases, Phase I will include the existing development, Phase 2 will include the expansion of 44 units as shown on Exhibit 9 – Conceptual Development Plan. The plan does not currently contemplate redevelopment of the site; however, it does anticipate that uses may change over time to accommodate the needs of the Continuing Care Retirement Center's residents.

Permitted Uses

Under the CDP development on the site will be permitted as shown on Table 2 below. Additionally, any use that is not listed on the chart below but is typically associated with a Continuing Care Retirement Center shall be permitted.

Table 2 EXISTING AND PROPOSED DEVELOPMENT

	Units/Beds	SF
Phase I (Existing Uses)		
Independent Living Apartments	172	307,561
Single Family	20	39,161
Duplex	28	56,442
Assisted Living/Memory Care	50	36,098
Club House		43,151
Health Center		77,560
Total Existing	270	559,973
Phase 2		
New Cottage Units	44	*132,000
Total Proposed	314	*691,973

Phase 1

The property will continue to be used in its existing conditions and based on Table 2 above and other standards specified below.

Phase 2

No new residential units within Phase 2 will contain greater than 2,500 square feet of heated area. The maximum height for the new units will be 35 feet.

Treatment of Onsite Natural and Man-Made Features

Natural Features

The property has been developed for some time and features a well-maintained and manicured landscape. It has large buffer areas and man-made ponds that will largely remain intact as shown on Exhibit 9 - Conceptual Development Plan.

Man Made Features

Power transmission lines will remain on the property. Any new distribution lines will be buried underground.

Berms and increased landscaping will be provided between the existing phases in locations shown on the CDP.

Open Space and Amenities

The required open space is presented below in Table 3 Open Space is further discussed below. Section 3.5.14 (G) requires 20 percent of the gross land area of PD zoned land to be Open Space, and that 50 percent of that open space be Usable Open Space.

Table 3 OPEN SPACE

Category	Required
Overall Open Space	18.80 acres
Usable Open Space	9.40 acres

Per the Town's UDO, Usable Open Space will be provided that meets the following definition:

areas comprised of, but not limited to, any combination of the following: natural areas, wetlands, trails, boardwalks, parks, ball fields for structured recreation, equestrian fields or tracks, golf courses (not including clubhouse or other vertical structures), buffers (outside of a platted Lot), any water bodies including ponds and lakes, and/or innovative and accessible water quality ponds (that are designed as an amenity).

The Property will continue to offer the following amenities:

- Chapel
- Library
- Bank
- Convenience store
- Hair salon
- Indoor pool/spa
- Exercise room
- Woodworking shop
- Putting green
- Tennis court
- Shuffleboard
- Fitness trail
- Dog park
- Community gardens & greenhouse*

*The community gardens and greenhouse will be relocated to provide space for the proposed new cottages as shown on Exhibit 9 Conceptual Development Plan

Amenities provided may change to any amenity typical of a Continuing Care Retirement Community provided that the overall all amount of open space meets Table 3.

Pedestrian Paths

Pedestrian and non-vehicular circulation facilities in Phase 1 (the existing conditions) are comprised of a series of concrete paved sidewalks and slightly wider all weather surfaced paths suitable for bicycle and golf carts.

Phase 2 (proposed) will have pathways of the same size and material that are well connected and integrated with the Phase 1 network.

The general locations and a typical cross section shown for Phase 1 and Phase 2 pathways are shown Exhibit 3 – Transportation and Drainage Map/Road Sections.

Buffers and Landscaping

Landscape standards will meet or exceed the requirements of the Town of Southern Pines UDO per Section 3.5.14(H)

A 20-foot wide perimeter buffer will be provided along all property lines, except the buffer along Camp Easter Road which will be 100 foot wide.

Generally, the goal will be to preserve existing plantings in the buffer adjacent to new construction, however if in cases where existing plantings are sparse or must be disturbed to accommodate new construction, new buffer plantings will meet the requirements of UDO Exhibit 4-4: Minimum Planting Required in Buffers.

Architectural Standards

Building setbacks along the perimeter lot lines will be 15 feet. No other setbacks will be required, except as required by the building code.

Architectural review by the Town of Southern Pines Council will not be required for new single family or duplex units or, for routine maintenance, such as painting, re-roofing or replacement or repair of existing doors, windows, trim or existing walls of existing buildings, or for remodeling that involves the change of an exterior portion of an existing building that is not visible from a public right-of-way.

In the event of future redevelopment, the Town of Southern Pines Council will review and approve all multi-family and non-residential building plans for compliance with the Town's architectural standards in Section 4.10 of the UDO.

All development and building permits are subject to all Local, State and Federal permitting guidelines, rules, and regulations.

Trip Generation, Vehicular Circulation, Street Cross Sections, and Parking

Trip Generation

VHB analyzed trip generation for the project and determined that the 44 new senior living dwelling units are expected to generate less daily, AM peak hour, and PM peak hour traffic compared to the clinic and day care uses that will be removed from the site. Therefore, the amount of traffic entering and exiting the site should not increase with the proposed residential expansion. It should be noted that the trip generation estimate for the clinic and day care uses may be conservative since both land uses are within a retirement community. Some trips to and from these land uses may be from residents that are already located within the community. Nevertheless, the estimated number of trips for the proposed senior living homes is expected to be considerably lower than what is proposed to be demolished. As a result, the development will not have a negative effect on the surrounding public street network. A Trip Generation Memo prepared by VHB is attached as Exhibit 7.

Vehicular Circulation and Street Cross Sections

The existing private street network will be extended and modified to accommodate the new residential units. Ingress and egress from the Property will continue to occur from the two existing driveway locations on Camp Easter Road. Two new gated accesses are proposed at the intersections of Gossman Drive and Camp Easter Road and at the intersection of Gossman Drive and proposed extension of Waters Drive. Proposed private street cross sections are provided as Exhibit 3 – Transportation and Drainage and Road Sections.

No new driveway connections to public roads or new public roads are proposed.

Parking

Phase 1 Parking

The existing facilities within Phase 1 are supported by and will continue to be supported by +/-701 parking spaces. The spaces are comprised of a combination of surface parking, carports and residential garages.

Phase 2 Parking

The new residential units within Phase 2 will be provided with at least two spaces per unit in garage and driveway parking. Visitor parking will be provided in a driveway.

Redevelopment

In the unlikely event of redevelopment, parking will comply with UDO ratios at the time for the building use.

Drainage

Drainage associated with any new construction will be designed to meet the requirements of the UDO. Any necessary easement areas will be provided as required by the UDO and applicable regulations and will be designed, detailed, and located during the detailed engineering and permitting of future development phases.

Utilities

Electric, water, sewer and gas utilities are currently available on the property as described in Section 4.1.3 of this document. Any new utility lines will be installed per the policies of the local utility providers and the Town of Southern Pines for underground utilities. Any new service lines will be installed underground

Water and Sewer

Water and sewer utilities are currently provided by the Town of Southern Pines. Utilities may be extended to the proposed development. Design and permitting will meet current Town standards.

Electric

Electrical Power will be provided by Duke Energy; however, other providers may be allowed in the future.

Cable.

Spectrum currently provides cable service; however, other providers may be allowed in the future.

Street Lighting

Street lighting will be designed in conformance with the requirements of Section 4.8 in the Town of Southern Pines UDO. All lighting will be LED lighting. The cost of installation and maintenance of any specialty street lighting shall not be the responsibility of the Town of Southern Pines. Appropriate lighting in parking areas and amenity locations will be provided as required by the UDO.

From time to time, temporary services may be required and shall be allowed as community facilities, temporary construction offices and/or temporary marketing centers.

Signs

There are two existing entryway and wayfinding signs on Camp Easter Road. Other types of signs existing on the Property include wayfinding, building and information signs. All new signs will be consistent with the character of the existing signs and will designed to maintain consistency throughout the development and enhance the aesthetic character, while providing efficient wayfinding.

Signs will reflect the architectural character of Southern Pines and the architecture of Belle Meade. Locations of new signs, in addition to the two main entry signs are indicated on Exhibit 8 – Sign Plan. Any sign that is not specifically identified in this section will follow the standards of Section 4.6 in the UDO. Sign areas to be computed per Section 4.6.6 of the UDO.

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, not typical to a Continuing Care Retirement Center, must obtain the appropriate permits from the Town of Southern Pines.

Storm Water Management and Water Quality Management

The site currently drains to multiple ponds on site. These ponds provide detention but likely do not provide treatment. There are two existing ponds adjacent to the proposed development that will be studied to see if they can be retrofitted to meet current standards.

If the ponds cannot be retrofitted, then a new stormwater facility will be provided that will meet current standards. The overall drainage pattern of the site will not be changed. The locations shown on the plan are subject to change during the 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, NCDENR, NCDWQ and any other stormwater regulations.

The installation/maintenance of any proposed storm water devices will not be the responsibility of the Town of Southern Pines. As discussed above, the property is subject to the 70 percent. Built-upon area exemption. New and existing development will not exceed the 70 percent limit. The existing development has a built upon area of +/-33 percent. With Phase 2, the built-upon area will be +/-36 percent.

Property Maintenance

The Property is maintained by a professional groundskeeping staff.

Conceptual Transportation Plan

A Conceptual Transportation Plan– Exhibit 3 has been provided as required by the UDO. This plan illustrates the Phase I (existing) and proposed (Phase 2) street and pedestrian network for the CDP area.

The proposed development will result in fewer trips as a result of the removal of the Administrative/Daycare Center and Clinic and construction of age-restricted residential units as discussed in the trip generation memo provided by VHB. (Exhibit 7)

No new access points to the public street network are proposed.

Statement about Dedication of Streets

The proposed streets are private, and no dedications are proposed at this time.

Phasing

The Continuing Care Retirement Community has been constructed over several decades. The existing facility is shown as Phase 1. Phase 2 will be constructed as follows:

Infrastructure for the new units will be constructed upon receiving permits with construction of the individual units occurring after completion of the infrastructure installation. Buildout is

anticipated to take 24-36 months but is dependent on market factors. Phasing will be reviewed at such time as a PDP is submitted.

From: [RLUAC Executive Director](#)
To: [Cindy Williams](#)
Subject: RE: PD-09-22 St. Joseph of the Pines - Belle Meade
Date: Thursday, July 28, 2022 9:12:04 AM

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: Monday, July 25, 2022 3:14 PM
To: Archie Daniel <adaniel@southernpines.net>; Cindi King <CKing@southernpines.net>; Cory Albers <calbers@southernpines.net>; David Byrd <DByrd@southernpines.net>; Director <director@rluac.com>; James Michel <JMichel@southernpines.net>; Ken Skipper <KSkipper@southernpines.net>; Maurice Holland <mbholland63@gmail.com>; NCDOT <djuarezpozos@ncdot.gov>; ncsandhillsrcw@fws.gov; Ron Istre <RIstre@southernpines.net>; Ron Maness <rmaness@moorecountyairport.com>
Cc: Jennifer Hunt <jhunt@southernpines.net>
Subject: PD-09-22 St. Joseph of the Pines - Belle Meade

Good afternoon,

Please review the attached Planned Development – Conceptual Development Plan information and respond with any questions or comments at your earliest convenience.

Thank you.

Cindy Williams
Planning Department
Town of Southern Pines
801 SE Service Road
Southern Pines, NC 28387
(910) 692-4003

Exhibit 7



To: Daniel A. Jewell, RLA, ASLA
President
Coulter Jewell Thames, PA

Date: July 8, 2022

Memorandum

Project #: 39369.01

From: Andrew Topp, PE, PTOE

Re: Belle Meade Trip Generation Estimate
Southern Pines, NC

Project Background

The Belle Meade Retirement Community in Southern Pines, North Carolina has plans to demolish two buildings on site in order to provide an additional 44 senior living townhome units. An existing 6,715 square foot (sf) clinic and a 11,762-sf day care will be removed to make space for the new townhome units. This memorandum summarizes the estimated number of vehicular trips that will be removed from the site by demolishing the clinic and day care buildings while estimating the number of vehicular trips that will be generated by the 44 senior living townhome units.

Trip Generation Results

Trip generation calculations for all land uses were provided using the *ITE Trip Generation Manual, 11th Edition* and methodology from the *NCDOT Rates vs. Equation Spreadsheet*. ITE Land Use Code (LUC) 565 (Day Care Center) and LUC 630 (Clinic) were used to calculate the number of trips that will be removed from the site. Table 1 outlines the trip generation estimate to be removed from the site with the planned residential expansion.

Table 1: Trips Removed from Site

Land Use Code ¹	Land Use	Unit	ADT	AM Peak Hour			PM Peak Hour		
				Enter	Exit	Total	Enter	Exit	Total
Total Site Trips ²									
565	Day Care Center	50 students	225	22	19	41	19	21	40
630	Clinic	6,715 sf	276	19	4	23	8	19	27
Development Total			501	41	23	64	27	40	67

Notes:

1. Land Use Code and trip generation rates are determined based on *ITE Trip Generation, 11th Edition*
2. Total site trips are determined based on the suggested method in the *NCDOT Rate vs Equation Spreadsheet*

As shown in Table 1, the two buildings to be demolished are assumed to generate 501 daily site trips with 64 trips (41 entering, 23 exiting) occurring during the AM peak hour and 67 trips (27 entering, 40 exiting) occurring during the PM peak hour.

The number of new trips generated by the 44 senior living units were calculated using LUC 252 (Senior Adult Housing – Attached). The trip generation results for the residential expansion are shown in Table 2.

Table 2: Trips Added to Site

Land Use Code ¹	Land Use	Unit	ADT	AM Peak Hour			PM Peak Hour		
				Enter	Exit	Total	Enter	Exit	Total
Total Site Trips ²									
252	Senior Adult Housing - Attached	44 du	152	3	6	9	6	5	11

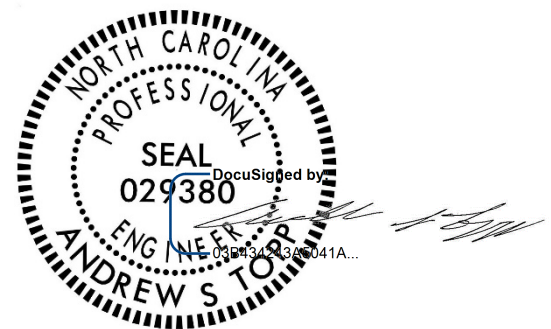
Notes:

1. Land Use Code and trip generation rates are determined based on *ITE Trip Generation, 11th Edition*
2. Total site trips are determined based on the suggested method in the NCDOT Rate vs Equation Spreadsheet

As shown in Table 2, the new residential units are expected to generate only 152 daily site trips with 9 trips (3 entering, 6 exiting) occurring during the AM peak hour and 11 trips (6 entering, 5 exiting) occurring during the PM peak hour.

Findings and Conclusions

The new senior living dwelling units are expected to generate less daily, AM peak hour, and PM peak hour traffic compared to the clinic and day care uses that will be removed from the site. Therefore, the amount of traffic entering and exiting the site should not increase with the proposed residential expansion. It should be noted that the trip generation estimate for the clinic and day care uses may be conservative since both land uses are within a retirement community. Some trips to and from these land uses may be from residents that are already located within the community. Nevertheless, the estimated number of trips for the proposed senior living homes are expected to be considerably lower than what is proposed to be demolished and as a result, the development will not have a negative effect on the surrounding public street network.



From: [Cindy Williams](#)
To: [Jennifer Hunt](#)
Subject: FW: [External] PD-09-22 St. Joseph of the Pines - Belle Meade
Date: Tuesday, August 2, 2022 9:07:27 AM
Attachments: [PD-09-22 PB PHN - agency comments.pdf](#)

Hi Jennifer,

FYI

Cindy Williams

Planning Department
Town of Southern Pines
801 SE Service Road
Southern Pines, NC 28387
(910) 692-4003

From: JuarezPozos, Dagoberto <djuarezpozos@ncdot.gov>
Sent: Friday, July 29, 2022 9:43 AM
To: Cindy Williams <CWilliams@southernpines.net>
Subject: RE: [External] PD-09-22 St. Joseph of the Pines - Belle Meade

Cindy,

No comments on this one.

Dago

From: Cindy Williams <CWilliams@southernpines.net>
Sent: Monday, July 25, 2022 3:14 PM
To: Archie Daniel <adaniel@southernpines.net>; Cindi King <CKing@southernpines.net>; Cory Albers <calbers@southernpines.net>; David Byrd <DByrd@southernpines.net>; Director <director@rluac.com>; Michel, James <JMichel@southernpines.net>; Ken Skipper <KSkipper@southernpines.net>; Maurice Holland <mbholland63@gmail.com>; JuarezPozos, Dagoberto <djuarezpozos@ncdot.gov>; ncsandhillsrcw@fws.gov; ISTRE, RONALD <ristre@southernpines.net>; Ron Maness <rmaness@moorecountyaairport.com>
Cc: Jennifer Hunt <jhunt@southernpines.net>
Subject: [External] PD-09-22 St. Joseph of the Pines - Belle Meade

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

Good afternoon,

Please review the attached Planned Development – Conceptual Development Plan information and respond with any questions or comments at your earliest convenience.

Thank you.

Cindy Williams

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: Planning Board

From: Pamela Graham, Principal Planner

Subject: PD-10-22: A Planned Development District - Preliminary Development Plan for Morganton Park North Phase 9; Applicant: DHIC, LLC, Elam Hall; Bob Koontz of KoontzJones Design PLLC, Authorized Agent; Owners: PACN Realty, LLC, and Morganton Park Realty Site 2, LLC

Date: August 18, 2022

I. SUMMARY OF APPLICATION REQUEST:

Mr. Bob Koontz has submitted an application on behalf of DHIC, LLC for a Planned Development - Preliminary Development Plan in association with the Morganton Park North mixed-use Conceptual Development Plan approved in May of 2018 and known as Phase 9. The application for this phase of the Morganton Park North CDP proposes 300 multi-family residential units and +/- 20,000 square feet of mixed-use retail, restaurant, and/or office space on +/- 20.6 acres. The approved CDP calls for the following:

- Project total acreage = +/- 116.7;
- A range of allowable uses over the CDP site that include public institutional (elementary school), multi-family residential, retail, hotel, service, and office;
- Total open space acreage = 23.34 (11.67 usable open space);
- Pursuant to a Development Agreement, a shared-use path that borders the north side of Morganton Road, within a required forty foot buffer between the development and Morganton Road;
- The extension of S. Carlisle Street to make connection with Tanglewood Drive.

II. PROJECT INFORMATION:

A. Property Owners(s)

1. PIN 857100399573 (PARID 20190270)
Owned by PACN Realty, LLC
205 Page Road
Pinehurst, NC 28374
2. PIN 857100392796 (PARID 20150046)
Owned by Morganton Park Realty Site 2, LLC
5 First Village Drive
Pinehurst, NC 28370

B. Applicant(s)

DHIC, LLC c/o Elam Hall
2000 Aerial Center Parkway Ste. 110
 Mooresville, NC 27560

C. Authorized Agent

Bob Koontz
Koontz Jones Design
150 South Page Street
Southern Pines, NC 28387

D. Property Information:

1. Street Address:

The subject property is currently unaddressed. Addresses will be assigned by Moore County following approval of the PDP.

2. Size of Property:

Total acreage in approved CDP:	116.7
Area being developed in current PDP:	20.6

3. Subject Property Description:

The subject property constitutes Phase 9 of the Morganton Park North CDP and is located north of W. Morganton Road between Brucewood Road and Tanglewood Drive. The project area extends to S. Carlisle Street; developed areas and open space set-aside will front S. Carlisle Street following the extension of the road to Tanglewood Drive.

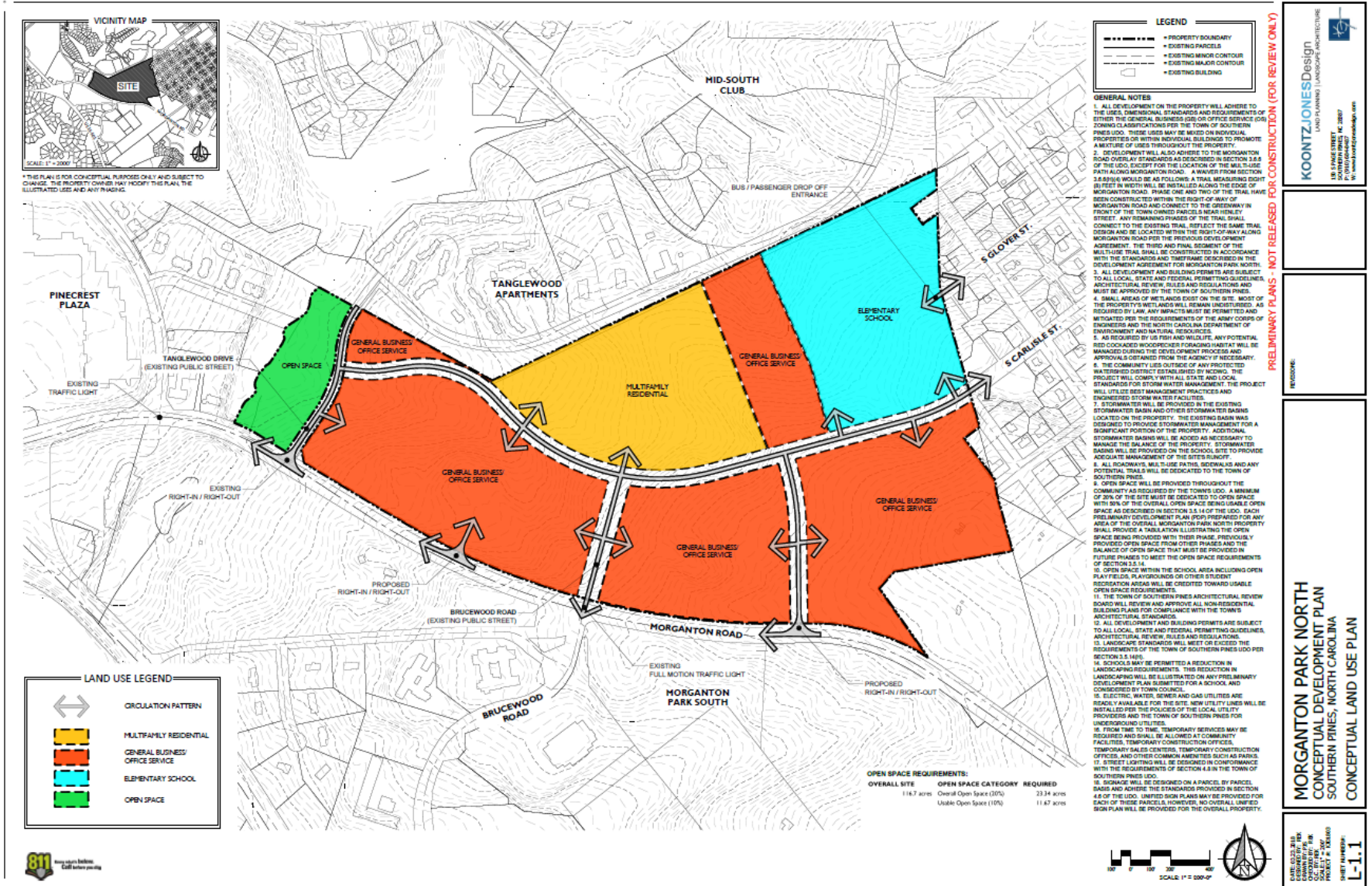
Figure 1: Aerial image taken over the site, looking north towards Legends Apartments and Mid South (approximate location of current phase shown in yellow)



Figure 2: Aerial image taken over the site, looking southeast towards Legends Apartments and other phases of Morganton Park North. Southern Pines Elementary School is shown at top-center.



Figure 3: Morganton Park North CDP Conceptual Land Use Plan (2018)



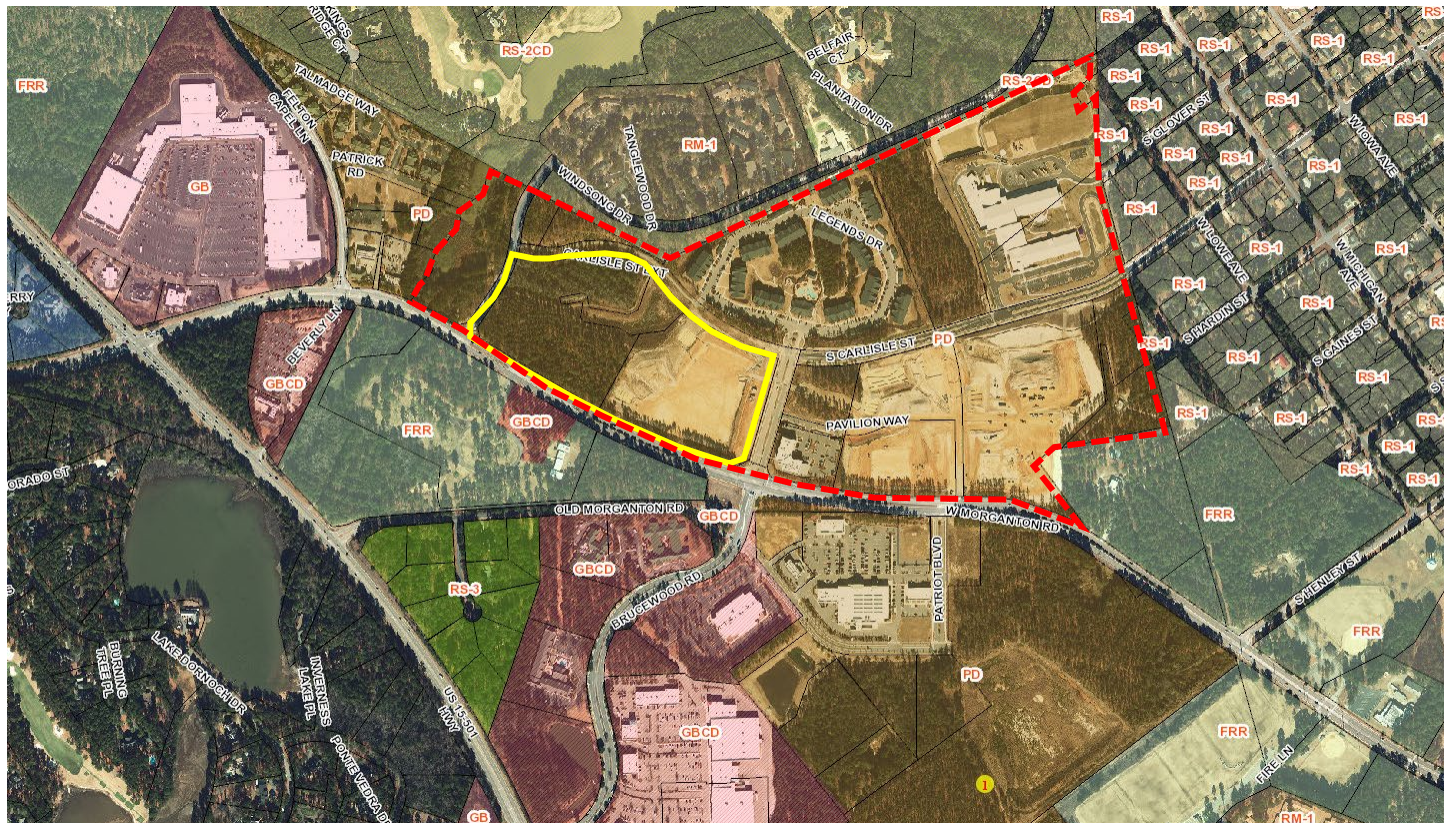
4. Jurisdiction

The subject property is currently located in Southern Pines' ETJ and is moving through the annexation process, with a public hearing scheduled for August 9, 2022 with Town Council.

5. Property Zoning Classification:

The zoning of the subject property is PD-Planned Development (See Figure 4: Vicinity & Zoning Map below) and is included in the Morganton Road Overlay District. A Conceptual Development Plan (CDP) for Morganton Park North was approved by the Town of Southern Pines Town Council on May 15, 2018 as file PD-01-18. The current and all future Preliminary Development Plan (PDP) applications must be consistent with the approved CDP or must request and be granted deviations from the CDP as part of the PDP review and approval process.

**Figure 4: Current Zoning Vicinity Map (Overall CDP outlined in Red, current PDP outlined in yellow).
Planned Development zoning is shown in transparent brown.**



III. STAFF REVIEW:

I. 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 second step, PDP, is when a project or phase of a project are reviewed for compliance with the unique zoning standards established in the CDP. An application for approval of a Preliminary Development Plan (PDP) follows the procedure for quasi-judicial decisions by the Town Council. Prior to the Council's decision, the Planning Board may hold a Preliminary Forum to review the project.

II. Summary of Procedural Requirements:

- PDP Application Submitted: July 11, 2022
- PDP Application Complete: July 18, 2022
- Notice of August 18, 2022 Planning Board Public Hearing:
 - Posted On-site: July 27, 2022
 - Mailed: July 27, 2022
 - Internet: July 25, 2022
 - Newspaper: August 3, 2022 and August 10, 2022
- Planning Board Agenda Meeting: August 11, 2022.
- Planning Board Preliminary Forum: August 18, 2022

III. Applicable Criteria for Review:

The criteria for review and approval of a PDP are found in Chapter 2, §2.18.5(H), of the Town of Southern Pines Unified Development Ordinance. Staff analysis of how the application addresses these criteria begins on the following page of this document.

Preliminary Development Plan:

1. *The application demonstrates that it will achieve the purposes of the Planned Development District (PDD) and this section of the UDO.*
2. *The Preliminary Development Plan is consistent with the Conceptual Development Plan and conforms to all applicable provisions of this UDO;*
3. *The proposed Development is located in an area of the Town that is appropriate; and*
4. *The proposed Development will not cause the need for inefficient extensions and expansions of public facilities, utilities and services.*

IV. Town Staff Review and Comments:

○ Consultation with Technical Review Committee

The proposed development received a pre-application review in June of this year. A formal site plan review for this phase will occur following approval of the PDP by Town Council.

- o **Consistency with Criteria for a Preliminary Development Plan:**

The criteria against which a PDP shall be reviewed are found in UDO §2.18.5(H). The applicants have provided a Narrative addressing the criteria for a PDP as required by the UDO, which is enclosed with this report. Staff analysis of the application's ability to meet the criteria is as follows.

1. *The application demonstrates that it will achieve the purposes of the Planned Development District (PDD) and this section of the UDO.*

The purpose, intent, and general requirements for the Planned Development (PD) District are found in Chapter 3, §3.5.14, and are included in the paragraphs that follow.

The stated purpose for the District is “*to accommodate mixed land uses, such as office, residential, service, commercial, public or private recreational Development, and where consistent with the future land use map, light manufacturing and assembly uses that comply with the employment center Development Patterns in section 6.5*”.

The future land use map indicates Traditional Mixed Use for the subject project area. This land use category is described in the Comprehensive Long-Range Plan as being appropriate to the Morganton Road area with expectations that the area will be built to urban levels, will incorporate a variety of uses and will have a street network accommodating modes of travel beyond the automobile.

The stated intent for the District is “*to allow mixed-use Developments in areas where sufficient public water and sewer service is available (or can readily be extended) and where the street system is adequate (or can be readily improved) to handle the projected traffic volumes generated by the Development.*”

Public water is available at multiple locations adjacent to the site, including Morganton Road, Brucewood Road, Tanglewood Drive, and the developed portion of S. Carlisle Street. Public gravity sewer is also available, currently transecting the site in the northwest quadrant. Mr. James Michel, Town Engineer, has received a request from the applicant to determine available capacity and is currently evaluating the capacity. Should any deficiencies be identified, it shall be the responsibility of the developer to make necessary improvements.

This phase of the CDP will be bounded by public roads on all four sides, following the extension of S. Carlisle Street to Tanglewood Drive, which the developer has committed to complete with this phase. A traffic impact analysis (TIA) was prepared and reviewed by Mr. Michel, who agrees with the conclusion that no improvements are needed for the project based on all study intersections being expected to operate at acceptable levels. The TIA

noted that the proposed extension of S. Carlisle Street to Tanglewood Drive will help address any delays at intersections within the CDP project area.

The UDO's stated intent of the regulations for the District is included as a list on the following page. The applicant has responded to each item in their written Narrative, included as an attachment to this report.

- a. *Encourage planned, large-tract Development, including service, office, commercial, residential, public or private recreational Development or light industrial uses;*
 - b. *Exclude heavy commercial and heavy industrial land uses;*
 - c. *Encourage Development in areas located on major thoroughfares and collector streets;*
 - d. *Encourage vehicular access from service drive and other local streets;*
 - e. *Provide performance standards to help ensure compatible land uses;*
 - f. *Encourage common or shared parking;*
 - g. *Promote creativity and innovation in the design that leads to more appropriate relationships between land uses and features;*
 - h. *Facilitate clustering of Development thereby increasing the amount of saved land;*
 - i. *Foster Development of a network of open space to serve a variety of recreational and environmental purposes designed and located with respect to existing unique natural features and environmentally sensitive areas;*
 - j. *Improve connectivity within and between Developments to promote mobility and enhance walkability;*
 - k. *Integrate public spaces and amenities to promote community gatherings and activities;*
 - l. *Establish coordinated land plan and consistent treatment of common design elements;*
 - m. *Provide the flexibility to respond to market conditions over longer projected Development periods due to the scale of such Developments; and*
 - n. *If residential land uses are proposed, provide a variety of Lot sizes and Dwelling types to expand the spectrum of housing choices for households of various type, size, income and age.*
2. *The Preliminary Development Plan is consistent with the Conceptual Development Plan and conforms to all applicable provisions of the UDO.*

The UDO sets the expectation for uniqueness in the design and development of Planned Developments in §3.5.14, allowing for a significant degree of deviation from the UDO. In §3.5.14(F)(3), the UDO specifically allows for alternative standards as long as the proposal:

- Meets or exceeds the general intent of the UDO standards for the base districts;

- Is appropriate given the specific mix of uses and character of the development; and
- Achieves a more efficient, safe, or economical land use without detracting from the quality of the development or the community as a whole.

The CDP for Morganton Park North was originally approved in 2014, and amended in 2018 to accommodate new uses including an elementary school. The 2018 proposal included a Conceptual Land Use Plan identifying the uses for this phase as “General Business/Office Service”, and specified that all development will adhere to the uses, dimensional standards and requirements of either the General Business (GB) or Office Service (OS) zoning classifications. The CDP also committed to adhering to the Morganton Road Overlay standard, with the exception of the location of the multi-use path, which was previously captured in a development agreement between the Town and the developer.

In comparing the PDP proposal with the approved CDP, staff analyzed the following CDP provisions that are relevant to this phase, as indicated below.

- Uses within the project will comply with those allowed in the General Business (GB) and Office Service (OS) Zoning Districts.*

Multi-family residential uses are permitted in the OS District with a special use permit or if developed as part of a Planned Development. Non-residential uses proposed for the project (retail, restaurant, office) are permitted in the GB and OS Districts.

- Street standards approved in the CDP include five distinct cross-sections.*

No new public streets are proposed within this phase, with the exception of the extension of S. Carlisle Street to make connection with Tanglewood Drive. This extension is proposed as an 80’ right-of-way where it borders the developed portion of this phase, narrowing to a 60’ right-of-way for the western portion, which borders an existing stormwater pond and wetlands. This design constitutes a deviation from the approved CDP, which indicated an 80’ right-of-way along the entirety of S. Carlisle Street.

- The CDP provided for a minimum of 20% open space throughout the community, with 50% of the open space being usable. Open space calculations are to be provided for each PDP submittal, to include the open space provided with the submitted phase, previously provided open space from other phases and the balance of open space that must be provided in future phases to meet the requirements of UDO §3.5.14.*

The open space calculations provided with the plans for this phase are below, and indicate that the cumulative open space requirements of 20% of the total 116.7 acres contained within the development, with 50% of the open space being usable, will be met with the

approval of this phase. The applicant's Open Space Plan is included as an attachment to this report.

Location	Overall	Usable
Pavilion	0.08 acres	0.08 acres
Legends Apartments	3.93 acres	3.93 acres
Elementary School	6.36 acres	4.48 acres
Sandhills Pediatrics	0.36 acres	0.03 acres
Pinehurst Medical	0 acres	0 acres
Pinehurst Surgical	0 acres	0 acres
Legends Apartments Phase II	3.13 acres	2.08 acres
Pinehurst Surgical – 3 North	0 acres	0 acres
Morganton Park North Mixed Use	8.1 acres	5.62 acres
Tanglewood Parcel	4.9 acres	4.9 acres
Total Acreage Provided	26.86	16.22
Total Acreage Required	23.34	11.67

3. *The proposed Development is located in an area of the Town that is appropriate.*

The PDP is proposed for an area with access to major thoroughfares and collector streets, can access existing water and sewer lines in the area, has proximity to nearby residential, commercial, and service-related development, and is not located in a protected watershed. The proposed uses are supported by the property's designation as Traditional Mixed Use in the CLRP.

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

Public water and sewer are available to serve the proposed development and extension of town services such as police and fire protection do not create an undue burden due to the adjacency of properties already served.

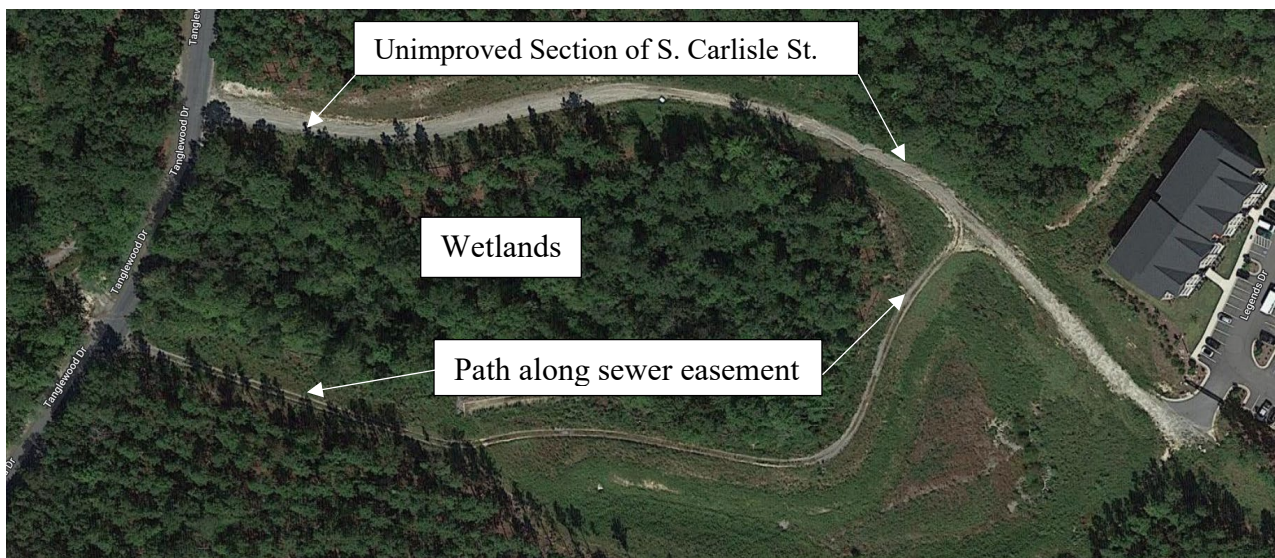
o **Requested Deviations from the Approved CDP:**

1. For the current phase, the following deviation from the CDP is noted:

The proposed extension of S. Carlisle Street is shown with an 80' right-of-way where it borders the developed portion of this phase, narrowing to a 60' right-of-way for the western portion, which borders an existing stormwater pond and wetlands. A multi-use path is shown on the south side of this portion of S. Carlisle; however, no sidewalk or other type of pedestrian facility is shown on the north side. This design constitutes a deviation from the approved CDP, which indicated an 80' right-of-way, with pedestrian facilities on both sides, along the entirety of S. Carlisle Street until it terminates at Tanglewood Drive.

○ **Noteworthy Project Elements for Planning Board and Town Council Consideration**

- Approval of the Morganton Park North Phase 9 PDP will allow 300 multi-family residential units with a clubhouse, associated parking, and other amenities such as a swimming pool and +/- 20,000 square feet of mixed-use retail, restaurant and/or office buildings with associated parking arranged in the manner depicted in Preliminary Development Plan Sheet L1.1 to proceed to engineering plan (site plan) review with town staff.
- The Town entered into a Development Agreement with the project developer in 2014 that specified the requirements for the Morganton Road multi-use path adjacent to Morganton Park North. The section of path fronting this phase is referred to as Segment One, approximately 1,553 linear feet in length, has been constructed and, per the agreement, has been credited towards the active open space requirements.
- Staff has discussed with the developer's representative the potential for creating a pedestrian loop at the northwestern portion of the site. Plans currently show the following:
 - A multi-use path running along the south side of the S. Carlisle Street extension, tying into an existing greenway trail west of Tanglewood Drive.
 - An existing trail that follows a sewer easement south and east of the wetlands, making connection with the S. Carlisle multi-use path and terminating at Tanglewood Drive. The current condition of this trail consists of a dirt path used by utility vehicles to access the sewer easement, as seen in the 2022 Google Maps image on the following page. Staff's recommendation is for the existing path to be improved to Town standards, which entails either asphalt or compacted stone.



- No sidewalk or other pedestrian facility is shown on plans for the north side of the S. Carlisle Street extension, between the western-most Legends Drive access and Tanglewood Drive.

IV. Cooperating Agency Review and Comments:

A request for comments from agencies was emailed to representatives of the Town of Southern Pines Engineering, Streets, Utilities, Fire and Recreation & Parks Departments as well as representatives of the North Carolina Department of Transportation, Sandhills Community College, Moore County Airport Authority, U.S. Fish and Wildlife Service and the Regional Land Use Advisory Commission on July 22, 2022.

- Dago Juarez Pozos, NCDOT District Engineer, responded on July 25, 2022 that they have no immediate comments on this development, and that a review of the TIA was in progress.
- Vagn Hansen, RLUAC's Executive Director, responded on July 28, 2022 that the agency had no comments regarding this case.
- A Traffic Impact Analysis (TIA) prepared and provided by the applicants has been reviewed by Mr. James Michel, Town Engineer. Mr. Michel agrees with the conclusion that no improvements are needed for the project based on all study intersections being expected to operate at acceptable levels. The TIA noted that the proposed extension of S. Carlisle Street to Tanglewood Drive will help address any delays at intersections within the CDP project area

V. ATTACHMENTS:

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

1. Morganton Park North Phase 9 PDP Application
2. Morganton Park North Phase 9 Site Plan
3. Morganton Park North Phase 9 Open Space Plan
4. Morganton Park North Phase 9 Conceptual Utilities and Drainage Plan
5. Applicant's PDP Narrative and Justification Documents
6. Morganton Park North TIA Summary and Conclusions, TIA-related emails, and amended Level-of-Service Summary
7. Reference: Morganton Park North CDP Conceptual Transportation Plan
8. Reference: Development Agreement – December 14, 2014
9. NCDOT Comments
10. RLUAC Response

VI. PLANNING BOARD ACTION:

Pursuant to North Carolina General Statute §160D-301(b)(6) and Unified Development Ordinance §2.5.2, the Planning Board may hold a Preliminary Forum on a matter requiring a quasi-judicial decision by the Town Council. However, no part of the forum or any recommendation may be used as a basis for the deciding board.

Therefore, the Planning Board may wish to use the following motion to identify issues to bring to the attention of the Town Council at the evidentiary hearing.

I move to adopt the following for transmission to the Town Council as a result of the August 18, 2022 Preliminary Forum on application PD-10-22, Morganton Park North Phase 9 PDP:

The information presented at the forum indicated that the following issues be considered in applying the criteria for a PDP to application PD-10-22:

- 1.

In addition, the following concerns were raised during the forum, but do not seem to apply in determining whether the PDP criteria are satisfied:

- 1.



Planned Development District Preliminary Development Plan Application

Fee: \$ _____ Date Received: _____ Case No.: PD- _____

Project Information:

Project Name: Morganton Park North Mixed Use

Physical Address: W Morganton Rd. between Brucewood & Tanglewood Dr.

PIN: 857100399573; 857100392796

Parcel ID: 20190270; 20150046

Site Size: ±20.6 AC

Zoning: PD

Applicant:

Name(s): DHIC, LLC

Email: rehall@drhorton.com

Phone: 919-618-5164

Mailing Address: 2000 Aerial Center Pkwy Ste. 110, Mooresville, NC 27560

Authorized Agent, if different from Applicant:

Name(s): Koontz Jones Design - c/o Bob Koontz

Email: bkoontz@koontzjones.com

Phone: 910-684-8487

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

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

Name(s): PACN REALTY LLC ; MORGANTON PARK REALTY SITE 2, LLC

Email: cgregg@pinehurstsurgical.com

Phone: 910-235-2993

Mailing Address: 205 Page Road, Pinehurst, NC 28374; 5 First Village Drive, Pinehurst, NC 28374

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 – Preliminary 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 W. Morganton (St./Ave.), between Brucewood (St./Ave.) and Tanglewood (St./Ave.). The property has a frontage of 1900 feet and a depth of 720 feet.

The request is based upon **Section 2.18.5** of the **Town of Southern Pines Unified Development Ordinance**. The proposed use of the property is as follows:

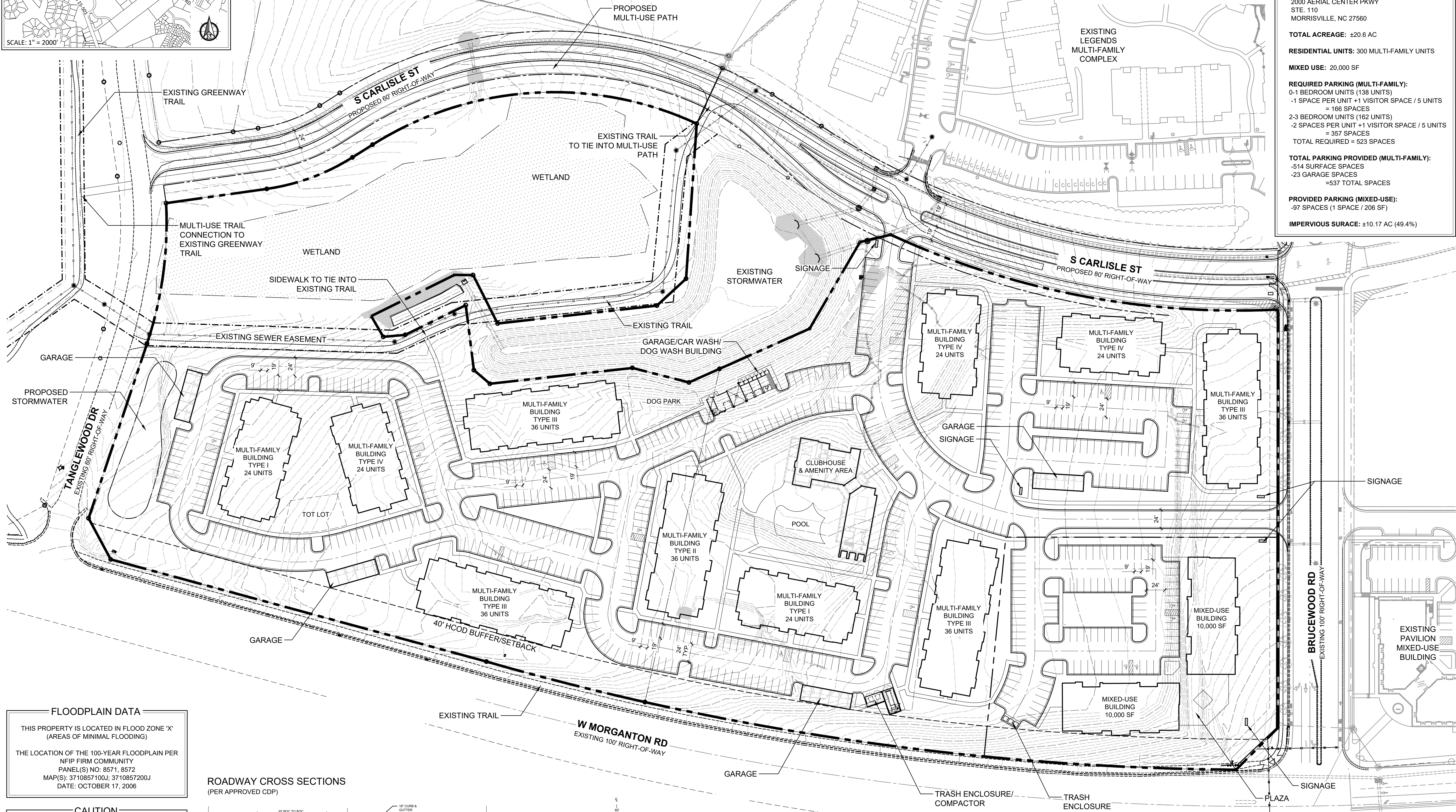
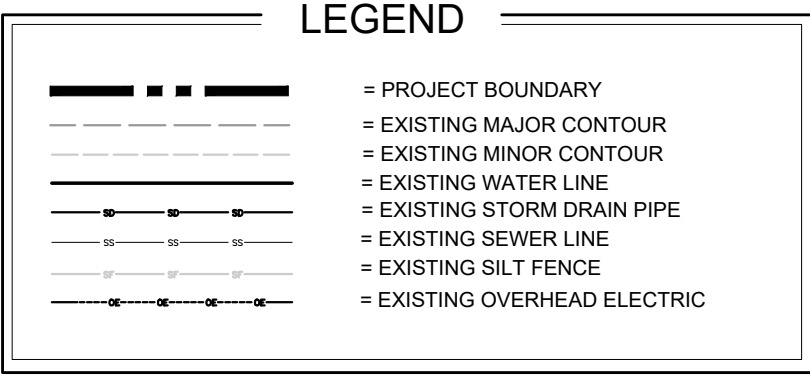
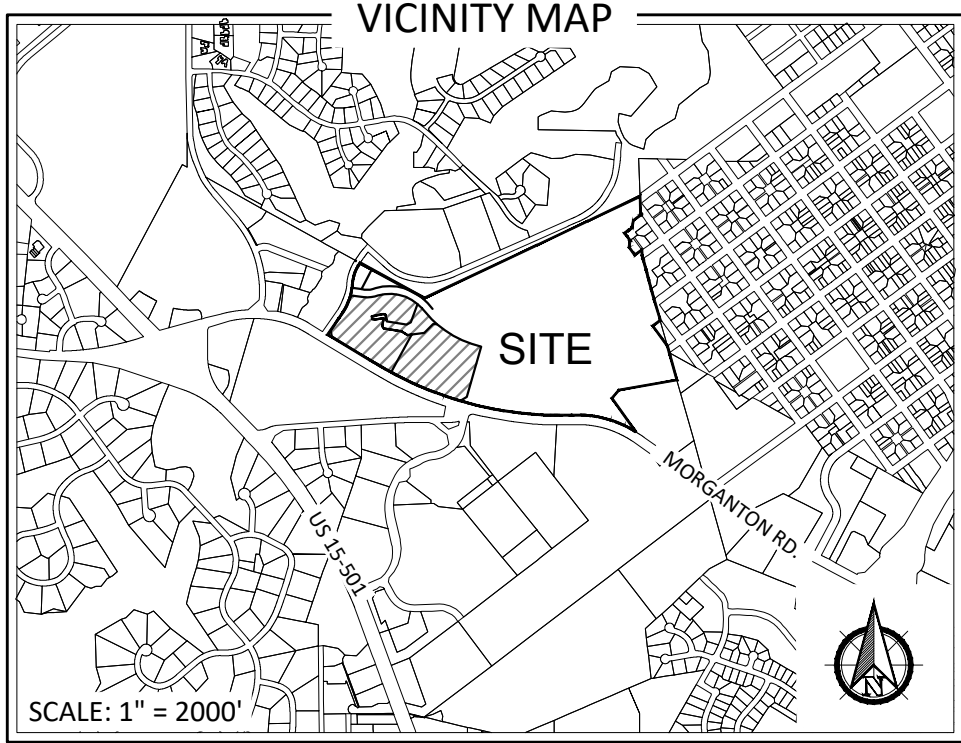
Mixed Use Commercial/Retail/Office & Multi-Family Residential

Date: 7/11/2022



Applicant
Elam Hall - DHIC, LLC

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



ZONING INFORMATION

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

REQUIRED SETBACKS:
FRONT: NO MINIMUM
SIDE-STREET: NO MINIMUM
SIDE INTERIOR: NO MINIMUM
REAR: NO MINIMUM
HOOD: 40' FROM MORGANTON RD.

MAX. BUILDING HEIGHT: 45'

PROPERTY INFORMATION

PROPERTY OWNER(S):
-PARCEL 1
PACN REALTY LLC
205 PAGE RD
PINEHURST, NC 28374

-PARCEL 2
MORGANTON PARK REALTY SITE 2, LLC
5 FIRST VILLAGE DRIVE
PINEHURST, NC 28374

APPLICANT:
DHIC, LLC
2000 AERIAL CENTER PKWY
STE. 110
MORRISVILLE, NC 27560

TOTAL ACREAGE: ±20.6 AC

RESIDENTIAL UNITS: 300 MULTI-FAMILY UNITS

MIXED USE: 20,000 SF

REQUIRED PARKING (MULTI-FAMILY):
0-1 BEDROOM UNITS (138 UNITS)
-1 SPACE PER UNIT +1 VISITOR SPACE / 5 UNITS
= 166 SPACES
2-3 BEDROOM UNITS (162 UNITS)
-2 SPACES PER UNIT +1 VISITOR SPACE / 5 UNITS
= 357 SPACES
TOTAL REQUIRED = 523 SPACES

TOTAL PARKING PROVIDED (MULTI-FAMILY):
-514 SURFACE SPACES
-23 GARAGE SPACES
=537 TOTAL SPACES

PROVIDED PARKING (MIXED-USE):
-97 SPACES (1 SPACE / 206 SF)

IMPERVIOUS SURFACE: ±10.17 AC (49.4%)

FLOODPLAIN DATA

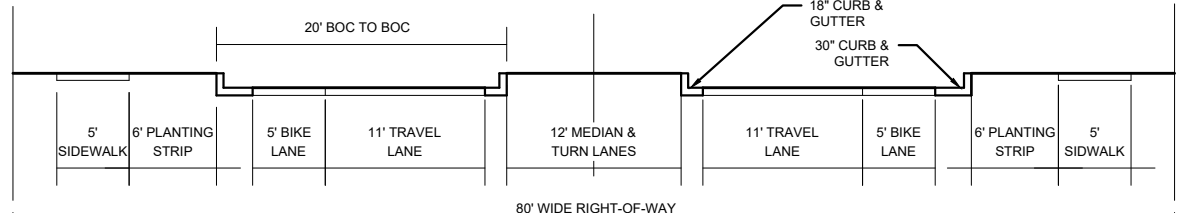
THIS PROPERTY IS LOCATED IN FLOOD ZONE 'X'
(AREAS OF MINIMAL FLOODING)

THE LOCATION OF THE 100-YEAR FLOODPLAIN PER
NFP FIRM COMMUNITY
PANEL(S) NO: 8571, 8572
MAP(S): 3710857100J, 3710857200J
DATE: OCTOBER 17, 2006

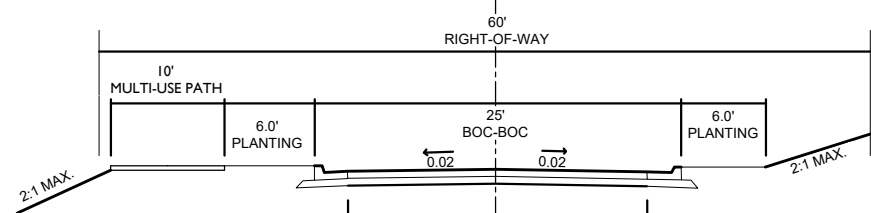
CAUTION

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

ROADWAY CROSS SECTIONS
(PER APPROVED CDP)



COLLECTOR STREET (80' RIGHT-OF-WAY)
SECTION



MINOR STREET (60' RIGHT-OF-WAY)
SECTION

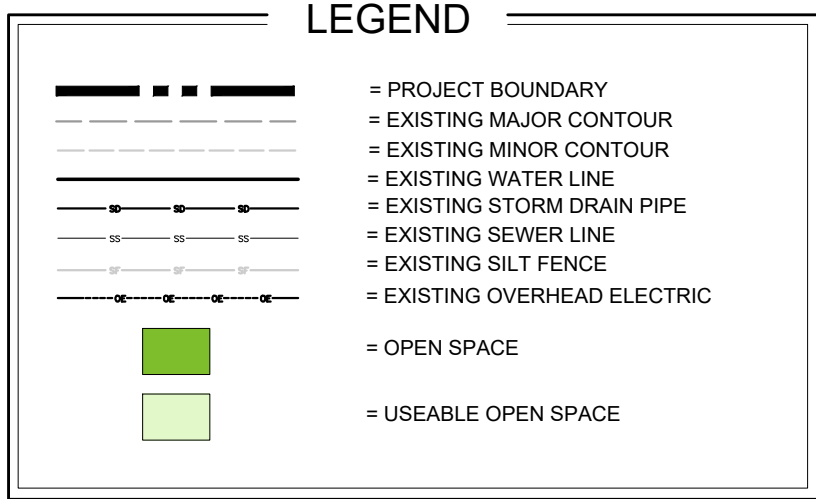
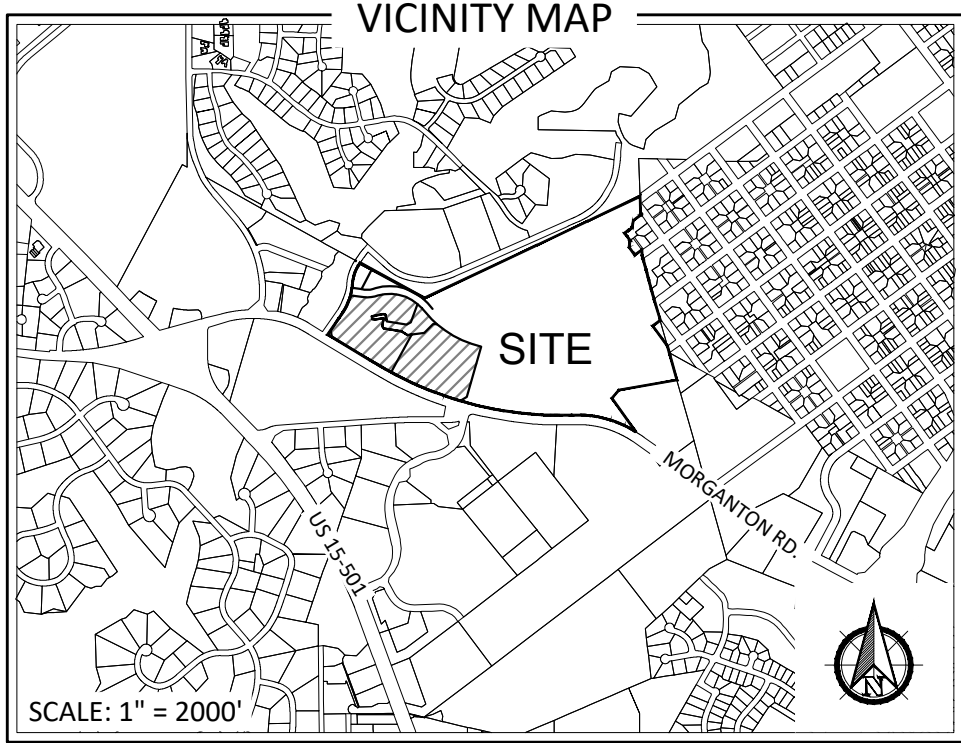
PRELIMINARY PLANS - NOT RELEASED FOR CONSTRUCTION (FOR REVIEW ONLY)

MORGANTON PARK NORTH MIXED USE
PRELIMINARY DEVELOPMENT PLAN
SOUTHERN PINES, NORTH CAROLINA
SITE PLAN

DATE: 07-11-2022
DESIGNED BY: REK
DRAWN BY: PJS
CHECKED BY: REK
SCALE: 1" = 60'
PROJECT #: KID22011
SHEET NUMBER:
L-1.1

REVISIONS:

KOONTZJONESDesign
LAND PLANNING | LANDSCAPE ARCHITECTURE
150 S PAGE STREET
SOUTHERN PINES, NC 28387
P: (910) 684-9467
W: www.koontzjonesdesign.com



OPEN SPACE SUMMARY - MORGANTON PARK NORTH

SITE AREA 116.7 acres

CATEGORY	REQUIRED	PROVIDED	TOTAL REMAINING TO PROVIDE
Overall Open Space	23.34 acres (20%)	26.86 acres	0.00 acres
Usable Open Space	11.67 acres (10%)	16.22 acres	0.00 acres

LOCATION	OVERALL	USABLE
Pavilion	0.08 acres	0.08 acres
Legends Apartments	3.93 acres	3.93 acres
Elementary School	6.36 acres	4.48 acres
Sandhills Pediatrics	0.36 acres	0.03 acres
Pinehurst Medical	0 acres	0 acres
Pinehurst Surgical	0 acres	0 acres
Legends Apartments - Phase II	3.13 acres	2.08 acres
Pinehurst Surgical - 3 North	0 acres	0 acres
Morganton Park North Mixed Use	8.1 acres	5.62 acres
Tanglewood Parcel	4.9 acres	4.9 acres
TOTAL	26.86 acres	16.22 acres

PROPERTY INFORMATION

PROPERTY OWNER(S):
-PARCEL 1
PACN REALTY LLC
205 PAGE RD
PINEHURST, NC 28374

-PARCEL 2
MORGANTON PARK REALTY SITE 2, LLC
5 FIRST VILLAGE DRIVE
PINEHURST, NC 28374

APPLICANT:
DHIC, LLC
2000 AERIAL CENTER PKWY
STE. 110
MORRISVILLE, NC 27560

TOTAL ACREAGE: ±20.6 AC

OPEN SPACE PROVIDED:
TOTAL: ±8.1 AC (39.3%)
USEABLE: ±5.62 AC (69.4%)

FLOODPLAIN DATA

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

THE LOCATION OF THE 100-YEAR FLOODPLAIN PER
NFIP FIRM COMMUNITY
PANEL(S) NO: 8571, 8572
MAP(S): 3710857100J, 3710857200J
DATE: OCTOBER 17, 2006

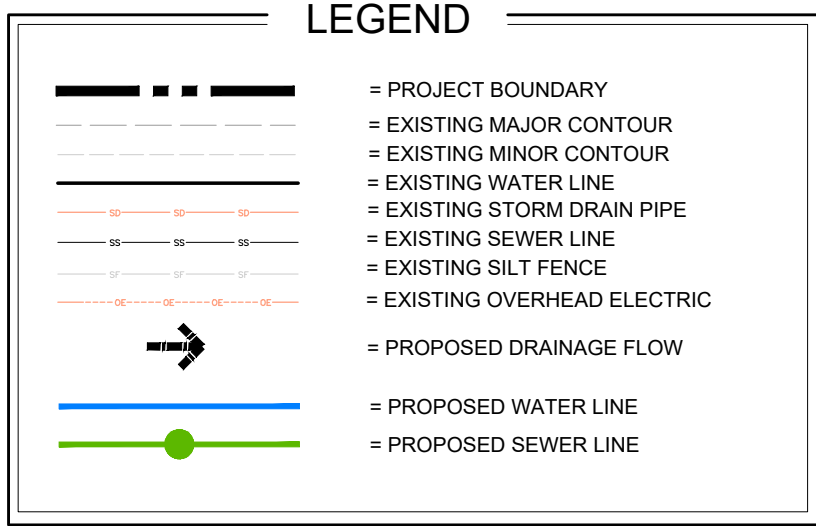
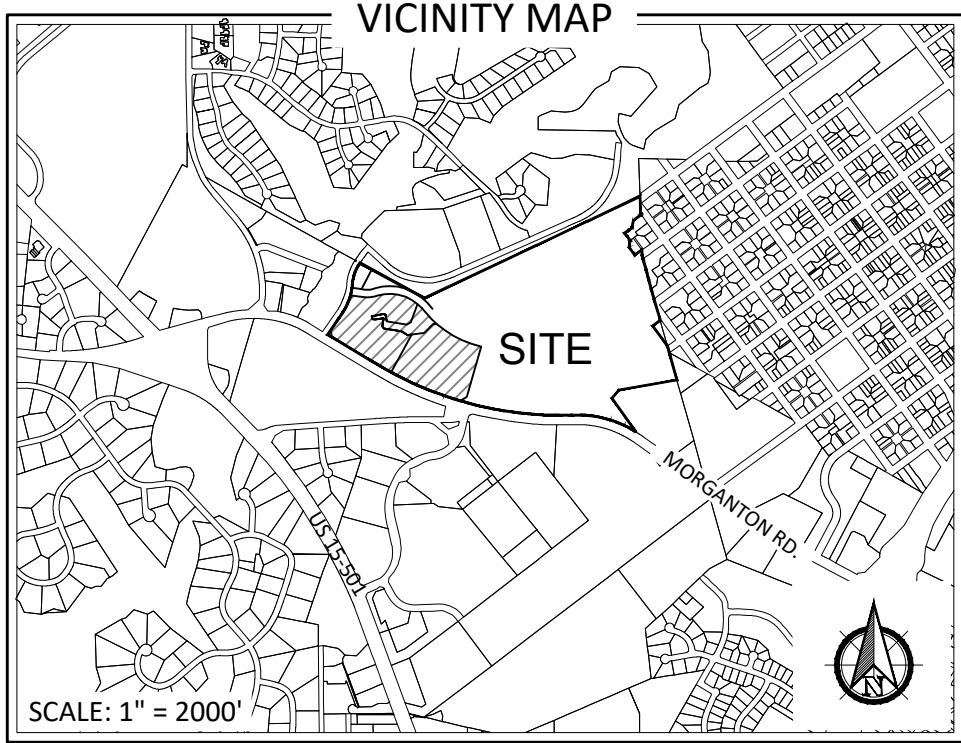
CAUTION

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

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

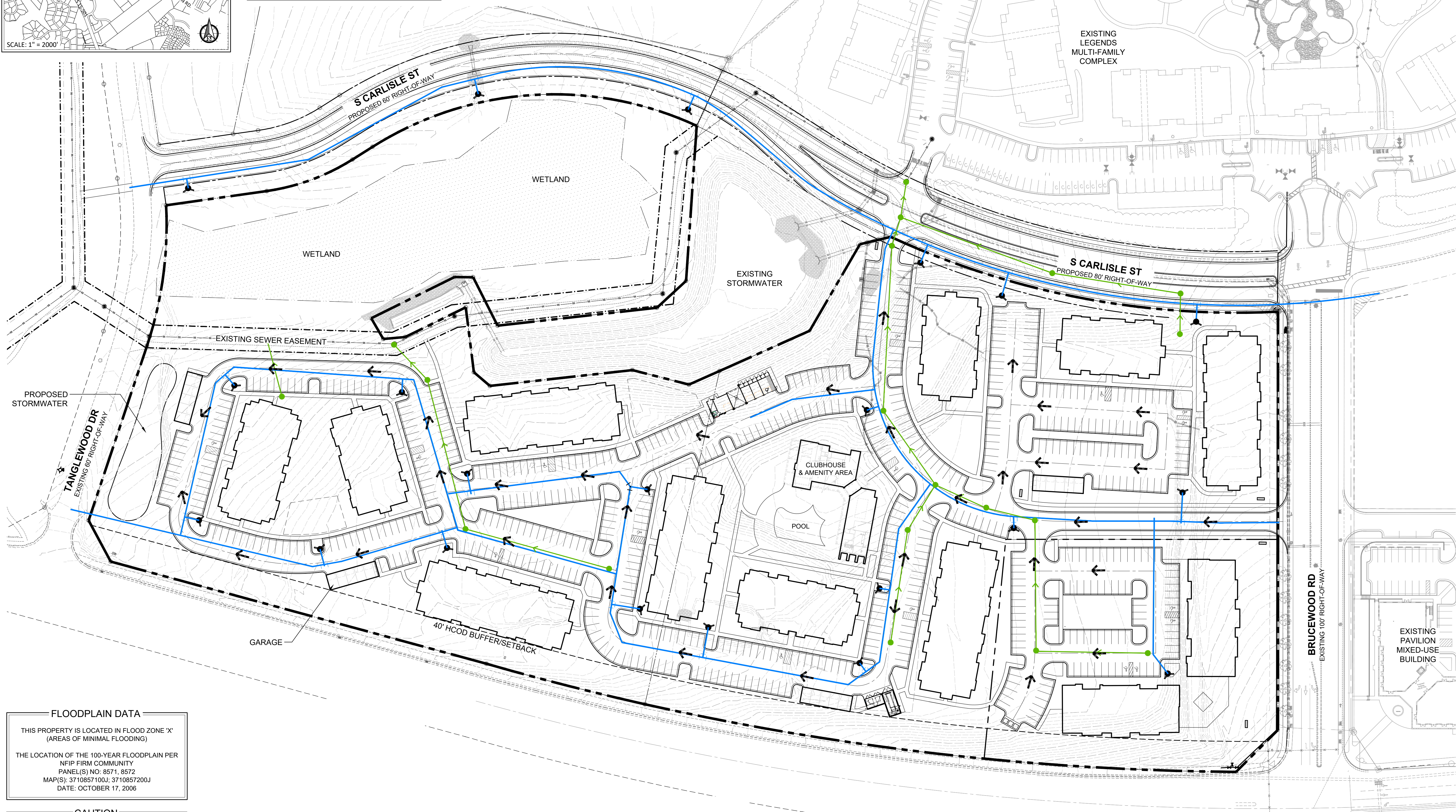
MORGANTON PARK NORTH MIXED USE
PRELIMINARY DEVELOPMENT PLAN
SOUTHERN PINES, NORTH CAROLINA
OPEN SPACE PLAN

DATE: 07.11.2022
DESIGNED BY: REK
DRAWN BY: PJS
CHECKED BY: REK
SCALE: 1" = 80'
PROJECT #: KID22011
SHEET NUMBER:
L-1.2



DRAINAGE NOTES:

1. STORMWATER MANAGEMENT DEVICES WILL FOLLOW THE TOWN OF SOUTHERN PINES STANDARDS AND BE APPROVED BY THE TOWN ENGINEER.
2. DRAINAGE WILL BE RETAINED BY EXISTING REGIONAL STORMWATER MANAGEMENT POND WITHIN THE MORGANTON PARK NORTH DEVELOPMENT. DETAILED STORMWATER MANAGEMENT PLANS AND CALCULATIONS WILL BE PROVIDED DURING PERMITTING OF THE DEVELOPMENT.



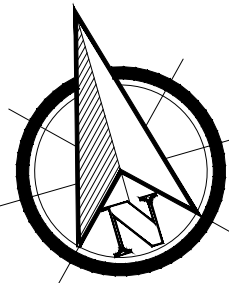
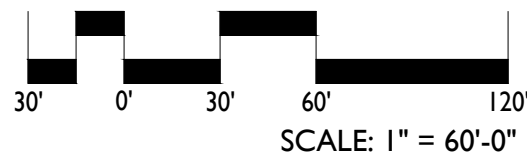
FLOODPLAIN DATA

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

THE LOCATION OF THE 100-YEAR FLOODPLAIN PER NFIP FIRM COMMUNITY PANEL(S) NO: 8571, 8572 MAP(S): 3710857100J, 3710857200J DATE: OCTOBER 17, 2006

CAUTION

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



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

MORGANTON PARK NORTH MIXED USE
PRELIMINARY DEVELOPMENT PLAN
SOUTHERN PINES, NORTH CAROLINA
CONCEPTUAL UTILITIES & DRAINAGE PLAN

DATE: 07.11.2022
DESIGNED BY: REK
DRAWN BY: PJS
CHECKED BY: REK
SCALE: 1" = 60'
PROJECT #: KID22011
SHEET NUMBER:
L-1.3

KOONTZJONESDesign
LAND PLANNING | LANDSCAPE ARCHITECTURE
150 S PAGE STREET
SOUTHERN PINES, NC 28387
P: (910) 684-9467
W: www.koontzjonesdesign.com

MORGANTON PARK NORTH MIXED-USE PRELIMINARY DEVELOPMENT PLAN NARRATIVE

GENERAL PDP OVERVIEW

The purpose of this PD – Preliminary Development Plan (PDP) application is to fully describe the proposed development phase of the Morganton Park North Conceptual Development Plan (CDP) which is shown on the CDP as Phases 4 and 5, along with the nearby Open Spaces along Carlisle Street Extension and Tanglewood Drive (these two areas were originally shown as part of Phase 1 but at the request of the Town were deferred for subdivision until these phases that include adjoining property within the PDD). This PDP will include the 300 multi-family residential units and +/- 20,000 sf of mixed-use retail, restaurant and /or office buildings. The mixed-use development, as proposed, is consistent with and meets all standards of the Morganton Park North CDP (PD-01-18) as approved on May 15, 2018.

The approved CDP for these Phases permits all uses included in the General Business (GB) and Office Service (OS) zoning districts within the CDP area. The uses proposed are all permitted uses within the UDO for GB and OS zoned properties. Following is a description of the individual phases and overall design elements of the PDP. This proposed PDP will realize the approved CDP opportunities for citizens to live, work, play and send their children to school, all within small area within a larger mixed-use development area. Mixed-use development promotes walkability, alternative transportation, reduces traffic and provides residents with a high quality of life. This PDP accomplishes all of those goals.

PDP APPROVAL CRITERIA

UDO Section 2.18.5(H)(1-4) establishes the four (4) applicable criteria for approval of a PDP; namely:

1. The application demonstrates that it will achieve the purposes of the PDD and this section;
2. The Preliminary Development Plan is consistent with the Conceptual Development Plan and conforms to all applicable provisions of this UDO;
3. The proposed Development is located in an area of the Town that is appropriate; and
4. The proposed Development will not cause the need for inefficient extensions and expansions of public facilities, utilities and services.

1. Achieving Purposes of PDD.

The stated Purposes of a Planned Development District are set out in UDO Section 3.5.14(A) as follows:

- (1) Encourage planned, large-tract Development, including service, office, commercial, residential, public or private recreational Development or light industrial uses. *The continued development of these phases of the Morganton Park Planned Development District, in accordance with the terms of the CDP for Morganton Park*

North is, by nature, consistent with the overall large tract Development which includes service, office, commercial, and residential uses.

(2) Exclude heavy commercial and heavy industrial land uses. *There are no heavy commercial or heavy industrial uses in this proposed PDP.*

(3) Encourage Development in areas located on major thoroughfares and collector streets; This *PDP is along Morganton Road and includes internal collector streets.*

(4) Encourage vehicular access from service drive and other local streets. *A Traffic Impact Assessment (TIA) has been provided showing the proposed exterior roadway improvements required. Carlisle Street will be extended from the Brucewood Road intersection to Tanglewood Drive. This project will be accessed from both Brucewood Road and the Carlisle Street extension. Interior circulation and pedestrian traffic within the Planned Development District will facilitate reduction of traffic on Morganton Road.*

(5) Provide performance standards to help ensure compatible land uses. *All performance standards of the UDO, as modified within this approved PDD will be met.*

(6) Encourage common or shared parking. *Because this section of the PDD is mainly comprised of multi-family residential, the shared parking aspects of the PDD are met elsewhere in the commercial sections of the PDD.*

(7) Promote creativity and innovation in the design that leads to more appropriate relationships between land uses and features. *The integration of commercial, retail, office and residential uses within the area designated for this PDP provides a mixed-use development with appropriate relationships that promote walkability within the development. Coupled with the remainder of the Morganton Park North CDP area uses, including a school, office buildings and additional mixed-use areas, the development proposed in the PDP provides an innovative solution to community development by providing live, work and play opportunities for the Southern Pines community.*

(8) Facilitate clustering of Development thereby increasing the amount of saved land. *The entire Morganton Park PDD accomplishes this objective by reserving 20% of the land for Open Space. Open space is not required for each individual parcel within Morganton Park North; however, this particular PDP nevertheless will provide 19.7 % open space as indicated on the site plan. In accordance with Note 9 on the approved CDP, an updated 'running' tabulation for the overall Morganton Park North property has been provided on Sheet L.1.1 of the submission set and includes previously developed parcels. With the development of the Morganton Park North Mixed-Use project, all requirements for usable and overall open space for the Morganton Park North CDP will be met.*

(9) Foster Development of a network of open space to serve a variety of recreational and environmental purposes designed and located with respect to existing unique natural features and environmentally sensitive areas; *Again, this is built into the approved PDD and this particular PDP serves to connect the Open Spaces by the envisioned greenway and walkability elements to be constructed within this PDP.*

(10) Improve connectivity within and between Developments to promote mobility and enhance walkability. *Walkability is an important component of the proposed mixed-use development. Concrete sidewalks are provided throughout the community to provide convenient access from the residential community to the mixed-use buildings and the rest of the Morganton Park North mixed-use area. An interconnected network of walkways and sidewalks provide access throughout the community.*

All units within the residential community are connected through pedestrian pathways to the open spaces, clubhouse, children's play area, and other amenity areas throughout the property. In addition to connections within the community, connections will be made to the existing Town of Southern Pines greenway trail system which is located along Morganton Road and across Tanglewood Drive from the proposed development. Carlisle Street will be extended from Brucewood to Tanglewood Drive. Concrete sidewalks will be provided from the Brucewood Road and Carlisle Street intersection to the western access to the Legends community and the proposed residential community. From this location the pedestrian path will change to an asphalt multi-use path to the Tanglewood intersection. From this location a connection will be made to the greenway trail on the western side of Tanglewood Drive, thereby connecting Morganton Park North pedestrian and recreational travelers to the Open Space on the western side of Tanglewood Drive.

In addition, an existing gravel service drive for the sewer line in the middle of the property will be extended and connected to the greenway trail area. This interconnectivity will provide a recreational opportunity for the residents of the new residential community and the rest of Morganton Park North residents, visitors and office workers.

(11) Integrate public spaces and amenities to promote community gatherings and activities. *Amenities will be provided throughout the residential community. Amenities will include a community clubhouse, pool, fitness center and other community rooms, a dog park, children's playground, car wash area, passive park spaces and connect to the Town of Southern Pines greenway system. The site's location within the Morganton Park North area provides residents with additional recreational opportunities and community activities. The proposed development connects to adjacent retail and dining opportunities as well as provides new destinations.*

(12) Establish coordinated land plan and consistent treatment of common design elements. *The overall Morganton Park North CDP area is an integrated mixed-use development. Land uses have been coordinated throughout the development area and establish uses that complement each other. Through a coordinated system of sidewalks, multi-use paths, greenway trails and bike lanes, the Morganton Park North area is linked together and connects to the greater Southern Pines circulation network. These common design elements create a coordinated and unified plan for the area.*

(13) Provide the flexibility to respond to market conditions over longer projected Development periods due to the scale of such Developments. *This PDP is a response to market conditions just as envisioned for PDDs under the UDO.*

(14) If residential land uses are proposed, provide a variety of Lot sizes and Dwelling types to expand the spectrum of housing choices for households of various type, size, income and age. *The approved PDP for Morganton Park North was never intended to include single family lots.*

2. The Preliminary Development Plan is consistent with the Conceptual Development Plan and conforms to all applicable provisions of this UDO

The proposed PDP is entirely consistent with the approved CDP in that the uses proposed are allowed uses within these phases on the CDP and all of the other

applicable development notes established on the face of the approved CDP. In addition, the PDP is consistent with the UDO provisions where applicable within this PDD. All uses are consistent with the proposed development program and allowable uses in the CDP contained in Section 5.1 – Table 1.1 of the approved document. The development of a 300-unit multi-family residential community and 20,000 sf of commercial/office development is consistent with the vision described in the approved CDP. The uses proposed follow all standards of the CDP. The following UDO requirements merit specific mention:

Parking Areas

The UDO Section applicable to Planned Development Districts addresses parking in Section 3.5.14(M). That Section defers to Section 4.5 of the UDO, which establishes the general UDO parking requirements based on applicable use. However, Section of the UDO. Section 4.5.1 provides “administrative flexibility for the Planning Director to adjust the number required spaces and the design of spaces to provide for adequate parking. .” Applicant seeks an adjustment of the number of spaces required as follows. Parking for the multi-family residential buildings will be provided through a combination of surface parking and free-standing garages. The base UDO standards are as follows from Section 4.5 of the Town’s UDO:

Land Use	Minimum Vehicle Parking Spaces	Minimum Bicycle Parking Spaces
Multi-Family		
0-1 bedrooms	1 space per Dwelling Unit	
2-3 bedrooms	2 spaces per Dwelling Unit	1 space per 10 Dwelling Units
Visitor Parking	1 space per 5 units	

Based on the parking standards above, the proposed multi-family portion of the development would require 523 parking spaces (1.874 spaces per unit). In consultation with the Planning Staff, Applicant seeks to reduce the minimum required number of parking spaces from 523 to 514 (1.71 spaces per unit) + garages. With garages, the Town standard is met.

Proposed parking for the multi-family portion of the development is as follows:

Parking Proposed: Total = 537 (1.79/Unit)
Surface Parking = 514
Garage Parking = 23

Retail parking areas will be parked as follows:

Retail parking will be provided 97 spaces (1 space per 206 sf), which meets the standard retail and office development numbers included in the Town’s UDO.

Architectural Character

A modification to the building height limitation is requested for the proposed multi-family residential portion of the project. The current ordinance and zoning limits buildings within the Highway Corridor Overlay District (first 300' of the property) to 35' in height. Due to the site grading conditions and understanding that the lower floor of the building(s) will be significantly below the level of Morganton Road in most areas, the applicant requests that the permitted building height be increased to a 45' maximum for the buildings to allow for sloped roof conditions rather than a flat roof on all buildings. The sloped roof and request are consistent with other multi-family projects developed within the Morganton Park North CDP area, which have slope roof pitches and were granted additional height modifications.

At such time as engineering drawings and/or Final Development Plans are submitted for the project or any construction begins, architectural elevations will be submitted as required for all commercial and mixed-use buildings for review by the Town of Southern Pines Architectural Review Board. Mixed-use buildings will follow the maximum 35' height building height permitted in the HCOD.

Lighting

All lighting on the property will follow Section 4.8 of the UDO. Lighting levels in parking areas and throughout the community will be provided to meet the UDO standards for safety. All light will be projected downward to limit any light spilling onto adjacent properties.

Signage

In accordance with Note 18 of the approved CDP, signage for the mixed-use buildings located at the corner of Morganton Road and Brucewood Road will follow the UDO Section 4.6 standards for retail, commercial and office building signage. A unified sign plan will be created for the buildings and submitted for review at a later date, once more detailed architectural plans and building design is prepared. The mixed-use building will also include up to 2 shopping center signs, one on Brucewood Road and one at Morganton Road. The multifamily development will also have two subdivision signs, one to be located along Morganton Road and one on Brucewood Road as permitted by the UDO. All signs will indicate the name of the community and/or business. Any additional directional or on-site signage for parking areas, parks or amenities will follow the Town of Southern Pines sign standards in Section 4.6 for size, materials, and height.

Environmental and Endangered Species

The project area is located outside of any high-quality watershed and 100-year floodplain areas. There are no threatened or endangered species on the property as most of the site has been previously cleared. All requirements of federal, state and local agencies for environmental standards will be met and any permits or authorization to proceed obtained prior to construction.

3. The proposed Development is located in an area of the Town that is appropriate.

Given that the Morganton Park North PDD was previously approved in this location, this proposed PDP is inherently located in an appropriate location within the Town. The uses that are proposed in these phases are allowed uses and all development standards are met, thereby integrating these phases appropriately into the previously approved location within the Town. The PDP is consistent with the CDP, surrounding community and the Morganton Park North mixed-use development which includes a mixed-use office, retail and restaurant building, medical office facilities, multi-family residential and an elementary school. The CLRP, which considers surrounding land uses, designates this property as traditional mixed-use. The continued development of the Morganton Park North CDP, as described by the PDP documents is consistent with the surrounding land uses and appropriate for this area. With the development standards set forth in the UDO and CDP, the PDP will be compatible with the surrounding neighborhoods and land uses.

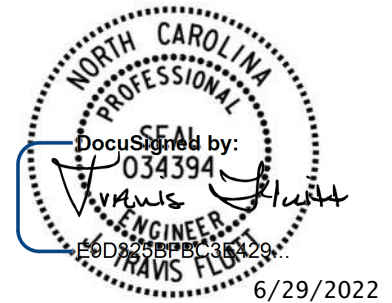
4. The proposed Development will not cause the need for inefficient extensions and expansions of public facilities, utilities and services.

Water and sewer utilities are readily available to serve the project and are readily connected to this site from Brucewood Road and other areas of the existing development. Utilities were constructed to serve this site with the initial development phase of the CDP area. No additional extension of public utilities will be necessary to connect to this property. Stormwater management facilities to serve this property were designed in a regional facility which was constructed with phase 1 of the CDP area. The majority of stormwater will be maintained in this facility. Any additional small stormwater management devices required to control runoff will be provided on the property.

In summary, the proposed PD – PDP meets the UDO Criteria for approval of a PDP. In addition, it is consistent with the Town's Comprehensive Long-Range Plan (CLRP) and promotes its objectives. The CLRP designates the property as Traditional Mixed-Use. This PDP contains +/- 20,000 sf of mixed-use buildings and a 300-unit multi-family residential community as permitted in the approved CDP. The proposed community design meets the standards of the approved CDP. The development as proposed in this PDP is the commencement of the next phase of development for the Morganton Park North CDP area. The proposed PDP will create new shopping, dining and office opportunities adjacent to a new residential community within a larger mixed-use development as prescribed in the approved Morganton Park North CDP.

June 29, 2022

James Michel, P.E.
Town of Southern Pines
801 SE Service Road
Southern Pines, NC 28387



RE: Morganton Park North Apartments, Southern Pines, NC – Traffic Impact Analysis

Kimley-Horn has performed a Traffic Impact Analysis (TIA) for the proposed Morganton Park North Apartment development located on the northwest quadrant of the intersection of Morganton Road at Brucewood Road in Southern Pines, NC. The site is proposed to consist of up to 300 low-rise multifamily units and approximately 3 acres of commercial space (assumed to be up to 20,000 square-feet of commercial space). The site is proposed to be accessed by a driveway on Brucewood Road aligning with Pavilion Way and a driveway on the extension of Carlisle Street across from the Legends Apartments Driveway. The development has a projected build-out year of 2025.

This report presents trip generation, distribution, traffic analyses, and recommendations for transportation improvements required to meet anticipated traffic demands in conjunction with the proposed development in the projected (2025) build-out year and the projected (2032) ten-year horizon condition per the Town's UDO. The site location is shown on **Figure 1**, while **Figure 2** shows the proposed site plan. The existing roadway laneage at the study intersections is shown on **Figure 3**.

Existing and Background Traffic

AM and PM peak hour (7-9 AM and 4-6 PM) turning movement counts were collected on June 1, 2022 at the following intersections:

- Morganton Road at Felton Capel Lane
- Morganton Road at Tanglewood Drive
- Morganton Road at Brucewood Road
- Morganton Road at Patriot Boulevard
- Brucewood Road at Old Morganton Road
- Brucewood Road at Pavilion Way
- Brucewood Road at Carlisle Street
- Carlisle Street at Patriot Boulevard
- Patriot Boulevard at Pavilion Way

Based on historic daily traffic volumes in the area, an annual growth factor of 2% was applied to existing volumes up to the 2025 and 2032 study years.

Traffic from seven approved developments was included in the analysis as follows:

- Sandhills Pediatrics
 - o 22,600 SF medical office building on the northeast quadrant of the intersection of Brucewood Road at Pavilion Way
 - o Traffic volumes obtained from *Morganton Park North Medical Office Building TIA* (Kimley-Horn, November 2018)

- Pinehurst Surgical
 - o Newly constructed medical office building on the northeast quadrant of the intersection of Morganton Road at Patriot Boulevard
 - o When the traffic counts were collected, Pinehurst Surgical Center was determined to be operating at 1/3 capacity. To simulate full build out conditions, all traffic entering and exiting the east leg of Pavilion Way at Patriot Blvd was tripled and the additional trips carried through the network
- Morganton Park North Site 3
 - o 60,000 SF medical office building on the northwest quadrant of the intersection of Pavilion Way at Patriot Boulevard
 - o Traffic volumes obtained from *Morganton Park North Site 3 Medical Office Building TIA* (Kimley-Horn, December 2021)
- Legends Apartments Expansion
 - o 144 additional units on the east side of the Legends Apartments development
 - o Traffic volumes obtained from *Legends Apartments Expansion TIA* (Kimley-Horn, March 2021)
- Morganton Park South Outparcels
 - o Two commercial outparcel buildings totaling 13,760 SF within the Morganton Park South Lowe's Foods shopping center
 - o Trips were generated and assigned to the network
- Pine Ridge Commercial
 - o 260 multifamily dwelling units and 240,000 SF of commercial space within the Morganton Park South development between Morganton Road and US 15-501
 - o Traffic volumes obtained from *Pine Ridge Commercial TIA* (Kimley-Horn, July 2021)
- Morganton Park South Master Plan (2032 only)
 - o 50-acre multi-use development assumed to consist of 300 multifamily dwelling units, 122,500 SF of office space, and 259,500 SF of retail space
 - o Traffic volumes obtained from *Pine Ridge Commercial TIA* (Kimley-Horn, July 2021)

With the addition of approved development traffic, the effective annual background growth rates range 5-8% to 2025 and 3-4% to 2032.

Existing and projected (2025) background peak hour traffic volumes, which include historic growth traffic and approved development traffic are shown on **Figures 4 and 5**. Projected (2032) background traffic volumes are shown on **Figures 6 and 7**.

Trip Generation

The trip generation potential of the development was determined using the traffic generation rates published in the *ITE Trip Generation Handbook* (Institute of Transportation Engineers, Tenth Edition, 2017). Table 1 summarizes the estimated traffic generation potential of the site.

Table 1 ITE Traffic Generation (Vehicles)									
Land Use Code	Land Use	Intensity		Daily		AM Peak Hour		PM Peak Hour	
				In	Out	In	Out	In	Out
220	Multifamily Housing (Low-Rise)	300	units	999	999	28	88	95	55
822	Strip Retail Plaza (<40k)	20,000	s.f.	537	537	27	18	64	63
Internal Capture Total				-179	-179	-2	-2	-22	-22
Pass-By Capture				-152	-152	-0	-0	-20	-16
Total Net New External Trips				1,205	1,205	53	104	117	80

Table 1 shows that the site has the potential to generate 2,410 new trips on a typical weekday, 157 new trips during the AM peak hour, and 197 new trips in the PM peak hour.

Trip Distribution and Assignment

The proposed generated trips were assigned to the surrounding roadway network based according to the distribution below. The directional distribution and assignment were based on land uses, existing travel patterns, and engineering judgement.

- 20% to/from the west along Morganton Road
- 20% to/from the east along Morganton Road
- 10% to/from the south along Brucewood Road
- 10% to/from the north on Felton Capel Lane
- 10% to/from the east on Carlisle Street
- 10% to/from the east on Pavilion Way
- 10% to/from Morganton Park South
- 5% to/from the north on Tanglewood Drive
- 5% to/from Legends Apartments

The site traffic distribution and percent assignment are shown on **Figure 8**.

Carlisle Street is planned to be extended from Brucewood Road to Tanglewood Drive as part of this development. Diversions were applied to some existing movements to account for this new street connection. Diverted traffic volume calculations are detailed on intersection spreadsheets and are shown on **Figures 9 - 12**.

The attached **Figures 9** and **10** show the year 2023 AM and PM peak hour site and build-out traffic volumes at the study intersections, respectively. **Figures 11** and **12** show the year 2031 AM and PM peak hour site and build-out traffic volumes at the study, respectively.

Capacity Analysis

Capacity analyses were performed using Synchro Version 10.3 software. Existing signal timings were obtained from NCDOT. Existing peak hour factors (PHF) were used for all traffic conditions at all study intersections except for new intersections or approaches where a PHF of 0.90 was used. Synchro

intersection level-of-service (LOS) reports are attached. The LOS and delay for the study intersections are summarized in [Table 2](#).

Table 2 Level-of-Service Summary		
Condition	AM Peak Hour LOS (Delay)	PM Peak Hour LOS (Delay)
Morganton Road at Felton Capel Lane/Beverly Lane (Signalized)		
Existing (2022) Traffic	B (14.4)	B (19.7)
Background (2025) Traffic	B (15.6)	C (21.5)
Build-out (2025) Traffic	B (15.9)	C (21.9)
Background (2032) Traffic	B (17.1)	C (24.1)
Build-out (2032) Traffic	B (17.4)	C (24.8)
Morganton Road at Tanglewood Drive (Unsignalized)		
Existing (2022) Traffic	SB – C (23.6) EBL – A (9.8)	SB – D (27.1) EBL – B (10.2)
Background (2025) Traffic	SB – D (31.0) EBL – B (10.2)	SB – E (44.1) EBL – B (11.3)
Build-out (2025) Traffic w/ Carlisle Street Extension	SB – D (26.4) EBL – B (10.3)	SB – E (37.6) EBL – B (11.7)
Background (2032) Traffic	SB – E (45.5) EBL – B (11.0)	SB – F (67.6) EBL – B (12.4)
Build-out (2032) Traffic w/ Carlisle Street Extension	SB – E (38.0) EBL – B (11.2)	SB – F (58.5) EBL – B (12.8)
Morganton Road at Brucewood Road (Signalized)		
Existing (2022) Traffic	B (14.8)	B (19.0)
Background (2025) Traffic	B (18.4)	C (24.2)
Build-out (2025) Traffic	C (20.5)	C (25.9)
Background (2032) Traffic	B (19.8)	C (27.4)
Build-out (2032) Traffic	C (22.9)	C (29.2)

Table 2 (cont.) Level-of-Service Summary		
Condition	AM Peak Hour LOS (Delay)	PM Peak Hour LOS (Delay)
Morganton Road at Patriot Boulevard (Unsignalized)		
Existing (2022) Traffic	NB – B (11.0) SB – B (11.2) WBL – A (9.5)	NB – B (13.4) SB – B (11.7) WBL – B (10.9)
Background (2025) Traffic	NB – B (11.5) SB – B (11.8) WBL – A (10.0)	NB – C (15.5) SB – B (13.6) WBL – B (12.4)
Build-out (2025) Traffic	NB – B (11.6) SB – B (11.9) WBL – B (10.1)	NB – C (15.7) SB – B (13.8) WBL – B (12.6)
Background (2032) Traffic	NB – B (12.3) SB – B (12.6) WBL – B (10.7)	NB – C (17.5) SB – B (14.9) WBL – B (14.0)
Build-out (2032) Traffic	NB – B (12.4) SB – B (12.7) WBL – B (10.9)	NB – C (17.8) SB – B (15.2) WBL – B (14.2)
Brucewood Road at Old Morganton Road (Unsignalized)		
Existing (2022) Traffic	EB – B (10.9) WB – A (9.6) NBL – A (7.6) SBL – A (7.6)	EB – C (17.5) WB – B (12.7) NBL – A (7.8) SBL – A (8.4)
Background (2025) Traffic	EB – B (12.1) WB – B (10.6) NBL – A (7.6) SBL – A (7.7)	EB – C (24.7) WB – C (15.3) NBL – A (8.0) SBL – A (8.6)
Build-out (2025) Traffic	EB – B (12.5) WB – B (10.6) NBL – A (7.6) SBL – A (7.8)	EB – D (26.5) WB – C (15.8) NBL – A (8.0) SBL – A (8.7)
Background (2032) Traffic	EB – B (12.8) WB – B (11.1) NBL – A (7.7) SBL – A (7.9)	EB – D (29.5) WB – C (18.6) NBL – A (8.1) SBL – A (8.9)
Build-out (2032) Traffic	EB – B (13.3) WB – B (11.3) NBL – A (7.7) SBL – A (7.9)	EB – D (32.2) WB – C (19.6) NBL – A (8.2) SBL – A (9.0)

Table 2 (cont.) Level-of-Service Summary		
Condition	AM Peak Hour LOS (Delay)	PM Peak Hour LOS (Delay)
Brucewood Road at Pavilion Way/Site Driveway (Unsignalized)		
Existing (2022) Traffic	WB – B (11.9) SBL – A (7.9)	WB – B (11.1) SBL – A (7.6)
Background (2025) Traffic	WB – C (18.1) SBL – A (8.6)	WB – B (17.6) SBL – A (7.8)
Build-out (2025) Traffic	EB – C (15.4) WB – D (29.5) NBL – A (8.4) SBL – A (8.6)	EB – B (10.6) WB – F (84.2) NBL – A (7.7) SBL – A (7.8)
Background (2032) Traffic	WB – C (18.7) SBL – A (8.6)	WB – C (18.2) SBL – A (7.8)
Build-out (2032) Traffic	EB – C (15.8) WB – D (31.1) NBL – A (8.4) SBL – A (8.6)	EB – B (10.7) WB – F (94.2) NBL – A (7.7) SBL – A (7.8)
Brucewood Road at Carlisle Street (Unsignalized)		
Existing (2022) Traffic	WB – C (15.6) SBL – A (7.7)	WB – A (9.6) SBL – A (7.5)
Background (2025) Traffic	WB – C (20.7) SBL – A (7.8)	WB – B (10.2) SBL – A (7.6)
Build-out (2025) Traffic w/ Carlisle Street Extension	EB – B (10.4) WB – C (24.8) NBL – A (7.4) SBL – A (7.8)	EB – A (9.8) WB – B (11.4) NBL – A (7.3) SBL – A (7.6)
Background (2032) Traffic	WB – C (22.3) SBL – A (7.8)	WB – B (10.3) SBL – A (7.6)
Build-out (2032) Traffic w/ Carlisle Street Extension	EB – B (10.5) WB – D (27.8) NBL – A (7.4) SBL – A (7.8)	EB – A (9.9) WB – B (11.6) NBL – A (7.3) SBL – A (7.6)
Carlisle Street at Patriot Boulevard (Unsignalized)		
Existing (2022) Traffic	NB – B (10.9) WBL – A (7.8)	NB – A (9.0) WBL – A (7.4)
Background (2025) Traffic	NB – B (10.9) WBL – A (7.9)	NB – A (9.2) WBL – A (7.4)
Build-out (2025) Traffic	NB – B (11.3) WBL – A (7.9)	NB – A (9.3) WBL – A (7.4)
Background (2032) Traffic	NB – B (10.9) WBL – A (7.9)	NB – A (9.2) WBL – A (7.4)
Build-out (2032) Traffic	NB – B (11.4) WBL – A (7.9)	NB – A (9.3) WBL – A (7.4)

Table 2 (cont.) Level-of-Service Summary		
Condition	AM Peak Hour LOS (Delay)	PM Peak Hour LOS (Delay)
Pavilion Way at Patriot Boulevard (Unsignalized)		
Existing (2022) Traffic	EB – B (10.1) WB – B (10.0) NBL – A (7.3) SBL – A (7.5)	EB – A (9.0) WB – A (9.4) NBL – A (7.3) SBL – A (7.3)
Background (2025) Traffic	EB – B (12.1) WB – B (11.2) NBL – A (7.4) SBL – A (7.6)	EB – B (10.1) WB – B (11.5) NBL – A (7.5) SBL – A (7.3)
Build-out (2025) Traffic	EB – B (12.3) WB – B (11.2) NBL – A (7.4) SBL – A (7.6)	EB – B (10.1) WB – B (11.5) NBL – A (7.5) SBL – A (7.3)
Background (2032) Traffic	EB – B (12.1) WB – B (11.2) NBL – A (7.4) SBL – A (7.6)	EB – B (10.1) WB – B (11.5) NBL – A (7.5) SBL – A (7.3)
Build-out (2032) Traffic	EB – B (12.1) WB – B (11.2) NBL – A (7.4) SBL – A (7.6)	EB – B (10.1) WB – B (11.5) NBL – A (7.5) SBL – A (7.3)
Carlisle Street Extension at Tanglewood Drive (Unsignalized)		
Build-out (2025) Traffic	WB – A (9.0) SBL – A (7.3)	WB – A (9.0) SBL – A (7.4)
Build-out (2032) Traffic	WB – A (9.0) SBL – A (7.3)	WB – A (9.0) SBL – A (7.4)
Carlisle Street Extension at Legends Apts. Driveway/Site Driveway (Unsignalized)		
Build-out (2025) Traffic	NB – A (8.9) SB – A (8.9) EBL – A (7.3) WBL – A (7.2)	NB – A (9.0) SB – A (9.0) EBL – A (7.2) WBL – A (7.3)
Build-out (2032) Traffic	NB – A (8.9) SB – A (8.9) EBL – A (7.3) WBL – A (7.2)	NB – A (9.0) SB – A (9.0) EBL – A (7.2) WBL – A (7.3)

Analysis indicates that almost all of the study intersections are expected to operate at an acceptable LOS in the projected 2025 and 2032 build-out traffic conditions with minimal increases in delay due to the addition of site traffic. SimTraffic simulations show no queuing issues at any of the study intersections in any of the build-out traffic conditions.

Synchro indicates that the unsignalized intersection of Morganton Road at Tanglewood Drive is projected to operate with moderate delays for the minor street approach (Tanglewood Drive) in the 2025 background and build-out conditions and with moderate to long delays in the 2032 background

and build-out conditions. However, with the extension of Carlisle Street from Brucewood Road to Tanglewood Drive, the minor street delays are expected to be lower in the build-out condition than in the background condition. The Carlisle Street Extension will also allow for residents on Tanglewood Drive another means of ingress and egress with access to the east on Carlisle Street and to the traffic signal at the intersection of Morganton Road at Brucewood Road. SimTraffic simulations also show much shorter delays for the minor street approach than Synchro as Synchro does not adequately account for gaps in traffic created by adjacent traffic signals. Therefore, no roadway improvements are recommended at this intersection.

Synchro also indicates that the unsignalized intersection of Brucewood Road at Pavilion Way/Site Driveway is expected to operate with long delays for the Pavilion Way approach at project build-out. This has more to do with the addition of the fourth leg of the intersection than the additional of projected site traffic. SimTraffic simulations also show much shorter delays for the minor street approaches than Synchro as Synchro does not adequately account for gaps in traffic created by adjacent traffic signals. Therefore, no roadway improvements are recommended at this intersection.

The build-out roadway laneage with the Carlisle Street Extension in place is shown on **Figure 13**.

Pedestrian Infrastructure

Pedestrian trips to and from the site were estimated by generating person trips for the proposed site and then applying a pedestrian mode split of 6% based on existing mode split data for this area obtained from Replica software.

Table 3 Pedestrian Traffic Generation									
Land Use Code	Land Use	Intensity		Daily		AM Peak Hour		PM Peak Hour	
				In	Out	In	Out	In	Out
220	Multifamily Housing (Low-Rise)	300	units	65	65	2	6	6	4
822	Strip Retail Plaza (<40k)	20,000	s.f.	53	53	3	2	7	6
Total Pedestrian Trips				118	118	5	8	13	10

Table 3 shows the site has the potential to generate 236 new pedestrian trips on a typical weekday, 13 new trips during the AM peak hour, and 23 new trips in the PM peak hour. Detailed person trip and mode split calculations are included in the Appendix.

It is anticipated that the pedestrian trips will predominantly be to/from the existing and planned commercial developments on the east side of Brucewood Road and the commercial development on the south side of Morganton Road with some trips coming to the proposed retail space from the Legends Apartments.

Existing pedestrian infrastructure surrounding the site includes a multi-use path on the north side of Morganton Road and a sidewalk on the west side of Brucewood Road. There are existing crosswalks at the intersections of Morganton Road at Brucewood Road and Brucewood Road at Carlisle Street. A sidewalk is also planned along the northern side of the Carlisle Street Extension with a multi-use path along the southern side of Carlisle Street Extension. This will provide people living along Tanglewood

Drive convenient access to the existing and proposed commercial development within Morganton Park North.

Conclusions

Analysis indicates that all but two of the study intersections are projected to operate with acceptable levels of service at project build-out and for the 10-year horizon. The intersection of Morganton Road at Tanglewood Drive is expected to operate at LOS E or F for the stop-controlled approach of Tanglewood Drive in both the background and build-out conditions, but with lower average delays in the build-out condition than in the background condition.

The intersection of Brucewood Road at Pavilion Way/Site Driveway is expected to operate at LOS F for the stop-controlled approach of Pavilion Way in the build-out conditions. Increases in delay are common when the 4th leg is added to a 3-leg intersection. It should also be noted that traffic for the approved Sandhills Pediatrics and Morganton Park North Site 3 developments is likely overestimated given the traffic currently being generated by Pinehurst Medical and Pinehurst Surgical.

The extension of Carlisle Street from Brucewood Road to Tanglewood Drive being provided by this development will help address the delays at both of these locations by providing more connectivity and access options for drivers, pedestrians, and bicyclists in this area. To present a conservative analysis, no traffic was diverted off Tanglewood Drive or Pavilion Way, but it is anticipated that traffic flows and delays will even out with this connection in place. Therefore, no additional roadway improvements are recommended based on the analysis presented herein.

Should you have any questions or comments, please do not hesitate to contact me at (919) 653-2948 or travis.fluitt@kimley-horn.com.

Sincerely,



Travis Fluitt, P.E.
Senior Project Manager

Attachments: Figures 1-13, Assumptions Memorandum, Traffic Count Data, Trip Generation Calculations, Approved Development Information, Volume Development Worksheets, Synchro LOS Reports, Signal Plans

From: [James Michel](#)
To: [Pam Graham](#)
Subject: FW: Morganton Park North Apartments TIA
Date: Wednesday, August 10, 2022 1:46:09 PM
Attachments: [MPN Apartments SimTraffic LOS.pdf](#)
[SimTraffic Reports.pdf](#)
[Morganton Park North Apartments TIA 6-29-2022.pdf](#)
[RE External RE Morganton Park North Apartments TIA.msg](#)

Pam,

Attached is the TIA, below is an email with my questions and Travis's responses, and email from NCDOT. There are no recommended improvements for this project based on the TIA.

Thanks

James Michel, PE, MBA

Town of Southern Pines
Town Engineer/Asst. Public Works Director
801 SE Service Road
Southern Pines, NC 28387
(910)692-1983

From: Fluitt, Travis <Travis.Fluitt@kimley-horn.com>
Sent: Saturday, August 6, 2022 11:14 PM
To: James Michel <JMichel@southernpines.net>; mwkitchen@ncdot.gov
Cc: BJ Grieve <BJGrieve@southernpines.net>; Gunnels, Roberta <Roberta.Gunnels@kimley-horn.com>; Pam Graham <PGraham@southernpines.net>
Subject: RE: Morganton Park North Apartments TIA

James,

Please see responses below. I'm on vacation this week, but glad to discuss since I know we have planning board the 18th.

Matt, any comments on your end?

Thanks,
Travis

From: James Michel <JMichel@southernpines.net>
Sent: Wednesday, July 27, 2022 1:55 PM
To: Fluitt, Travis <Travis.Fluitt@kimley-horn.com>; mwkitchen@ncdot.gov
Cc: BJ Grieve <BJGrieve@southernpines.net>; Gunnels, Roberta <Roberta.Gunnels@kimley-horn.com>; Pam Graham <PGraham@southernpines.net>
Subject: RE: Morganton Park North Apartments TIA

Travis,

I have reviewed the TIA and have the below noted questions which need to be addressed.

1. The synchro report for Buildout Morganton/Brucewood intersection (and some others) indicates queue length exceeds capacity and that the queue may be longer. What does this mean for the analysis?

Synchro notes a # next to a queue at a signalized intersection where it does not think the movement gets enough green time to serve the projected demand. In these cases, queues can compound if there is not enough green time to clear the queue. SimTraffic simulations were used to visually confirm that queuing will not be an issue at any of these locations or elsewhere throughout the network. SimTraffic queuing reports are attached.

2. How does the pedestrian traffic impact the light at Morganton/Brucewood which does have a pedestrian signal?

Pedestrian traffic is anticipated to utilize the existing pedestrian signals at Morganton/Brucewood. A pedestrian call will increase the green time for the Brucewood approaches by approximately 12 seconds over what it normally receives (i.e. approximately 12 additional seconds of delay for vehicles on Morganton Road. From the pedestrian traffic generation, it is projected that a pedestrian may cross Morganton Road every 3rd or 4th cycle. This is not anticipated to have a significant impact to the signal operation as both approaches of Morganton Road and the intersection overall are projected to operate at LOS C in the AM and PM peak hours in the year 2032.

3. The report needs to discuss the available options to improve the LOS at the Morganton/Tanglewood and Brucewood Pavilion intersections. The TIA should also address why the improvements are not practical, ie not enough land for a turn lane, etc, if the alternatives are in fact not practical. Please note that section 4.12.8 (c) describes multiple options for addressing LOS deficiency, including methods that don't include physical improvements.

As shown in the attached SimTraffic Reports, delays at these intersections are projected to be much shorter than shown in the Synchro reports because SimTraffic is able to account for gaps provided by adjacent signals, which Synchro does not do. For the intersection of Morganton/Tanglewood, the delay also decreases due to the addition of the Carlisle Extension. At the intersection of Brucewood at Pavilion, there are no improvements short of a traffic signal that will sufficiently mitigate the side street delays, and it is unlikely that a traffic signal would be warranted at this location. It is also anticipated that the projected site traffic for MPN Site 3 is significantly overestimated based on the current traffic generated by the Pinehurst Medical and Surgical buildings. It is our opinion that the extension of Carlisle Street is the mitigation to address these LOS deficiencies due to the enhanced connectivity that it provides to this area. The attached LOS table compares the delays from SimTraffic (shown in red) to those from Synchro.

4. Is it appropriate to limit left outs at the Tanglewood intersection and force this movement to the light?

As noted above, SimTraffic shows that the delays on Tanglewood are expected to be much lower than what is shown in the Synchro reports. Left turns out off of Tanglewood do not have a problem finding gaps. While the left-turn volume is low, prohibiting it would force more traffic out to the signal at Morganton and Brucewood. Therefore, unless that left-turn

movement becomes a safety issue, we do not see the need to restrict that left-turn movement.

5. Comments from NCDOT need to be received prior to this TIA being deemed complete.
We will follow up with NCDOT.

Let me know if you wish to talk through any of the above.

Thanks

James Michel, PE, MBA

Town of Southern Pines
Town Engineer/Asst. Public Works Director
801 SE Service Road
Southern Pines, NC 28387
(910)692-1983

From: Fluitt, Travis <Travis.Fluitt@kimley-horn.com>
Sent: Wednesday, June 29, 2022 9:28 PM
To: James Michel <JMichel@southernpines.net>; mwkitchen@ncdot.gov
Cc: BJ Grieve <BJGrieve@southernpines.net>; Gunnels, Roberta <Roberta.Gunnels@kimley-horn.com>
Subject: Morganton Park North Apartments TIA

James/Matt,

Attached is a PDF of the TIA for the proposed Morganton Park North Apartments site along with the Synchro files (hopefully in Version 10). It's a lot of analysis to arrive at the recommendation of no additional improvements beyond the extension of Carlisle Street. Please let us know if you need hard copies or have any questions.

Thank you,

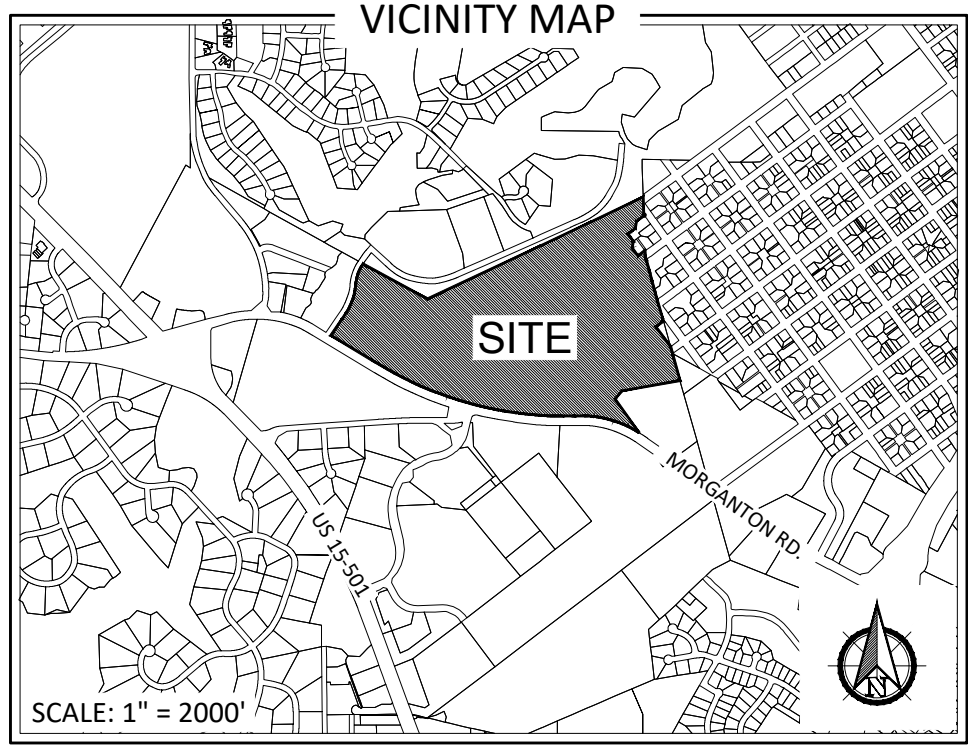
Travis Fluitt, P.E.

Kimley-Horn | 421 Fayetteville Street, Suite 600, Raleigh, NC 27601
Direct: 919-653-2948 | Mobile: 919-649-0759 | Main: 919-677-2000

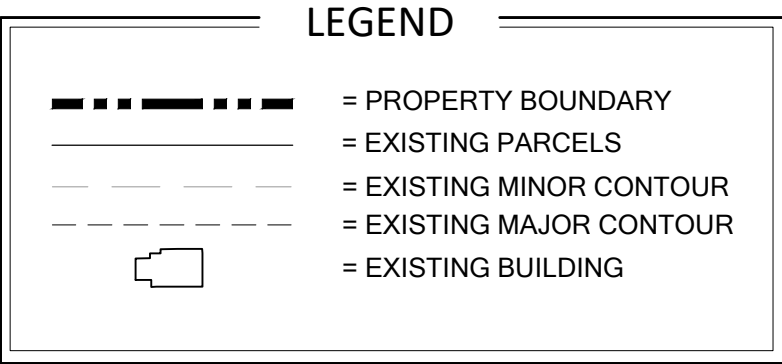
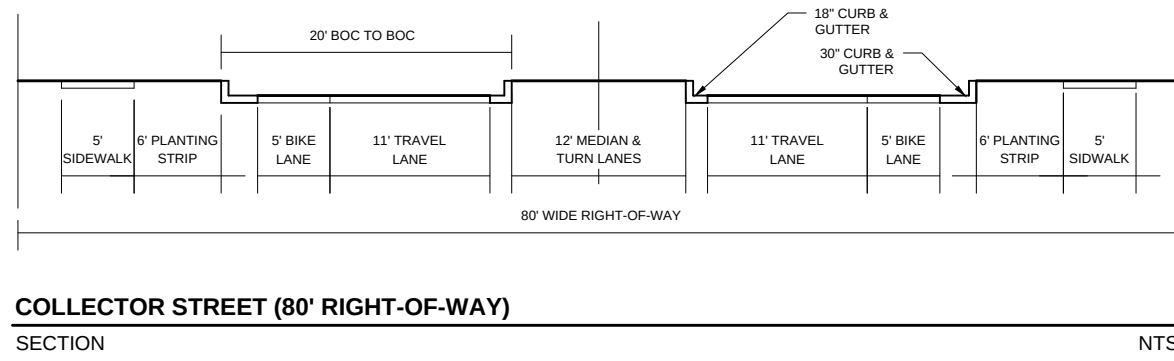
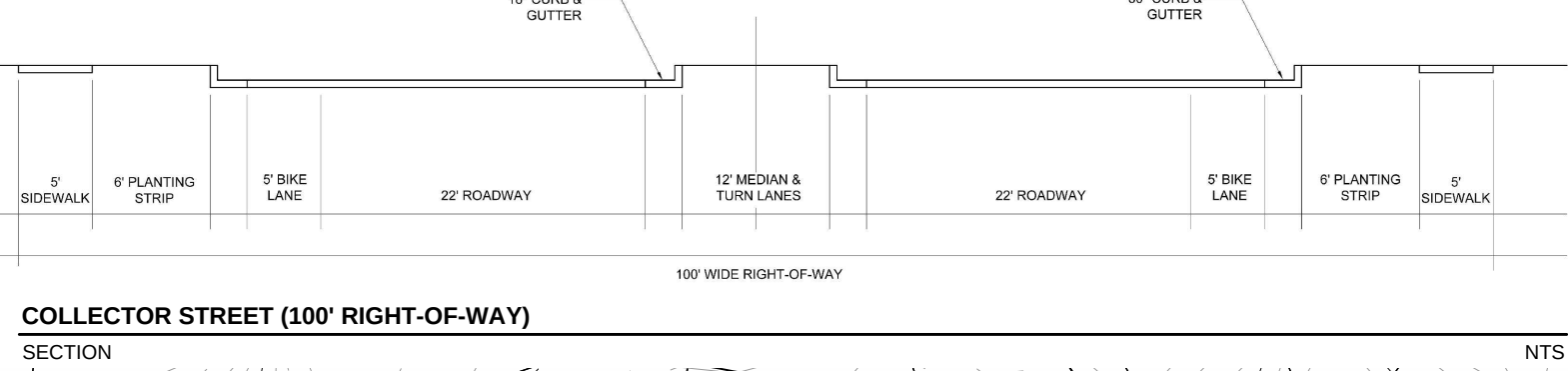
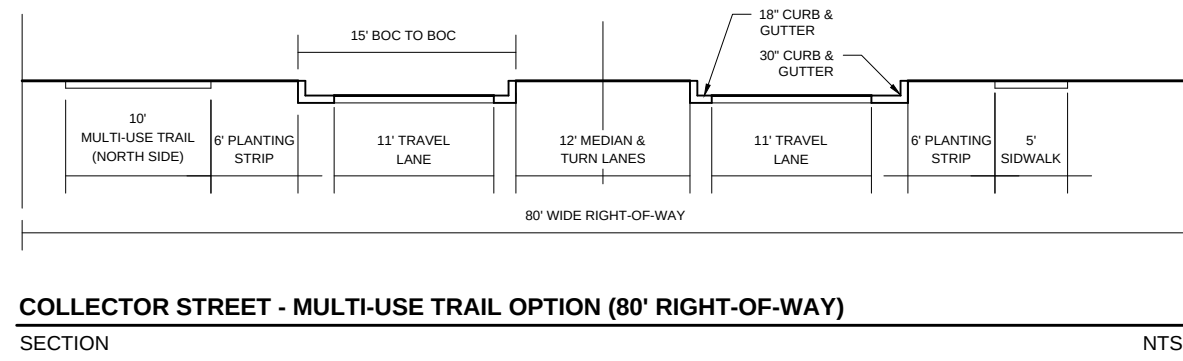
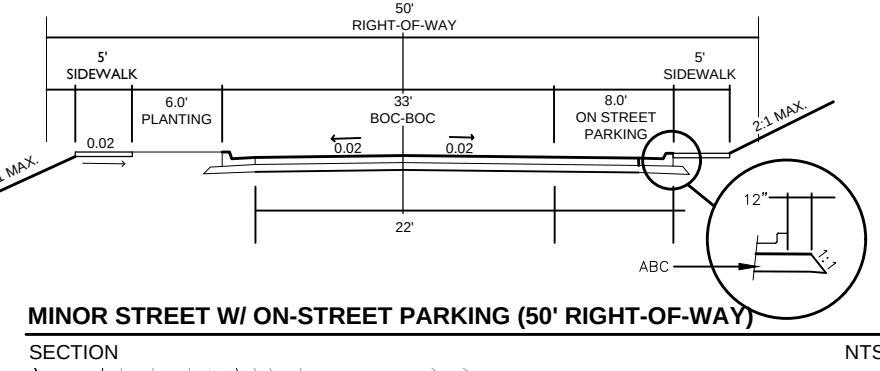
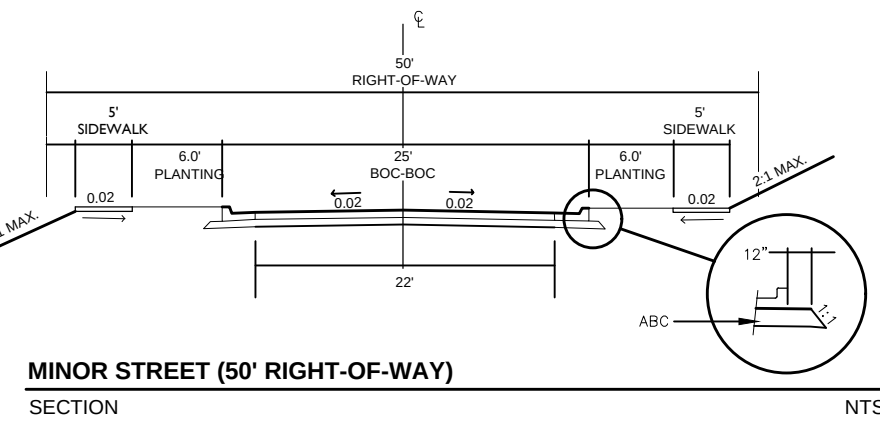
Morganton Park North Apartments Level-of-Service Summary		
Condition	AM Peak Hour LOS (Delay)	PM Peak Hour LOS (Delay)
Morganton Road at Tanglewood Drive (Unsignalized)		
Existing (2022) Traffic	SB – C (23.6) EBL – A (9.8)	SB – D (27.1) EBL – B (10.2)
Background (2025) Traffic	SB – D (31.0) EBL – B (10.2)	SB – E (44.1) EBL – B (11.3)
Build-out (2025) Traffic w/ Carlisle Street Extension	SB – D (26.4) B (13.2) EBL – B (10.3)	SB – E (37.6) C (19.6) EBL – B (11.7)
Background (2032) Traffic	SB – E (45.5) EBL – B (11.0)	SB – F (67.6) EBL – B (12.4)
Build-out (2032) Traffic w/ Carlisle Street Extension	SB – E (38.0) B (16.9) EBL – B (11.2)	SB – F (58.5) C (23.7) EBL – B (12.8)
Brucewood Road at Pavilion Way/Site Driveway (Unsignalized)		
Existing (2022) Traffic	WB – B (11.9) SBL – A (7.9)	WB – B (11.1) SBL – A (7.6)
Background (2025) Traffic	WB – C (18.1) SBL – A (8.6)	WB – B (17.6) SBL – A (7.8)
Build-out (2025) Traffic	EB – C (15.4) A (7.0) WB – D (29.5) A (8.3) NBL – A (8.4) SBL – A (8.6)	EB – B (10.6) A (6.1) WB – F (84.2) B (16.0) NBL – A (7.7) SBL – A (7.8)
Background (2032) Traffic	WB – C (18.7) SBL – A (8.6)	WB – C (18.2) SBL – A (7.8)
Build-out (2032) Traffic	EB – C (15.8) A (6.9) WB – D (31.1) A (8.1) NBL – A (8.4) SBL – A (8.6)	EB – B (10.7) A (7.9) WB – F (94.2) C (20.0) NBL – A (7.7) SBL – A (7.8)

SimTraffic delays based on 10 simulations

Morganton Park North Apartments Queuing Summary		
Condition	AM Peak Hour SimTraffic Max Queue	PM Peak Hour SimTraffic Max Queue
Morganton Road at Tanglewood Drive (Unsignalized)		
Build-out (2025) Traffic w/ Carlisle Street Extension	SB – 82'	SB – 80'
Build-out (2032) Traffic w/ Carlisle Street Extension	SB – 91'	SB – 77'
Brucewood Road at Pavilion Way/Site Driveway (Unsignalized)		
Build-out (2025) Traffic	EB – 63' WB – 59'	EB – 68' WB – 212'
Build-out (2032) Traffic	EB – 67' WB – 72'	EB – 56' WB – 267'

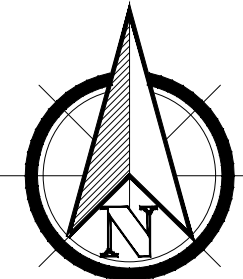
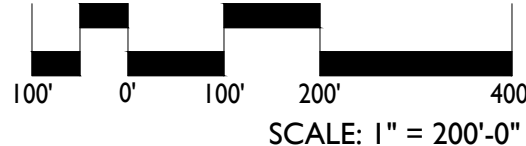
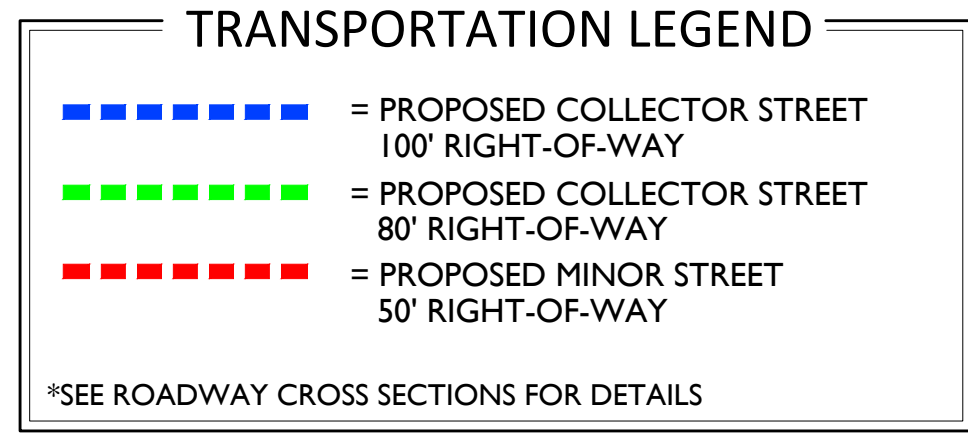


* THIS PLAN IS FOR CONCEPTUAL PURPOSES ONLY AND SUBJECT TO CHANGE. THE PROPERTY OWNER MAY MODIFY THIS PLAN, THE ILLUSTRATED USES AND ANY PHASING.



TRANSPORTATION PLAN NOTES

1. STORMWATER MANAGEMENT FOR THE TRANSPORTATION FACILITIES AND FUTURE DEVELOPMENT WILL BE PROVIDED USING BEST MANAGEMENT PRACTICES, IN REGIONAL STORMWATER DETENTION FACILITIES. FACILITIES WILL BE LOCATED IN THE GENERAL LOCATIONS SHOWN ON THE CONCEPTUAL DEVELOPMENT PLAN. AS ILLUSTRATED ON THIS SHEET, THE DRAINAGE FLOW LINE DESIGNATES THE GENERAL LOCATION DIVIDING THE SITE DRAINAGE BASINS. STORMWATER, WEST OF THE DRAINAGE FLOW LINE, WILL FLOW TOWARD THE STORMWATER MANAGEMENT DEVICE LOCATED ON THE WEST SIDE OF THE PROPERTY. THE DRAINAGE BASIN LOCATED ON THE NORTHEASTERN PORTION OF THE SITE WILL FLOW TOWARD A STORMWATER DEVICE LOCATED GENERALLY IN THE AREA INDICATED ON THE PLAN. THESE LOCATIONS 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.
2. MORGANTON PARK NORTH IS NOT LOCATED WITHIN ANY HIGH-QUALITY OR WATER SUPPLY WATERSHED.
3. NO ENDANGERED SPECIES ARE LOCATED ON THE PROPERTY.
4. ALL ROADWAYS WILL BE CONSTRUCTED TO TOWN OF SOUTHERN PINES AND NCDOT STANDARDS.
5. ALL ROADWAYS WITHIN THE DEVELOPMENT WILL BE DEDICATED TO THE TOWN OF SOUTHERN PINES AND BECOME PUBLIC STREETS.
6. STREET STANDARDS WILL FOLLOW TOWN OF SOUTHERN PINES GUIDELINES EXCEPT WITH THE LOCATION OF BIKE LANES AND TRAILS. THE ROAD CROSS SECTION FOR SUB-COLLECTOR STREETS MAY DEVIATE FROM THE TOWN STANDARD. AN ASPHALT MULTI-USE PATH MAY BE USED IN LIEU OF BIKE LANES IN THE ROADWAY FOR SAFETY REASONS. WITH THE CONSTRUCTION OF THE ELEMENTARY SCHOOL ON THE PROPERTY, IT IS ANTICIPATED THAT CHILDREN FROM LOCAL NEIGHBORHOODS AND THE MORGANTON PARK APARTMENT COMMUNITY, WILL BE WALKING AND/OR BIKING TO SCHOOL. IT WOULD BE PREFERABLE TO HAVE A WIDENED MULTI-USE PATH, SEPARATED FROM VEHICULAR TRAFFIC TO ALLOW STUDENTS A SAFE PATHWAY TO SCHOOL. THIS CROSS SECTION WAS ALSO USED ALONG OLD MORGANTON ROAD IN MORGAN PARK ON THE SOUTH SIDE OF MORGANTON ROAD.
7. IN THE VICINITY OF THIS PROPERTY THERE IS ONE OTHER APPROVED PROJECT. MORGANTON PARK SOUTH PHASE II (ADJACENT TO LOWE'S FOOD) HAS BEEN APPROVED. THE MORGANTON ROAD MEDIAN PREVENTS DIRECT CONNECTION TO ROADWAYS IN THE MORGANTON PARK SOUTH SHOPPING CENTER. CONNECTION TO THIS APPROVED DEVELOPMENT WOULD UTILIZE THE TRAFFIC LIGHT AT BRUCEWOOD ROAD.
8. GLOVER STREET MAY BE EXTENDED AND UTILIZED BY THE SCHOOL, FOR ACCESS TO BUS OR CAR DROP-OFF AND CONNECT TO THE SCHOOL CIRCULATION SYSTEM.
9. OPEN SPACE WILL BE PROVIDED FOR THE OVERALL DEVELOPMENT. AS REQUIRED, A MINIMUM OF 20% OPEN SPACE WILL BE PROVIDED THROUGHOUT THE DEVELOPMENT.
10. ALL TRAVEL DISTANCES & TIMES ARE BASED FROM THE EXISTING TRAFFIC LIGHT AT BRUCEWOOD ROAD. TRAVEL DISTANCES & TIMES WERE OBTAINED FROM GOOGLE MAPS AND REFLECT TYPICAL DRIVING TIMES OBSERVED AT 6 PM. TRAVEL TIMES MAY FLUCTUATE BASED ON TIME, WEATHER, CONSTRUCTION, TRAFFIC ACCIDENTS, AND INCREASES IN TRAFFIC DUE TO HOLIDAYS AND SPECIAL EVENTS.



MORGANTON PARK NORTH
CONCEPTUAL DEVELOPMENT PLAN
SOUTHERN PINES, NORTH CAROLINA
CONCEPTUAL TRANSPORTATION PLAN

DATE: 05.11.2018
DESIGNED BY: REK
DRAWN BY: PJS
CHECKED BY: REK
SCALE: 1" = 200'
PROJECT #: KDI1803
SHEET NUMBER #:
L-1.3

REVISIONS:

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

KOONTZJONESDesign
LAND PLANNING | LANDSCAPE ARCHITECTURE

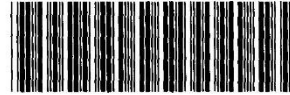
150 S PAGE STREET
SOUTHERN PINES, NC 28387
P: (910) 684-8487
W: www.koontzjonesdesign.com

Van Camp

BOOK4448 - PAGE422

FOR REGISTRATION REGISTER OF DEEDS
Judy D. Martin
Moore County, NC
February 02, 2015 10:21:47 AM
Book 4448 Page 422-429
FEE: \$26.00
INSTRUMENT # 2015001260

gc



INSTRUMENT # 2015001260

DEVELOPMENT AGREEMENT FOR
MORGANTON PARK NORTH

**DEVELOPMENT AGREEMENT
For MORGANTON PARK NORTH
PEDESTRIAN/BICYCLE USE PATH And SITE IMPROVEMENTS**

This Development Agreement (the "Agreement") is made this 14 day of December, 2014 (the "Effective Date") by and between Robert W. Van Camp and Julie M. Van Camp, Trustees of the Robert W. and Julie M. Van Camp Living Trust under trust agreement dated December 22, 1998 (the "Owner"), Kuester Development Corporation, a North Carolina corporation (the "Developer") and the TOWN OF SOUTHERN PINES (the "Town").

WHEREAS, the Owner owns a tract of land containing approximately ninety-six (96) acres, more or less, located in the town of Southern Pines, North Carolina and more particularly described as Parcel ID #857100498818, together with all appurtenances thereunto appertaining and intended to exclusively serve such land (the "Property"); and

WHEREAS, the Developer has contracted to purchase a portion of the Property from Owner totaling approximately two and one-quarter (2.25) acres (the "Developer's Parcel"); and

WHEREAS, the Town has required, as part of its Unified Development Ordinance adopted October 8, 2013 and amended from time to time thereafter (the "UDO"), the construction of a pedestrian/bicycle use path measuring eight (8) feet in width along the north side of Morganton Road at the edge of a forty (40) foot buffer (the "Path"); and

WHEREAS, Developer has petitioned the Town for final site plan approval of the Developer's Parcel and the Town has required, among other conditions, completion of certain site improvements to be constructed on and near the Property (the "Improvements") prior to granting final site plan approval.

NOW THEREFORE, for and in consideration of the mutual promises, covenants and agreements hereinafter contained, it is agreed by and between the parties hereto as follows:

ARTICLE I – PEDESTRIAN/BICYCLE USE PATH

1. **Modification of Path Requirement.** The Town, Owner, and Developer agree that, except as set forth herein, this Development Agreement relieves the Owner, the Developer, and their successors of any requirement to construct along Morganton Road any pedestrian/bicycle use path that otherwise would be required. They further agree that while there is any failure to comply with the provisions of this agreement the Town shall issue no development permit

or certificate of occupancy for any further development anywhere on the Property.

2. **Location of Path.** The Path shall be constructed at a suitable location as determined by Owner provided, however, that said location falls within the above mentioned forty (40) foot buffer along the north side of Morganton Road, between Tanglewood Drive and the eastern most point of the Owner's Property. All land included as part of the Path shall be credited toward the Town's active open space requirements.
3. **Method of Path Installation.** The Path shall be divided into and constructed as three (3) separate Sections:
 - Segment One shall include approximately fifteen hundred fifty-three (1,553) linear feet running from the east side of Tanglewood Drive and continuing to the west side of Brucewood within Section One depicted on Attachment A.
 - Segment Two shall include approximately nine hundred eighty-two (982) linear feet running from the east side of Brucewood Road and continuing to the west side of proposed Morganton Park Boulevard North within Section Two depicted on Attachment A.
 - Segment Three shall include approximately six hundred thirty-one (631) linear feet running from the east side of proposed Morganton Park Boulevard North and continuing to the eastern most boundary of the Property within Section Three depicted on Attachment A.
4. **Timing of Path Construction**
The owner shall cause each segment to be completed at the earliest of the following: a) five years after the date that any Segment is first required to be completed; b) one year after the conveyance by the Owner of any portion of the Section within which the Segment lies; c) 90 days after the issuance of a certificate of occupancy for a structure in the Section within which the Segment lies.
5. **Material and Composition of Path.** The path shall be eight (8) feet in width and constructed with asphalt paving. The base composition shall generally comply with requirements evidenced in an independent geotechnical report.
6. **Cost of Path Completion.** Owner shall complete or cause to complete all required Sections of the Path associated with future development of the Property, in accordance with the provisions contained herein, at no cost to the Town.
7. **Dedication and Maintenance of Path.** Upon completion of a Segment, the owner of the property upon which the Segment is located shall dedicate that Segment to the

Town, and if the segment conforms to the requirements of this agreement, the Town shall accept the dedication promptly.

8. **Duration of Agreement to Construct Path.** This Agreement shall commence on the Effective Date and continue in full force and effect until the last remaining Section of the Path is completed or caused to be completed by the Owner and accepted by the Town.
9. **No Recourse Against Developer.** Developer is not responsible for any of the above provisions or conditions outlined in Article I relating to the Path or its completion and the Town hereby acknowledges it shall not pursue any recourse, financial or otherwise, except as provided in this agreement, against Developer for Owner's failure to satisfy any provisions or conditions outlined in Article I relating to the Path or its completion.

ARTICLE II – COMPLETION OF IMPROVEMENTS

1. **Permitted Land Uses.** The Property is currently zoned PD-Planned Development and part of the Morganton Road Overlay District. Permitted land uses are shown on the Property's approved conceptual master plan and include office, retail, multi-family and single family residential.
2. **Location of Improvements.** Refer to previously submitted engineered drawings.
3. **Timing and Method of Installation of Improvements.** Construction of the Improvements shall commence within one hundred twenty (120) days after Town approval of the final site plan for the Developer's Parcel. All Improvements shall be completed within eighteen (18) months after construction of the Improvements commences.
4. **Cost of Improvements.** Developer shall complete or cause to complete all required Improvements, in accordance with the previously submitted engineered drawings, at no cost to the Town.
5. **Duration of Agreement to Construct Improvements.** This Agreement shall commence on the Effective Date and continue in full force and effect until all required Improvements, as shown on the previously submitted engineered drawings, have been completed.
6. **No Recourse Against Owner.** Owner is not responsible for any of the above provisions or conditions outlined in Article II relating to the Improvements or the completion of the Improvements and the Town hereby acknowledges it shall not pursue any

recourse, financial or otherwise, except as provided in this agreement, against Owner for Developer's failure to satisfy any provisions or conditions outlined in Article II relating to the Improvements or the completion of the Improvements.

This Development Agreement is accepted and agreed as of the date shown above by the parties:

Robert W. and Julie M. Van Camp Living Trust

By:

Name:

Title:

Kuester Development Corporation

By:

Name:

Title:

Town of Southern Pines

By:

Name:

Title:

recourse, financial or otherwise, except as provided in this agreement, against Owner for Developer's failure to satisfy any provisions or conditions outlined in Article II relating to the improvements or the completion of the improvements.

This Development Agreement is accepted and agreed as of the date shown above by the parties:

Robert W. and Julie M. Van Camp Living Trust

By: Thomas Van Camp
Name: Thomas Van Camp
Title: POA for Owner

Kuester Development Corporation

By: [Signature]
Name: Kuester Development
Title: Vice President

Town of Southern Pines

By: _____
Name: _____
Title: _____

Notary Block for the Morganton Park North Development Agreement

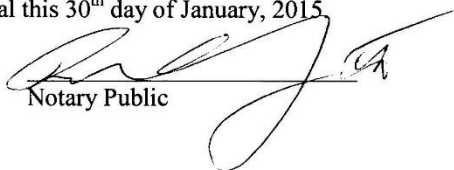
STATE OF NORTH CAROLINA
COUNTY OF MOORE

I, Richard Lee Yelverton III, a notary public for Henderson County and State aforesaid, certify that Thomas Van Camp personally appeared before, and

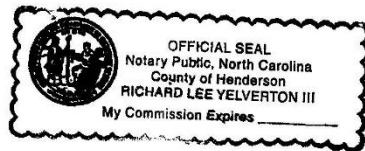
- a) ☒ I have personal knowledge of the identity of the principal(s)
- b) ☐ I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principle's photograph in the form of a _____
- c) ☐ a credible witness has sworn to the identity of the principal(s)

acknowledged to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

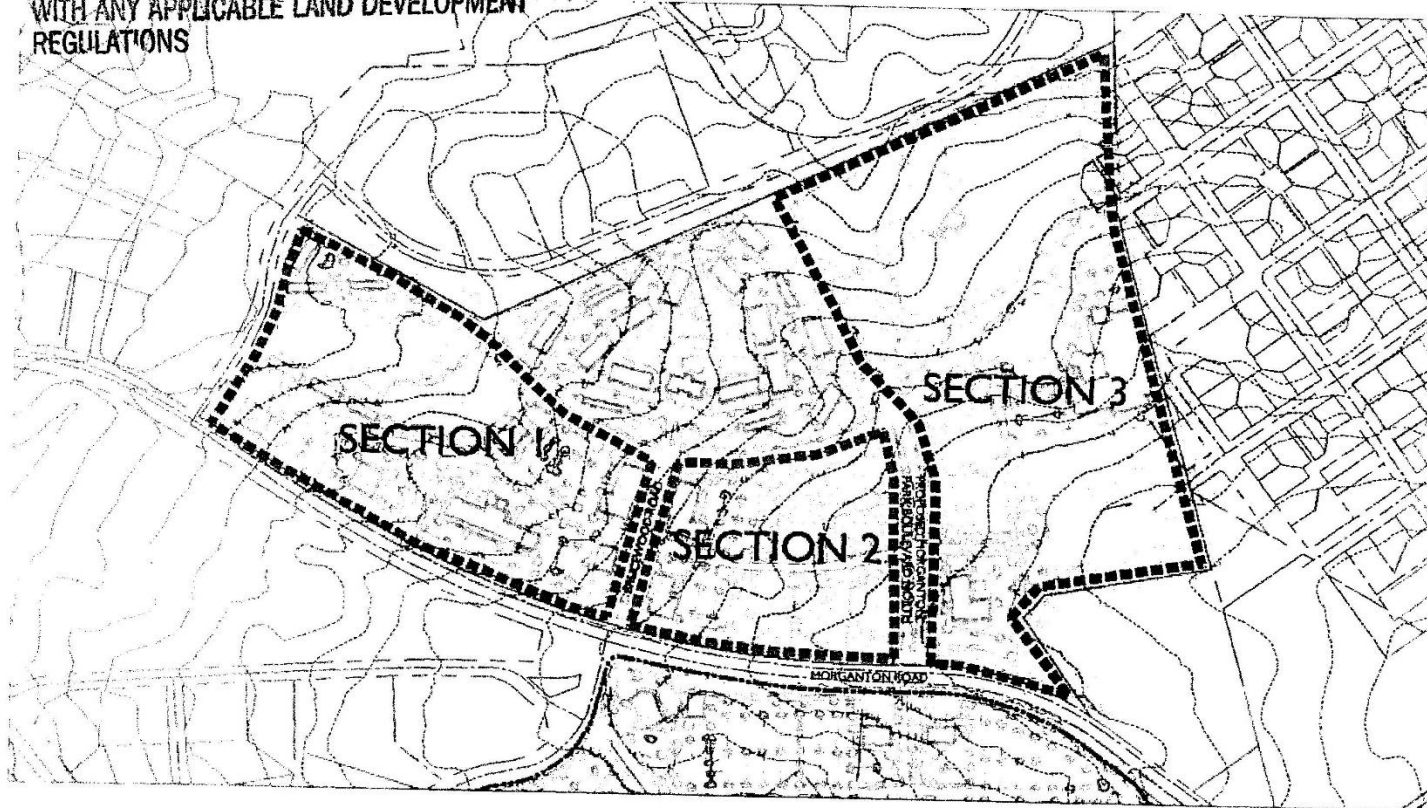
WITNESS my hand and seal this 30th day of January, 2015.


Notary Public

My Commission Expires: 17 November 2015

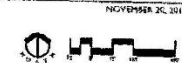


THIS MAP IS NOT A CERTIFIED SURVEY
AND HAS NOT BEEN REVIEWED BY A
LOCAL GOVERNMENT AGENCY FOR COMPLIANCE
WITH ANY APPLICABLE LAND DEVELOPMENT
REGULATIONS



KOONTZDesign
LAND PLANNING | LANDSCAPE ARCHITECTURE

MORGANTON PARK NORTH
EXHIBIT A TO DEVELOPMENT AGREEMENT FOR MORGANTON
PARK NORTH PEDESTRIAN/BICYCLE USE PATH



NOVEMBER 20, 2018

From: [JuarezPozos, Dagoberto](#)
To: [Cindy Williams](#)
Subject: RE: [External] PD-10-22 Morganton Park North PDP
Date: Monday, July 25, 2022 8:30:09 AM
Attachments: [image001.png](#)

Cindy,

We do not have any immediate comments on this one. A TIA was submitted by the applicant and is being reviewed now.

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: Friday, July 22, 2022 1:34 PM
To: Archie Daniel <adaniel@southernpines.net>; Cindi King <CKing@southernpines.net>; Cory Albers <calbers@southernpines.net>; David Byrd <DByrd@southernpines.net>; Michel, James <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: Pam Graham <PGraham@southernpines.net>; Cindy Williams <CWilliams@southernpines.net>
Subject: [External] PD-10-22 Morganton Park North PDP

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

Good afternoon,

Please review the attached request and respond with any questions or comments at your earliest convenience.

Thank you.

Cindy Williams

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.

From: [RLUAC Executive Director](#)
To: [Cindy Williams](#)
Subject: RE: PD-10-22 Morganton Park North PDP
Date: Thursday, July 28, 2022 9:15:55 AM

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: Friday, July 22, 2022 1:34 PM
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>; NCDOT <djuarezpozos@ncdot.gov>; ncsandhillsrcw@fws.gov; Pete Campbell <director@rluac.com>; Ron Istre <RIstre@southernpines.net>; Scotty Malta <smalta@moorecountyairport.com>
Cc: Pam Graham <PGraham@southernpines.net>; Cindy Williams <CWilliams@southernpines.net>
Subject: PD-10-22 Morganton Park North PDP

Good afternoon,

Please review the attached request and respond with any questions or comments at your earliest convenience.

Thank you.

Cindy Williams

Planning Department
Town of Southern Pines
801 SE Service Road
Southern Pines, NC 28387
(910) 692-4003

Agenda Item

To: Planning Board

From: Pamela Graham, Principal Planner

Subject: PD-10-22: A Planned Development District - Preliminary Development Plan for Morganton Park North Phase 9; Applicant: DHIC, LLC, Elam Hall; Bob Koontz of KoontzJones Design PLLC, Authorized Agent; Owners: PACN Realty, LLC, and Morganton Park Realty Site 2, LLC

Date: August 18, 2022

I. SUMMARY OF APPLICATION REQUEST:

Mr. Bob Koontz has submitted an application on behalf of DHIC, LLC for a Planned Development - Preliminary Development Plan in association with the Morganton Park North mixed-use Conceptual Development Plan approved in May of 2018 and known as Phase 9. The application for this phase of the Morganton Park North CDP proposes 300 multi-family residential units and +/- 20,000 square feet of mixed-use retail, restaurant, and/or office space on +/- 20.6 acres. The approved CDP calls for the following:

- Project total acreage = +/- 116.7;
- A range of allowable uses over the CDP site that include public institutional (elementary school), multi-family residential, retail, hotel, service, and office;
- Total open space acreage = 23.34 (11.67 usable open space);
- Pursuant to a Development Agreement, a shared-use path that borders the north side of Morganton Road, within a required forty foot buffer between the development and Morganton Road;
- The extension of S. Carlisle Street to make connection with Tanglewood Drive.

II. PROJECT INFORMATION:

A. Property Owners(s)

1. PIN 857100399573 (PARID 20190270)
Owned by PACN Realty, LLC
205 Page Road
Pinehurst, NC 28374
2. PIN 857100392796 (PARID 20150046)
Owned by Morganton Park Realty Site 2, LLC
5 First Village Drive
Pinehurst, NC 28370

B. Applicant(s)

DHIC, LLC c/o Elam Hall
2000 Aerial Center Parkway Ste. 110
 Mooresville, NC 27560

C. Authorized Agent

Bob Koontz
Koontz Jones Design
150 South Page Street
Southern Pines, NC 28387

D. Property Information:

1. Street Address:

The subject property is currently unaddressed. Addresses will be assigned by Moore County following approval of the PDP.

2. Size of Property:

Total acreage in approved CDP:	116.7
Area being developed in current PDP:	20.6

3. Subject Property Description:

The subject property constitutes Phase 9 of the Morganton Park North CDP and is located north of W. Morganton Road between Brucewood Road and Tanglewood Drive. The project area extends to S. Carlisle Street; developed areas and open space set-aside will front S. Carlisle Street following the extension of the road to Tanglewood Drive.

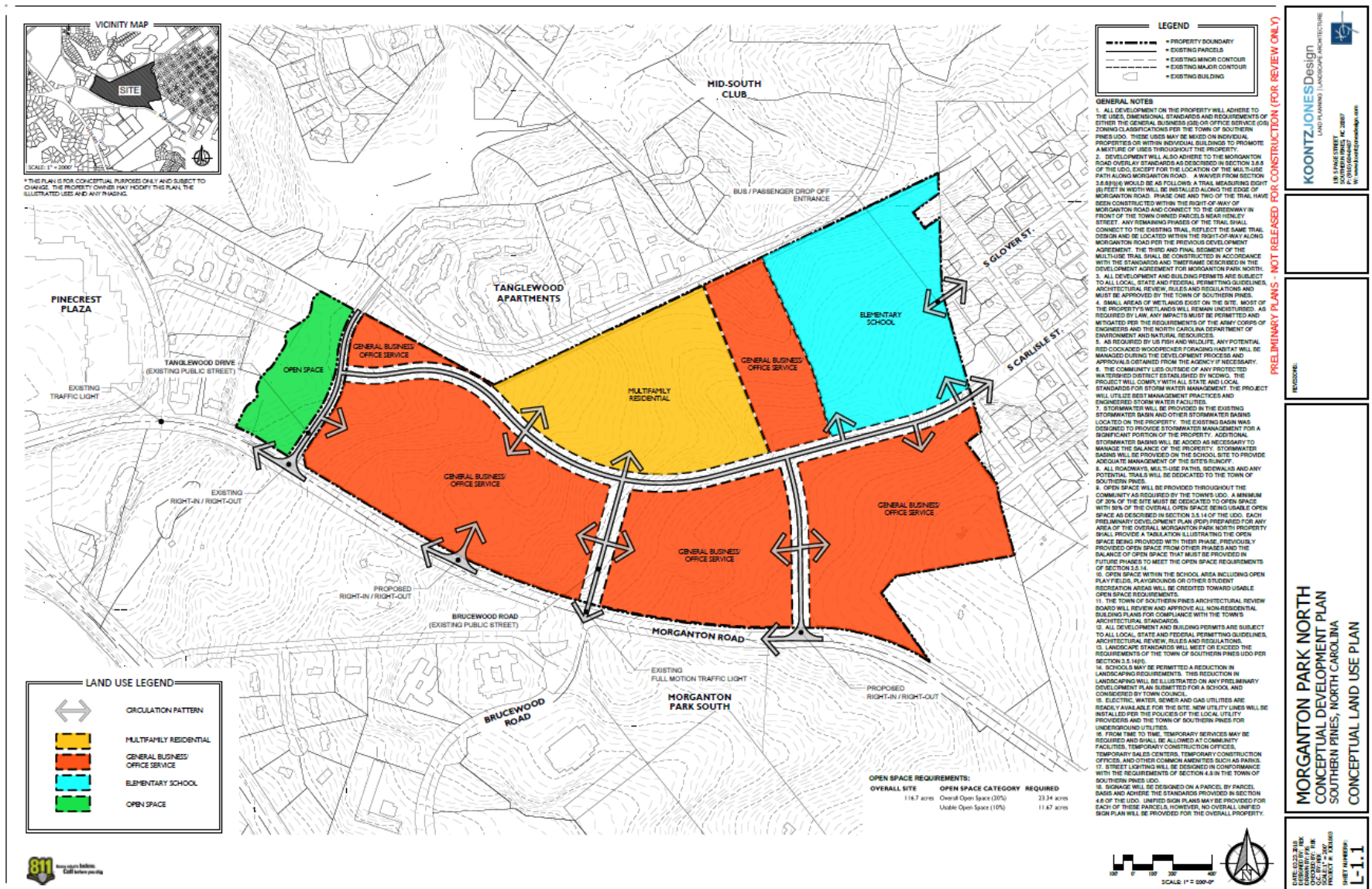
Figure 1: Aerial image taken over the site, looking north towards Legends Apartments and Mid South (approximate location of current phase shown in yellow)



Figure 2: Aerial image taken over the site, looking southeast towards Legends Apartments and other phases of Morganton Park North. Southern Pines Elementary School is shown at top-center.



Figure 3: Morganton Park North CDP Conceptual Land Use Plan (2018)



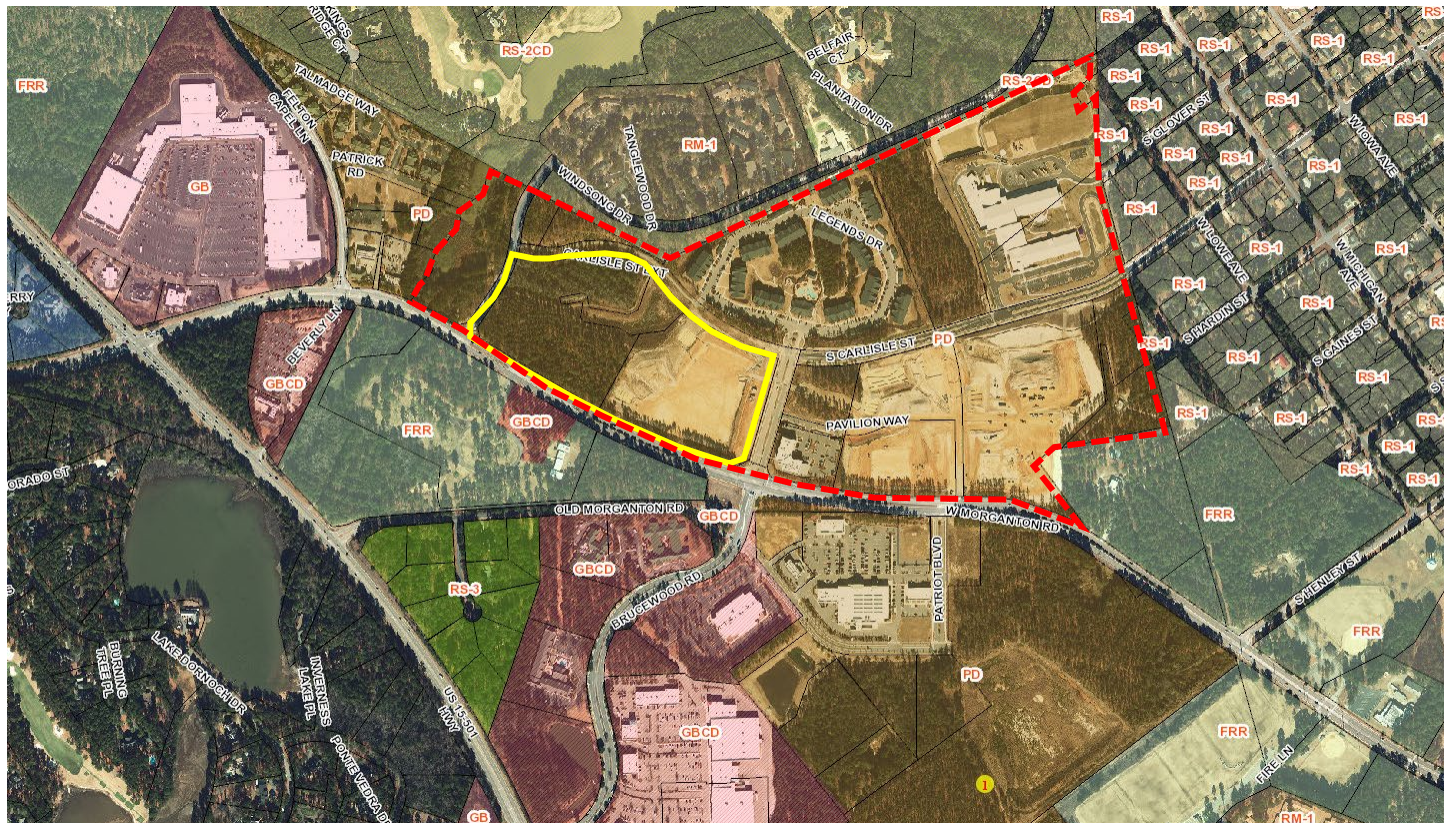
4. Jurisdiction

The subject property is currently located in Southern Pines' ETJ and is moving through the annexation process, with a public hearing scheduled for August 9, 2022 with Town Council.

5. Property Zoning Classification:

The zoning of the subject property is PD-Planned Development (See Figure 4: Vicinity & Zoning Map below) and is included in the Morganton Road Overlay District. A Conceptual Development Plan (CDP) for Morganton Park North was approved by the Town of Southern Pines Town Council on May 15, 2018 as file PD-01-18. The current and all future Preliminary Development Plan (PDP) applications must be consistent with the approved CDP or must request and be granted deviations from the CDP as part of the PDP review and approval process.

**Figure 4: Current Zoning Vicinity Map (Overall CDP outlined in Red, current PDP outlined in yellow).
Planned Development zoning is shown in transparent brown.**



III. STAFF REVIEW:

I. 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 second step, PDP, is when a project or phase of a project are reviewed for compliance with the unique zoning standards established in the CDP. An application for approval of a Preliminary Development Plan (PDP) follows the procedure for quasi-judicial decisions by the Town Council. Prior to the Council's decision, the Planning Board may hold a Preliminary Forum to review the project.

II. Summary of Procedural Requirements:

- PDP Application Submitted: July 11, 2022
- PDP Application Complete: July 18, 2022
- Notice of August 18, 2022 Planning Board Public Hearing:
 - Posted On-site: July 27, 2022
 - Mailed: July 27, 2022
 - Internet: July 25, 2022
 - Newspaper: August 3, 2022 and August 10, 2022
- Planning Board Agenda Meeting: August 11, 2022.
- Planning Board Preliminary Forum: August 18, 2022

III. Applicable Criteria for Review:

The criteria for review and approval of a PDP are found in Chapter 2, §2.18.5(H), of the Town of Southern Pines Unified Development Ordinance. Staff analysis of how the application addresses these criteria begins on the following page of this document.

Preliminary Development Plan:

1. *The application demonstrates that it will achieve the purposes of the Planned Development District (PDD) and this section of the UDO.*
2. *The Preliminary Development Plan is consistent with the Conceptual Development Plan and conforms to all applicable provisions of this UDO;*
3. *The proposed Development is located in an area of the Town that is appropriate; and*
4. *The proposed Development will not cause the need for inefficient extensions and expansions of public facilities, utilities and services.*

IV. Town Staff Review and Comments:

○ Consultation with Technical Review Committee

The proposed development received a pre-application review in June of this year. A formal site plan review for this phase will occur following approval of the PDP by Town Council.

- o **Consistency with Criteria for a Preliminary Development Plan:**

The criteria against which a PDP shall be reviewed are found in UDO §2.18.5(H). The applicants have provided a Narrative addressing the criteria for a PDP as required by the UDO, which is enclosed with this report. Staff analysis of the application's ability to meet the criteria is as follows.

1. *The application demonstrates that it will achieve the purposes of the Planned Development District (PDD) and this section of the UDO.*

The purpose, intent, and general requirements for the Planned Development (PD) District are found in Chapter 3, §3.5.14, and are included in the paragraphs that follow.

The stated purpose for the District is “*to accommodate mixed land uses, such as office, residential, service, commercial, public or private recreational Development, and where consistent with the future land use map, light manufacturing and assembly uses that comply with the employment center Development Patterns in section 6.5*”.

The future land use map indicates Traditional Mixed Use for the subject project area. This land use category is described in the Comprehensive Long-Range Plan as being appropriate to the Morganton Road area with expectations that the area will be built to urban levels, will incorporate a variety of uses and will have a street network accommodating modes of travel beyond the automobile.

The stated intent for the District is “*to allow mixed-use Developments in areas where sufficient public water and sewer service is available (or can readily be extended) and where the street system is adequate (or can be readily improved) to handle the projected traffic volumes generated by the Development.*”

Public water is available at multiple locations adjacent to the site, including Morganton Road, Brucewood Road, Tanglewood Drive, and the developed portion of S. Carlisle Street. Public gravity sewer is also available, currently transecting the site in the northwest quadrant. Mr. James Michel, Town Engineer, has received a request from the applicant to determine available capacity and is currently evaluating the capacity. Should any deficiencies be identified, it shall be the responsibility of the developer to make necessary improvements.

This phase of the CDP will be bounded by public roads on all four sides, following the extension of S. Carlisle Street to Tanglewood Drive, which the developer has committed to complete with this phase. A traffic impact analysis (TIA) was prepared and reviewed by Mr. Michel, who agrees with the conclusion that no improvements are needed for the project based on all study intersections being expected to operate at acceptable levels. The TIA

noted that the proposed extension of S. Carlisle Street to Tanglewood Drive will help address any delays at intersections within the CDP project area.

The UDO's stated intent of the regulations for the District is included as a list on the following page. The applicant has responded to each item in their written Narrative, included as an attachment to this report.

- a. *Encourage planned, large-tract Development, including service, office, commercial, residential, public or private recreational Development or light industrial uses;*
 - b. *Exclude heavy commercial and heavy industrial land uses;*
 - c. *Encourage Development in areas located on major thoroughfares and collector streets;*
 - d. *Encourage vehicular access from service drive and other local streets;*
 - e. *Provide performance standards to help ensure compatible land uses;*
 - f. *Encourage common or shared parking;*
 - g. *Promote creativity and innovation in the design that leads to more appropriate relationships between land uses and features;*
 - h. *Facilitate clustering of Development thereby increasing the amount of saved land;*
 - i. *Foster Development of a network of open space to serve a variety of recreational and environmental purposes designed and located with respect to existing unique natural features and environmentally sensitive areas;*
 - j. *Improve connectivity within and between Developments to promote mobility and enhance walkability;*
 - k. *Integrate public spaces and amenities to promote community gatherings and activities;*
 - l. *Establish coordinated land plan and consistent treatment of common design elements;*
 - m. *Provide the flexibility to respond to market conditions over longer projected Development periods due to the scale of such Developments; and*
 - n. *If residential land uses are proposed, provide a variety of Lot sizes and Dwelling types to expand the spectrum of housing choices for households of various type, size, income and age.*
2. *The Preliminary Development Plan is consistent with the Conceptual Development Plan and conforms to all applicable provisions of the UDO.*

The UDO sets the expectation for uniqueness in the design and development of Planned Developments in §3.5.14, allowing for a significant degree of deviation from the UDO. In §3.5.14(F)(3), the UDO specifically allows for alternative standards as long as the proposal:

- Meets or exceeds the general intent of the UDO standards for the base districts;

- Is appropriate given the specific mix of uses and character of the development; and
- Achieves a more efficient, safe, or economical land use without detracting from the quality of the development or the community as a whole.

The CDP for Morganton Park North was originally approved in 2014, and amended in 2018 to accommodate new uses including an elementary school. The 2018 proposal included a Conceptual Land Use Plan identifying the uses for this phase as “General Business/Office Service”, and specified that all development will adhere to the uses, dimensional standards and requirements of either the General Business (GB) or Office Service (OS) zoning classifications. The CDP also committed to adhering to the Morganton Road Overlay standard, with the exception of the location of the multi-use path, which was previously captured in a development agreement between the Town and the developer.

In comparing the PDP proposal with the approved CDP, staff analyzed the following CDP provisions that are relevant to this phase, as indicated below.

- Uses within the project will comply with those allowed in the General Business (GB) and Office Service (OS) Zoning Districts.*

Multi-family residential uses are permitted in the OS District with a special use permit or if developed as part of a Planned Development. Non-residential uses proposed for the project (retail, restaurant, office) are permitted in the GB and OS Districts.

- Street standards approved in the CDP include five distinct cross-sections.*

No new public streets are proposed within this phase, with the exception of the extension of S. Carlisle Street to make connection with Tanglewood Drive. This extension is proposed as an 80’ right-of-way where it borders the developed portion of this phase, narrowing to a 60’ right-of-way for the western portion, which borders an existing stormwater pond and wetlands. This design constitutes a deviation from the approved CDP, which indicated an 80’ right-of-way along the entirety of S. Carlisle Street.

- The CDP provided for a minimum of 20% open space throughout the community, with 50% of the open space being usable. Open space calculations are to be provided for each PDP submittal, to include the open space provided with the submitted phase, previously provided open space from other phases and the balance of open space that must be provided in future phases to meet the requirements of UDO §3.5.14.*

The open space calculations provided with the plans for this phase are below, and indicate that the cumulative open space requirements of 20% of the total 116.7 acres contained within the development, with 50% of the open space being usable, will be met with the

approval of this phase. The applicant's Open Space Plan is included as an attachment to this report.

Location	Overall	Usable
Pavilion	0.08 acres	0.08 acres
Legends Apartments	3.93 acres	3.93 acres
Elementary School	6.36 acres	4.48 acres
Sandhills Pediatrics	0.36 acres	0.03 acres
Pinehurst Medical	0 acres	0 acres
Pinehurst Surgical	0 acres	0 acres
Legends Apartments Phase II	3.13 acres	2.08 acres
Pinehurst Surgical – 3 North	0 acres	0 acres
Morganton Park North Mixed Use	8.1 acres	5.62 acres
Tanglewood Parcel	4.9 acres	4.9 acres
Total Acreage Provided	26.86	16.22
Total Acreage Required	23.34	11.67

3. *The proposed Development is located in an area of the Town that is appropriate.*

The PDP is proposed for an area with access to major thoroughfares and collector streets, can access existing water and sewer lines in the area, has proximity to nearby residential, commercial, and service-related development, and is not located in a protected watershed. The proposed uses are supported by the property's designation as Traditional Mixed Use in the CLRP.

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

Public water and sewer are available to serve the proposed development and extension of town services such as police and fire protection do not create an undue burden due to the adjacency of properties already served.

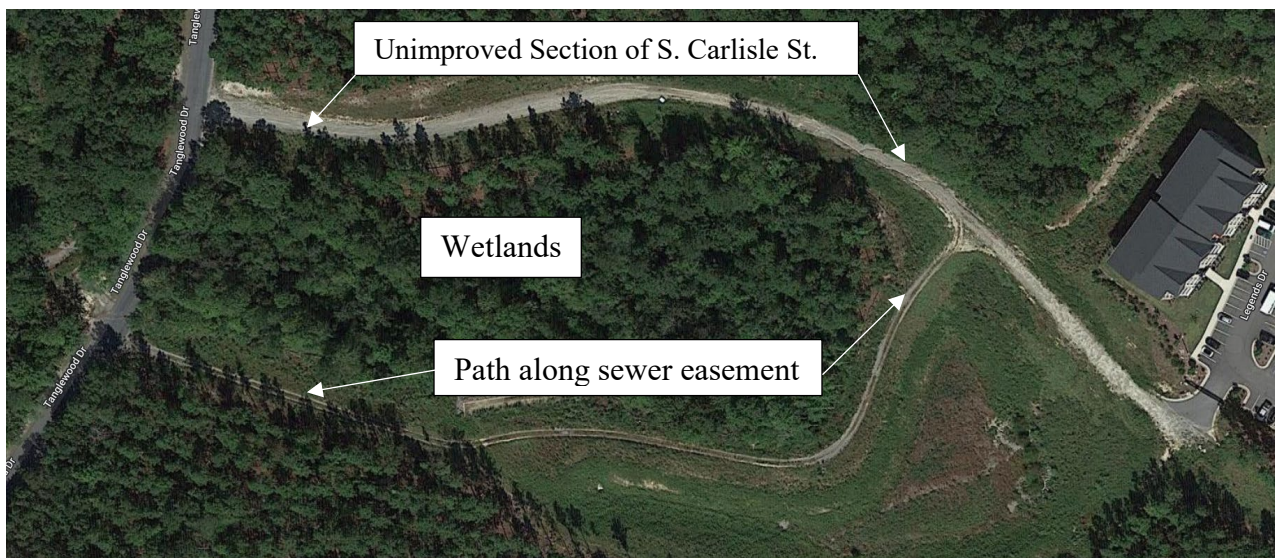
o **Requested Deviations from the Approved CDP:**

1. For the current phase, the following deviation from the CDP is noted:

The proposed extension of S. Carlisle Street is shown with an 80' right-of-way where it borders the developed portion of this phase, narrowing to a 60' right-of-way for the western portion, which borders an existing stormwater pond and wetlands. A multi-use path is shown on the south side of this portion of S. Carlisle; however, no sidewalk or other type of pedestrian facility is shown on the north side. This design constitutes a deviation from the approved CDP, which indicated an 80' right-of-way, with pedestrian facilities on both sides, along the entirety of S. Carlisle Street until it terminates at Tanglewood Drive.

○ **Noteworthy Project Elements for Planning Board and Town Council Consideration**

- Approval of the Morganton Park North Phase 9 PDP will allow 300 multi-family residential units with a clubhouse, associated parking, and other amenities such as a swimming pool and +/- 20,000 square feet of mixed-use retail, restaurant and/or office buildings with associated parking arranged in the manner depicted in Preliminary Development Plan Sheet L1.1 to proceed to engineering plan (site plan) review with town staff.
- The Town entered into a Development Agreement with the project developer in 2014 that specified the requirements for the Morganton Road multi-use path adjacent to Morganton Park North. The section of path fronting this phase is referred to as Segment One, approximately 1,553 linear feet in length, has been constructed and, per the agreement, has been credited towards the active open space requirements.
- Staff has discussed with the developer's representative the potential for creating a pedestrian loop at the northwestern portion of the site. Plans currently show the following:
 - A multi-use path running along the south side of the S. Carlisle Street extension, tying into an existing greenway trail west of Tanglewood Drive.
 - An existing trail that follows a sewer easement south and east of the wetlands, making connection with the S. Carlisle multi-use path and terminating at Tanglewood Drive. The current condition of this trail consists of a dirt path used by utility vehicles to access the sewer easement, as seen in the 2022 Google Maps image on the following page. Staff's recommendation is for the existing path to be improved to Town standards, which entails either asphalt or compacted stone.



- No sidewalk or other pedestrian facility is shown on plans for the north side of the S. Carlisle Street extension, between the western-most Legends Drive access and Tanglewood Drive.

IV. Cooperating Agency Review and Comments:

A request for comments from agencies was emailed to representatives of the Town of Southern Pines Engineering, Streets, Utilities, Fire and Recreation & Parks Departments as well as representatives of the North Carolina Department of Transportation, Sandhills Community College, Moore County Airport Authority, U.S. Fish and Wildlife Service and the Regional Land Use Advisory Commission on July 22, 2022.

- Dago Juarez Pozos, NCDOT District Engineer, responded on July 25, 2022 that they have no immediate comments on this development, and that a review of the TIA was in progress.
- Vagn Hansen, RLUAC's Executive Director, responded on July 28, 2022 that the agency had no comments regarding this case.
- A Traffic Impact Analysis (TIA) prepared and provided by the applicants has been reviewed by Mr. James Michel, Town Engineer. Mr. Michel agrees with the conclusion that no improvements are needed for the project based on all study intersections being expected to operate at acceptable levels. The TIA noted that the proposed extension of S. Carlisle Street to Tanglewood Drive will help address any delays at intersections within the CDP project area

V. ATTACHMENTS:

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

1. Morganton Park North Phase 9 PDP Application
2. Morganton Park North Phase 9 Site Plan
3. Morganton Park North Phase 9 Open Space Plan
4. Morganton Park North Phase 9 Conceptual Utilities and Drainage Plan
5. Applicant's PDP Narrative and Justification Documents
6. Morganton Park North TIA Summary and Conclusions, TIA-related emails, and amended Level-of-Service Summary
7. Reference: Morganton Park North CDP Conceptual Transportation Plan
8. Reference: Development Agreement – December 14, 2014
9. NCDOT Comments
10. RLUAC Response

VI. PLANNING BOARD ACTION:

Pursuant to North Carolina General Statute §160D-301(b)(6) and Unified Development Ordinance §2.5.2, the Planning Board may hold a Preliminary Forum on a matter requiring a quasi-judicial decision by the Town Council. However, no part of the forum or any recommendation may be used as a basis for the deciding board.

Therefore, the Planning Board may wish to use the following motion to identify issues to bring to the attention of the Town Council at the evidentiary hearing.

I move to adopt the following for transmission to the Town Council as a result of the August 18, 2022 Preliminary Forum on application PD-10-22, Morganton Park North Phase 9 PDP:

The information presented at the forum indicated that the following issues be considered in applying the criteria for a PDP to application PD-10-22:

- 1.

In addition, the following concerns were raised during the forum, but do not seem to apply in determining whether the PDP criteria are satisfied:

- 1.



Planned Development District Preliminary Development Plan Application

Fee: \$ _____ Date Received: _____ Case No.: PD-____-____

Project Information:

Project Name: Morganton Park North Mixed Use

Physical Address: W Morganton Rd. between Brucewood & Tanglewood Dr.

PIN: 857100399573; 857100392796 Parcel ID: 20190270; 20150046

Site Size: ±20.6 AC Zoning: PD

Applicant:

Name(s): DHIC, LLC

Email: rehall@drhorton.com Phone: 919-618-5164

Mailing Address: 2000 Aerial Center Pkwy Ste. 110, Mooresville, NC 27560

Authorized Agent, if different from Applicant:

Name(s): Koontz Jones Design - c/o Bob Koontz

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

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

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

Name(s): PACN REALTY LLC ; MORGANTON PARK REALTY SITE 2, LLC

Email: cgregg@pinehurstsurgical.com Phone: 910-235-2993

Mailing Address: 205 Page Road, Pinehurst, NC 28374; 5 First Village Drive, Pinehurst, NC 28374

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 – Preliminary 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 W. Morganton (St./Ave.), between Brucewood (St./Ave.) and Tanglewood (St./Ave.). The property has a frontage of 1900 feet and a depth of 720 feet.

The request is based upon **Section 2.18.5** of the **Town of Southern Pines Unified Development Ordinance**. The proposed use of the property is as follows:

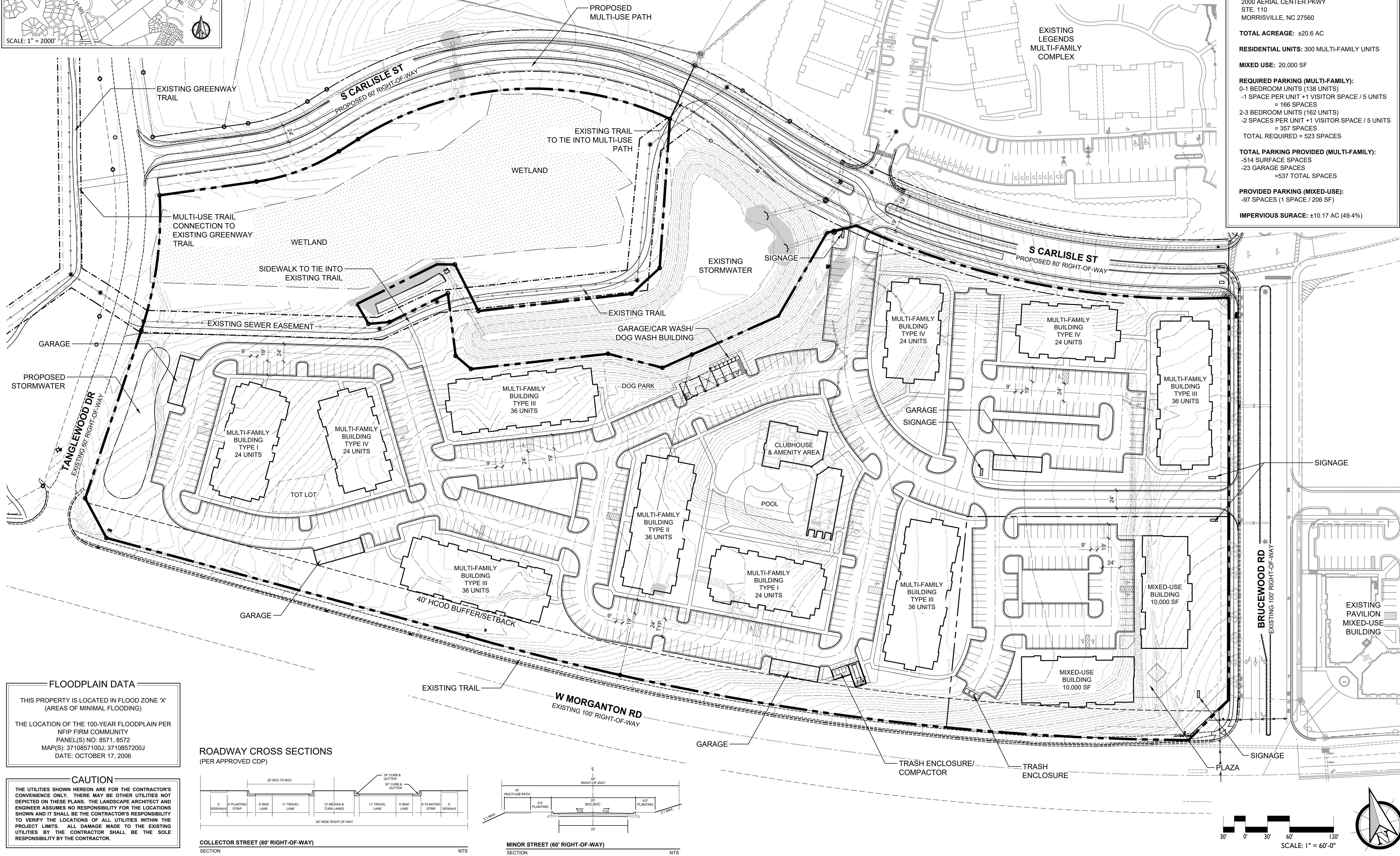
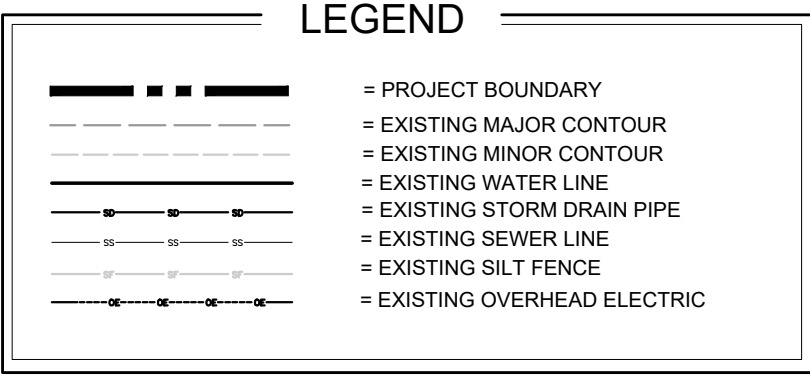
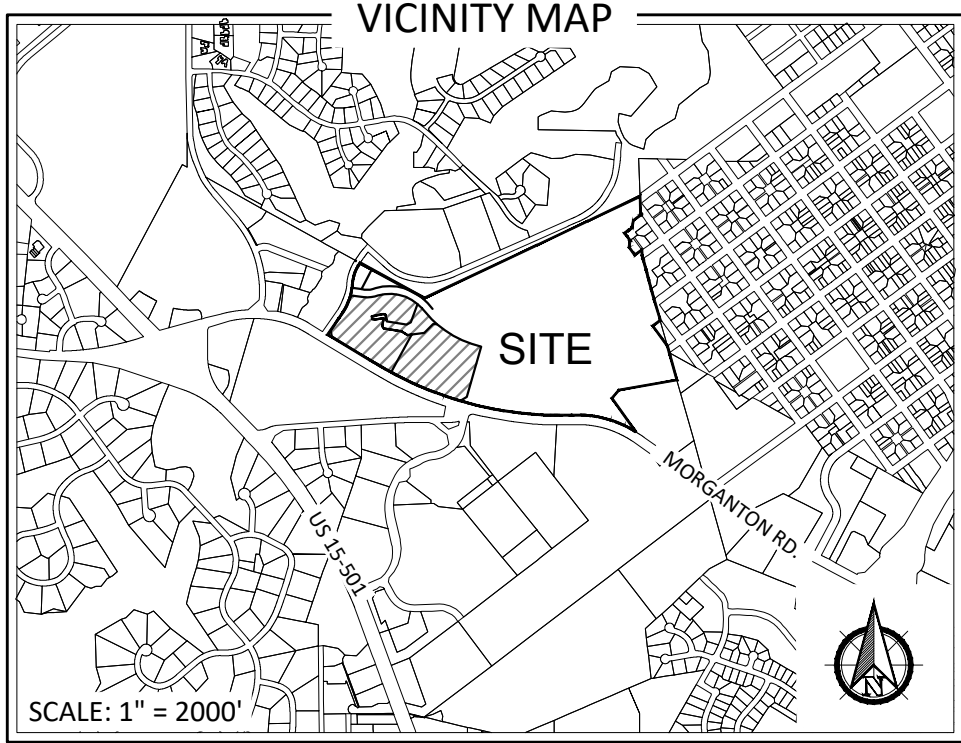
Mixed Use Commercial/Retail/Office & Multi-Family Residential

Date: 7/11/2022



Applicant
Elam Hall - DHIC, LLC

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



ZONING INFORMATION

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

REQUIRED SETBACKS:
FRONT: NO MINIMUM
SIDE-STREET: NO MINIMUM
SIDE INTERIOR: NO MINIMUM
REAR: NO MINIMUM
HOOD: 40' FROM MORGANTON RD.

MAX. BUILDING HEIGHT: 45'

PROPERTY INFORMATION

PROPERTY OWNER(S):
-PARCEL 1
PACN REALTY LLC
205 PAGE RD
PINEHURST, NC 28374

-PARCEL 2
MORGANTON PARK REALTY SITE 2, LLC
5 FIRST VILLAGE DRIVE
PINEHURST, NC 28374

APPLICANT:
DHIC, LLC
2000 AERIAL CENTER PKWY
STE. 110
MORRISVILLE, NC 27560

TOTAL ACREAGE: ±20.6 AC

RESIDENTIAL UNITS: 300 MULTI-FAMILY UNITS

MIXED USE: 20,000 SF

REQUIRED PARKING (MULTI-FAMILY):
0-1 BEDROOM UNITS (138 UNITS)
-1 SPACE PER UNIT +1 VISITOR SPACE / 5 UNITS
= 166 SPACES
2-3 BEDROOM UNITS (162 UNITS)
-2 SPACES PER UNIT +1 VISITOR SPACE / 5 UNITS
= 357 SPACES
TOTAL REQUIRED = 523 SPACES

TOTAL PARKING PROVIDED (MULTI-FAMILY):
-514 SURFACE SPACES
-23 GARAGE SPACES
=537 TOTAL SPACES

PROVIDED PARKING (MIXED-USE):
-97 SPACES (1 SPACE / 206 SF)

IMPERVIOUS SURFACE: ±10.17 AC (49.4%)

FLOODPLAIN DATA

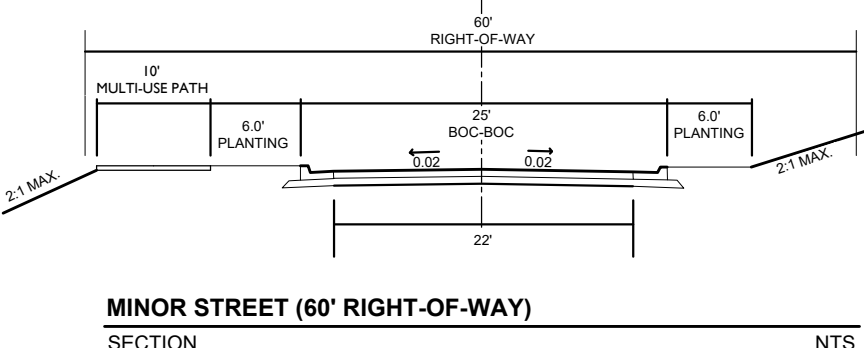
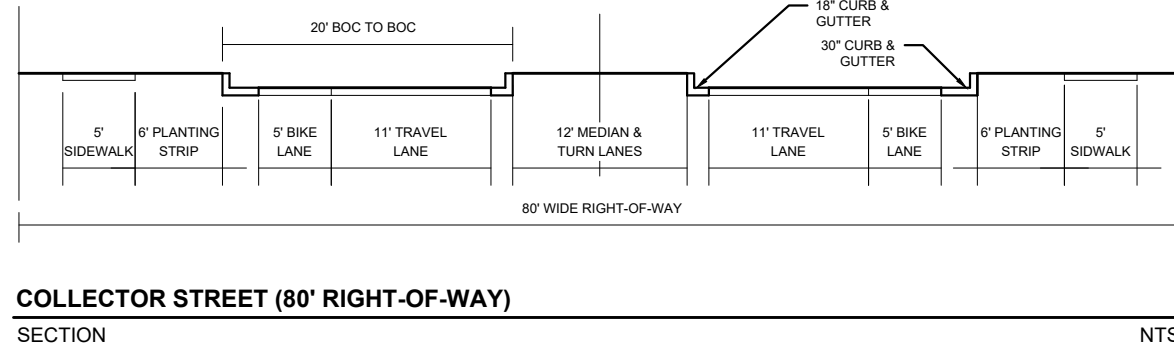
THIS PROPERTY IS LOCATED IN FLOOD ZONE 'X'
(AREAS OF MINIMAL FLOODING)

THE LOCATION OF THE 100-YEAR FLOODPLAIN PER
NFP FIRM COMMUNITY
PANEL(S) NO: 8571, 8572
MAP(S): 3710857100J, 3710857200J
DATE: OCTOBER 17, 2006

CAUTION

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

ROADWAY CROSS SECTIONS
(PER APPROVED CDP)



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

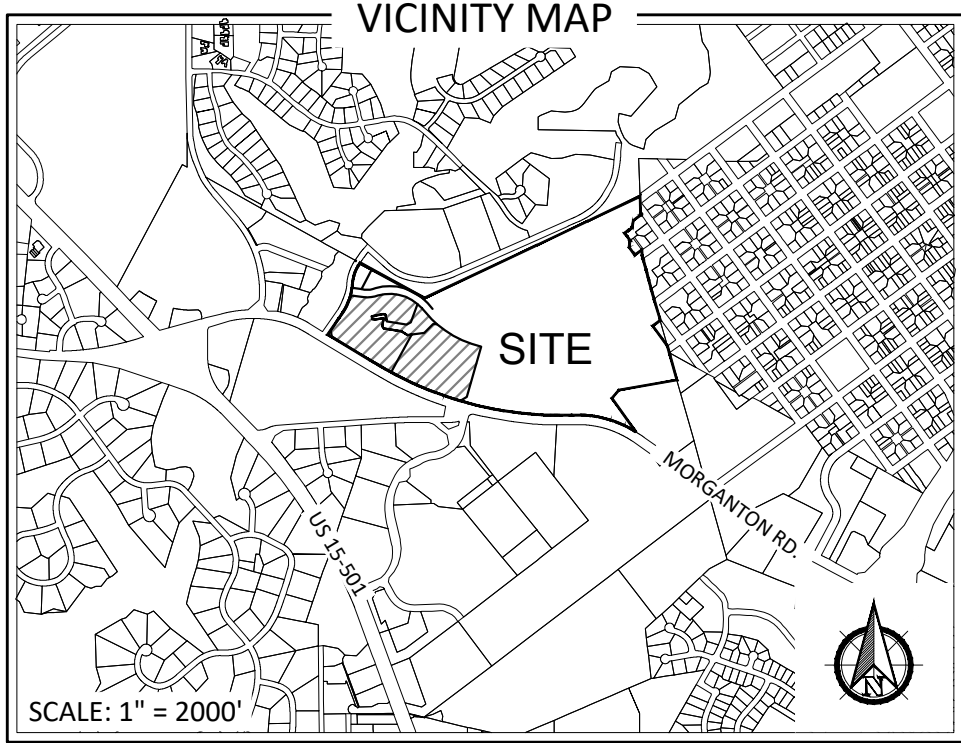
KOONTZJONESDesign
LAND PLANNING | LANDSCAPE ARCHITECTURE

150 S PAGE STREET
SOUTHERN PINES, NC 28387
P: (910) 684-9467
W: www.koontzjonesdesign.com

MORGANTON PARK NORTH MIXED USE
PRELIMINARY DEVELOPMENT PLAN
SOUTHERN PINES, NORTH CAROLINA

SITE PLAN

DATE: 07.11.2022
DESIGNED BY: REK
DRAWN BY: PJS
CHECKED BY: REK
SCALE: 1" = 60'
PROJECT #: KJD2011
SHEET NUMBER: **L-1.1**



LEGEND

	= PROJECT BOUNDARY
	= EXISTING MAJOR CONTOUR
	= EXISTING MINOR CONTOUR
	= EXISTING WATER LINE
	= EXISTING STORM DRAIN PIPE
	= EXISTING SEWER LINE
	= EXISTING SILT FENCE
	= EXISTING OVERHEAD ELECTRIC
	= OPEN SPACE
	= USEABLE OPEN SPACE



OPEN SPACE SUMMARY - MORGANTON PARK NORTH

SITE AREA	116.7	acres	
CATEGORY	REQUIRED	PROVIDED	TOTAL REMAINING TO PROVIDE
Overall Open Space	23.34 acres (20%)	26.86 acres	0.00 acres
Usable Open Space	11.67 acres (10%)	16.22 acres	0.00 acres

LOCATION	OVERALL	USABLE
Pavilion	0.08 acres	0.08 acres
Legends Apartments	3.93 acres	3.93 acres
Elementary School	6.36 acres	4.48 acres
Sandhills Pediatrics	0.36 acres	0.03 acres
Pinehurst Medical	0 acres	0 acres
Pinehurst Surgical	0 acres	0 acres
Legends Apartments - Phase II	3.13 acres	2.08 acres
Pinehurst Surgical - 3 North	0 acres	0 acres
Morganton Park North Mixed Use	8.1 acres	5.62 acres
Tanglewood Parcel	4.9 acres	4.9 acres
TOTAL	26.86 acres	16.22 acres

PROPERTY INFORMATION

PROPERTY OWNER(S):
-PARCEL 1
PACN REALTY LLC
205 PAGE RD
PINEHURST, NC 28374

-PARCEL 2
MORGANTON PARK REALTY SITE 2, LLC
5 FIRST VILLAGE DRIVE
PINEHURST, NC 28374

APPLICANT:
DHIC, LLC
2000 AERIAL CENTER PKWY
STE. 110
MORRISVILLE, NC 27560

TOTAL ACREAGE: ±20.6 AC

OPEN SPACE PROVIDED:
TOTAL: ±8.1 AC (39.3%)
USEABLE: ±5.62 AC (69.4%)

FLOODPLAIN DATA

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

THE LOCATION OF THE 100-YEAR FLOODPLAIN PER
NFIP FIRM COMMUNITY
PANEL(S) NO: 8571, 8572
MAP(S): 3710857100J, 3710857200J
DATE: OCTOBER 17, 2006

CAUTION

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

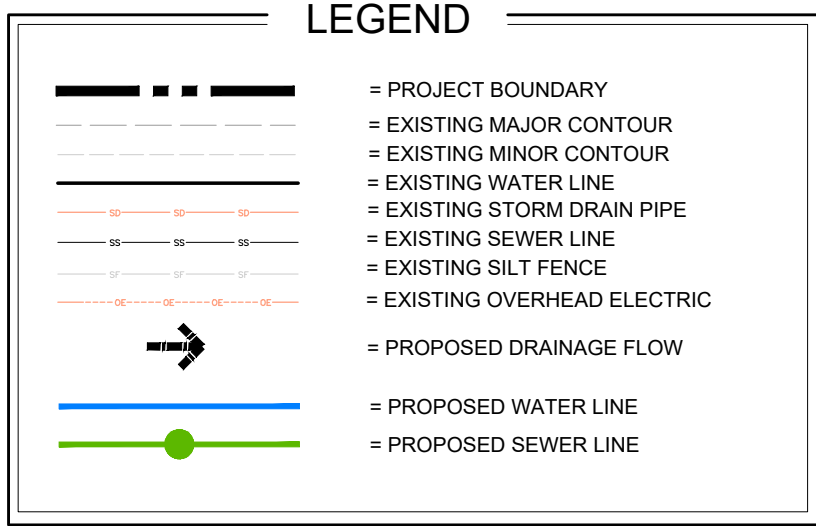
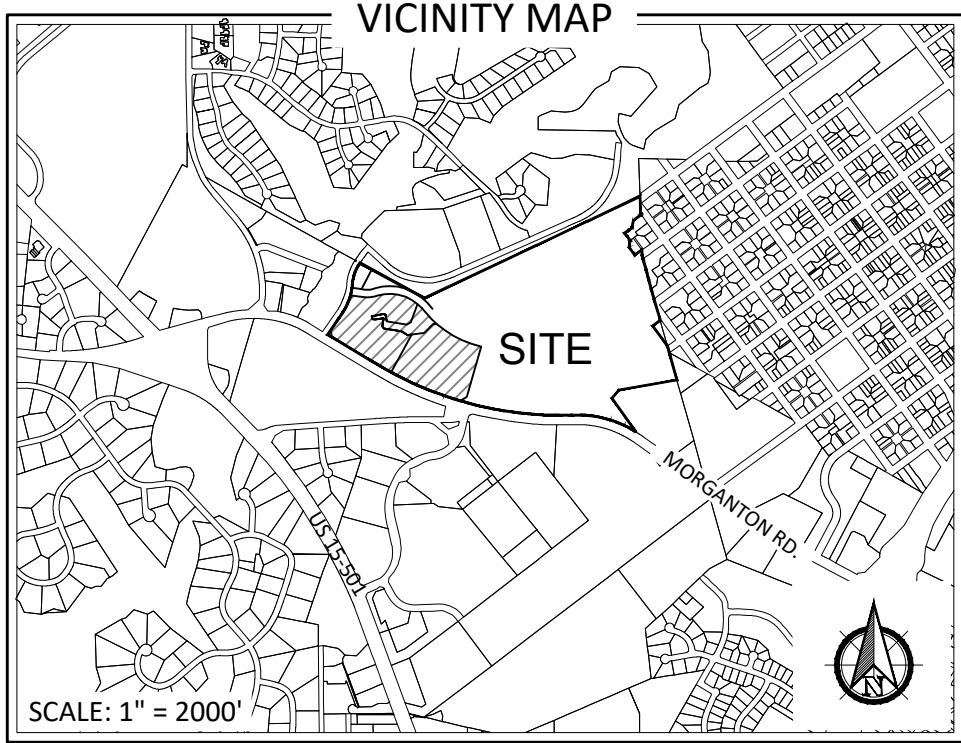
PRELIMINARY PLANS - NOT RELEASED FOR CONSTRUCTION (FOR REVIEW ONLY)

MORGANTON PARK NORTH MIXED USE
PRELIMINARY DEVELOPMENT PLAN
SOUTHERN PINES, NORTH CAROLINA
OPEN SPACE PLAN

DATE: 07-11-2022
DESIGNED BY: REK
DRAWN BY: PJS
CHECKED BY: REK
SCALE: 1" = 80'
PROJECT #: KID22011
SHEET NUMBER:
L-1.2

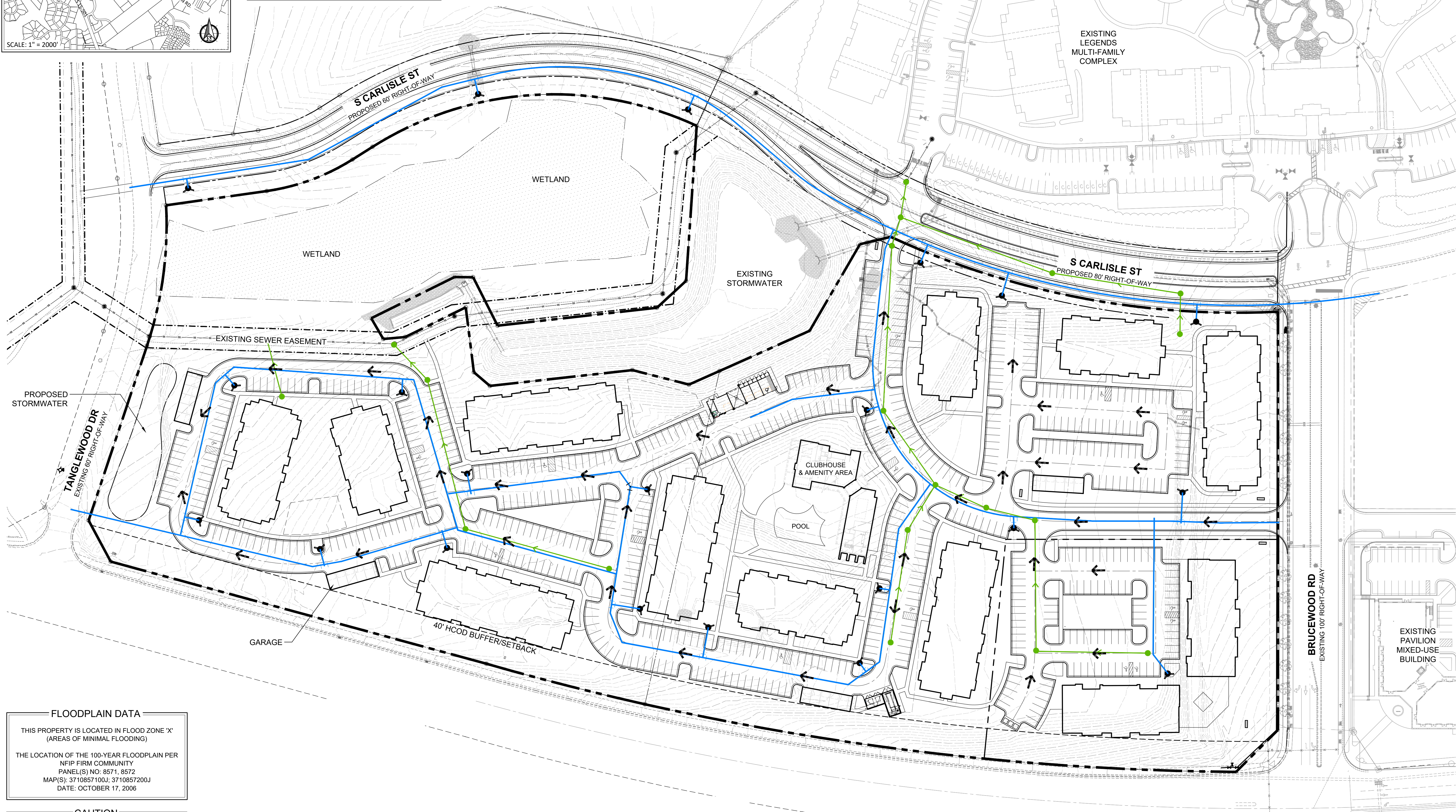
REVISIONS:

KOONTZJONESDesign
LAND PLANNING | LANDSCAPE ARCHITECTURE
150 S PAGE STREET
SOUTHERN PINES, NC 28387
P: (910) 684-9467
W: www.koontzjonesdesign.com



DRAINAGE NOTES:

1. STORMWATER MANAGEMENT DEVICES WILL FOLLOW THE TOWN OF SOUTHERN PINES STANDARDS AND BE APPROVED BY THE TOWN ENGINEER.
2. DRAINAGE WILL BE RETAINED BY EXISTING REGIONAL STORMWATER MANAGEMENT POND WITHIN THE MORGANTON PARK NORTH DEVELOPMENT. DETAILED STORMWATER MANAGEMENT PLANS AND CALCULATIONS WILL BE PROVIDED DURING PERMITTING OF THE DEVELOPMENT.



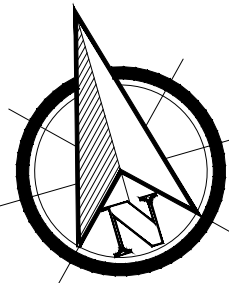
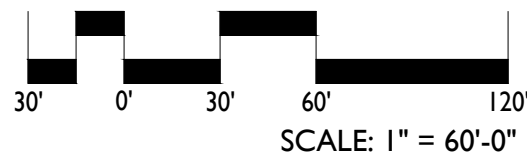
FLOODPLAIN DATA

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

THE LOCATION OF THE 100-YEAR FLOODPLAIN PER NFIP FIRM COMMUNITY PANEL(S) NO: 8571, 8572 MAP(S): 3710857100J, 3710857200J DATE: OCTOBER 17, 2006

CAUTION

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



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

MORGANTON PARK NORTH MIXED USE
PRELIMINARY DEVELOPMENT PLAN
SOUTHERN PINES, NORTH CAROLINA
CONCEPTUAL UTILITIES & DRAINAGE PLAN

DATE: 07-11-2022
DESIGNED BY: REK
DRAWN BY: PJS
CHECKED BY: REK
SCALE: 1" = 60'
PROJECT #: KID22011
SHEET NUMBER:
L-1.3

KOONTZJONESDesign
LAND PLANNING | LANDSCAPE ARCHITECTURE
150 S PAGE STREET
SOUTHERN PINES, NC 28387
P: (910) 684-9467
W: www.koontzjonesdesign.com

MORGANTON PARK NORTH MIXED-USE PRELIMINARY DEVELOPMENT PLAN NARRATIVE

GENERAL PDP OVERVIEW

The purpose of this PD – Preliminary Development Plan (PDP) application is to fully describe the proposed development phase of the Morganton Park North Conceptual Development Plan (CDP) which is shown on the CDP as Phases 4 and 5, along with the nearby Open Spaces along Carlisle Street Extension and Tanglewood Drive (these two areas were originally shown as part of Phase 1 but at the request of the Town were deferred for subdivision until these phases that include adjoining property within the PDD). This PDP will include the 300 multi-family residential units and +/- 20,000 sf of mixed-use retail, restaurant and /or office buildings. The mixed-use development, as proposed, is consistent with and meets all standards of the Morganton Park North CDP (PD-01-18) as approved on May 15, 2018.

The approved CDP for these Phases permits all uses included in the General Business (GB) and Office Service (OS) zoning districts within the CDP area. The uses proposed are all permitted uses within the UDO for GB and OS zoned properties. Following is a description of the individual phases and overall design elements of the PDP. This proposed PDP will realize the approved CDP opportunities for citizens to live, work, play and send their children to school, all within small area within a larger mixed-use development area. Mixed-use development promotes walkability, alternative transportation, reduces traffic and provides residents with a high quality of life. This PDP accomplishes all of those goals.

PDP APPROVAL CRITERIA

UDO Section 2.18.5(H)(1-4) establishes the four (4) applicable criteria for approval of a PDP; namely:

1. The application demonstrates that it will achieve the purposes of the PDD and this section;
2. The Preliminary Development Plan is consistent with the Conceptual Development Plan and conforms to all applicable provisions of this UDO;
3. The proposed Development is located in an area of the Town that is appropriate; and
4. The proposed Development will not cause the need for inefficient extensions and expansions of public facilities, utilities and services.

1. Achieving Purposes of PDD.

The stated Purposes of a Planned Development District are set out in UDO Section 3.5.14(A) as follows:

- (1) Encourage planned, large-tract Development, including service, office, commercial, residential, public or private recreational Development or light industrial uses. *The continued development of these phases of the Morganton Park Planned Development District, in accordance with the terms of the CDP for Morganton Park*

North is, by nature, consistent with the overall large tract Development which includes service, office, commercial, and residential uses.

(2) Exclude heavy commercial and heavy industrial land uses. *There are no heavy commercial or heavy industrial uses in this proposed PDP.*

(3) Encourage Development in areas located on major thoroughfares and collector streets; This *PDP is along Morganton Road and includes internal collector streets.*

(4) Encourage vehicular access from service drive and other local streets. *A Traffic Impact Assessment (TIA) has been provided showing the proposed exterior roadway improvements required. Carlisle Street will be extended from the Brucewood Road intersection to Tanglewood Drive. This project will be accessed from both Brucewood Road and the Carlisle Street extension. Interior circulation and pedestrian traffic within the Planned Development District will facilitate reduction of traffic on Morganton Road.*

(5) Provide performance standards to help ensure compatible land uses. *All performance standards of the UDO, as modified within this approved PDD will be met.*

(6) Encourage common or shared parking. *Because this section of the PDD is mainly comprised of multi-family residential, the shared parking aspects of the PDD are met elsewhere in the commercial sections of the PDD.*

(7) Promote creativity and innovation in the design that leads to more appropriate relationships between land uses and features. *The integration of commercial, retail, office and residential uses within the area designated for this PDP provides a mixed-use development with appropriate relationships that promote walkability within the development. Coupled with the remainder of the Morganton Park North CDP area uses, including a school, office buildings and additional mixed-use areas, the development proposed in the PDP provides an innovative solution to community development by providing live, work and play opportunities for the Southern Pines community.*

(8) Facilitate clustering of Development thereby increasing the amount of saved land. *The entire Morganton Park PDD accomplishes this objective by reserving 20% of the land for Open Space. Open space is not required for each individual parcel within Morganton Park North; however, this particular PDP nevertheless will provide 19.7 % open space as indicated on the site plan. In accordance with Note 9 on the approved CDP, an updated 'running' tabulation for the overall Morganton Park North property has been provided on Sheet L.1.1 of the submission set and includes previously developed parcels. With the development of the Morganton Park North Mixed-Use project, all requirements for usable and overall open space for the Morganton Park North CDP will be met.*

(9) Foster Development of a network of open space to serve a variety of recreational and environmental purposes designed and located with respect to existing unique natural features and environmentally sensitive areas; *Again, this is built into the approved PDD and this particular PDP serves to connect the Open Spaces by the envisioned greenway and walkability elements to be constructed within this PDP.*

(10) Improve connectivity within and between Developments to promote mobility and enhance walkability. *Walkability is an important component of the proposed mixed-use development. Concrete sidewalks are provided throughout the community to provide convenient access from the residential community to the mixed-use buildings and the rest of the Morganton Park North mixed-use area. An interconnected network of walkways and sidewalks provide access throughout the community.*

All units within the residential community are connected through pedestrian pathways to the open spaces, clubhouse, children's play area, and other amenity areas throughout the property. In addition to connections within the community, connections will be made to the existing Town of Southern Pines greenway trail system which is located along Morganton Road and across Tanglewood Drive from the proposed development. Carlisle Street will be extended from Brucewood to Tanglewood Drive. Concrete sidewalks will be provided from the Brucewood Road and Carlisle Street intersection to the western access to the Legends community and the proposed residential community. From this location the pedestrian path will change to an asphalt multi-use path to the Tanglewood intersection. From this location a connection will be made to the greenway trail on the western side of Tanglewood Drive, thereby connecting Morganton Park North pedestrian and recreational travelers to the Open Space on the western side of Tanglewood Drive.

In addition, an existing gravel service drive for the sewer line in the middle of the property will be extended and connected to the greenway trail area. This interconnectivity will provide a recreational opportunity for the residents of the new residential community and the rest of Morganton Park North residents, visitors and office workers.

(11) Integrate public spaces and amenities to promote community gatherings and activities. *Amenities will be provided throughout the residential community. Amenities will include a community clubhouse, pool, fitness center and other community rooms, a dog park, children's playground, car wash area, passive park spaces and connect to the Town of Southern Pines greenway system. The site's location within the Morganton Park North area provides residents with additional recreational opportunities and community activities. The proposed development connects to adjacent retail and dining opportunities as well as provides new destinations.*

(12) Establish coordinated land plan and consistent treatment of common design elements. *The overall Morganton Park North CDP area is an integrated mixed-use development. Land uses have been coordinated throughout the development area and establish uses that complement each other. Through a coordinated system of sidewalks, multi-use paths, greenway trails and bike lanes, the Morganton Park North area is linked together and connects to the greater Southern Pines circulation network. These common design elements create a coordinated and unified plan for the area.*

(13) Provide the flexibility to respond to market conditions over longer projected Development periods due to the scale of such Developments. *This PDP is a response to market conditions just as envisioned for PDDs under the UDO.*

(14) If residential land uses are proposed, provide a variety of Lot sizes and Dwelling types to expand the spectrum of housing choices for households of various type, size, income and age. *The approved PDP for Morganton Park North was never intended to include single family lots.*

2. The Preliminary Development Plan is consistent with the Conceptual Development Plan and conforms to all applicable provisions of this UDO

The proposed PDP is entirely consistent with the approved CDP in that the uses proposed are allowed uses within these phases on the CDP and all of the other

applicable development notes established on the face of the approved CDP. In addition, the PDP is consistent with the UDO provisions where applicable within this PDD. All uses are consistent with the proposed development program and allowable uses in the CDP contained in Section 5.1 – Table 1.1 of the approved document. The development of a 300-unit multi-family residential community and 20,000 sf of commercial/office development is consistent with the vision described in the approved CDP. The uses proposed follow all standards of the CDP. The following UDO requirements merit specific mention:

Parking Areas

The UDO Section applicable to Planned Development Districts addresses parking in Section 3.5.14(M). That Section defers to Section 4.5 of the UDO, which establishes the general UDO parking requirements based on applicable use. However, Section of the UDO. Section 4.5.1 provides “administrative flexibility for the Planning Director to adjust the number required spaces and the design of spaces to provide for adequate parking. .” Applicant seeks an adjustment of the number of spaces required as follows. Parking for the multi-family residential buildings will be provided through a combination of surface parking and free-standing garages. The base UDO standards are as follows from Section 4.5 of the Town’s UDO:

Land Use	Minimum Vehicle Parking Spaces	Minimum Bicycle Parking Spaces
Multi-Family		
0-1 bedrooms	1 space per Dwelling Unit	
2-3 bedrooms	2 spaces per Dwelling Unit	1 space per 10 Dwelling Units
Visitor Parking	1 space per 5 units	

Based on the parking standards above, the proposed multi-family portion of the development would require 523 parking spaces (1.874 spaces per unit). In consultation with the Planning Staff, Applicant seeks to reduce the minimum required number of parking spaces from 523 to 514 (1.71 spaces per unit) + garages. With garages, the Town standard is met.

Proposed parking for the multi-family portion of the development is as follows:

Parking Proposed: Total = 537 (1.79/Unit)
Surface Parking = 514
Garage Parking = 23

Retail parking areas will be parked as follows:

Retail parking will be provided 97 spaces (1 space per 206 sf), which meets the standard retail and office development numbers included in the Town’s UDO.

Architectural Character

A modification to the building height limitation is requested for the proposed multi-family residential portion of the project. The current ordinance and zoning limits buildings within the Highway Corridor Overlay District (first 300' of the property) to 35' in height. Due to the site grading conditions and understanding that the lower floor of the building(s) will be significantly below the level of Morganton Road in most areas, the applicant requests that the permitted building height be increased to a 45' maximum for the buildings to allow for sloped roof conditions rather than a flat roof on all buildings. The sloped roof and request are consistent with other multi-family projects developed within the Morganton Park North CDP area, which have slope roof pitches and were granted additional height modifications.

At such time as engineering drawings and/or Final Development Plans are submitted for the project or any construction begins, architectural elevations will be submitted as required for all commercial and mixed-use buildings for review by the Town of Southern Pines Architectural Review Board. Mixed-use buildings will follow the maximum 35' height building height permitted in the HCOD.

Lighting

All lighting on the property will follow Section 4.8 of the UDO. Lighting levels in parking areas and throughout the community will be provided to meet the UDO standards for safety. All light will be projected downward to limit any light spilling onto adjacent properties.

Signage

In accordance with Note 18 of the approved CDP, signage for the mixed-use buildings located at the corner of Morganton Road and Brucewood Road will follow the UDO Section 4.6 standards for retail, commercial and office building signage. A unified sign plan will be created for the buildings and submitted for review at a later date, once more detailed architectural plans and building design is prepared. The mixed-use building will also include up to 2 shopping center signs, one on Brucewood Road and one at Morganton Road. The multifamily development will also have two subdivision signs, one to be located along Morganton Road and one on Brucewood Road as permitted by the UDO. All signs will indicate the name of the community and/or business. Any additional directional or on-site signage for parking areas, parks or amenities will follow the Town of Southern Pines sign standards in Section 4.6 for size, materials, and height.

Environmental and Endangered Species

The project area is located outside of any high-quality watershed and 100-year floodplain areas. There are no threatened or endangered species on the property as most of the site has been previously cleared. All requirements of federal, state and local agencies for environmental standards will be met and any permits or authorization to proceed obtained prior to construction.

3. The proposed Development is located in an area of the Town that is appropriate.

Given that the Morganton Park North PDD was previously approved in this location, this proposed PDP is inherently located in an appropriate location within the Town. The uses that are proposed in these phases are allowed uses and all development standards are met, thereby integrating these phases appropriately into the previously approved location within the Town. The PDP is consistent with the CDP, surrounding community and the Morganton Park North mixed-use development which includes a mixed-use office, retail and restaurant building, medical office facilities, multi-family residential and an elementary school. The CLRP, which considers surrounding land uses, designates this property as traditional mixed-use. The continued development of the Morganton Park North CDP, as described by the PDP documents is consistent with the surrounding land uses and appropriate for this area. With the development standards set forth in the UDO and CDP, the PDP will be compatible with the surrounding neighborhoods and land uses.

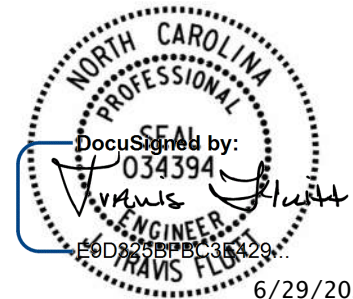
4. The proposed Development will not cause the need for inefficient extensions and expansions of public facilities, utilities and services.

Water and sewer utilities are readily available to serve the project and are readily connected to this site from Brucewood Road and other areas of the existing development. Utilities were constructed to serve this site with the initial development phase of the CDP area. No additional extension of public utilities will be necessary to connect to this property. Stormwater management facilities to serve this property were designed in a regional facility which was constructed with phase 1 of the CDP area. The majority of stormwater will be maintained in this facility. Any additional small stormwater management devices required to control runoff will be provided on the property.

In summary, the proposed PD – PDP meets the UDO Criteria for approval of a PDP. In addition, it is consistent with the Town's Comprehensive Long-Range Plan (CLRP) and promotes its objectives. The CLRP designates the property as Traditional Mixed-Use. This PDP contains +/- 20,000 sf of mixed-use buildings and a 300-unit multi-family residential community as permitted in the approved CDP. The proposed community design meets the standards of the approved CDP. The development as proposed in this PDP is the commencement of the next phase of development for the Morganton Park North CDP area. The proposed PDP will create new shopping, dining and office opportunities adjacent to a new residential community within a larger mixed-use development as prescribed in the approved Morganton Park North CDP.

June 29, 2022

James Michel, P.E.
Town of Southern Pines
801 SE Service Road
Southern Pines, NC 28387



6/29/2022

RE: Morganton Park North Apartments, Southern Pines, NC – Traffic Impact Analysis

Kimley-Horn has performed a Traffic Impact Analysis (TIA) for the proposed Morganton Park North Apartment development located on the northwest quadrant of the intersection of Morganton Road at Brucewood Road in Southern Pines, NC. The site is proposed to consist of up to 300 low-rise multifamily units and approximately 3 acres of commercial space (assumed to be up to 20,000 square-feet of commercial space). The site is proposed to be accessed by a driveway on Brucewood Road aligning with Pavilion Way and a driveway on the extension of Carlisle Street across from the Legends Apartments Driveway. The development has a projected build-out year of 2025.

This report presents trip generation, distribution, traffic analyses, and recommendations for transportation improvements required to meet anticipated traffic demands in conjunction with the proposed development in the projected (2025) build-out year and the projected (2032) ten-year horizon condition per the Town's UDO. The site location is shown on **Figure 1**, while **Figure 2** shows the proposed site plan. The existing roadway laneage at the study intersections is shown on **Figure 3**.

Existing and Background Traffic

AM and PM peak hour (7-9 AM and 4-6 PM) turning movement counts were collected on June 1, 2022 at the following intersections:

- Morganton Road at Felton Capel Lane
- Morganton Road at Tanglewood Drive
- Morganton Road at Brucewood Road
- Morganton Road at Patriot Boulevard
- Brucewood Road at Old Morganton Road
- Brucewood Road at Pavilion Way
- Brucewood Road at Carlisle Street
- Carlisle Street at Patriot Boulevard
- Patriot Boulevard at Pavilion Way

Based on historic daily traffic volumes in the area, an annual growth factor of 2% was applied to existing volumes up to the 2025 and 2032 study years.

Traffic from seven approved developments was included in the analysis as follows:

- Sandhills Pediatrics
 - o 22,600 SF medical office building on the northeast quadrant of the intersection of Brucewood Road at Pavilion Way
 - o Traffic volumes obtained from *Morganton Park North Medical Office Building TIA* (Kimley-Horn, November 2018)

- Pinehurst Surgical
 - o Newly constructed medical office building on the northeast quadrant of the intersection of Morganton Road at Patriot Boulevard
 - o When the traffic counts were collected, Pinehurst Surgical Center was determined to be operating at 1/3 capacity. To simulate full build out conditions, all traffic entering and exiting the east leg of Pavilion Way at Patriot Blvd was tripled and the additional trips carried through the network
- Morganton Park North Site 3
 - o 60,000 SF medical office building on the northwest quadrant of the intersection of Pavilion Way at Patriot Boulevard
 - o Traffic volumes obtained from *Morganton Park North Site 3 Medical Office Building TIA* (Kimley-Horn, December 2021)
- Legends Apartments Expansion
 - o 144 additional units on the east side of the Legends Apartments development
 - o Traffic volumes obtained from *Legends Apartments Expansion TIA* (Kimley-Horn, March 2021)
- Morganton Park South Outparcels
 - o Two commercial outparcel buildings totaling 13,760 SF within the Morganton Park South Lowe's Foods shopping center
 - o Trips were generated and assigned to the network
- Pine Ridge Commercial
 - o 260 multifamily dwelling units and 240,000 SF of commercial space within the Morganton Park South development between Morganton Road and US 15-501
 - o Traffic volumes obtained from *Pine Ridge Commercial TIA* (Kimley-Horn, July 2021)
- Morganton Park South Master Plan (2032 only)
 - o 50-acre multi-use development assumed to consist of 300 multifamily dwelling units, 122,500 SF of office space, and 259,500 SF of retail space
 - o Traffic volumes obtained from *Pine Ridge Commercial TIA* (Kimley-Horn, July 2021)

With the addition of approved development traffic, the effective annual background growth rates range 5-8% to 2025 and 3-4% to 2032.

Existing and projected (2025) background peak hour traffic volumes, which include historic growth traffic and approved development traffic are shown on **Figures 4 and 5**. Projected (2032) background traffic volumes are shown on **Figures 6 and 7**.

Trip Generation

The trip generation potential of the development was determined using the traffic generation rates published in the *ITE Trip Generation Handbook* (Institute of Transportation Engineers, Tenth Edition, 2017). Table 1 summarizes the estimated traffic generation potential of the site.

Table 1 ITE Traffic Generation (Vehicles)									
Land Use Code	Land Use	Intensity		Daily		AM Peak Hour		PM Peak Hour	
				In	Out	In	Out	In	Out
220	Multifamily Housing (Low-Rise)	300	units	999	999	28	88	95	55
822	Strip Retail Plaza (<40k)	20,000	s.f.	537	537	27	18	64	63
Internal Capture Total				-179	-179	-2	-2	-22	-22
Pass-By Capture				-152	-152	-0	-0	-20	-16
Total Net New External Trips				1,205	1,205	53	104	117	80

Table 1 shows that the site has the potential to generate 2,410 new trips on a typical weekday, 157 new trips during the AM peak hour, and 197 new trips in the PM peak hour.

Trip Distribution and Assignment

The proposed generated trips were assigned to the surrounding roadway network based according to the distribution below. The directional distribution and assignment were based on land uses, existing travel patterns, and engineering judgement.

- 20% to/from the west along Morganton Road
- 20% to/from the east along Morganton Road
- 10% to/from the south along Brucewood Road
- 10% to/from the north on Felton Capel Lane
- 10% to/from the east on Carlisle Street
- 10% to/from the east on Pavilion Way
- 10% to/from Morganton Park South
- 5% to/from the north on Tanglewood Drive
- 5% to/from Legends Apartments

The site traffic distribution and percent assignment are shown on **Figure 8**.

Carlisle Street is planned to be extended from Brucewood Road to Tanglewood Drive as part of this development. Diversions were applied to some existing movements to account for this new street connection. Diverted traffic volume calculations are detailed on intersection spreadsheets and are shown on **Figures 9 - 12**.

The attached **Figures 9** and **10** show the year 2023 AM and PM peak hour site and build-out traffic volumes at the study intersections, respectively. **Figures 11** and **12** show the year 2031 AM and PM peak hour site and build-out traffic volumes at the study, respectively.

Capacity Analysis

Capacity analyses were performed using Synchro Version 10.3 software. Existing signal timings were obtained from NCDOT. Existing peak hour factors (PHF) were used for all traffic conditions at all study intersections except for new intersections or approaches where a PHF of 0.90 was used. Synchro

intersection level-of-service (LOS) reports are attached. The LOS and delay for the study intersections are summarized in [Table 2](#).

Table 2 Level-of-Service Summary		
Condition	AM Peak Hour LOS (Delay)	PM Peak Hour LOS (Delay)
Morganton Road at Felton Capel Lane/Beverly Lane (Signalized)		
Existing (2022) Traffic	B (14.4)	B (19.7)
Background (2025) Traffic	B (15.6)	C (21.5)
Build-out (2025) Traffic	B (15.9)	C (21.9)
Background (2032) Traffic	B (17.1)	C (24.1)
Build-out (2032) Traffic	B (17.4)	C (24.8)
Morganton Road at Tanglewood Drive (Unsignalized)		
Existing (2022) Traffic	SB – C (23.6) EBL – A (9.8)	SB – D (27.1) EBL – B (10.2)
Background (2025) Traffic	SB – D (31.0) EBL – B (10.2)	SB – E (44.1) EBL – B (11.3)
Build-out (2025) Traffic w/ Carlisle Street Extension	SB – D (26.4) EBL – B (10.3)	SB – E (37.6) EBL – B (11.7)
Background (2032) Traffic	SB – E (45.5) EBL – B (11.0)	SB – F (67.6) EBL – B (12.4)
Build-out (2032) Traffic w/ Carlisle Street Extension	SB – E (38.0) EBL – B (11.2)	SB – F (58.5) EBL – B (12.8)
Morganton Road at Brucewood Road (Signalized)		
Existing (2022) Traffic	B (14.8)	B (19.0)
Background (2025) Traffic	B (18.4)	C (24.2)
Build-out (2025) Traffic	C (20.5)	C (25.9)
Background (2032) Traffic	B (19.8)	C (27.4)
Build-out (2032) Traffic	C (22.9)	C (29.2)

Table 2 (cont.) Level-of-Service Summary		
Condition	AM Peak Hour LOS (Delay)	PM Peak Hour LOS (Delay)
Morganton Road at Patriot Boulevard (Unsignalized)		
Existing (2022) Traffic	NB – B (11.0) SB – B (11.2) WBL – A (9.5)	NB – B (13.4) SB – B (11.7) WBL – B (10.9)
Background (2025) Traffic	NB – B (11.5) SB – B (11.8) WBL – A (10.0)	NB – C (15.5) SB – B (13.6) WBL – B (12.4)
Build-out (2025) Traffic	NB – B (11.6) SB – B (11.9) WBL – B (10.1)	NB – C (15.7) SB – B (13.8) WBL – B (12.6)
Background (2032) Traffic	NB – B (12.3) SB – B (12.6) WBL – B (10.7)	NB – C (17.5) SB – B (14.9) WBL – B (14.0)
Build-out (2032) Traffic	NB – B (12.4) SB – B (12.7) WBL – B (10.9)	NB – C (17.8) SB – B (15.2) WBL – B (14.2)
Brucewood Road at Old Morganton Road (Unsignalized)		
Existing (2022) Traffic	EB – B (10.9) WB – A (9.6) NBL – A (7.6) SBL – A (7.6)	EB – C (17.5) WB – B (12.7) NBL – A (7.8) SBL – A (8.4)
Background (2025) Traffic	EB – B (12.1) WB – B (10.6) NBL – A (7.6) SBL – A (7.7)	EB – C (24.7) WB – C (15.3) NBL – A (8.0) SBL – A (8.6)
Build-out (2025) Traffic	EB – B (12.5) WB – B (10.6) NBL – A (7.6) SBL – A (7.8)	EB – D (26.5) WB – C (15.8) NBL – A (8.0) SBL – A (8.7)
Background (2032) Traffic	EB – B (12.8) WB – B (11.1) NBL – A (7.7) SBL – A (7.9)	EB – D (29.5) WB – C (18.6) NBL – A (8.1) SBL – A (8.9)
Build-out (2032) Traffic	EB – B (13.3) WB – B (11.3) NBL – A (7.7) SBL – A (7.9)	EB – D (32.2) WB – C (19.6) NBL – A (8.2) SBL – A (9.0)

Table 2 (cont.) Level-of-Service Summary		
Condition	AM Peak Hour LOS (Delay)	PM Peak Hour LOS (Delay)
Brucewood Road at Pavilion Way/Site Driveway (Unsignalized)		
Existing (2022) Traffic	WB – B (11.9) SBL – A (7.9)	WB – B (11.1) SBL – A (7.6)
Background (2025) Traffic	WB – C (18.1) SBL – A (8.6)	WB – B (17.6) SBL – A (7.8)
Build-out (2025) Traffic	EB – C (15.4) WB – D (29.5) NBL – A (8.4) SBL – A (8.6)	EB – B (10.6) WB – F (84.2) NBL – A (7.7) SBL – A (7.8)
Background (2032) Traffic	WB – C (18.7) SBL – A (8.6)	WB – C (18.2) SBL – A (7.8)
Build-out (2032) Traffic	EB – C (15.8) WB – D (31.1) NBL – A (8.4) SBL – A (8.6)	EB – B (10.7) WB – F (94.2) NBL – A (7.7) SBL – A (7.8)
Brucewood Road at Carlisle Street (Unsignalized)		
Existing (2022) Traffic	WB – C (15.6) SBL – A (7.7)	WB – A (9.6) SBL – A (7.5)
Background (2025) Traffic	WB – C (20.7) SBL – A (7.8)	WB – B (10.2) SBL – A (7.6)
Build-out (2025) Traffic w/ Carlisle Street Extension	EB – B (10.4) WB – C (24.8) NBL – A (7.4) SBL – A (7.8)	EB – A (9.8) WB – B (11.4) NBL – A (7.3) SBL – A (7.6)
Background (2032) Traffic	WB – C (22.3) SBL – A (7.8)	WB – B (10.3) SBL – A (7.6)
Build-out (2032) Traffic w/ Carlisle Street Extension	EB – B (10.5) WB – D (27.8) NBL – A (7.4) SBL – A (7.8)	EB – A (9.9) WB – B (11.6) NBL – A (7.3) SBL – A (7.6)
Carlisle Street at Patriot Boulevard (Unsignalized)		
Existing (2022) Traffic	NB – B (10.9) WBL – A (7.8)	NB – A (9.0) WBL – A (7.4)
Background (2025) Traffic	NB – B (10.9) WBL – A (7.9)	NB – A (9.2) WBL – A (7.4)
Build-out (2025) Traffic	NB – B (11.3) WBL – A (7.9)	NB – A (9.3) WBL – A (7.4)
Background (2032) Traffic	NB – B (10.9) WBL – A (7.9)	NB – A (9.2) WBL – A (7.4)
Build-out (2032) Traffic	NB – B (11.4) WBL – A (7.9)	NB – A (9.3) WBL – A (7.4)

Table 2 (cont.) Level-of-Service Summary		
Condition	AM Peak Hour LOS (Delay)	PM Peak Hour LOS (Delay)
Pavilion Way at Patriot Boulevard (Unsignalized)		
Existing (2022) Traffic	EB – B (10.1) WB – B (10.0) NBL – A (7.3) SBL – A (7.5)	EB – A (9.0) WB – A (9.4) NBL – A (7.3) SBL – A (7.3)
Background (2025) Traffic	EB – B (12.1) WB – B (11.2) NBL – A (7.4) SBL – A (7.6)	EB – B (10.1) WB – B (11.5) NBL – A (7.5) SBL – A (7.3)
Build-out (2025) Traffic	EB – B (12.3) WB – B (11.2) NBL – A (7.4) SBL – A (7.6)	EB – B (10.1) WB – B (11.5) NBL – A (7.5) SBL – A (7.3)
Background (2032) Traffic	EB – B (12.1) WB – B (11.2) NBL – A (7.4) SBL – A (7.6)	EB – B (10.1) WB – B (11.5) NBL – A (7.5) SBL – A (7.3)
Build-out (2032) Traffic	EB – B (12.1) WB – B (11.2) NBL – A (7.4) SBL – A (7.6)	EB – B (10.1) WB – B (11.5) NBL – A (7.5) SBL – A (7.3)
Carlisle Street Extension at Tanglewood Drive (Unsignalized)		
Build-out (2025) Traffic	WB – A (9.0) SBL – A (7.3)	WB – A (9.0) SBL – A (7.4)
Build-out (2032) Traffic	WB – A (9.0) SBL – A (7.3)	WB – A (9.0) SBL – A (7.4)
Carlisle Street Extension at Legends Apts. Driveway/Site Driveway (Unsignalized)		
Build-out (2025) Traffic	NB – A (8.9) SB – A (8.9) EBL – A (7.3) WBL – A (7.2)	NB – A (9.0) SB – A (9.0) EBL – A (7.2) WBL – A (7.3)
Build-out (2032) Traffic	NB – A (8.9) SB – A (8.9) EBL – A (7.3) WBL – A (7.2)	NB – A (9.0) SB – A (9.0) EBL – A (7.2) WBL – A (7.3)

Analysis indicates that almost all of the study intersections are expected to operate at an acceptable LOS in the projected 2025 and 2032 build-out traffic conditions with minimal increases in delay due to the addition of site traffic. SimTraffic simulations show no queuing issues at any of the study intersections in any of the build-out traffic conditions.

Synchro indicates that the unsignalized intersection of Morganton Road at Tanglewood Drive is projected to operate with moderate delays for the minor street approach (Tanglewood Drive) in the 2025 background and build-out conditions and with moderate to long delays in the 2032 background

and build-out conditions. However, with the extension of Carlisle Street from Brucewood Road to Tanglewood Drive, the minor street delays are expected to be lower in the build-out condition than in the background condition. The Carlisle Street Extension will also allow for residents on Tanglewood Drive another means of ingress and egress with access to the east on Carlisle Street and to the traffic signal at the intersection of Morganton Road at Brucewood Road. SimTraffic simulations also show much shorter delays for the minor street approach than Synchro as Synchro does not adequately account for gaps in traffic created by adjacent traffic signals. Therefore, no roadway improvements are recommended at this intersection.

Synchro also indicates that the unsignalized intersection of Brucewood Road at Pavilion Way/Site Driveway is expected to operate with long delays for the Pavilion Way approach at project build-out. This has more to do with the addition of the fourth leg of the intersection than the additional of projected site traffic. SimTraffic simulations also show much shorter delays for the minor street approaches than Synchro as Synchro does not adequately account for gaps in traffic created by adjacent traffic signals. Therefore, no roadway improvements are recommended at this intersection.

The build-out roadway laneage with the Carlisle Street Extension in place is shown on **Figure 13**.

Pedestrian Infrastructure

Pedestrian trips to and from the site were estimated by generating person trips for the proposed site and then applying a pedestrian mode split of 6% based on existing mode split data for this area obtained from Replica software.

Table 3 Pedestrian Traffic Generation									
Land Use Code	Land Use	Intensity		Daily		AM Peak Hour		PM Peak Hour	
				In	Out	In	Out	In	Out
220	Multifamily Housing (Low-Rise)	300	units	65	65	2	6	6	4
822	Strip Retail Plaza (<40k)	20,000	s.f.	53	53	3	2	7	6
Total Pedestrian Trips				118	118	5	8	13	10

Table 3 shows the site has the potential to generate 236 new pedestrian trips on a typical weekday, 13 new trips during the AM peak hour, and 23 new trips in the PM peak hour. Detailed person trip and mode split calculations are included in the Appendix.

It is anticipated that the pedestrian trips will predominantly be to/from the existing and planned commercial developments on the east side of Brucewood Road and the commercial development on the south side of Morganton Road with some trips coming to the proposed retail space from the Legends Apartments.

Existing pedestrian infrastructure surrounding the site includes a multi-use path on the north side of Morganton Road and a sidewalk on the west side of Brucewood Road. There are existing crosswalks at the intersections of Morganton Road at Brucewood Road and Brucewood Road at Carlisle Street. A sidewalk is also planned along the northern side of the Carlisle Street Extension with a multi-use path along the southern side of Carlisle Street Extension. This will provide people living along Tanglewood

Drive convenient access to the existing and proposed commercial development within Morganton Park North.

Conclusions

Analysis indicates that all but two of the study intersections are projected to operate with acceptable levels of service at project build-out and for the 10-year horizon. The intersection of Morganton Road at Tanglewood Drive is expected to operate at LOS E or F for the stop-controlled approach of Tanglewood Drive in both the background and build-out conditions, but with lower average delays in the build-out condition than in the background condition.

The intersection of Brucewood Road at Pavilion Way/Site Driveway is expected to operate at LOS F for the stop-controlled approach of Pavilion Way in the build-out conditions. Increases in delay are common when the 4th leg is added to a 3-leg intersection. It should also be noted that traffic for the approved Sandhills Pediatrics and Morganton Park North Site 3 developments is likely overestimated given the traffic currently being generated by Pinehurst Medical and Pinehurst Surgical.

The extension of Carlisle Street from Brucewood Road to Tanglewood Drive being provided by this development will help address the delays at both of these locations by providing more connectivity and access options for drivers, pedestrians, and bicyclists in this area. To present a conservative analysis, no traffic was diverted off Tanglewood Drive or Pavilion Way, but it is anticipated that traffic flows and delays will even out with this connection in place. Therefore, no additional roadway improvements are recommended based on the analysis presented herein.

Should you have any questions or comments, please do not hesitate to contact me at (919) 653-2948 or travis.fluitt@kimley-horn.com.

Sincerely,



Travis Fluitt, P.E.
Senior Project Manager

Attachments: Figures 1-13, Assumptions Memorandum, Traffic Count Data, Trip Generation Calculations, Approved Development Information, Volume Development Worksheets, Synchro LOS Reports, Signal Plans

From: [James Michel](#)
To: [Pam Graham](#)
Subject: FW: Morganton Park North Apartments TIA
Date: Wednesday, August 10, 2022 1:46:09 PM
Attachments: [MPN Apartments SimTraffic LOS.pdf](#)
[SimTraffic Reports.pdf](#)
[Morganton Park North Apartments TIA 6-29-2022.pdf](#)
[RE External RE Morganton Park North Apartments TIA.msg](#)

Pam,

Attached is the TIA, below is an email with my questions and Travis's responses, and email from NCDOT. There are no recommended improvements for this project based on the TIA.

Thanks

James Michel, PE, MBA

Town of Southern Pines
Town Engineer/Asst. Public Works Director
801 SE Service Road
Southern Pines, NC 28387
(910)692-1983

From: Fluitt, Travis <Travis.Fluitt@kimley-horn.com>
Sent: Saturday, August 6, 2022 11:14 PM
To: James Michel <JMichel@southernpines.net>; mwkitchen@ncdot.gov
Cc: BJ Grieve <BJGrieve@southernpines.net>; Gunnels, Roberta <Roberta.Gunnels@kimley-horn.com>; Pam Graham <PGraham@southernpines.net>
Subject: RE: Morganton Park North Apartments TIA

James,

Please see responses below. I'm on vacation this week, but glad to discuss since I know we have planning board the 18th.

Matt, any comments on your end?

Thanks,
Travis

From: James Michel <JMichel@southernpines.net>
Sent: Wednesday, July 27, 2022 1:55 PM
To: Fluitt, Travis <Travis.Fluitt@kimley-horn.com>; mwkitchen@ncdot.gov
Cc: BJ Grieve <BJGrieve@southernpines.net>; Gunnels, Roberta <Roberta.Gunnels@kimley-horn.com>; Pam Graham <PGraham@southernpines.net>
Subject: RE: Morganton Park North Apartments TIA

Travis,

I have reviewed the TIA and have the below noted questions which need to be addressed.

1. The synchro report for Buildout Morganton/Brucewood intersection (and some others) indicates queue length exceeds capacity and that the queue may be longer. What does this mean for the analysis?

Synchro notes a # next to a queue at a signalized intersection where it does not think the movement gets enough green time to serve the projected demand. In these cases, queues can compound if there is not enough green time to clear the queue. SimTraffic simulations were used to visually confirm that queuing will not be an issue at any of these locations or elsewhere throughout the network. SimTraffic queuing reports are attached.

2. How does the pedestrian traffic impact the light at Morganton/Brucewood which does have a pedestrian signal?

Pedestrian traffic is anticipated to utilize the existing pedestrian signals at Morganton/Brucewood. A pedestrian call will increase the green time for the Brucewood approaches by approximately 12 seconds over what it normally receives (i.e. approximately 12 additional seconds of delay for vehicles on Morganton Road. From the pedestrian traffic generation, it is projected that a pedestrian may cross Morganton Road every 3rd or 4th cycle. This is not anticipated to have a significant impact to the signal operation as both approaches of Morganton Road and the intersection overall are projected to operate at LOS C in the AM and PM peak hours in the year 2032.

3. The report needs to discuss the available options to improve the LOS at the Morganton/Tanglewood and Brucewood Pavilion intersections. The TIA should also address why the improvements are not practical, ie not enough land for a turn lane, etc, if the alternatives are in fact not practical. Please note that section 4.12.8 (c) describes multiple options for addressing LOS deficiency, including methods that don't include physical improvements.

As shown in the attached SimTraffic Reports, delays at these intersections are projected to be much shorter than shown in the Synchro reports because SimTraffic is able to account for gaps provided by adjacent signals, which Synchro does not do. For the intersection of Morganton/Tanglewood, the delay also decreases due to the addition of the Carlisle Extension. At the intersection of Brucewood at Pavilion, there are no improvements short of a traffic signal that will sufficiently mitigate the side street delays, and it is unlikely that a traffic signal would be warranted at this location. It is also anticipated that the projected site traffic for MPN Site 3 is significantly overestimated based on the current traffic generated by the Pinehurst Medical and Surgical buildings. It is our opinion that the extension of Carlisle Street is the mitigation to address these LOS deficiencies due to the enhanced connectivity that it provides to this area. The attached LOS table compares the delays from SimTraffic (shown in red) to those from Synchro.

4. Is it appropriate to limit left outs at the Tanglewood intersection and force this movement to the light?

As noted above, SimTraffic shows that the delays on Tanglewood are expected to be much lower than what is shown in the Synchro reports. Left turns out off of Tanglewood do not have a problem finding gaps. While the left-turn volume is low, prohibiting it would force more traffic out to the signal at Morganton and Brucewood. Therefore, unless that left-turn

movement becomes a safety issue, we do not see the need to restrict that left-turn movement.

5. Comments from NCDOT need to be received prior to this TIA being deemed complete.
We will follow up with NCDOT.

Let me know if you wish to talk through any of the above.

Thanks

James Michel, PE, MBA

Town of Southern Pines
Town Engineer/Asst. Public Works Director
801 SE Service Road
Southern Pines, NC 28387
(910)692-1983

From: Fluitt, Travis <Travis.Fluitt@kimley-horn.com>
Sent: Wednesday, June 29, 2022 9:28 PM
To: James Michel <JMichel@southernpines.net>; mwkitchen@ncdot.gov
Cc: BJ Grieve <BJGrieve@southernpines.net>; Gunnels, Roberta <Roberta.Gunnels@kimley-horn.com>
Subject: Morganton Park North Apartments TIA

James/Matt,

Attached is a PDF of the TIA for the proposed Morganton Park North Apartments site along with the Synchro files (hopefully in Version 10). It's a lot of analysis to arrive at the recommendation of no additional improvements beyond the extension of Carlisle Street. Please let us know if you need hard copies or have any questions.

Thank you,

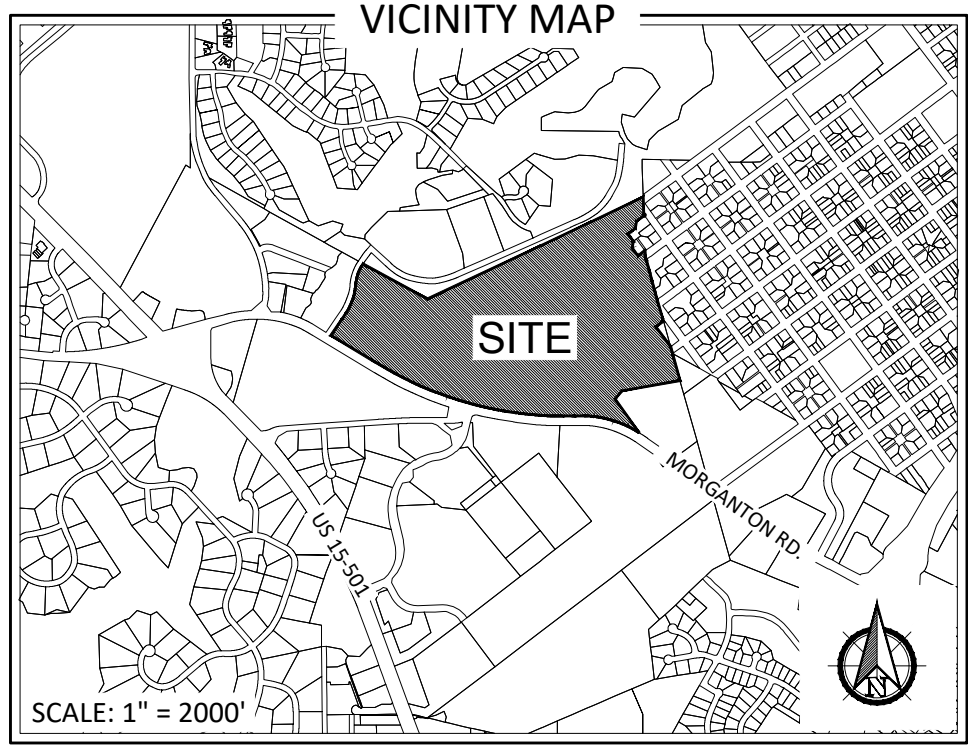
Travis Fluitt, P.E.

Kimley-Horn | 421 Fayetteville Street, Suite 600, Raleigh, NC 27601
Direct: 919-653-2948 | Mobile: 919-649-0759 | Main: 919-677-2000

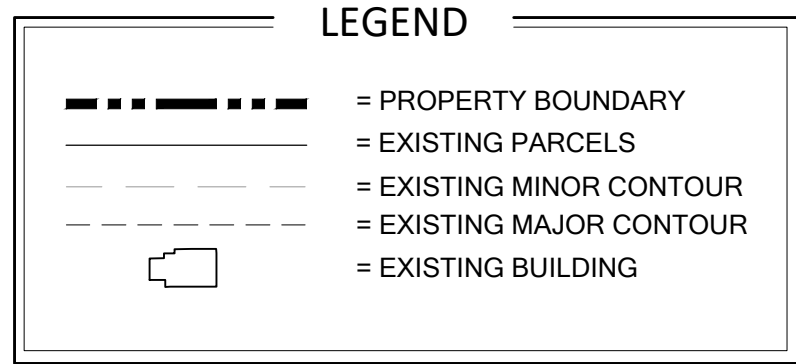
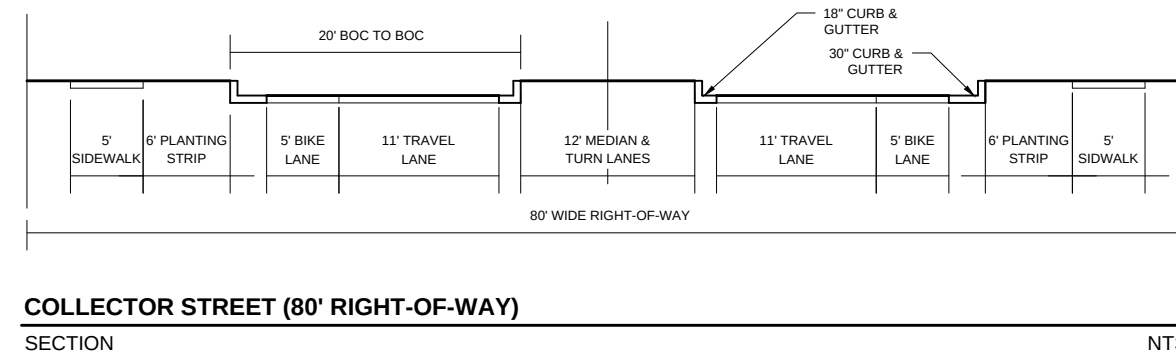
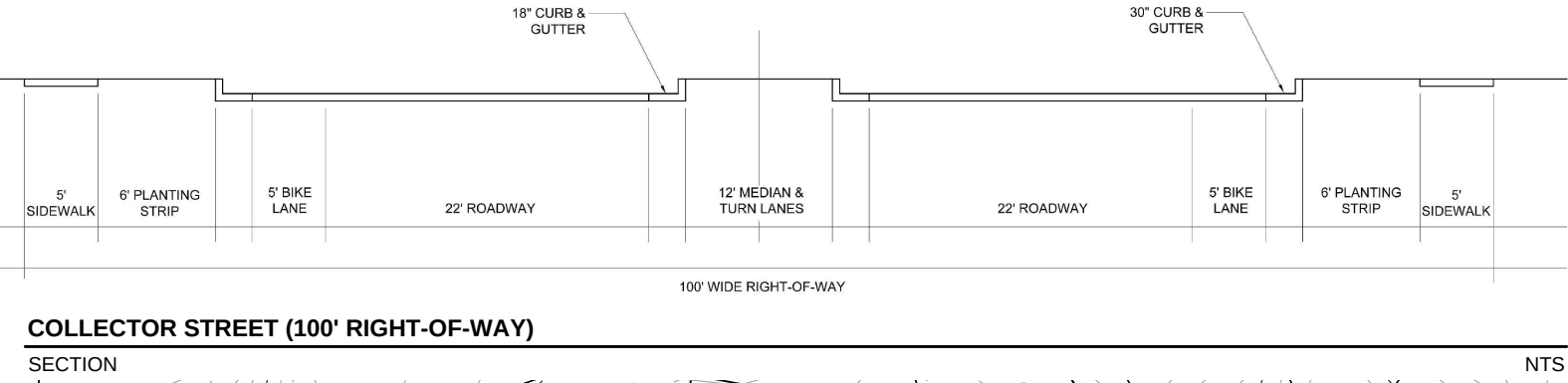
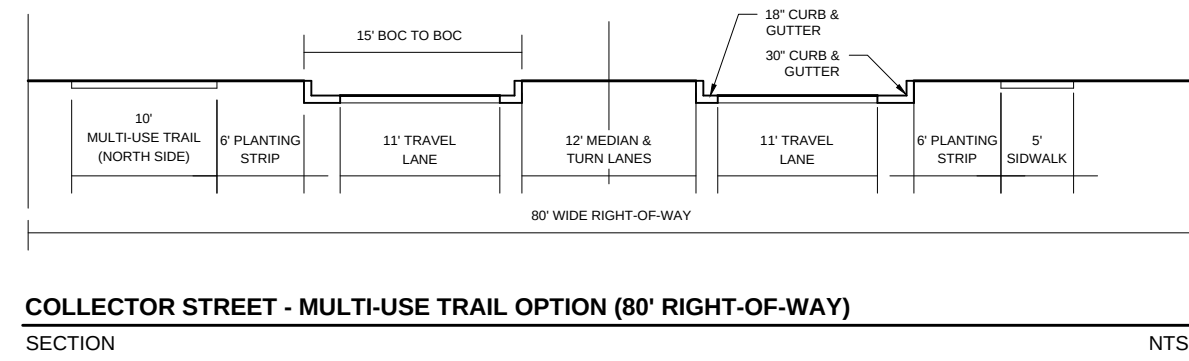
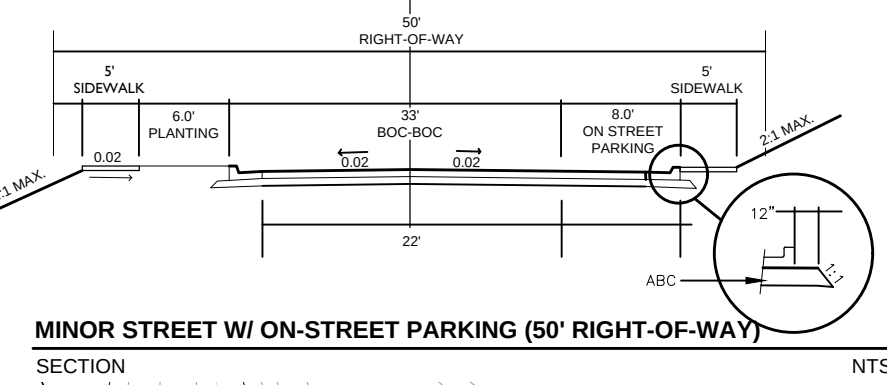
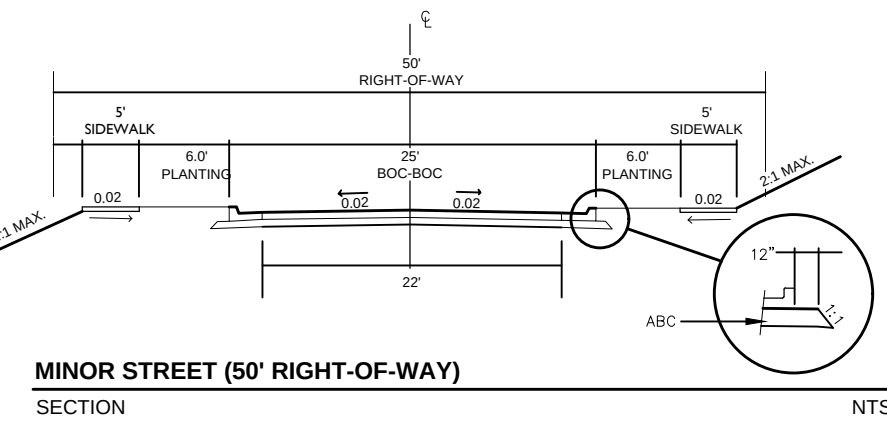
Morganton Park North Apartments Level-of-Service Summary		
Condition	AM Peak Hour LOS (Delay)	PM Peak Hour LOS (Delay)
Morganton Road at Tanglewood Drive (Unsignalized)		
Existing (2022) Traffic	SB – C (23.6) EBL – A (9.8)	SB – D (27.1) EBL – B (10.2)
Background (2025) Traffic	SB – D (31.0) EBL – B (10.2)	SB – E (44.1) EBL – B (11.3)
Build-out (2025) Traffic w/ Carlisle Street Extension	SB – D (26.4) B (13.2) EBL – B (10.3)	SB – E (37.6) C (19.6) EBL – B (11.7)
Background (2032) Traffic	SB – E (45.5) EBL – B (11.0)	SB – F (67.6) EBL – B (12.4)
Build-out (2032) Traffic w/ Carlisle Street Extension	SB – E (38.0) B (16.9) EBL – B (11.2)	SB – F (58.5) C (23.7) EBL – B (12.8)
Brucewood Road at Pavilion Way/Site Driveway (Unsignalized)		
Existing (2022) Traffic	WB – B (11.9) SBL – A (7.9)	WB – B (11.1) SBL – A (7.6)
Background (2025) Traffic	WB – C (18.1) SBL – A (8.6)	WB – B (17.6) SBL – A (7.8)
Build-out (2025) Traffic	EB – C (15.4) A (7.0) WB – D (29.5) A (8.3) NBL – A (8.4) SBL – A (8.6)	EB – B (10.6) A (6.1) WB – F (84.2) B (16.0) NBL – A (7.7) SBL – A (7.8)
Background (2032) Traffic	WB – C (18.7) SBL – A (8.6)	WB – C (18.2) SBL – A (7.8)
Build-out (2032) Traffic	EB – C (15.8) A (6.9) WB – D (31.1) A (8.1) NBL – A (8.4) SBL – A (8.6)	EB – B (10.7) A (7.9) WB – F (94.2) C (20.0) NBL – A (7.7) SBL – A (7.8)

SimTraffic delays based on 10 simulations

Morganton Park North Apartments Queuing Summary		
Condition	AM Peak Hour SimTraffic Max Queue	PM Peak Hour SimTraffic Max Queue
Morganton Road at Tanglewood Drive (Unsignalized)		
Build-out (2025) Traffic w/ Carlisle Street Extension	SB – 82'	SB – 80'
Build-out (2032) Traffic w/ Carlisle Street Extension	SB – 91'	SB – 77'
Brucewood Road at Pavilion Way/Site Driveway (Unsignalized)		
Build-out (2025) Traffic	EB – 63' WB – 59'	EB – 68' WB – 212'
Build-out (2032) Traffic	EB – 67' WB – 72'	EB – 56' WB – 267'



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



- TRANSPORTATION PLAN NOTES**
1. STORMWATER MANAGEMENT FOR THE TRANSPORTATION FACILITIES AND FUTURE DEVELOPMENT WILL BE PROVIDED USING BEST MANAGEMENT PRACTICES, IN REGIONAL STORMWATER DETENTION FACILITIES. FACILITIES WILL BE LOCATED IN THE GENERAL LOCATIONS SHOWN ON THE CONCEPTUAL DEVELOPMENT PLAN. AS ILLUSTRATED ON THIS SHEET, THE DRAINAGE FLOW LINE DESIGNATES THE GENERAL LOCATION DIVIDING THE SITE DRAINAGE BASINS. STORMWATER, WEST OF THE DRAINAGE FLOW LINE, WILL FLOW TOWARD THE STORMWATER MANAGEMENT DEVICE LOCATED ON THE WEST SIDE OF THE PROPERTY. THE DRAINAGE BASIN LOCATED ON THE NORTHEASTERN PORTION OF THE SITE WILL FLOW TOWARD A STORMWATER DEVICE LOCATED GENERALLY IN THE AREA INDICATED ON THE PLAN. THESE LOCATIONS 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.
 2. MORGANTON PARK NORTH IS NOT LOCATED WITHIN ANY HIGH-QUALITY OR WATER SUPPLY WATERSHED.
 3. NO ENDANGERED SPECIES ARE LOCATED ON THE PROPERTY.
 4. ALL ROADWAYS WILL BE CONSTRUCTED TO TOWN OF SOUTHERN PINES AND NCDOT STANDARDS.
 5. ALL ROADWAYS WITHIN THE DEVELOPMENT WILL BE DEDICATED TO THE TOWN OF SOUTHERN PINES AND BECOME PUBLIC STREETS.
 6. STREET STANDARDS WILL FOLLOW TOWN OF SOUTHERN PINES GUIDELINES EXCEPT WITH THE LOCATION OF BIKE LANES AND TRAILS. THE ROAD CROSS SECTION FOR SUB-COLLECTOR STREETS MAY DEVIATE FROM THE TOWN STANDARD. AN ASPHALT MULTI-USE PATH MAY BE USED IN LIEU OF BIKE LANES IN THE ROADWAY FOR SAFETY REASONS. WITH THE CONSTRUCTION OF THE ELEMENTARY SCHOOL ON THE PROPERTY, IT IS ANTICIPATED THAT CHILDREN FROM LOCAL NEIGHBORHOODS AND THE MORGANTON PARK APARTMENT COMMUNITY, WILL BE WALKING AND/OR BIKING TO SCHOOL. IT WOULD BE PREFERABLE TO HAVE A WIDENED MULTI-USE PATH, SEPARATED FROM VEHICULAR TRAFFIC TO ALLOW STUDENTS A SAFE PATHWAY TO SCHOOL. THIS CROSS SECTION WAS ALSO USED ALONG OLD MORGANTON ROAD IN MORGAN PARK ON THE SOUTH SIDE OF MORGANTON ROAD.
 7. IN THE VICINITY OF THIS PROPERTY THERE IS ONE OTHER APPROVED PROJECT. MORGANTON PARK SOUTH PHASE II (ADJACENT TO LOWE'S FOOD) HAS BEEN APPROVED. THE MORGANTON ROAD MEDIAN PREVENTS DIRECT CONNECTION TO ROADWAYS IN THE MORGANTON PARK SOUTH SHOPPING CENTER. CONNECTION TO THIS APPROVED DEVELOPMENT WOULD UTILIZE THE TRAFFIC LIGHT AT BRUCEWOOD ROAD.
 8. GLOVER STREET MAY BE EXTENDED AND UTILIZED BY THE SCHOOL, FOR ACCESS TO BUS OR CAR DROP-OFF AND CONNECT TO THE SCHOOL CIRCULATION SYSTEM.
 9. OPEN SPACE WILL BE PROVIDED FOR THE OVERALL DEVELOPMENT. AS REQUIRED, A MINIMUM OF 20% OPEN SPACE WILL BE PROVIDED THROUGHOUT THE DEVELOPMENT.
 10. ALL TRAVEL DISTANCES & TIMES ARE BASED FROM THE EXISTING TRAFFIC LIGHT AT BRUCEWOOD ROAD. TRAVEL DISTANCES & TIMES WERE OBTAINED FROM GOOGLE MAPS AND REFLECT TYPICAL DRIVING TIMES OBSERVED AT 6 PM. TRAVEL TIMES MAY FLUCTUATE BASED ON TIME, WEATHER, CONSTRUCTION, TRAFFIC ACCIDENTS, AND INCREASES IN TRAFFIC DUE TO HOLIDAYS AND SPECIAL EVENTS.



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

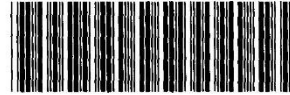
REVISIONS:

Van Camp

BOOK4448 - PAGE422

FOR REGISTRATION REGISTER OF DEEDS
Judy D. Martin
Moore County, NC
February 02, 2015 10:21:47 AM
Book 4448 Page 422-429
FEE: \$26.00
INSTRUMENT # 2015001260

gc



INSTRUMENT # 2015001260

DEVELOPMENT AGREEMENT FOR
MORGANTON PARK NORTH

**DEVELOPMENT AGREEMENT
For MORGANTON PARK NORTH
PEDESTRIAN/BICYCLE USE PATH And SITE IMPROVEMENTS**

This Development Agreement (the "Agreement") is made this 14 day of December, 2014 (the "Effective Date") by and between Robert W. Van Camp and Julie M. Van Camp, Trustees of the Robert W. and Julie M. Van Camp Living Trust under trust agreement dated December 22, 1998 (the "Owner"), Kuester Development Corporation, a North Carolina corporation (the "Developer") and the TOWN OF SOUTHERN PINES (the "Town").

WHEREAS, the Owner owns a tract of land containing approximately ninety-six (96) acres, more or less, located in the town of Southern Pines, North Carolina and more particularly described as Parcel ID #857100498818, together with all appurtenances thereunto appertaining and intended to exclusively serve such land (the "Property"); and

WHEREAS, the Developer has contracted to purchase a portion of the Property from Owner totaling approximately two and one-quarter (2.25) acres (the "Developer's Parcel"); and

WHEREAS, the Town has required, as part of its Unified Development Ordinance adopted October 8, 2013 and amended from time to time thereafter (the "UDO"), the construction of a pedestrian/bicycle use path measuring eight (8) feet in width along the north side of Morganton Road at the edge of a forty (40) foot buffer (the "Path"); and

WHEREAS, Developer has petitioned the Town for final site plan approval of the Developer's Parcel and the Town has required, among other conditions, completion of certain site improvements to be constructed on and near the Property (the "Improvements") prior to granting final site plan approval.

NOW THEREFORE, for and in consideration of the mutual promises, covenants and agreements hereinafter contained, it is agreed by and between the parties hereto as follows:

ARTICLE I – PEDESTRIAN/BICYCLE USE PATH

1. Modification of Path Requirement. The Town, Owner, and Developer agree that, except as set forth herein, this Development Agreement relieves the Owner, the Developer, and their successors of any requirement to construct along Morganton Road any pedestrian/bicycle use path that otherwise would be required. They further agree that while there is any failure to comply with the provisions of this agreement the Town shall issue no development permit

or certificate of occupancy for any further development anywhere on the Property.

2. **Location of Path.** The Path shall be constructed at a suitable location as determined by Owner provided, however, that said location falls within the above mentioned forty (40) foot buffer along the north side of Morganton Road, between Tanglewood Drive and the eastern most point of the Owner's Property. All land included as part of the Path shall be credited toward the Town's active open space requirements.
3. **Method of Path Installation.** The Path shall be divided into and constructed as three (3) separate Sections:
 - Segment One shall include approximately fifteen hundred fifty-three (1,553) linear feet running from the east side of Tanglewood Drive and continuing to the west side of Brucewood within Section One depicted on Attachment A.
 - Segment Two shall include approximately nine hundred eighty-two (982) linear feet running from the east side of Brucewood Road and continuing to the west side of proposed Morganton Park Boulevard North within Section Two depicted on Attachment A.
 - Segment Three shall include approximately six hundred thirty-one (631) linear feet running from the east side of proposed Morganton Park Boulevard North and continuing to the eastern most boundary of the Property within Section Three depicted on Attachment A.
4. **Timing of Path Construction**
The owner shall cause each segment to be completed at the earliest of the following: a) five years after the date that any Segment is first required to be completed; b) one year after the conveyance by the Owner of any portion of the Section within which the Segment lies; c) 90 days after the issuance of a certificate of occupancy for a structure in the Section within which the Segment lies.
5. **Material and Composition of Path.** The path shall be eight (8) feet in width and constructed with asphalt paving. The base composition shall generally comply with requirements evidenced in an independent geotechnical report.
6. **Cost of Path Completion.** Owner shall complete or cause to complete all required Sections of the Path associated with future development of the Property, in accordance with the provisions contained herein, at no cost to the Town.
7. **Dedication and Maintenance of Path.** Upon completion of a Segment, the owner of the property upon which the Segment is located shall dedicate that Segment to the

Town, and if the segment conforms to the requirements of this agreement, the Town shall accept the dedication promptly.

8. **Duration of Agreement to Construct Path.** This Agreement shall commence on the Effective Date and continue in full force and effect until the last remaining Section of the Path is completed or caused to be completed by the Owner and accepted by the Town.
9. **No Recourse Against Developer.** Developer is not responsible for any of the above provisions or conditions outlined in Article I relating to the Path or its completion and the Town hereby acknowledges it shall not pursue any recourse, financial or otherwise, except as provided in this agreement, against Developer for Owner's failure to satisfy any provisions or conditions outlined in Article I relating to the Path or its completion.

ARTICLE II – COMPLETION OF IMPROVEMENTS

1. **Permitted Land Uses.** The Property is currently zoned PD-Planned Development and part of the Morganton Road Overlay District. Permitted land uses are shown on the Property's approved conceptual master plan and include office, retail, multi-family and single family residential.
2. **Location of Improvements.** Refer to previously submitted engineered drawings.
3. **Timing and Method of Installation of Improvements.** Construction of the Improvements shall commence within one hundred twenty (120) days after Town approval of the final site plan for the Developer's Parcel. All Improvements shall be completed within eighteen (18) months after construction of the Improvements commences.
4. **Cost of Improvements.** Developer shall complete or cause to complete all required Improvements, in accordance with the previously submitted engineered drawings, at no cost to the Town.
5. **Duration of Agreement to Construct Improvements.** This Agreement shall commence on the Effective Date and continue in full force and effect until all required Improvements, as shown on the previously submitted engineered drawings, have been completed.
6. **No Recourse Against Owner.** Owner is not responsible for any of the above provisions or conditions outlined in Article II relating to the Improvements or the completion of the Improvements and the Town hereby acknowledges it shall not pursue any

recourse, financial or otherwise, except as provided in this agreement, against Owner for Developer's failure to satisfy any provisions or conditions outlined in Article II relating to the Improvements or the completion of the Improvements.

This Development Agreement is accepted and agreed as of the date shown above by the parties:

Robert W. and Julie M. Van Camp Living Trust

By: Thomas VanCamp
Name: Thomas Van Camp
Title: POA for Owner

Kuester Development Corporation

By: _____
Name: _____
Title: _____

Town of Southern Pines

By: Reagan D. Parsons
Name: Reagan D. Parsons
Title: Town Manager

recourse, financial or otherwise, except as provided in this agreement, against Owner for Developer's failure to satisfy any provisions or conditions outlined in Article II relating to the improvements or the completion of the improvements.

This Development Agreement is accepted and agreed as of the date shown above by the parties:

Robert W. and Julie M. Van Camp Living Trust

By: Thomas Van Camp
Name: Thomas Van Camp
Title: POA for Owner

Kuester Development Corporation

By: [Signature]
Name: Kuester Development
Title: Vice President

Town of Southern Pines

By: _____
Name: _____
Title: _____

Notary Block for the Morganton Park North Development Agreement

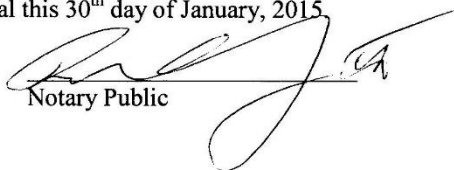
STATE OF NORTH CAROLINA
COUNTY OF MOORE

I, Richard Lee Yelverton III, a notary public for Henderson County and State aforesaid, certify that Thomas Van Camp personally appeared before, and

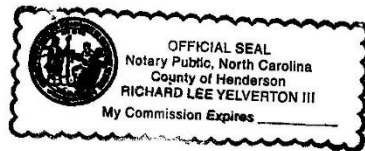
- a) ☒ I have personal knowledge of the identity of the principal(s)
- b) ☐ I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principle's photograph in the form of a _____
- c) ☐ a credible witness has sworn to the identity of the principal(s)

acknowledged to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

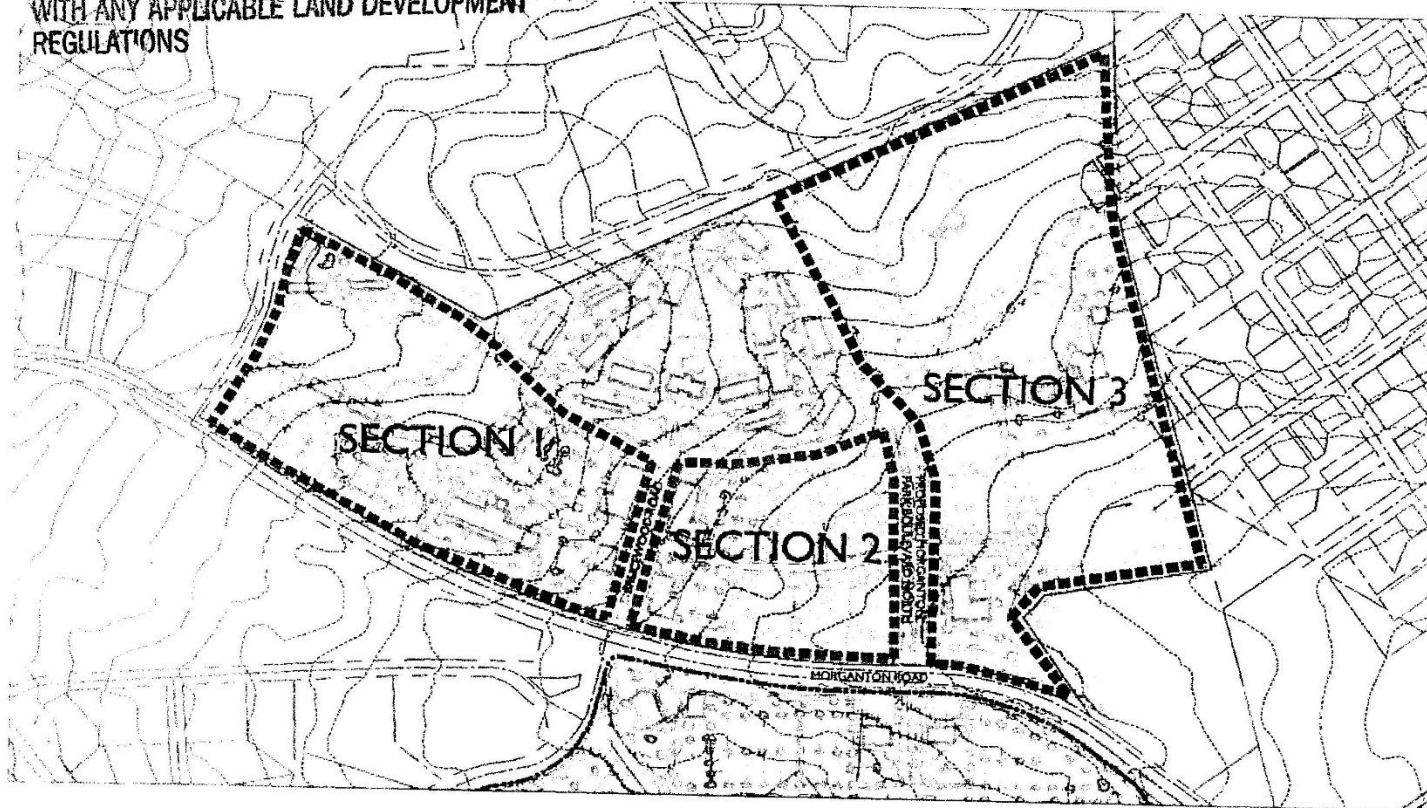
WITNESS my hand and seal this 30th day of January, 2015.


Notary Public

My Commission Expires: 17 November 2015



THIS MAP IS NOT A CERTIFIED SURVEY
AND HAS NOT BEEN REVIEWED BY A
LOCAL GOVERNMENT AGENCY FOR COMPLIANCE
WITH ANY APPLICABLE LAND DEVELOPMENT
REGULATIONS



KOONTZDesign
LAND PLANNING | LANDSCAPE ARCHITECTURE

MORGANTON PARK NORTH
EXHIBIT A TO DEVELOPMENT AGREEMENT FOR MORGANTON
PARK NORTH PEDESTRIAN/BICYCLE USE PATH

NOVEMBER 20, 2018

From: [JuarezPozos, Dagoberto](#)
To: [Cindy Williams](#)
Subject: RE: [External] PD-10-22 Morganton Park North PDP
Date: Monday, July 25, 2022 8:30:09 AM
Attachments: [image001.png](#)

Cindy,

We do not have any immediate comments on this one. A TIA was submitted by the applicant and is being reviewed now.

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: Friday, July 22, 2022 1:34 PM
To: Archie Daniel <adaniel@southernpines.net>; Cindi King <CKing@southernpines.net>; Cory Albers <calbers@southernpines.net>; David Byrd <DByrd@southernpines.net>; Michel, James <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: Pam Graham <PGraham@southernpines.net>; Cindy Williams <CWilliams@southernpines.net>
Subject: [External] PD-10-22 Morganton Park North PDP

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

Good afternoon,

Please review the attached request and respond with any questions or comments at your earliest convenience.

Thank you.

Cindy Williams

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.

From: [RLUAC Executive Director](#)
To: [Cindy Williams](#)
Subject: RE: PD-10-22 Morganton Park North PDP
Date: Thursday, July 28, 2022 9:15:55 AM

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: Friday, July 22, 2022 1:34 PM
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>; NCDOT <djuarezpozos@ncdot.gov>; ncsandhillsrcw@fws.gov; Pete Campbell <director@rluac.com>; Ron Istre <RIstre@southernpines.net>; Scotty Malta <smalta@moorecountyairport.com>
Cc: Pam Graham <PGraham@southernpines.net>; Cindy Williams <CWilliams@southernpines.net>
Subject: PD-10-22 Morganton Park North PDP

Good afternoon,

Please review the attached request and respond with any questions or comments at your earliest convenience.

Thank you.

Cindy Williams
Planning Department
Town of Southern Pines
801 SE Service Road
Southern Pines, NC 28387
(910) 692-4003

Planning Board Agenda Item

To: Town of Southern Pines Planning Board

From: Rachel Mann, Planning & Development Specialist

Subject: Community Advisory Committee Selection

Date: August 18, 2022

I. COMMUNITY ADVISORY COMMITTEE PROCESS:

The Town of Southern Pines is embarking on its Comprehensive Long Range Plan update. A steering committee, called the Community Advisory Committee (CAC), will aid the plan update process and serve as ambassadors for the project. The CAC application period opened on Thursday, July 28 and closed at 5 PM on Thursday, August 11. The Planning Board received all submitted applications at their meeting on August 11 and per UDO 8.15, will select CAC members at their regularly scheduled meeting on August 18, 2022. The list of recommendations for the CAC will be received by Town Council, who will appoint the committee.

The Planning Board received a total of 39 applications from the following:

1. Adam Kiker
2. Alan Hause
3. Austin Vernon
4. Barry Huggins
5. Bob Koontz
6. Brandon Goodman
7. Brian Deaton
8. Chris Dunn
9. Chris Smithson
10. Colin Webster
11. David Carter
12. David Hensley
13. David Rolen
14. Farrah Newman
15. Felicia Winfield
16. James Schneider
17. Jamie Newell
18. Jerad Watlington
19. Joe Franklin
20. John Weaver
21. Karen Tussing
22. Laurel Holden
23. Leslie Brians
24. Logan King

25. Lynn Anderson
26. Lynn Thompson
27. Manisha Macksood
28. Meghan Harra
29. Neil Robinette
30. Nina Walker
31. Nora Bowman
32. Pam Garty
33. Patrick Bria
34. Paul Friday
35. Phyllis Dowdy Wall
36. Ray Owen
37. Rick Lewis
38. Suzanne Coleman
39. Tom McCabe