



AGENDA

Tuesday, November 15, 2022: 6:00 PM

Town Council Business Meeting

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

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. TOWN MANAGER'S COMMENTS

4. PRESENTATIONS

a. Sprucing Up Southern Pines Annual Awards

Members of the Appearance Commission will attend to present the annual awards to property owners.

5. PUBLIC COMMENTS

6. PUBLIC HEARINGS

a. Order #2022-03 Zoning Exemption ZE-02-22: Public art at 1012 N. May St.

Mr. Chris Dunn, Executive Director of the Arts Council of Moore County (ACMC), is requesting an exemption from the Town of Southern Pines Sign Code pursuant to §2.11 of the Southern Pines Unified Development Ordinance (UDO) to allow a mural that is currently located on the southeast wall of the building located at 1012 N. May Street to remain on the building as part of the ACMC's public art program.

b. OA-03-22: Text Amendments to Unified Development Ordinance

The proposed amendments will return UDO §4.2.1(B), (F) and (G) to the text as it was adopted on October 8, 2013 restricting buildings in CB-Central Business, GB-General Business and PD-Planned Development districts to a maximum of three stories with the ceiling of the top story not to exceed 38' in height and restricting buildings in I districts to a maximum of four stories. The proposed amendments will also amend UDO §4.14.3(A)(3) to exempt single-family residential lots that are developed in accordance with the WPO-Watershed Protection Overlay from also meeting pre-development/post-development stormwater management requirements.

c. PD-11-22: Knollwood Tract Phase 2 MFR PDP

An application by Hawthorne Residential Partners for a Preliminary Development Plan (PDP) to develop 236 multi-family residential units on approximately 19.57 acres of land located on the north side of US Highway 1 near the intersection with Air Tool Drive. This is the second phase of development of the Knollwood Tract Conceptual Development Plan that was approved in 2017.

7. ACTION ITEMS

a. AR-21-22 LKC Building - 390 W. Pennsylvania Ave.

Pinnacle Development Design Build, LLC, is requesting an Architectural Compliance Permit for significant exterior renovations and an addition to the existing commercial building located at 390 W. Pennsylvania Ave. The building is being renovated for use by LKC Engineering.

b. AR-22-22: Morganton Park North Apartments

Mr. Daniel Jellicorse with DHIC, LLC, on behalf PACN Realty, LLC and Morganton Park Realty Site 2, LLC (legal property owners), is requesting approval of an Architectural Compliance Permit for “Morganton Park North Apartments,” a 300-unit apartment home community constituting the initial construction phase of the Preliminary Development Plan for Morganton Park North Phase 9. The development is located on the northwest corner of the intersection of Brucewood Road and West Morganton Road.

c. Ordinance #2034 Amending the FY 22-23 Budget for the W. New Hampshire Tree Replacement Project

The Appearance Commission has identified hazardous trees that need to be removed along W. New Hampshire Ave. and the municipal parking lot between NW Broad St. and Bennett St. This ordinance appropriates \$62,713 from Fund Balance toward the removal and replacement of these trees and associated infrastructure work.

d. Ordinance #2041 Amending the FY 22-23 Budget for the E. New Hampshire Tree Replacement Right-of-Way Project

This ordinance appropriates \$15,000 from Fund Balance to complete a project on E. New Hampshire Ave, including the installation of brick pavers in an unimproved area between the sidewalk and curb.

8. CONSENT AGENDA

a. Approve Ordinances #2032 and 2037 Amending the FY 22-23 Budget for Recreation Improvement Projects

The FY 22-23 budget will be amended to appropriate \$324,460 from Fund Balance to : 1) add lighting to Memorial Park Field B; 2) complete limited fencing replacement at Campbell House; 3) repair the roof of a storage shed roof at Pool Park; and 4) install concrete pavers on the pool deck at the swimming pool.

b. Approve Resolution #1034 AX-05-22 Set December 13, 2022 Public Hearing for Annexation of .41 acres at 480 S. Pine St.

Veronica Lofton requests voluntary annexation of .41 acres at 480 S. Pine St. Per the Moore County tax records, the subject property is identified as PIN 857216729769 (PARID 00033536).

c. Approve Resolution #1036 AX-06-22 to Set December 13, 2022 Public Hearing for Annexation of .56 acres at 275, 285 and 295 Duncan Rd.

Dewey Holderfield, on behalf of Moore HL Properties, Inc., requests voluntary annexation of 0.56 acres at 275, 285, and 295 Duncan Rd. Per the Moore County tax records, the subject properties are identified as PIN 858220804641 (PARID 00032386) and PIN 858220805642 (PARID 20020514). The request also includes annexation of the portion of Duncan Road that abuts the subject property as well as the intersection of Duncan Road and Petty Street.

d. Approve Town Council Meeting Minutes for October 2022

- October 5, 2022
- October 11, 2022
- October 24, 2022

Staff has prepared the October meeting minutes for review.

9. ADJOURNMENT

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

Agenda Item

To: Reagan Parsons, Town Manager

From: BJ Grieve, Planning Director

Subject: ZE-02-22: Zoning Exemption Request for the Arts Council of Moore County Mural Program

Date: November 15, 2022

I. SUMMARY OF REQUEST:

Mr. Chris Dunn, the Executive Director of the Arts Council of Moore County (ACMC), is requesting an exemption from the Town of Southern Pines Unified Development Ordinance (UDO), per §2.11. The purpose of the request is to allow a mural that is currently located on the southeast wall of the building located at 1012 N. May Street to remain on the building as part of a public art program. The subject property is identified as PIN 858200608497 (PARID 20060137). The mural was created by students in the Pinecrest Art Club and installed in August of 2022 in violation of zoning regulations. After holding a public hearing, the Town Council may grant an exemption to zoning if it finds that the mural is in the public interest. If an exemption is granted, the mural would be allowed to remain on the building as part of a public art program sponsored by the ACMC. The property owner is listed as Tabula Rasa Group LLC in the Moore County tax record.

II. STAFF REVIEW:

A. Mural Discussion History:

The mural is proposed to be incorporated as part of a public art program sponsored and administered privately by the Arts Council of Moore County. The ACMC's mural program involves one privately-funded mural at a time. Program guidelines were established by the Arts Council and vetted by multiple interested parties. A Southern Pines Mural Committee consisting of representatives from the Appearance Commission, the West Southern Pines Civic Club, the Southern Pines Business Association and the ACMC was created to oversee the program and review applications for murals and mural locations. The program includes an opportunity for Town Council to see and approve the mural and mural location as part of a required zoning exemption hearing, per UDO §2.11. The ACMC's mural program was presented to the Town Council at the January 24th, 2022 Work Session and received enthusiastic support from the Town Council.¹

¹ [January 24, 2022 Work Session \(amlegal.com\)](https://www.amlegal.com)

B. Current Proposal:

Mr. Chris Dunn is requesting Town Council approval of a zoning exemption, per UDO §2.11, to allow the second mural under the ACMC's mural program. Again, a zoning exemption is required because a large artistic mural on the side of a commercial structure that is visible to persons not located on the property technically meets the UDO definition of a sign and therefore is not compliant with the sign code based on size and location of the sign. UDO §2.11 allows the Town Council to grant an exemption to zoning when "the exemption is in the public interest and is not contrary to health, safety, and welfare considerations." Attached to this report is a letter from Chris Dunn and ACMC describing the basis for their second request for a zoning exemption and containing a depiction of the mural and information about the property owner and artist. The ACMC is not asking for any funding or indirect assistance from the Town of Southern Pines.

C. Staff Comments:

Planning staff supports the requested exemption. Multiple studies have demonstrated that public art, combined with infrastructure, architecture and public spaces is critical to creating memorable and special places that community members and visitors cherish.² In 2018, the American Planning Association published a Planner's Advisory Service (PAS) Quicknotes paper describing the many benefits of public art to placemaking as well as to "economic growth and sustainability, cultural identity, social cohesion and public health." A copy of this Quicknotes paper is attached to this staff report. The ACMC has a robust set of guidelines for their mural program that are very likely to prevent the program being misused as a commercial signage loophole. The ACMC's mural program guidelines do not allow murals that are clearly advertising to be part of their privately sponsored and administered mural program. No murals will be proposed in the historic district.

Pursuant to UDO §2.11(C), the Town Council may grant an exemption in full or in part and, if appropriate, may attach conditions relating to the exemption. A zoning exemption is granted by written order of the Town Council. Planning staff has prepared a draft Written Order approving the exemption, with conditions related to following the Arts Council of Moore County's written Mural Program Guidelines, as provided to the Town of Southern Pines.

III. ATTACHMENTS:

1. Arts Council of Moore County Mural Program Guidelines.
2. Letter from Chris Dunn, Executive Director of the Arts Council of Moore County, requesting approval of a zoning exemption to allow an existing mural to remain at 1012 North May Street as public art under the ACMC's mural program.
3. American Planning Association – Planner's Advisory Service (PAS) Quicknotes (2018)

² [Urban Culture Institute Blog - Urban Culture Institute](#)

IV. TOWN COUNCIL ACTION:

The Town Council shall vote on whether to approve or deny the requested zoning exemption.

I move to approve by written order the requested zoning exemption from UDO §4.6 for the mural as presented in the letter from Mr. Chris Dunn of the Arts Council of Moore County dated September 22, 2022. The proposed mural may be incorporated into a public art program sponsored and administered privately by a local community nonprofit with a mission “to inspire and strengthen our community through the arts” and is in the public interest for reasons set forth in staff report ZE-02-22 and attachments. The proposed mural, and the location of the proposed mural, is found by the Town Council to not be contrary to health, safety and welfare considerations because the mural program guidelines put in place by the ACMC are adequate to ensure that artistic murals do not become a “workaround” for signage that may be contrary to the purpose of the Southern Pines Sign Code as described in UDO §4.6.1.



ARTS COUNCIL Mural Program Request for Proposal (RFP)

To promote the charm, history, livability and spirit of Moore County, North Carolina, the Arts Council of Moore County (ACMC) offers the following guidelines for its Mural Program. The program seeks Moore County property owners who wish to install a mural somewhere on their property. The property owner may have an artist they wish to use, or ACMC can hold an open call to artists. The goal of this public arts program is to use the arts to attract more attention and economic activity to areas that will positively impact the entire county.

The program will be directed by ACMC in partnership with the property owner(s). Each mural project must meet the guidelines below and be approved by a mural committee consisting of representatives from ACMC, property owner(s), and other interested parties from the area where the mural is to be installed. This program will also seek guidance and support from the North Carolina Arts Council and other mural experts.

MOORE COUNTY PROFILE: Moore County is a region of scenic beauty and among the most biologically diverse places on earth. Early settlers were mainly subsistence farmers whose principal industry was naval stores (turpentine, tar, pitch, & rosin). Today, we are best known for our world-class equestrian communities, championship golf, vibrant cultural scene with deep-rooted music, literature, visual arts, and pottery traditions, and as a great place to grow a family. Our wide range of sports offerings, fine hotels, locally-owned shops, and thriving restaurants add up to a very special place, enjoyed by residents and visitors alike.

ELIGIBILITY: The Arts Council Mural Program is open to professional artists (or teams of collaborative artists) that are born or reside in North Carolina, ages 18 or older. Other teams, such as groups containing children or amateur artists, may submit, provided an adult, professional artist executes the mural. Applicants will not be discriminated on the basis of any class or disability.

MURAL GUIDELINES: Based on the artist's vision, property owner's input and mural location, a successful mural proposal will ideally meet the following guidelines:

- Artistic design & application is of the highest level and completely original by the submitting artist/art team.
- Broad/universal appeal to locals and visitors, which may be uplifting, playful, inspiring, colorful, thoughtful, or historical in nature. Be creative!
- Compliments the character or history of the mural location and surrounding area.
- Engages and encourages photographic and/or opportunities for pedestrian interaction.
- Acceptable for public viewing by all ages.
- Avoids overt political, religious or social statements and/or influences.
- Contains the names of the artist/art team and sponsors, as requested.
- Feasible budget and timeline.
- Avoids subject matter that could be construed as advertising or contains direct or indirect promotion related solely to the economic interests of any business. Murals that advertise a business, agency, service or product in any way will not be approved and will be directed to the entity that regulates signage in the mural location.

QUESTIONS: Please contact Chris Dunn at 910-692-ARTS (2787) or acmc@mooreart.org.

APPLICATION PROCESS:

Whether a mural proposal is initiated by a property owner who has already chosen an artist or the property owner requests help finding an artist, each artist/artist team must submit all of the following items for review by the mural committee.

REQUIRED ITEMS FOR EACH MURAL PROPOSAL YOU SUBMIT

(You may submit more than one):

1. Letter of Interest addressing: A) Mural concept with description, materials & their durability; B) How your proposed mural fits within the architecture & the function of the space; C) How your concept responds to mural guidelines & property owner's input; D) Detailed wall preparation plan; E) Detailed mural protection & maintenance plan. (3 pages, max.)
2. Full color image illustrating your proposed mural design. If awarded a contract, you must submit a scaled (approx. 1 inch = 1 foot) rendering in the media of your choice that is suitable for framing. Rendering will become the property of ACMC.
3. Itemized budget to include artist fees, materials, installation costs (i.e. lighting, equipment rentals, etc.), liability insurance, travel expenses, and any other costs. (1 page, max.)
4. Timeline of project using the mural timeline below. (1 page, max.)
5. Plans for community engagement activities, if any. (1 page, max.)

REQUIRED ITEMS FROM EACH ARTIST/ART TEAM:

1. Résumé with contact information (phone, email & mailing address). Applicant can be one artist or a team of collaborative artists (including children). If possible, include experience working on comparable mural projects of size and scope, and any experience working with government agencies, arts organizations, etc. (2 pages, max.)
2. Examples of past work to include 5-10 digital images or web links. For each example, include title, date, size, budget, materials used, and location (if public art).
3. Contact information for 2-3 professional references. (1 page, max.)

All proposals must be submitted as a complete package in one of the following ways:

U.S. Mail:

Arts Council of Moore County
Attn: Chris Dunn
P.O. Box 405
Southern Pines, NC 28388

Hand Delivery:

Arts Council of Moore County
Attn: Chris Dunn
482 E. Connecticut Avenue
Southern Pines, NC

Email:

acmc@mooreart.org
(Please include all materials in one PDF)

SELECTION PROCESS:

All proposals will be reviewed by the mural committee to determine if the mural is appropriate to the location, architecture and social context. The committee has full discretion to accept, decline or request changes to the mural proposal. If required, a successful proposal will then be submitted to the entity that regulates signage in the jurisdiction of the mural location.

QUESTIONS:

Please contact Chris Dunn at 910-692-ARTS (2787) or acmc@mooreart.org.



Southern Pines Town Council
801 SE Service Rd.
Southern Pines, NC 28387

September 22, 2022

Dear Town Council Members,

On behalf of the Arts Council of Moore County, I am excited to present the second mural for a sign exemption request from the Arts Council Mural Program. This mural was installed in August 2022 on Moore Equine Feed & Pet Supply's southeast facing wall at 1012 North May Street in Southern Pines. At the request of the business owners, Kim Aspenleiter and Kaily Meeks, the mural was created by the students in the Pinecrest Art Club as led by their art teacher, Christine Wilson.

Although this exemption request comes after the mural was installed, the property owners started the creation of the mural before Covid and before the Arts Council Mural Program existed. Even though they went through the sign approval process for their business sign, they were unaware that a mural is also considered a "sign" in the Southern Pines UDO. After being informed of the mural's noncompliance with the sign code, Moore Equine proactively contacted the Arts Council to seek compliance through the mural program.

On September 21, 2022, the Southern Pines Mural Committee met to review this mural and concluded that it met all the necessary requirements to qualify for a sign exemption. The committee includes representatives from the S.P. Appearance Commission, West S.P. Civic Club, S.P. Business Association, S.P. property owners, and the Arts Council.

For the Moore Equine Feed & Pet Supply mural, we respectfully request an exemption from the Southern Pines Sign Code pursuant to the following exemption criteria in the Southern Pines UDO:

- §2.11 (A) (1) "The exemption is in the public interest and is not contrary to health, safety, and welfare considerations"
- §4.6.15 (G) "Integral decorative or architectural features of buildings or works of art, so long as such features or works do not contain letters, trademarks, moving parts or lights"
[NOTE: The mural does contain "Broad St." painted on a street sign in the scene, but this is a vital part of the mural and gives the viewer a sense of place.]

Please see the enclosed pages that contain photos and addition details on the mural.

Thank you for your support of the Arts Council Mural Program, and I look forward to discussing this exemption request with you at the Town Council meeting on November 15.

For the Arts,

A handwritten signature in cursive script that reads "Chris Dunn".

Chris Dunn
Executive Director

Enclosures

Mural Project: Moore Equine Feed & Pet Supply

Title: "Ode to the Pines"
Artists: Pinecrest High School Art Club (Christine Wilson, art teacher)
Location: Southeast facing wall at 1012 N. May Street, Southern Pines, NC
Dimensions: 28 ft. wide by 7 ft. high. (196 square feet)
Surface: Painted on marine-grade plywood and then sealed
Installation Date: August 2022
Description: "Ode to the Pines" is a depiction of two prominent features of Southern Pines: the charming train station in downtown and the equestrian community.



This mural is titled, "Ode to the Pines," and was created by students in the Pinecrest Art Club, led by art teacher, Christine Wilson.

The Pinecrest Art Club is open to any student at Pinecrest High School with an interest in art. The club participates in several activities throughout the school year including the Moore County Fair, homecoming parade, Springfest, and community & school murals.

The mural is painted on seven pieces of marine-grade plywood, sealed with a clear polyurethane, and attached to the "short" wall on the front of Moore Equine's building at about ten feet off the ground. For a finished look, the mural is framed in wood painted the same color as the building.



Mural Project: Moore Equine Feed & Pet Supply

A photo of Pinecrest Art Club students painting the mural. Because of Covid, it took over two years to finish the mural.



A view of the mural from the front parking lot.



View from May Street, which is approximately 200 feet away. (Sweet Feed is on the right)



QUICKNOTES

Public Art and Planning

Public art is any work of art situated in or visible from a publicly accessible space—whether the artwork is publicly or privately funded, or the space is publicly or privately owned. Public art includes artistic objects, experiences, and processes that consider the place and time in which they are situated, as well as their audience and cultural context. It consists of visual art, such as statues and murals, performance art, such as musical and theatrical events, and other creative practices that spur community dialogue, connect communities and issues, generate economic activity, or humanize the built environment.

Both public art and planning play an important role in determining the look and feel of the built environment by creating or enhancing a sense of place. Artist-led community planning processes can also incorporate artistic activities or components as an approach to involving a greater number and variety of stakeholders, surfacing unheard voices, and collecting valuable input.

PUBLIC ART IN THE BUILT ENVIRONMENT

Public art has been a feature of the built environment for as long as people have planned cities, from the pyramids and sculptures of the Bronze Age to the interactive pieces of today. Early forms of public art, such as public monuments, memorials, and murals, remain popular on public or publicly accessible properties such as shopping centers. These locations can also host other types of art that incorporate landscaping, light, water, sound, performance, or social engagement activities.

Hospitals have embraced public art for its demonstrated mental and physical health benefits, including decreased stress, a positive impact on mood, and promoting positive health behaviors.

Parks are a natural location for siting many types of public art as they offer an expansive, open setting as well as a natural community gathering space. The arts can play an important role in reinventing or revitalizing a park through the addition of performance spaces, serving as festival sites, hosting sculpture trails, and incorporating artist-designed benches, amenities, and other visual art pieces. Art along walking and biking trails can benefit community health by creating a sense of curiosity in their users, encouraging people to go farther to see the next piece of art.

The public right-of-way offers another opportunity for public art. Benches, waste receptacles, lighting, transit stops, signage, crosswalks, and other streetscape elements can double as public art pieces that integrate local cultural expression into people's everyday lives. Rather than choosing these functional elements from a catalog, an artist can be hired to create something special and reflective of the community.

PUBLIC ART IN PLANNING PRACTICE

There are many ways to incorporate public art into routine planning practice to articulate community identity and engage the public. A community's comprehensive plan may include a public art chapter or element, or it may recommend public art as a strategy to foster a livable built environment, healthy community, inclusive government, and equitable development.

As part of an economic development strategy, public art can be used to create wayfinding to promote and direct customers to local businesses. Permanent artworks, like sculptures and murals, can draw tourists and new customers to an area. Likewise, freely accessible performance art, festivals, and spectacles draw visitors and attention to a community. Fireworks, for example, are an effective form of public art as pyrotechnics typically attract a crowd.

Photo by Carolyn Torma (CC BY-NC 4.0).
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*Alleyway art in the Pullman neighborhood
of Chicago.*



American Planning Association

Making Great Communities Happen

Public art can play an important role in the community engagement and public participation elements of the planning process, using creative, unconventional engagement and feedback techniques. Artistic methods such as drawing, sculpting, and modeling can empower and engage citizens from a wide variety of racial, ethnic, and social backgrounds who might not otherwise feel comfortable speaking up in a public meeting. Artists can create visual aids and storytelling within a visioning workshop to illustrate potential alternatives in a way that is more accessible to some audiences than a written report.

ADMINISTERING PUBLIC ART PROGRAMS

The design of a public art program should include basic elements that serve the purpose of the program, including management, governance, funding sources and disbursement mechanisms, and siting and selection criteria. Well-balanced public art programs should have policies and procedures that accommodate art initiated by the commissioning entity, as well as projects proposed by artists, the community, or independent organizations. A program should also clarify the roles and responsibilities of potential partners and stakeholders. Funding for public art programs often comes from arts-specific funding sources, such as percent-for-art programs, or budget line items.

Percent-for-art programs levy a fee, typically a percentage (such as one-half or one percent of the project's total construction cost) for the purpose of acquiring and installing public art. The percentage may apply to the construction costs of public buildings, or it may be applied to all construction within a jurisdiction (typically above a certain dollar threshold). Art installations funded through such programs may not necessarily be located at the site of a given project. Some cities and counties may allow a property owner to choose and install publicly accessible art in lieu of making a monetary contribution to the fund. In addition to municipal and county programs, most U.S. states administer percent-for-art programs, as does the federal government through the General Services Administration's Art in Architecture Program.

Alternately, communities may choose to fund public art through their budget process by allocating general funds to support projects throughout a jurisdiction. Others may use special assessments or a value-capture mechanism, such as tax increment financing, to target public art installations within a specific geographic area. Cities and counties may also include public art within private development agreements as a required community benefit or amenity.

Public art programs may also use strategies that require artist participation in public projects. One example of this is San Diego's policy to involve artists in the design phase of city capital improvement projects. Artist-in-residence programs are another way to incorporate art in public processes that can help cities and counties incorporate art and artistic approaches into their community engagement and outreach efforts, as well as their construction projects.

CONCLUSION

Public art can be an engaging tool for creating a sense of place that reflects the character, history, and values of a community. Communities can use public art to further economic growth and sustainability, cultural identity, social cohesion, and public health. There are numerous ways to incorporate art into the built environment and everyday planning processes in a way that engages diverse stakeholders. Communities interested in developing a public art program can find extensive online guidance to help them design an effective public art strategy that meets their unique goals and objectives.

PAS QuickNotes (ISSN 2169-1940) is a publication of the American Planning Association's Planning Advisory Service (PAS). Visit PAS online at planning.org/pas to find out how PAS can work for you. James M. Drinan, JD, Chief Executive Officer; David Rouse, FAICP, Managing Director of Research and Advisory Services; David Morley, AICP, Editor. © 2018 American Planning Association, which has offices at 205 N. Michigan Ave., Suite 1200, Chicago, IL 60601-5927, and 1030 15th St., NW, Suite 750 West, Washington, DC 20005-1503; planning.org. All rights reserved. No part of this publication may be reproduced or utilized in any form or by any means without permission in writing from APA.

FURTHER READING

1. Published by the American Planning Association

American Planning Association. 2011. *Arts and Culture Briefing Papers*. Available at planning.org/research/arts.

Vazquez, Leonardo. 2016. "Creative Placemaking." *PAS Memo*, November/December. Available at planning.org/pas/memo/2016/nov.

2. Other Resources

Americans for the Arts. 2018. "Public Art Resource Center." Available at <http://bit.ly/2BArerr>.

Becker, Jack. 2004. "Public Art: An Essential Component of Creating Communities." *Monograph*, March. Available at <http://bit.ly/2AIWYhM>.

Rose, Kalima, Milly Hawk Daniel, and Jeremy Liu. 2017. *Creating Change through Arts, Culture, and Equitable Development: A Policy and Practice Primer*. Oakland, Calif.: PolicyLink. Available at <http://bit.ly/2KBGZkn>.

**TOWN OF SOUTHERN PINES ORDER 2022-03 TO APPROVE A ZONING
EXEMPTION (ZE-02-22)**

WHEREAS, the Arts Council of Moore County (ACMC), a local non-profit with a mission “to inspire and strengthen our community through the arts,” has developed a public art program to privately sponsor and administer the installation of artistic murals within Southern Pines’ zoning jurisdiction; and

WHEREAS, murals installed on buildings within Southern Pines’ zoning jurisdiction are technically considered signs based on the definition of a sign in the Town of Southern Pines Unified Development Ordinance (UDO) and therefore most murals would not comply with the location and size restrictions for signage; and

WHEREAS, UDO §2.11 allows for exemptions to zoning when the exemption is found to be in the public interest and not contrary to health, safety and welfare considerations; and

WHEREAS, Mr. Chris Dunn, Executive Director of the Arts Council of Moore County, has submitted a request to all an existing 28’ wide by 7’ tall mural entitled “Ode to the Pines” by artists from the Pinecrest High School Art Club (Christine Wilson, art teacher) to remain on the side of an existing commercial building located at 1012 North May Street; and

WHEREAS, the proposed mural is compliant with mural program guidelines adopted by the ACMC and provided to the Town of Southern Pines and has been vetted by a mural committee administered by the ACMC that includes representatives from the Southern Pines Appearance Commission, the West Southern Pines Civic Club, the Southern Pines Business Association and the ACMC; and

WHEREAS, pursuant to §2.11 of the UDO, a public hearing must be held when the Town Council is considers a zoning exemption; and

WHEREAS, a public hearing was held on November 15, 2022 at which time the Town Council listened to and considered the comments of those wishing to speak on the matter of the mural at 1012 North May Street.

NOW THEREFORE, BE IT RESOLVED by the Town of Southern Pines Town Council at its regular business meeting held on November 15, 2022 that:

- 1. The proposed mural, as described in the zoning exemption request from Mr. Chris Dunn dated September 22, 2022, is in the public interest because public art contributes to a sense of place that helps keep communities like Southern Pines unique and attractive. Studies show that public art, when combined with infrastructure, architecture and public spaces, is important for creating memorable and special places that both community members and visitors cherish. The mural program guidelines put in place by the ACMC are adequate to ensure that artistic murals do not become a “workaround” for signage that may be contrary to the purpose of the Southern Pines Sign Code as described in UDO §4.6.1, and therefore the proposed mural is not contrary to health, safety and welfare consideration
- 2. The Town Council orders that an exemption is approved to UDO §4.6 so that the mural installed by Pinecrest High School Art Club located at 1012 North May Street may remain in place in the manner and to the extent described by Mr. Chris Dunn, Executive Director of the ACMC, in his later dated September 22, 2022 and as governed by the ACMC’s mural program guidelines.

Adopted this the 15th day of November, 2022.

ATTEST:

TOWN OF SOUTHERN PINES

Elizabeth Robertson, Town Clerk

Carol R. Haney, Mayor

APPROVED AS TO FORM:

Dewitt McCarley, Town Attorney

I certify that this Order was adopted by the Town Council of the Town of Southern Pines at its meeting on November 15, 2022 as shown in the Minutes of the Town Council meeting for that date.

Elizabeth Robertson, Town Clerk

Agenda Item

To: Reagan Parsons, Town Manager

From: BJ Grieve, Planning Director

Subject: OA-03-22: Text Amendments to the Unified Development Ordinance (UDO); Petitioner: Town of Southern Pines Town Council

Date: November 15, 2022

I. SUMMARY OF AMENDMENT REQUEST:

The Town of Southern Pines Town Council is proposing to amend the Unified Development Ordinance (UDO) and is requesting Planning Board review and recommendation per UDO §2.17.3 and §2.17.7. The proposed amendments will return the text of UDO §4.2.1(B), (F) and (G) to the text as it was adopted on October 8, 2013 restricting buildings in CB-Central Business, GB-General Business and PD-Planned Development districts to a maximum of three stories with the ceiling of the top story not to exceed 38' in height and restricting buildings in I districts to a maximum of four stories.

Planning staff is also including a request from the Town Engineer amend UDO §4.14.3(A)(3) to exempt single-family residential lots that are developed in accordance with the WPO-Watershed Protection Overlay from also meeting pre-development/post-development stormwater management requirements.

The specific text of each proposed amendment may be found in the attachments to this staff report.

II. PLANNING BOARD RECOMMENDATION

The Planning Board held a public hearing on the proposed text amendments on October 20, 2022. Planning staff presented a brief summary of the proposed text amendments and answered questions from the Planning Board. Mr. Cooper Carter pointed out that the Planning Board had voted against the changes to UDO 4.2.1 to remove the restriction on the number of floors in buildings in certain zones back in December of last year that are now being reinstated. No members of the public spoke. After a brief discussion, the Planning Board voted unanimously to adopt a Resolution regarding the consistency of the proposed text amendments with the Comprehensive Long Range Plan, and to forward the Resolution to the Town Council with a recommendation to approve the proposed amendments. As part of the Planning Board's recommendation of approval, the Board wished to pass along to the Town Council that the Board's current recommendation is consistent with the Board's recommendation approximately one year ago. The Planning Board also wished to add to their resolution that the definition of "building height" should be examined more closely in the future in light of the Comprehensive Long-Range Plan

(CLRP) process that is presently underway and ensuring that the built environment in Southern Pines remains consistent with the vision for growth that result from the CLRP process. A copy of the Planning Board's Resolution is attached to this staff report.

III. APPLICATION REVIEW:

A. Review Process:

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

B. Criteria for Review:

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

2.17.10. Criteria for UDO Text Amendments

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

(A) Consistency. *The text amendment shall be consistent with the adopted Comprehensive Plan.*

(B) Health, Safety, and Welfare. *The amending ordinance must bear a substantial relationship to the public health, safety, or general welfare, or protect and preserve historical cultural places and areas.*

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

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

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

C. Staff Comments:

The Town Council's proposed amendments to UDO §4.2.1(B), (F) and (G) are the result of a discussion that took place at the July 25, 2022 Town Council Work Session. Anyone seeking information on the origin and context of the proposed text amendment is encouraged to review the YouTube video¹ of that meeting. The history of the text of UDO §4.2.1(B), from the pre-2013 UDO through various revisions in 2015 and 2022, was presented at the Work Session by planning staff. Planning staff also presented research about how the number of stories in a building, and the desirable use of the building resulting from floor to ceiling

¹ <https://www.youtube.com/watch?v=z0dIcdjnFrw>, discussion begins at 37:22.

heights, may impact the character of the built environment of the community. The discussion concludes with a request from the Town Council for planning staff to process a text amendment to return the text of UDO §4.2.1(B), (F) and (G) to the version as adopted on October 8, 2013.

The other proposed text amendment is unrelated to the amendments described above. An amendment to UDO §4.14.3(A)(3) is to clarify stormwater requirements for single-family residential construction on existing lots. The current language in UDO §4.14.3 states that “All developments” shall meet the requirements in section (A), subsections (1) through (3). Development is defined in the UDO as:

“Development: Any of the following:

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

Based on this definition of “development,” and the wording of UDO §4.14.3, then a new single-family house being constructed on an existing lot would be required to install engineered stormwater controls so that the post-development rate of runoff did not exceed the pre-development rate. Stormwater controls to meet this type of requirement typically take the form of a retention basin or pond, or an infiltration system. Many existing residential lots were not sized to accommodate stormwater controls. This amendment is intended to apply the same stormwater rules that apply to the WPO-Watershed Protection Overlay. This means that if a proposed single-family residential house on an existing lot is deemed to be compliant with the WPO-Watershed Protection Overlay standards, then no additional stormwater controls would be required.

D. Outside Agency Comments:

A request for comment was emailed to representatives from the Regional Land Use Advisory Commission (RLUAC), North Carolina Department of Transportation (NCDOT), U.S. Fish and Wildlife Service, and representatives of the Town of Southern Pines on August 30, 2022.

- As of the completion of the staff report on September 13, 2022, responses were received from NCDOT and RLUAC stating that there were no comments.

IV. ATTACHMENTS:

1. Planning Board Resolution to Adopt a Written Recommendation
2. Current sections of the UDO, showing edits in red text.
3. It's the Ceiling Heights, for One Thing. SPUR: The Infill Issue, May 2004.

V. TOWN COUNCIL ACTION:

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

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

1. The proposed text amendments are consistent with the Comprehensive Long-Range Plan and are a reasonable way to implement the Comprehensive Long Range Plan for the reasons set forth in the Planning Board's recommendation, and therefore the Town Council adopts the Planning Board resolution that is included as an attachment to the staff report for OA-03-22;
2. The proposed text amendments are consistent with the Comprehensive Long-Range Plan and are a reasonable way to implement the Comprehensive Long Range Plan for the reasons set forth in the Planning Board's recommendation, and therefore the Town Council adopts the Planning Board resolution that is included as an attachment to the staff report for OA-03-22, but with the following edits or additions to Attachment A...
3. The proposed text amendments are not consistent with the Comprehensive Long-Range Plan and/or are unreasonable for the following reasons...

And, therefore, I move to:

1. Approve OA-03-22 as attached to the staff report (*if desired, the Town Council may state any additional reasons you support the proposed amendments, besides those already listed in Attachment A*).
2. Approve OA-03-22 as attached to the staff report, but with the following changes... (*if any changes were made to the proposed revisions, list the changes and reason(s) the text was changed*);
3. Deny OA-02-22 (the Town Council state any reasons for denial of the proposed amendments).
4. Other...



ATTACHMENT A

PLANNING BOARD RESOLUTION TO ADOPT A WRITTEN RECOMMENDATION FOR ORDINANCE AMENDMENT APPLICATION OA-02-22

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

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

WHEREAS, the Planning Board conducted a duly-noticed public hearing during a meeting held on October 20, 2022 to listen to public comments, ask questions of the Town's Planning staff and to consider ordinance amendment application OA-03-22.

NOW, THEREFORE BE IT RESOLVED that the Planning Board finds and recommends to the Town Council that the revisions to the Unified Development Ordinance (UDO) that have been prepared by town staff at the request of the Town Council and the Town Engineer are reasonable, in the public interest and are generally consistent with the Town of Southern Pines Comprehensive Long-Range Plan (CLRP). The amendments will require that buildings in CB, GB and PD districts have a maximum of three stories, with the ceiling of the top story not to exceed 38' in height and will require buildings in I districts to have a maximum of four stories. These amendments are necessary based on recent experiences by the town with proposed development that maximized the number of stories inside of a building which may have had a deleterious impact related to parking, traffic, and the character of surrounding blocks. The amendment will protect the character of Southern Pines by preventing an intensity and form of building development that the Planning Board finds undesirable and inconsistent at this time with Goal 3 and Policies P-1 and P-2 in the CLRP. The amendment from the Town Engineer will exempt single-family development that is subject to, and compliant with, the Watershed Protection Overlay from additional pre-development/post-development stormwater management requirements for which most existing lots were not adequately designed. Both of the proposed revisions implement Goal G-14 and Policy P-20 by involving the community in public decision making. Therefore, the proposed text amendments are reasonable and in the public interest and consistent with the CLRP.

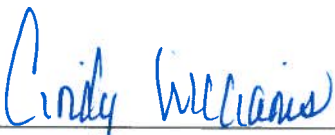
NOW, THEREFORE BE IT ALSO FURTHER RESOLVED that the Planning Board recommends that the Town Council direct the ongoing CLRP process led by the Community Advisory Committee to explore alternative definitions of “building height” that would enhance the text of the 2013 UDO for future development.

ADOPTED this the 20th day of October, 2022.



Gary Carroll, Chairman

ATTEST:



Cindy Williams
Secretary to the Planning Board

Chapter 4. Development and Design Standards

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4.1. GENERALLY

The standards in this section are intended to be minimum standards for Development of buildings, sites and infrastructure. Stricter standards or relief from standards may be established through the procedures in chapter 2, the zoning district standards in chapter 3, the specific use standards in chapter 5 or the Development Patterns in chapter 6.

Amended

4.2. LOT DEVELOPMENT STANDARDS

Lot Development standards are summarized in Exhibit 4-1. Guidance for applying these is included in sections 4.2.1 (height), 4.2.2 (setbacks), and 4.2.3 (lot size, density and width).

4.2.1. Height

- (A) Subject to the provisions of this section, buildings and structures shall not exceed the maximum Heights established in Exhibit 4-1.
- (B) ~~Except as specifically provided in this section, the~~ Height of a building is the vertical distance measured from the mean elevation of finished grade at the front of the building to the highest point of the building.
(Ord. #1959)
- (C) A Story includes any Floor above the mean elevation of finished grade at the front of the building. Where Floor levels are staggered, the number of Stories is the number of Floors counting vertically from the point of the mean elevation of finished grade at the Building Front.
- (D) The base of any access door to a roof shall not be higher than six (6) inches above the lowest point of any parapet wall or six (6) inches above the lowest point of a roof's surface, whichever is greater. The top of a roof access point shall not be greater than nine (9) feet above the base of the door.
- (E) Roofs with slopes greater than seventy-five (75) percent are regarded as walls.
- (F) In the CB, GB and PD Districts, ~~buildings are limited to a maximum of three (3) stories with~~ the ceiling of the top story ~~shall not to exceed forty-fivethirty-eight (4538)~~ feet in Height. Buildings must have pitched or mansard roofs, or provide a parapet along any side facing a street.
(Ord. # 1716; Ord. #1959)

6-14-22

4-1

- (G) In the I districts, buildings are limited to a maximum of four (4) stories. Buildings ~~M~~ must have pitched or mansard roofs, or provide a parapet along any side facing a street. Buildings that are taller than thirty-five (35) feet shall not be located within two-hundred (200) feet of a residential zoning district.

(Ord. #1959)

- (H) The following buildings, where authorized by Exhibit 3-15, may be constructed to a Height of fifty (50) feet provided a sprinkler system and fire-resistant stairway enclosures shall be provided as required in the North Carolina State Building Code:

- (1) Government Offices;
 - (2) Schools;
 - (3) Religious Institutions;
 - (4) Libraries, Museums, Art Galleries, Art Centers and Similar Uses;
 - (5) Golf Course Club House, provided that the building shall be located no closer than 500 feet to any property line or public right-of-way; that there shall be no occupied Floor height above 28 feet; that the building shall not be more than three (3) stories; and that no Living Quarters shall be in the golf course club house;
 - (6) Hospitals, Clinics and Other Medical Facilities in Excess of 10,000 square feet of Floor area; and
 - (7) Post Offices.
- (I) Chimneys, church spires, water tanks, elevator shafts, scenery lofts and similar structural appendages not intended as places of occupancy are exempt from the height limitation set forth in this section, provided that not more than one-third (1/3) of the roof area is covered by such structures.
- (J) Heating and air conditioning equipment, solar collectors and similar equipment, fixtures and devices are exempt from the height limitation

set forth in this section, provided that they are set back from the edge of the roof a minimum distance of one (1) foot for every foot the feature extends above the roof surface. Screen or parapet walls shall be constructed to the height of any fixture taller than three (3) feet in height that would be visible from a street or residential property abutting the property.

- (K) Towers and antennas are allowed in all zoning districts to the extent authorized in Exhibit 3-15 (table of authorized land uses), and subject to the provisions of section 5.23.

- (L) Light standard heights shall not exceed the limits established in section 4.7(G).

- (M) Flagpoles and similar devices shall be limited to thirty-five (35) feet in Height.

4.2.2. Setbacks

- (A) **Setbacks Required.** Except as specifically provided in this section, authorized as part of a Variance, PDD or Certificate of Appropriateness approval, or allowed for a Development Pattern authorized in a specific zoning district, no portion of any building, excluding eaves, decks, patios, steps and uncovered porches may be located on any Lot closer to any Lot line or to the street right-of-way line or centerline than is authorized in Exhibit 4-1. All setbacks are expressed in feet and are minimum setbacks unless otherwise noted. Additional setbacks may be required to meet parking, landscaping, buffers or other standards specified in this chapter, the specific use standards of chapter 5 or the Development Pattern standards in chapter 6 of this UDO.
- (B) **Allowed Setback Encroachments.** A step, stoop, open porch, awnings or other appurtenances may extend up to five (5) feet into the front setback, provided such features do not impede pedestrian circulation or extend more than twenty-five (25) percent into the minimum setback.

4.14. DRAINAGE, EROSION CONTROL, STORM WATER MANAGEMENT

4.14.1. Natural Drainage System Utilized to Extent Feasible:

- (A) To the extent practicable, all Development shall conform to the natural contours of the land and natural and pre-existing man-made drainage ways shall remain undisturbed.
- (B) To the extent practicable, Lot boundaries shall be made to coincide with natural and preexisting man-made drainage ways within subdivisions to avoid the creation of Lots that can be built upon only by altering such drainage ways.

4.14.2. Developments Must Drain Properly

- (A) All Developments shall be provided with a drainage system that is adequate to prevent the undue retention of surface water on the Development site. Surface water shall not be regarded as unduly retained if:
 - (1) The retention results from a technique, practice or device deliberately installed as part of an approved sedimentation or storm water runoff control plan; or
 - (2) The retention is not substantially different in location or degree than that experienced by the Development site in its pre-Development stage, unless such retention presents a danger to health or safety.
- (B) No surface water may be channeled or directed into a sanitary sewer.
- (C) Whenever practicable, the drainage system of a Development shall coordinate with and connect to the drainage systems or drainage ways on surrounding properties or streets.
- (D) Use of drainage swales rather than curb and gutter and storm sewers in subdivisions is provided for in section 4.11.10. Private Streets and

access ways shall provide adequate drainage if the grade of such roads or access ways is too steep to provide drainage in another manner or if other sufficient reasons exist to require such construction.

- (E) Construction specifications for drainage swales, curbs and gutters and storm drains are contained in Appendix B.

(Ord. #1890, 1-6-21)

4.14.3. Storm Water Management

- (A) All Developments shall be constructed and maintained so that adjacent properties are not unreasonably burdened with surface waters as a result of such Developments. More specifically:
 - (1) No Development may be constructed or maintained so that such Development unreasonably impedes the natural flow of water from higher adjacent properties across such Development, thereby unreasonably causing substantial damage to such higher adjacent properties;
 - (2) No Development may be constructed or maintained so that surface waters from such Development are unreasonably collected and channeled onto lower adjacent properties at such locations or at such volumes as to cause substantial damage to such lower adjacent properties; and
 - (3) The post-Development runoff rate shall be equal to or less than the pre-Development rate from the design storm or a ten (10) year storm event.
 - (a) [Exemption: Existing single family residential lots built in accordance with the Watershed Protection Overlay requirements.](#)
- (B) All Developments shall contain an adequate drainage system for the proper drainage of all surface water. No new construction and no substantial improvements of a structure may take place unless the

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Amended

6-14-22

4-107

Why Can't New Buildings be as Nice as Old Buildings? It's the Ceiling Heights, for One Thing

By David Baker, FAIA

One of the main things people like about older San Francisco buildings is the taller ceiling heights, both at the ground floor and the upper stories.

At the ground floor, ceiling heights are a critical part of what makes a retail space inviting and what makes a building feel comfortable for pedestrians on the sidewalk next to it. Many people have fond memories of old-fashioned retail establishments



with high ceilings and generous natural light here in San Francisco. Typically, the older ground-floor retail spaces were a story and a half tall. And indeed, many of these places still exist and contribute to our beloved older neighborhood commercial streets.

Low ceilings make uninviting spaces that rent for less, feel cramped, are less visible from the street, and don't allow commercial uses to easily flourish. For just these reasons, in new suburban malls and shopping centers, retailers consider ceiling heights of 16 to 24 feet essential to the success of the stores. And that is exactly what they build.

Of course, taller ceiling heights are also required for light industrial uses to be located on the ground floor of a building.

Tall ceiling heights are just as important on the

upper floors of a residential building. Pre-World War II apartments in San Francisco have a well-deserved reputation for feeling spacious and being filled with light. High ceilings are the design element most often mentioned when people talk about what is special about San Francisco's historic apartments. These rooms often have ceilings as high as twelve feet, compared with standard ceiling heights on new construction today of eight feet. Instead of "gracious," an adjective we hear more often describing these spaces is "mean."

The squashed ceiling heights, found at both ground floors and upper floors of newer buildings, make it very hard to achieve the feelings of space and grace appreciated so much in traditional buildings. Whether people are consciously aware of this fact or not, it has a profound impact on the comfort one feels in them.

These issues don't come up in the suburbs, where all buildings are more or less single story and where working, shopping, and living are separated into "zones" that people drive between. In a city, where activities are mixed vertically in the same building, it is critical to livability that multistory buildings be designed to feel comfortable.

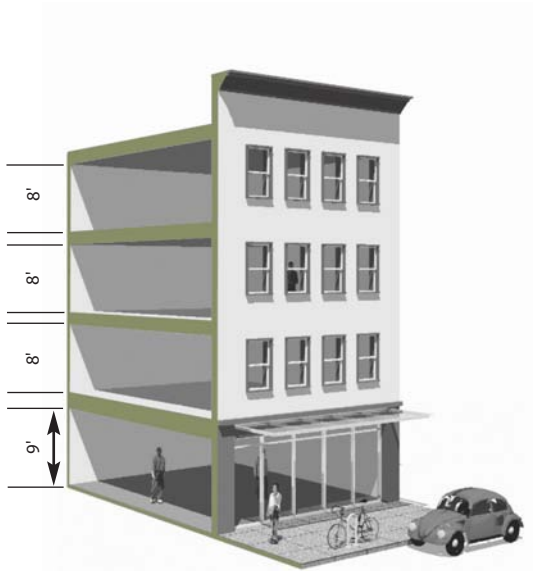
Why can't we design new buildings with the higher floor-to-ceiling heights that we find on most older buildings? Both the answer and the solution lie in the relationship between the Planning Code and the Building Code.

GOVERNMENT CODES AFFECT BUILT FORM IN UNINTENDED, AND SOMETIMES NEGATIVE, WAYS

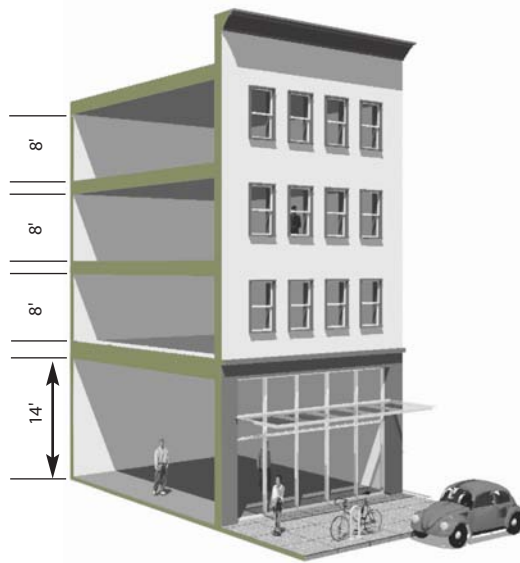
The design of new buildings in San Francisco is influenced by two sets of overlapping rules: first, the local San Francisco Planning Code, written and administered by the San Francisco Planning Department; and second, the national Uniform Building Code (UBC), administered by the San Francisco Building Department but written by the International Congress of Building Officials. Not surprisingly, these two codes have been written in isolation from each other. The interaction between these codes unintentionally pushes buildings into a format of low ceiling heights at both the ground floor and upper floors, even when this is not desired

CASE STUDY 1

40 FOOT EXISTING ZONING



40 feet



45 feet

Retail street in multi-family use zones (does not apply to RH-1 or RH-2 residential districts)

Typical uses: 3-story residential apartments or condos over ground floor retail

Construction Type: 4 stories of wood frame

Most residential neighborhoods in San Francisco are zoned in the Planning Code for a 40-foot height limit. This discussion does not apply to single or two-family residential districts, but to those retail streets that are zoned for multi-family residential yet still have a 40-foot height limit.

The minimum allowable floor-to-ceiling height in the Building Code is generally 8 feet, to which floor thicknesses of one to two feet must be added. In such districts, it is possible to construct a maximum of 4 stories. Assuming 3 upper stories with the minimum ceiling heights, and some additional cornice or parapet at the roof level, there is enough height within the zoning limit for a ground floor with approximately a 9-foot high ceiling.

If the Planning Code were changed so that these 40-foot height limit zones became instead 45-foot height-limit zones, and the number of stories were restricted in the Planning Code to 4, this could result in a 14-foot high ground floor—what many of our nice old buildings have—although still with low 8-foot high ceilings in the upper stories. These upper stories would still feel too cramped to be gracious, but at least the part of the building that touches the sidewalk would feel comfortable, and tend to attract the wonderful service uses—neighborhood shops and restaurants and cafes—we want to patronize. Alternatively, some forms of light manufacturing can be accommodated in a ground floor of 14 feet that simply is not possible in a 9-foot ceiling height.

Few neighbors in multifamily districts would be able to recognize the difference between 40 feet and 45 feet, and in fact, older buildings already exceed 40 feet in many cases. But the difference in the quality of space both within the building and in the public realm outside the building is dramatic. Instead of concentrating on this “magical” 40-foot limit, the public interest would be better served by increasing this height a modest 5 feet to create the conditions that would result in better ground-floor spaces.

by neighbors, city planners, developers, architects, or the future residents of the building.

Presented here are case studies analyzing the effects of 40-foot, 50-foot, and 65-foot Planning Code height limits on urban form, given the Building Code strictures which also must be met. In each case, the question is asked, what simple adjustments can be made to the Planning Code to achieve the “highest and best” interior building

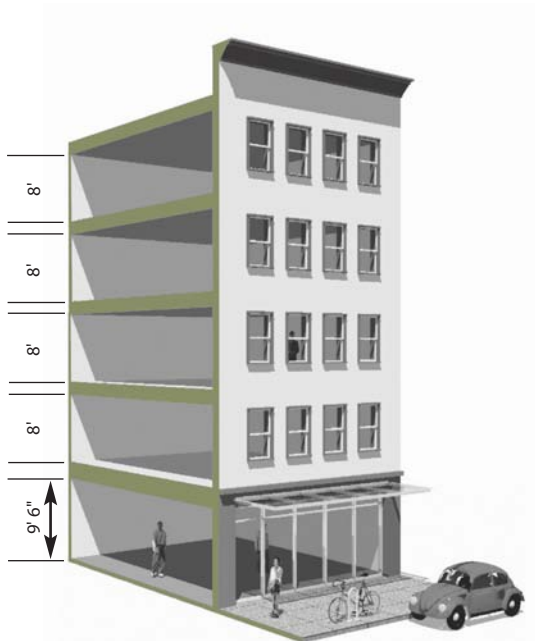
spaces and exterior pedestrian realm? This article proposes aligning the requirements of the Planning Code with those of the Building Code in order to increase the quality of the environment both within new buildings and in the public realm around them.

Such a change would require no change in the Building Code but would instead calibrate the Planning Code to the Building Code.

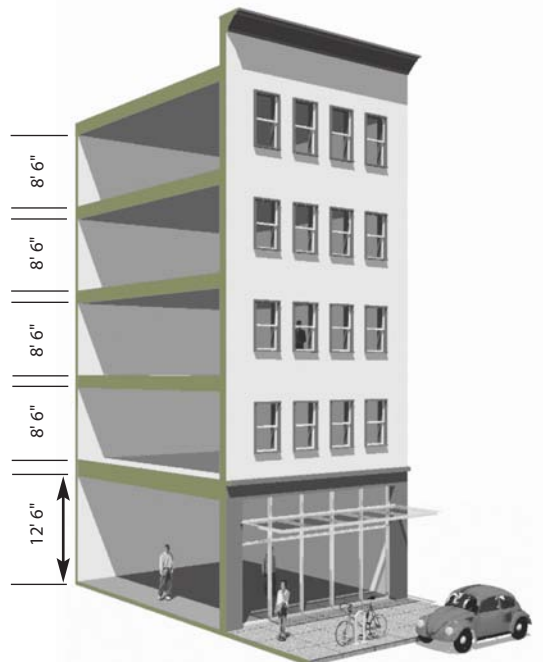
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CASE STUDY 2

50 FOOT EXISTING ZONING



50 feet



55 feet

Uses: 4 story residential over ground floor retail

Construction Type: 4 stories of wood frame over concrete slab between the ground floor and upper floors

In some slightly denser neighborhoods, parts of the Mission District, and along some retail streets such as Geary in parts of the Western Addition, as well as some other areas, height limits are 50 feet. With four stories of 8-foot ceiling heights on the upper levels, a 50-foot tall building can now have a 10-foot high ceiling height on the ground floor and still remain within the 50-foot limit. However, for buildings over 50 feet in height, the Building Code requires the structure between the ground floor and the upper floors to be concrete. Raising the overall height modestly—as in the previous 40-foot example—is more difficult because adding height under the Planning Code means that under the Building Code a whole different, more-expensive construction type is required (such as light-steel construction for the entire building). The solution is to either revert to 4 stories in 45 feet (see previous example, p. 9) or up-zone to 5 stories in 55 feet, acknowledging that the construction costs will be higher. If the former alternative is chosen, the developer and the city lose the benefit of an extra story of desperately needed housing. If the latter alternative is chosen, the developer (and ultimately the resident of the housing), pays a small premium for a more expensive but superior construction method.

RECOMMENDATIONS

All the great cities of the world achieve walkable, vital street life and convenience in daily life by mixing different uses in the same building. The vast majority of the new development that takes place in San Francisco is going to have multiple stories. To make that development comfortable from the street, we would do best to build extra-tall ground floor spaces, whether they are for shopping or for doing other work. And to make the upper

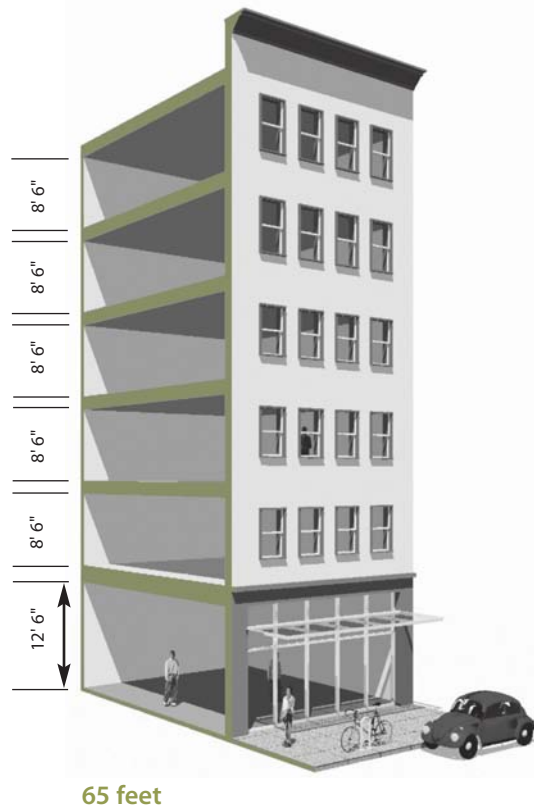
stories gracious and comfortable, we would do best building taller ceiling heights as well.

In order to do this, the Planning Code needs to regulate not just the total height of the buildings, but the allowable number of floors as well, either by requiring minimum ceiling heights that are taller than the Building Code currently requires or simply setting a maximum number of floors that can be built within a given building height.

If we reduce the number of floors that can be

CASE STUDY 3

65 FOOT EXISTING ZONING



Uses: 5 story residential over ground floor retail

Construction Type: 6 stories of concrete or light steel, or 5 stories of “special wood framing” over one story of concrete

Some older areas of the city, such as the Tenderloin and parts of Polk Gulch, as well as others, are zoned at a 65-foot height limit. A 65-foot height limit allows an additional floor of residential and a greater ground-level height than does the 50-foot height limit. The lower level can then become a generous height for retail or light industrial uses. In addition, since the ceiling structure of that floor is concrete, it provides excellent sound and fire safety isolation for residences above. A 65-foot height limit allows both the apartment ceiling heights in the upper stories to be greater than the minimum and also have graciously scaled retail below. Note that the Tenderloin is precisely one of those older neighborhoods that has both active street level activity and gracious apartments above, the combination of which have earned the Tenderloin the sobriquet “our Parisian district.”

This is a case where the Planning Code height limit allows a high ground floor without losing an upper story.

built within each of the current height districts, one side effect would be the reduction of the total density of new buildings—thereby restricting housing supply and forcing development “somewhere else,” meaning the periphery of the region. The better answer is to slightly bump up the height limits, while allowing the same number of stories we allow today.

If nothing else, it is in the public interest to set a minimum ceiling height on the ground level,

which has the most direct impact on the quality of the public realm, as experienced by pedestrians. ☀

David Baker, FALA, is an architect experienced in creation of mixed-use and residential projects throughout California. He is a member of the SPUR Board of Directors and the SPUR Housing Committee.

Agenda Item

To: Reagan Parsons, Town Manager

From: Pamela Graham, Principal Planner

Subject: PD-11-22: A Planned Development District - Preliminary Development Plan for Knollwood Multi-Family; Applicant: Hawthorne Residential Partners, Philip Payonk; Bob Koontz of KoontzJones Design PLLC, Authorized Agent; Owners: Knollwood Partners, LLC, Mid-Pines Development Group, LLC, and Kaveri Investment Management Co, LLC

Date: November 15, 2022

I. SUMMARY OF APPLICATION REQUEST:

Mr. Bob Koontz has submitted an application on behalf of Hawthorne Residential Partners for a Planned Development - Preliminary Development Plan in association with the Knollwood Conceptual Development Plan approved in 2017. The application for this phase of the Knollwood Tract CDP proposes 236 multi-family residential units on +/- 19.57 acres. Up to 250 multi-family units were approved for the MUA-1 area of the CDP, where this proposal is located. The approved CDP also calls for the following:

- Total project acreage = +/- 558.04;
- A wide range of allowable uses over the CDP site that include public institutional (elementary school), single-family and multi-family residential, retirement housing, hotel, personal services, manufacturing and wholesale trade, health and human services, arts, entertainment and recreation uses, religious institutions, and office (most, but not all, non-residential uses are restricted to MUA-1, which is the proposed location for the current PDP proposal);
- Total open space acreage = 111.6 (55.8 usable open space);
- Four types of project edge standards;
- Interconnective circulation for vehicular and non-vehicular travel;
- A prohibition of new wells within the development;
- Appropriate measures to mitigate noise and lighting impacts, to be included with each PDP application submittal.

II. PLANNING BOARD REVIEW:

On October 20, 2022, the Planning Board held a Preliminary Forum regarding PD-11-22 to accept public comments and compose a list of issues to forward to the Town Council for their consideration. Following a presentation by Town staff, Mr. Neil Gosch, attorney representing the developer Hawthorne Residential Partners, introduced the project and the experts that were present to speak. Mr. Bob Koontz with KoontzJones Design presented an overview of the project history, addressed utilities, the CDP entitlement of 250 multi-

family residential units, and responded to questions and comments from Planning Board members. Mr. Travis Fluitt, Engineer with Kinley Horn, briefly discussed transportation improvements and responded to questions regarding safety and NCDOT standards.

On a unanimous vote of 5-0, the Planning Board adopted the following list of issues to transmit to the Town Council for that body to consider in applying the criteria for a PDP to application PD-11-22:

1. The timing of the building of the bridge to connect to the spine road and the funding thereof; and
2. Concerns regarding the safety of the connection to US Highway 1, particularly due to NCDOT's fixing of the problems on current roads.

Pursuant to NCGS §160D-301(b)(6), the Town Council is reminded that although the Planning Board forwarded a list of issues for Council consideration, no part of the Preliminary Forum held by the Planning Board may be used as a basis for the Council's decision on PD-11-22.

III. PROJECT INFORMATION:

A. Property Owners(s)

1. PIN 858211667500 (PARID 00039300701)
Owned by Knollwood Partners, LLC
1010 Midland Road
Southern Pines, NC 28387
2. PIN 858210471209 (PARID 00037785)
Owned by Mid-Pines Development Group, LLC
PO Box 88
Southern Pines, NC 28388
3. PIN 858207694691 (PARID 00031176)
Owned by Kaveri Investment Management Company, LLC
3515 Collins Avenue, #4B
Miami Beach, Florida 33140

B. Applicant(s)

Hawthorne Residential Partners c/o Philip M. Payonk
806 Green Valley Road, Suite 311
Greensboro, NC 27408

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 at a later date.

2. Size of Property:

Total acreage in approved CDP:	+/-558.04
Area being developed in current PDP:	+/-19.57

3. Subject Property Description:

The subject project is located within the MUA-1 (“mixed-use area”) of the approved CDP and is described as being positioned north and east of the Midland Road/US-1 interchange. Based on rough measurements from GIS, MUA-1 includes +/- .6 mile of frontage along the north side of US-1 and is bordered by floodplain and wetlands associated with McDeed’s Creek along its northern boundary. PD-11-22 proposes to develop the southern portion of a connector road that is expected to ultimately make connection with existing roads in the northern portion of the CDP area, providing a link between US-1 and Camp Easter Road. This southern portion of the roadway (described as “Boulevard” on development plans and sometimes referred to as “spine road” in this report), will connect with US-1 across from the access to Air Tool Drive, and is currently shown terminating just short of the farthest edge of the project boundary, south of McDeed’s Creek.

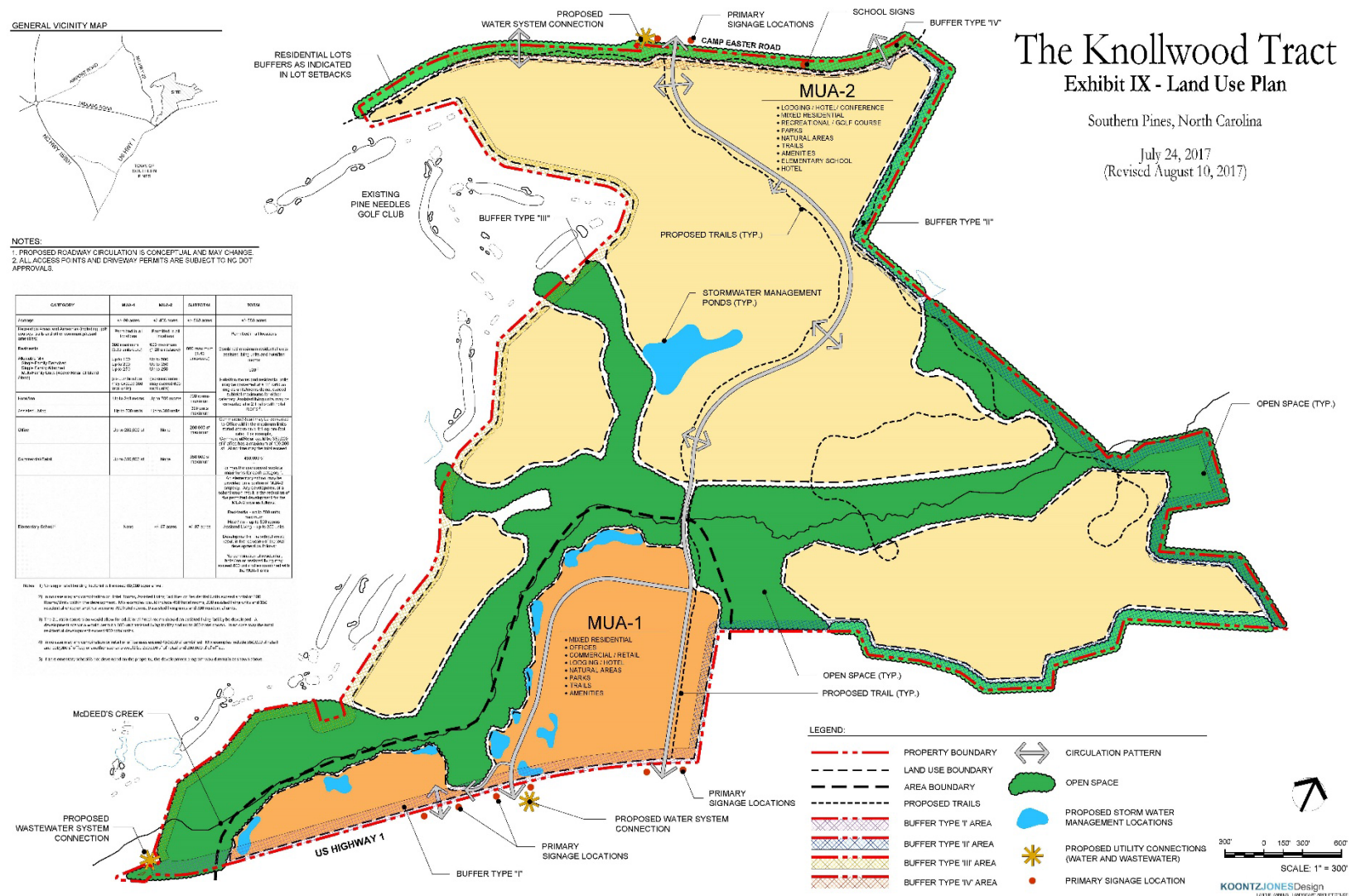
Figure 1: Aerial image taken over the site, looking north along sewer easement, with McDeed's Creek Elementary School near the top center of image



Figure 2: Aerial image taken over the site, with the existing Air Tool Drive access to US-1 in lower right



Figure 3: Knollwood CDP Conceptual Land Use Plan (2017)



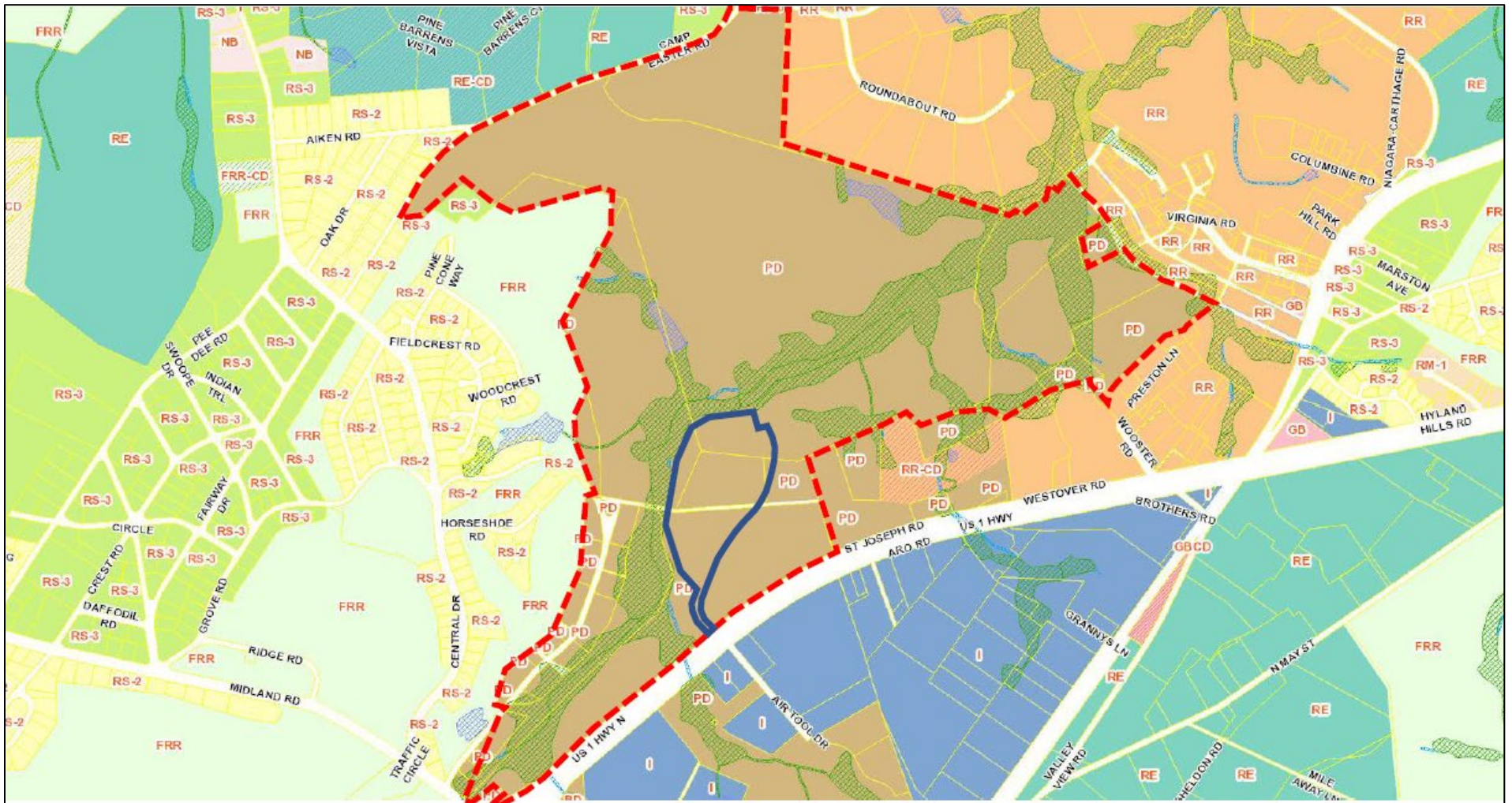
4. Jurisdiction

The subject property is currently located partially within Southern Pines' corporate boundary and partially in Southern Pines' ETJ. Per Section 10.0 of the CDP, approval of Preliminary Development Plans in both the MUA-1 and MUA-2 areas, the entirety of the Knollwood Tract must be annexed. Neither water nor sewer service will be made available to the PD-11-22 project until a petition for annexation for the remaining unannexed portions of the CDP area has been submitted.

5. Property Zoning Classification:

The zoning of the subject property is PD-Planned Development (See Figure 4: Zoning Vicinity Map below). The area within 400' of the edge of the US-1 right-of-way is designated as an Urban Transition Highway Corridor Overlay District. Only the proposed roadway lies within this zone. A Conceptual Development Plan (CDP) for the Knollwood Tract was approved by the Town of Southern Pines Town Council on August 24, 2017 as file PD-01-17. PD-02-17, approved in October of that same year, consisted of two phases, one for the McDeed's Creek Elementary School and the second for 100 detached single-family residential lots. Both of these phases were included as a portion of MUA-2, located in the northern portion of the property accessed from Camp Easter Road. 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 area roughly outlined in blue).
Planned Development zoning is shown in brown.**



IV. 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 is 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, which occurred on October 20, 2022.

II. Summary of Procedural Requirements:

- PDP Application Submitted: August 8, 2022
- PDP Application Complete: August 19, 2022
- Notice of September 22, 2022 Planning Board Preliminary Forum:
 - Posted On-site: September 1, 2022
 - Mailed: September 1, 2022
 - Internet: August 30, 2022
 - Newspaper: September 7, 2022 and September 14, 2022
- Planning Board Preliminary Forum: September 22, 2022 – Cancelled due to lack of a quorum
- Notice of October 20, 2022 Planning Board Preliminary Forum:
 - Posted On-site: September 1, 2022
 - Mailed: October 3, 2022
 - Internet: September 29, 2022
 - Newspaper: October 5, 2022 and October 12, 2022
- Planning Board Preliminary Forum: October 20, 2022
- Notice of November 15, 2022 Town Council Public Hearing:
 - Posted On-site: September 1, 2022
 - Mailed: October 24, 2022
 - Internet: October 19, 2022
 - Newspaper: November 2, and November 9, 2022
- Town Council Agenda Session: November 9, 2022
- Town Council Regular Meeting: November 15, 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 July of this year. Staff notes from that meeting included the following:

- The site sketch indicated two narrow wetland crossings. The wetland delineation on the sketch reflects updated data and differs from US Fish & Wildlife delineation made available on the Town's GIS.
- The JH Carter & Associates RCW survey does not include the site for the apartment project.

A formal site plan review for this phase will occur following approval of the PDP by Town Council.

- **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). 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 of this UDO"*.

The future land use map indicates Traditional Mixed Use for the subject project area, as well as the remainder of the CDP area. This land use category is described in the Comprehensive Long-Range Plan as applying to larger, mostly undeveloped parcels well-suited to mixing residential and non-residential uses in a manner similar to that found in downtown Southern Pines. The designation applies to the Morganton Road area and to the Pine Needles area, identifying these as likely spots for mixed-use including an interconnected street network as found in traditional town development. While no specific development intensity is implied by this designation, it indicates that such areas 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.*

An existing public water line transects the site, entering at the proposed road access point from US-1 and running north to the elementary school site. A force sewer main follows this same course, and runs along US-1 to the interchange with Midland Road. Mr. James Michel, Town Engineer, has coordinated with the project engineer and has advised that his requirements and expectations have been satisfied on the subject of utilities. However, he has added an item regarding sewer to the list of staff-recommended conditions.

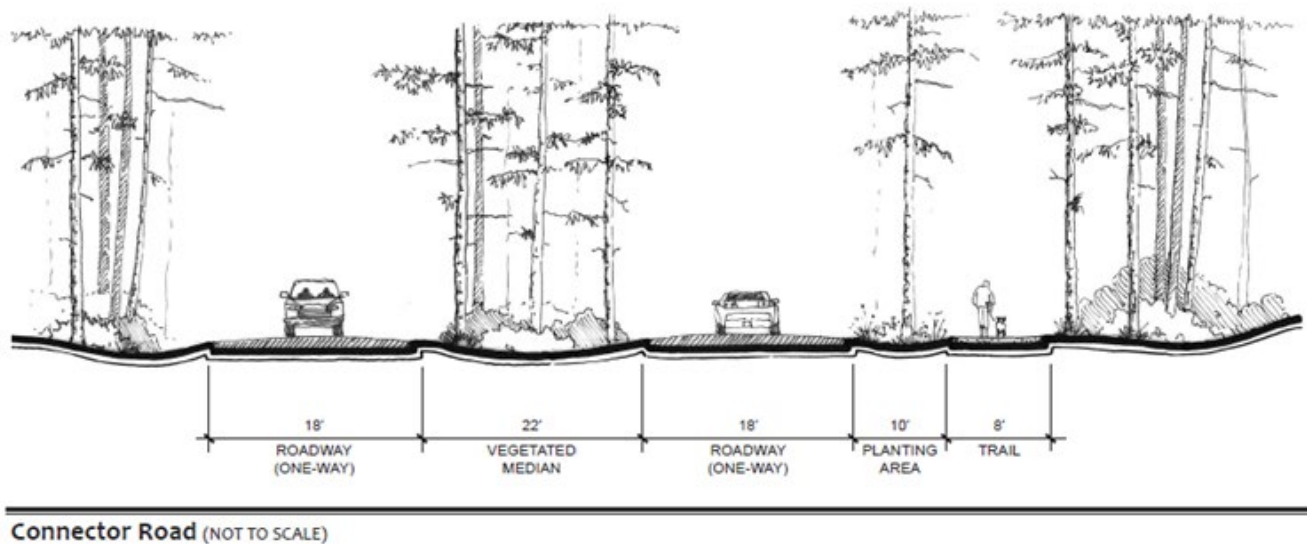
This phase of the CDP will be accessed directly from US-1 and St. Joseph Road, which is an existing service road running parallel to US 1’s north side for +/- 2,500’, terminating its southern end at the proposed development access point. The proposed “spine road” through this phase of development is currently shown terminating just short of the project boundary’s far edge (north end), before reaching McDeed’s Creek and associated wetlands. The plan indicates a “Future R/W” will make the crossing and provide connection to northern portions of the CDP area. A traffic impact analysis (TIA) was prepared by Kimley Horn and reviewed by Mr. Michel, who has offered the following comments. Since the Planning Board review of the project, Mr. Michel has advised that he is waiting for a revised design for the “spine road”, which is expected to include a two-lane cross-section to be completed with the current phase of development, and be expanded to a four-lane cross-section prior to development of any retail uses within the CDP.

“Traffic and Roadway Comments

1. The TIA needs to define the proposed roadway’s classification, context, and the subsequent des so that the design features may be adequately designed. Documentation needs to be provided justifying the selections. The TIA appears to primarily assume the design speed of the roadway to be 35MPH, though a review of AASHTO and NCDOT policy indicates that a higher design speed would be more appropriate based on the traffic volumes.
2. The Traffic Engineer has recommended that the spine road be able to expand to a 4 lane cross section in the future. A cross section showing how this can be achieved while maintaining the required medians, landscaping, and trails should be prepared. Additional ROW should be provided if the current proposal does not provide adequate area for the future expansion. I do note that a higher design speed may reduce the likelihood of needing to expand the road cross section.

3. The TIA indicates that the southern driveway will have a failing level of service in the 10 year buildout period. The TIA recommends two alternatives to address the LOS, a traffic signal or a roundabout. Traffic signals are not acceptable improvements on Town roads, so the recommended roundabout shall be constructed with this project.
4. Due to the location of the northern site drive in the curve of the road, turning movements shall be limited to right in, right out, and left in. The driveway and median crossing shall be designed to prevent left turn movements out of the driveway. This will eliminate the movement indicating a level of service D at this driveway.
5. The northern site drive shall include a southbound turn lane with 100' of storage.
6. The proposed cross section presented in the PDP needs revision.
 - a. The CDP presents a road which includes road side ditches and median drainage. The cross section presented also shows significant landscaping and trees within the ditches and drainage ways.

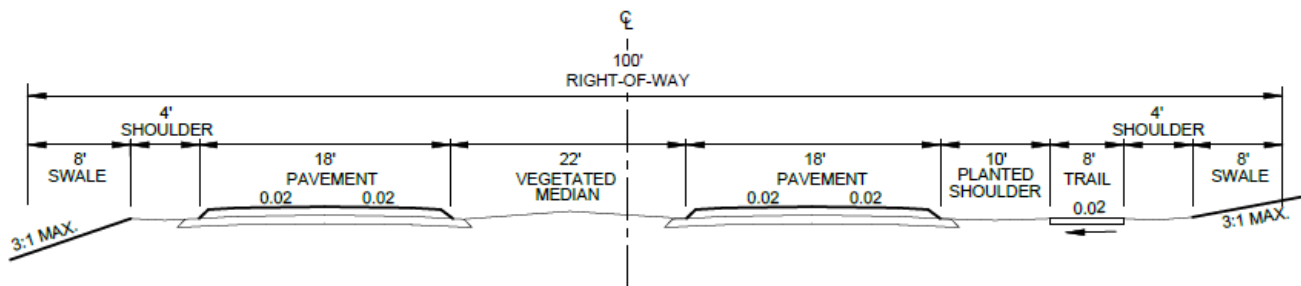
Figure 5: Connector (“Spine”) Road Cross-Section from CDP



This cross section would provide an aesthetically pleasing road and driving experience, though it is unclear to me how this aesthetic is proposed to be met based on the information in the PDP. If I assume that the applicant will provide a street landscaping plan as shown in the above figure it will present a significant maintenance burden as all of the drainage ways would be filled with vegetation meaning that Public Works staff could not use standard practices when repairing or regrading the ditches over the life of the road. The vegetation could also interfere with proper drainage as it creates potential blockages in the drainage ways. The PDP does provide a similar cross section (but again it is unclear as to the level of planting being

proposed) that presents the same maintenance challenges as the CDP cross section.

Figure 6: Connector (“Spine”) Road Cross-Section from PDP



100' RIGHT-OF-WAY (BOULEVARD)

SECTION (EXCEEDS CONCEPTUAL DEVELOPMENT PLAN)

NTS

- b. The presumed proposed landscaping and plantings may be significantly hindered by the design speed of the road and the subsequent required clear zone distances necessary for car recovery and the safety of the traveling public.
 - c. The walking trail may need additional separation from the nearest travel lane to meet typical AASHTO and NCDOT standards and depending on the design speed of the roadway.
 - d. The PDP documents do not describe any stormwater measures being proposed for the roadway drainage.
 - e. The minimum shoulder width shall be 6-feet.
7. It is my opinion that the Spine Road should be built with curb and gutter as this would allow the indicated planted areas to be vegetated without interfering with drainage or maintenance needs, provide a means to collect and treat the roadway stormwater, and reduce the required separations and clear zone areas. It should be noted that the first section of the spine road built with the McDeeds Creek Elementary School was built with curb and gutter.”

The UDO’s fourteen points stating the intent of the regulations for the District are listed below. At least seven of these can be easily determined to be satisfied by the proposal, especially considering that it is a component of a mixed-use CDP.

- 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 the Knollwood Tract received approval in 2017, with the PDP for the first phase approved that same year. The current proposal constitutes the second phase. The CDP's development program for "MUA-1", the area that includes this phase, allows for up to 250 multi-family residential units, as well as the possibility for the following uses:

- Up to 100 single-family detached residential units;

- Up to 200 single-family attached residential units;
- Up to 240 hotel/inn units;
- Up to 300 assisted living units;
- Up to 200,000 square feet of office space; and
- Up to 350,000 square feet of commercial/retail space (with no single retail building footprint to exceed 60,000 square feet);
- The total square footage for retail and office uses combined may not exceed 450,000 square feet.

It should be noted that, per the CDP, total residential units may not exceed 300 (250 of these may be multi-family) in the MUA-1 area, and with the current proposal for 236 units, additional residential development in MUA-1 will be limited. Additionally, total residential units, including assisted living units, over the entirety of the CDP area are limited to 900. If the 236 units currently being proposed are approved, the developer will have a balance of 664 units remaining for future development within the overall CDP area.

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

a. Proposed Uses.

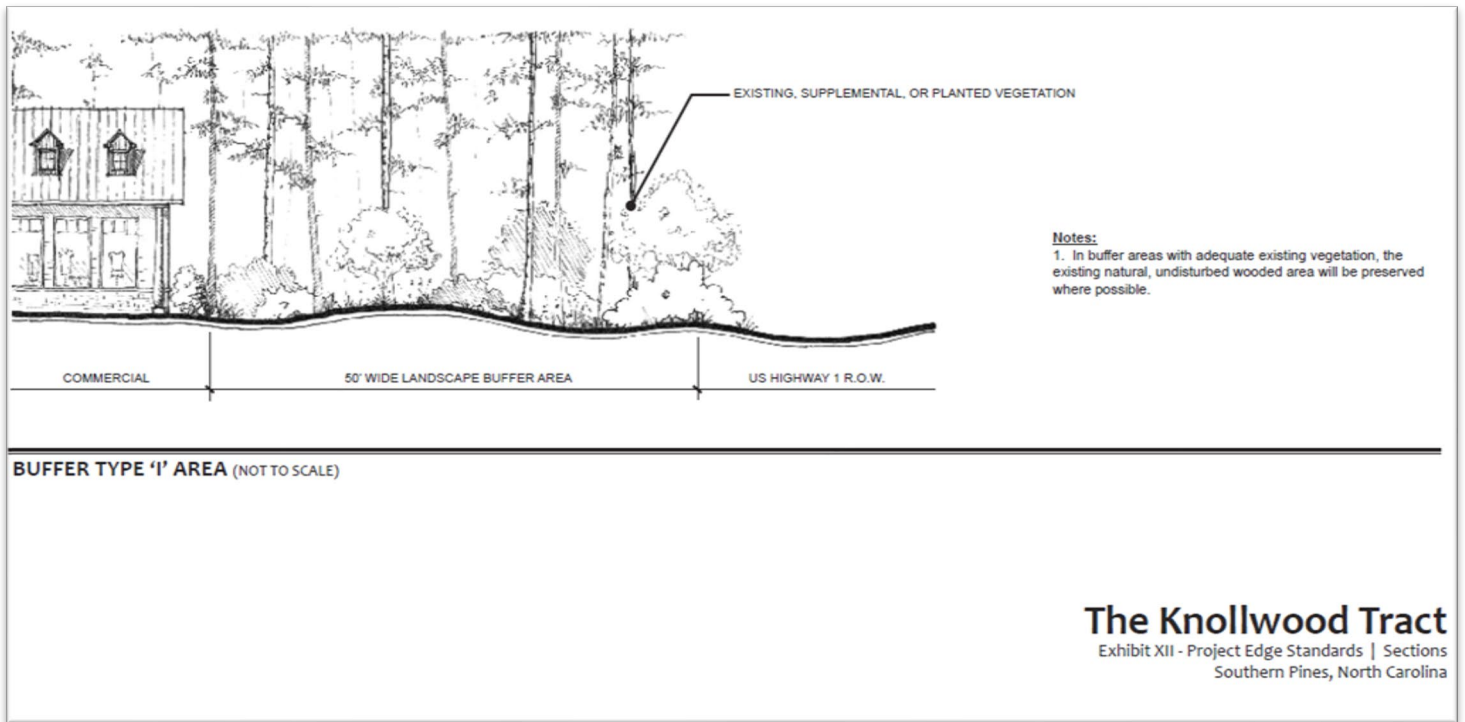
Multi-family residential uses are permitted by the CDP, with a maximum allowable number of units being 250. The proposal includes 236 units.

b. Project Edge Standards.

The CDP provided for a range of project edge standards, assigned to different perimeter areas of the development. For the current proposal, Type 1 Project Edge would be applied to the US-1 frontage for an area measuring fifty feet from the right-of-way. Type 1 calls for the following:

“Existing vegetation may be utilized and enhanced with landscaping and hardscape features. Utilities and project monument signage may be installed within Project Edge at drive entries. Primary signage may be installed at three drive entries as demonstrated on the Land Use Plan and Conceptual Master Plan. Community greenway trail may be installed in Project Edge.”

Figure 7: Buffer Treatment for US-1 Proposed in the CDP



c. US-1 Access

The images below show conceptual-level expectations for US-1 access points at the time of the CDP approval. The current phase proposes one access point; if conditions on the property make one or two additional accesses feasible for future phases, the CDP will allow for them.

Figure 8: Enlargement of Access Points from CDP Exhibit IX – Land Use Plan

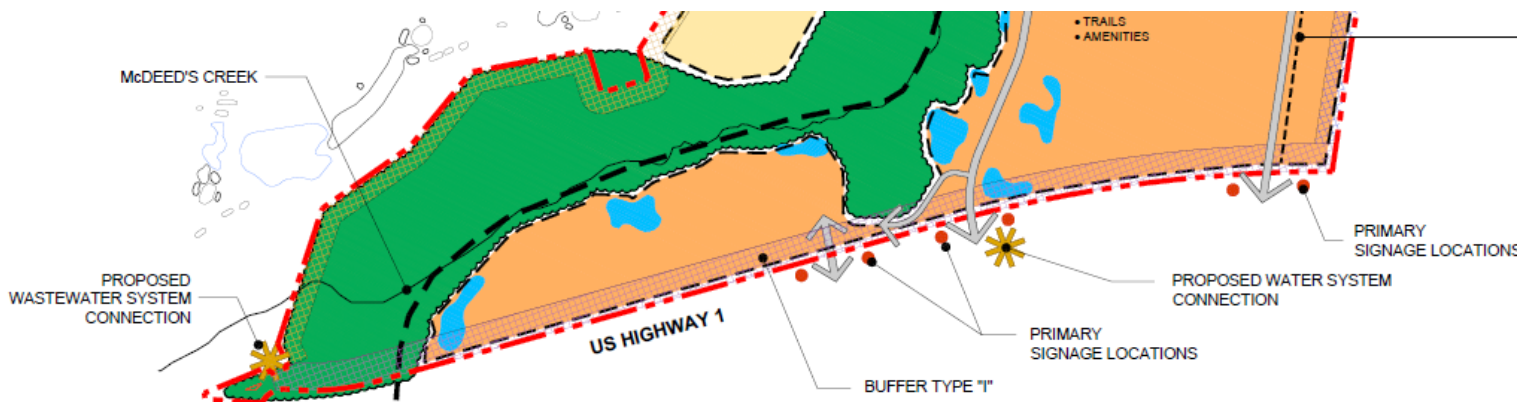


Figure 9: Enlargement of Development Layout Proposal from CDP Exhibit X – Conceptual Development Plan (It should be noted that the conceptual layout has changed dramatically, in part as a result of updated data on wetlands locations)



- d. *Street standards included in the CDP include a seventy-four foot wide cross-section for the “Connector Road” that is meant to access this project.*

The cross-section design currently shown in the CDP does not include curb and gutter and presents a depressed median that is not a preferred design by the Town’s Engineering Department due to difficulties with maintenance and pedestrian safety concerns. While the currently proposed design is consistent with the CDP approval, and provides an 8’ trail on one side of the Connector Road, the Town Engineer raises objections to the design and is requesting revisions (please refer to James Michel’s TIA comments earlier in this document). There are also sight distance conflicts presented by a planted median on a road with significant curvature near the access points of the development. Based on these factors, Mr. Michel has requested that a revised cross-section be submitted for review. (The design had not yet been received at the time of this writing.)

- e. *The CDP provided for a minimum of 20% (111.6 acres) of open space throughout the community, with 55.8 acres, or 10% of the total project acreage, being usable. It also calls for a minimum 5’ wide sidewalk in residential areas on at least one side of the roadway unless street design does not have curb and gutter.*

Sheet L-1.2 of the submitted plans for the PDP indicate that the current phase provides +/- 10.98 acres, or 56.1%, of open space, with +/- 9.92 acres being usable. The plans include a running tabulation of open space, as shown below.

Figure 10: Open Space Summary from CDP

OPEN SPACE SUMMARY (PER SECTION 5.0 OF CONCEPTUAL DEVELOPMENT PLAN):

OPEN SPACE SUMMARY			
PHASE	OVERALL OPEN SPACE (PROVIDED)		USEABLE OPEN SPACE (PROVIDED)
1A & 1B	44.20	acres	41.17 acres
2C / 2D	10.98	acres	9.92 acres
TOTAL PROVIDED	55.18	acres	51.09 acres
REQUIRED OPEN SPACE (20%/10%)	111.6	acres	55.80 acres
TOTAL REMAINING TO PROVIDE	56.42	acres	4.71 acres

- f. *Section 5.5.10 of the CDP included the proposal of ninety acres of the Town's high-density allotment of watershed credits be allocated to the MUA-1 area, with the current phase utilizing 11.10 acres of the ninety acre allocation.*

The Watershed allocation was approved with the 2017 CDP approval, allowing the development to build at up to 70% built-upon land area, subject to the following criteria included with UDO Exhibit 3-14:

- i. The use and location of the use are consistent with the Comprehensive Plan *(the property is designated for Traditional Mixed Use in the Plan's Future Land Use Map)*;
- ii. The design of the project is appropriate for the location and is consistent with the purposes of the Watershed Protection Overlay (WPO) district *(per the applicant, the project has been designed to avoid the 100-year floodplain areas, will provide 56.1% of open space, and will comply with the standards contained in the Woodpecker Survey Report produced by J Carter and Associates – please note that an updated report that includes the subject project area is pending receipt)*.
- iii. The allocation is the minimum necessary to establish the use at a size, scale and design that serves the interests of the neighborhood and the Town as a whole *(compliance with this criterion is assumed to have been established when the allocation was granted during CDP approval)*.
- iv. The allocation will not detract from the viability of similar uses in the area or other parts of the Town *(449.82 acres remain in the Town's watershed allocation for the Little River Intake #2 water supply, and are available for future allocation requests in that watershed)*.

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 a major highway that provides access to downtown Southern Pines as well as nearby shopping and medical facilities. Existing water and sewer lines are available to the development; however, the project site is located in a protected watershed and contains significant environmentally-sensitive features including wetlands and floodplain associated with McDeed's Creek, as well as an identified wildlife corridor and adjacent red cockaded woodpecker foraging area. While the proposed uses throughout the CDP area, with this phase being one component, are supported by the property's designation as Traditional Mixed Use in the CLRP, it will be critical for the development to respect the need to protect sensitive areas to the highest reasonable degree.

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. Town services such as police and fire protection are currently available to the annexed areas, and will require extension to the remaining areas to be annexed. The extension of these services to this site constitutes an efficient expansion of coverage because of the adjacency of property already served.

o **Requested Deviations from the Approved CDP and/or UDO:**

For the current phase, the following deviations from the UDO are noted:

- i. The applicant addresses parking for this phase as follows, with a request for a reduction in required parking by 17 spaces below the minimum:

Figure 11: Parking Reduction Deviation Request from Current PDP

Parking Areas		
Parking for the Project's multi-family residential buildings will be provided through surface parking. UDO Section 4.5 sets forth the following parking standards:		
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 these standards, the Project will require a minimum of 439 parking spaces (1.86 spaces per unit). Proposed parking for the Project is as follows:		
Parking Proposed	- 422 (1.78 spaces per unit)	

- ii. The currently proposed cross-section for the “spine road” accessing the development does not conform to Town street standards and has not received support from the Town Engineer, Mr. James Michel. At the time of this writing, Mr. Michel was expecting submittal of a revised street cross-section but had not yet received it. More information on this issue is expected prior to the Council’s hearing and may be provided at that time.
- iii. The CDP states that appropriate measures to mitigate noise and lighting impacts are to be included with each PDP application submittal. Staff has been unable to locate any reference to this in the current application, and has requested additional information from the applicant.

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

1. Approval of the Knollwood Multi-Family PDP will allow 236 multi-family residential units with a clubhouse, associated parking, and other amenities such as a swimming pool, all arranged in the manner depicted in applicant’s exhibit Sheets L1.1 Site Plan – Overall and L-1.2 Site Plan - Enlargement. Following approval, the proposal may proceed to engineering plan (site plan) review with town staff and architectural review with the Town Council.
2. Additional details on the following items are needed in order for staff to provide an informed recommendation to Town Council:
 - Information addressing the CDP requirement that noise and lighting mitigation efforts are to be submitted with each PDP application.
 - An update to the JH Carter III & Associates Red-Cockaded Woodpecker Survey Report that incorporates the area proposed for this phase of development, and a statement from the applicant regarding how the project will effectively respond to the survey.
 - A statement from the applicant on how the project will effectively respond to the comments provided by the Regional Land Use Advisory Committee (RLUAC) specific to this project. RLUAC’s comments are in the next section of this report.
 - The revised spine road cross-section that is pending receipt and review by the Town Engineer.
 - Information regarding the timing of construction of the crossing of McDeed’s Creek. Presently there are no commitments for future completion of the spine road to access McDeed’s Creek School and Camp Easter Road. Development of an apartment complex with school-aged children increases the community concern regarding the timing of future completion of this important transportation corridor.

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 August 24, 2022.

1. Dago Juarez Pozos, NCDOT District Engineer, responded on August 31, 2022 that they have no comments at this time, that they have worked with the applicant on the access, and will handle requirements under the NCDOT driveway permit.
2. The 2017 CDP included a survey report from JH Carter III & Associates, Inc. for “Residential Development of a Portion of the Knollwood Tract” dated November 10, 2016. Staff has notified the applicant’s agent that the survey area did not include the entirety of the apartment project site and should be updated. No update had been received at the time of this report’s completion.
3. RLUAC has provided an in-depth review of the project, which is attached. In summary, the agency pointed out the following:
 - The site is adjacent to a red cockaded woodpecker active foraging area, which is designated as Critical to Protect in the Fort Bragg Compatible Use Rating System. The report encourages the applicant to preserve as many mature pine trees and as much contiguous undisturbed forested land on the site as possible. It also points out that the applicant has committed to following required protocols and permits related to preserving this endangered species.
 - The site is located within a Wildlife Habitat Connector, also designated as Critical to Protect in the Use Rating System. The same recommendation is repeated here: a strong recommendation of the preservation of contiguous stands of mature pines on the site to help maintain the viability of the wildlife connector.
 - Lastly, the report encourages the Town and the applicant to take measures to limit the impact of stormwater runoff due to the location being within the Mill Creek High Quality Waters Management Area.

V. ATTACHMENTS:

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

1. Knollwood Multi-Family PDP Application
2. Knollwood Multi-Family Existing Conditions Plan
3. Knollwood Multi-Family Overall Site Plan
4. Knollwood Multi-Family Site Plan Enlargement
5. Knollwood Multi-Family Conceptual Utilities and Drainage Plan
6. Applicant’s PDP Narrative
7. Applicant’s Justification Document
8. Knollwood Multi-Family TIA Addendum
9. 2016 JH Carter RCW Report (with staff notes)
10. NCDOT Comments
11. RLUAC Comments

VI. TOWN COUNCIL ACTION:

To either approve or deny a Preliminary Development Plan application, the Town Council must make findings of fact and conclusions to the applicable standards.

- The Town Council shall first vote on whether the application is complete and whether the facts presented are relevant to the case.
- The Town Council shall then vote on whether the application complies with the criteria as set forth in Section 2.18.5(H) Criteria for a Preliminary Development Plan, Criteria 1-4.
 - Staff has drafted two options for the findings: **Attachment A** (Option 1) assumes a favorable decision by Council, and **Attachment B** (Option 2) assumes an unfavorable decision. Each option also addresses the potential for Council to make modifications to the draft findings at their discretion. The Town Council may also provide an alternative to either of the drafted findings and related motions.

I move to:

1. Adopt **Attachment A** of the staff report, as drafted, as Findings of Fact regarding the proposed Preliminary Development Plan PD-11-22.

- OR –

2. Adopt **Attachment A** of the staff report as Findings of Fact regarding the proposed Preliminary Development Plan PD-11-22, with the following changes:

- OR-

3. Adopt **Attachment B** of the staff report, as drafted, as Findings of Fact regarding the proposed Preliminary Development Plan PD-11-22.

- OR –

4. Adopt **Attachment B** of the staff report regarding the proposed Preliminary Development Plan PD-11-22, with the following changes:

Next, the Town Council shall vote on whether to approve, deny, or approve with conditions the proposed Preliminary Development Plan. The Town Council may choose one of the following motions, or any alternative they wish. If the Town Council chooses to conditionally approve the PDP as presented, **staff recommended conditions include:**

1. No additional phases of the Knollwood Tract CDP shall be approved without a commitment for the bridge construction for the crossing of McDeed's Creek.
2. The project shall mitigate impacts to the adjacent red-cockaded woodpecker foraging habitat as requested by RLUAC, by preserving as many mature pine trees

and as much contiguous undisturbed forested land on the site as possible. The project shall also respond appropriately to any recommendations that may be included in a pending update to the 2016 JH Carter III & Associates Red-Cockaded Woodpecker Survey Report.

3. Construction of the “spine road” that will allow access to the development shall not commence until the design has been approved by the Town Engineer.
4. The Town’s long term plan for the sewer system is to eliminate as many lift stations as possible due to their increased maintenance cost and risk of failure. The sewer for this project should be designed such that a future extension could eliminate the ARO lift station located on the opposite side of US-1. In accordance with UDO §4.15.6. Utilities to Be Consistent with Internal and External Development, an extension of the onsite sewer shall be designed to the edge of the property and additional sewer easement provided for future construction. The sewer shall also be designed for a future extension to the southwestern portion of the CDP area.

I move to:

1. Approve the Preliminary Development Plan for PD-11-22;
2. Deny the Preliminary Development Plan for PD-11-22;
3. Approve the Preliminary Development Plan for PD-11-22 with the following additional conditions:

ATTACHMENT “A”
Draft Town Council Findings of Fact – OPTION 1
Preliminary Development Plan Application PD-11-22

Finding of Fact #1:

The Town Council finds that **the application is complete and that the facts submitted are relevant to the case** because the request for Preliminary Development Plan approval has met the specified submittal requirements as required in the Town of Southern Pines UDO Appendices, the applicants have submitted adequate evidence addressing criteria for a Preliminary Development Plan, and the evidence submitted was sworn testimony by qualified experts or provided through substantiated documentation.

Finding of Fact #2:

The Town Council finds that **the application complies with UDO §2.18.5(H)** Criteria for a Preliminary Development Plan, Criteria 1-4, in that:

1. **The application demonstrates that it **will achieve** the purposes of the PDD and this section.**

The Town Council finds that the Preliminary Development Plan (PDP) for Knollwood Multi-Family implements the purposes of the Planned Development District because the proposed land use, as a component of a CDP that contains a broad mix of land uses is supported by the stated purpose of the district as being “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 of the UDO. Furthermore, the design of the PDP is consistent with at least half of the fourteen stated intentions of the Planned Development District regulations as set forth in Chapter 3 of the UDO.

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

The Town Council finds that the PDP is consistent with the Knollwood Tract Conceptual Development Plan (CDP) with the exception of the deviations specifically requested by the applicant as part of the PDP application. Furthermore, deviations that vary from UDO standards are allowed, to provide for the application of unique conditions and standards during the process of rezoning to a Planned Development District, and that the Town Council deems the requested deviations to satisfy the following general provisions for the PD District found in UDO §3.5.14(F)(3):

1. Meets or exceeds the general intent of the UDO standards for the base district;
2. Is appropriate given the specific mix of uses and character of the development; and
3. Achieves a more efficient, safe, or economical land use without detracting from the quality of the development or the community as a whole.

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

Town Council finds that the proposed PDP is located in an appropriate area of town because the proposed multi-phased, mixed-use development is proposed for an area that is designated as Traditional Mixed Use by the Comprehensive Long Range Plan's Future Land Use Map. Furthermore, the development may be served by existing public utilities or by utilities that will be improved by the developer and is located in an area of town with existing access to necessary infrastructure and where the street system is adequate, or will be improved to be adequate, to accommodate the projected traffic volumes. Additionally, the risk of negative impacts to the environmentally sensitive lands within and adjacent to the project site are being adequately mitigated through the development design.

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

Town Council finds that the proposed PDP includes efficient extensions of public facilities, utilities and services because sewer and water facilities exist near the proposed development and any necessary extensions or improvements will be made by the developer. Furthermore, a portion of the property in which the development is proposed has been annexed by the Town and currently benefits from the public safety services available to properties within our corporate boundary. The remaining portion is required to be annexed prior to site plan approval and will require only moderate extension of these services.

ATTACHMENT “B”
Draft Town Council Findings of Fact – OPTION 2
Preliminary Development Plan Application PD-11-22

Finding of Fact #1:

The Town Council finds that the application is complete and that, though the facts submitted are relevant to the case because the request for Preliminary Development Plan approval has met the specified submittal requirements as required in the Town of Southern Pines UDO Appendices, and the evidence submitted was sworn testimony by qualified experts or provided through substantiated documentation, the applicants have not submitted adequate evidence addressing the criteria for a Preliminary Development Plan.

Finding of Fact #2:

The Town Council finds that the application does not comply with UDO §2.18.5(H) Criteria for a Preliminary Development Plan, Criteria 1-4, in that:

1. The application does not fully demonstrate that it will achieve the purposes of the PDD and this section.

The Town Council finds that the Preliminary Development Plan (PDP) for Knollwood Multi-Family adequately implements a mixture of land uses because the proposed multi-family land use is a component of a CDP that overall is designed “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 of the UDO.” However, the design of the PDP, and information submitted for review, demonstrate implementation of no more than half of the fourteen stated intentions of the Planned Development District as set forth in Chapter 3 of the UDO. Of primary and legitimate concern is a lack of detailed information about a proposed roadway design (i.e. cross section) that satisfies the requirements of the Town Engineer.

2. The Preliminary Development Plan is not consistent with the Conceptual Development Plan and does not conform to all applicable provisions of this UDO.

The Town Council finds that the PDP is inconsistent with the Knollwood Tract Conceptual Development Plan (CDP) and/or with the UDO with regard to the CDP calling for noise and lighting mitigation efforts to be submitted with each PDP application and those efforts are not addressed in the PDP. Additionally, the parking proposed for the multi-family phase of the project falls short of the parking standards prescribed by the UDO, with 422 spaces proposed where a minimum of 439 is called for under the standard. The Town Council further finds that these deviations do not satisfy the following general provisions for the PD District found in UDO §3.5.14(F)(3):

1. Meets or exceeds the general intent of the UDO standards for the base district;
2. Is appropriate given the specific mix of uses and character of the development; and

3. Achieves a more efficient, safe, or economical land use without detracting from the quality of the development or the community as a whole.

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

Town Council finds that the proposed PDP is located in an appropriate area of town because the proposed multi-phased, mixed-use development is proposed for an area that is designated as Traditional Mixed Use by the Comprehensive Long Range Plan's Future Land Use Map. Furthermore, the development may be served by existing public utilities or by utilities that will be improved by the developer and is located in an area of town with existing access to necessary infrastructure and where the street system is adequate, or will be improved to be adequate, to accommodate the projected traffic volumes. However, there is insufficient evidence that the risk of negative impacts to the environmentally sensitive lands within and adjacent to the project site will be adequately mitigated through the development design. Such mitigation efforts are critical to achieving development outcomes that are appropriate for the area proposed for this project.

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

Town Council finds that the proposed PDP includes efficient extensions of public facilities, utilities and services because sewer and water facilities exist near the proposed development and any necessary extensions or improvements will be made by the developer. Furthermore, a portion of the property in which the development is proposed has been annexed by the Town and currently benefits from the public safety services available to properties within our corporate boundary. The remaining portion is required to be annexed prior to site plan approval and will require only moderate extension of these services.



Planned Development District Preliminary Development Plan Application

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

Project Information:

Project Name: Knollwood Multi-Family

Physical Address: US Highway 1 Across f/ Air Tool Dr.

PIN: 858211667500; 858207694691;
858208786370; 858300709512; 858200882301

Parcel ID: 00039300701; 00031176; 00037579701;
00037581; 20080332

Site Size: ±19.57 AC

Zoning: PD

Applicant:

Name(s): Hawthorne Residential Partners C/O Philip M Payonk

Email: ppayonk@hrpliving.com Phone: 336-553-1700

Mailing Address: 806 Green Valley Road, Suite 311 Greensboro, NC 27408

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): Knollwood Partners, LLC; Kaveri Investment Management

Email: kelly.miller@rossresorts.com Phone: 910-692-5372

Mailing Address: 1010 Midland Rd Southern Pines, NC 28387;
C/O Pine Needles & Mid Pines, PO Box 88 Southern Pines, NC 28388

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 – 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 US Hwy 1 (St./Ave.), between Midland Rd (St./Ave.) and St Joseph Rd (St./Ave.). The property has a frontage of 1500 feet and a depth of 1685 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:

Multi-Family Residential Development

Date: 8/2/2022

DocuSigned by:

Phil Payork

8C0EEF9C686642F...

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), Hawthorne Residential Partners, hereby appoint(s) Koontz Jones Design as the exclusive agent for the purpose of making an application to the Town of Southern Pines for the approval of the Planned Development District – Preliminary 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 Town Council for the approval of a Planned Development District – Preliminary 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 -Preliminary 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 _____ day of 8/2/2022, _____.

DocuSigned by:

Phil Payonk

800EEF98600042F

Property Owner/ Applicant

Property Owner


Agent

1/12/22

APPOINTMENT OF AGENT

The undersigned owner(s), Knollwood Partners, LLC, hereby appoint(s) Koontz Jones Design as the exclusive agent for the purpose of making an application to the Town of Southern Pines for the approval of the Planned Development District – Preliminary 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:

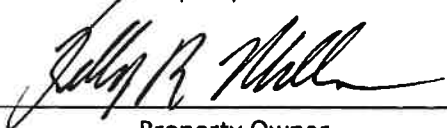
1. to submit an application and required supplemental materials;
2. to appear at public meetings and give representation and comments on behalf of the owner(s);
3. to accept conditions or recommendations made by the Town of Southern Pines Town Council for the approval of a Planned Development District – Preliminary 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 -Preliminary 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 2nd day of August, 2022.



Property Owner



Property Owner



Agent

1/12/22

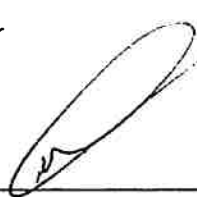
APPOINTMENT OF AGENT

The undersigned owner(s), Kaveri Investment Management, hereby appoint(s) Koontz Jones Design as the exclusive agent for the purpose of making an application to the Town of Southern Pines for the approval of the Planned Development District – Preliminary 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 Town Council for the approval of a Planned Development District – Preliminary 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 -Preliminary 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 2nd day of August, 2022.



Property Owner



Property Owner



Agent

1/12/22

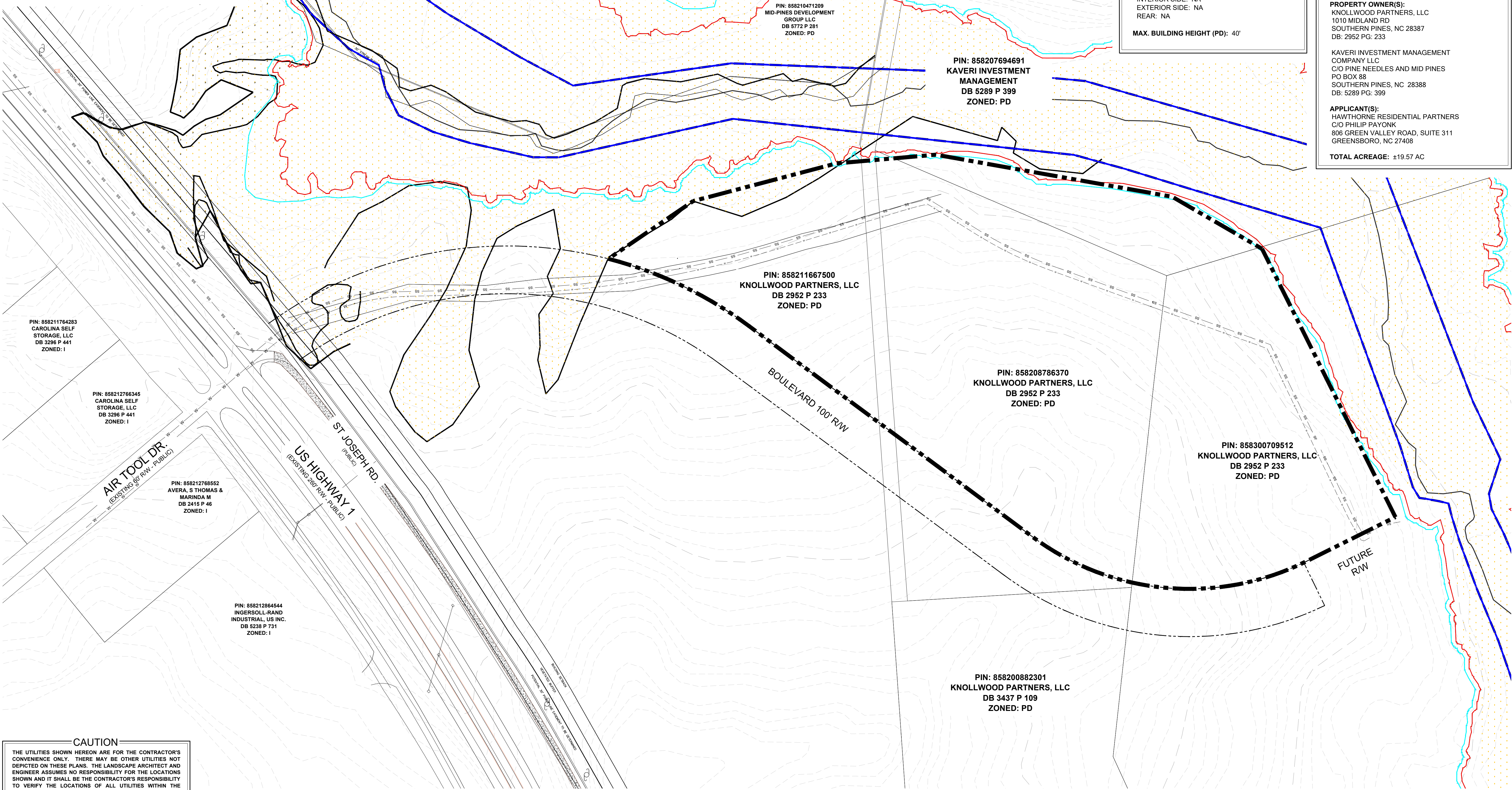
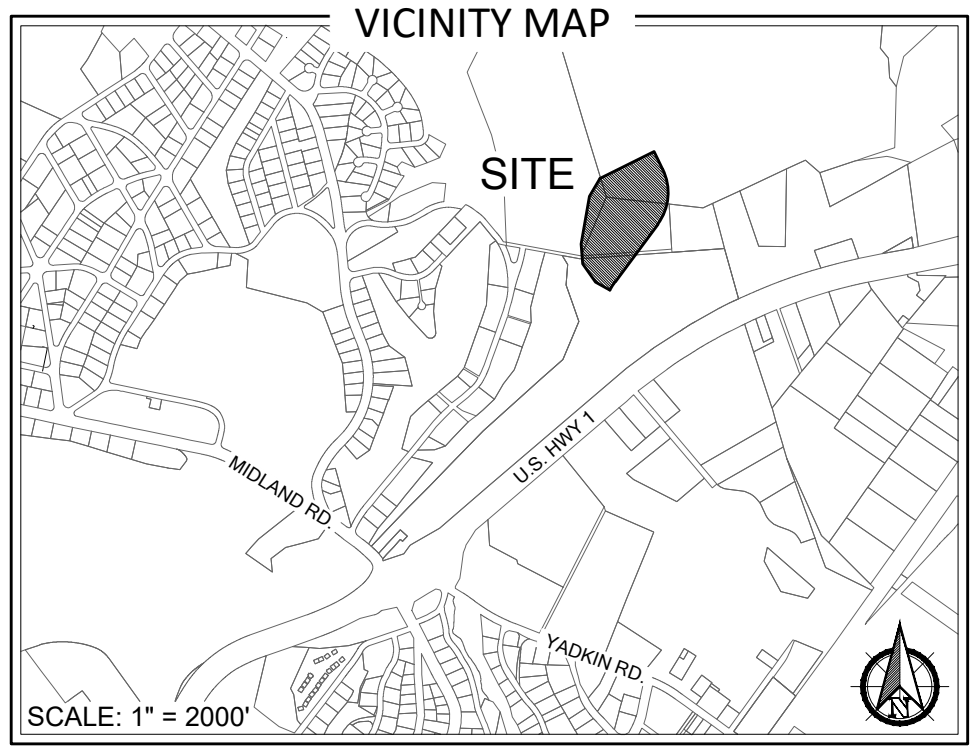
UDO §2.18 Planned Development

§2.18.5(H) Preliminary Development Plan Criteria

- (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.

1/12/22

ADJACENT PROPERTY OWNERS									
PIN	PARID	NAME	NAME2	ADDRESS	CITY	STATE	ZIP	DEED_BOOK	DEED_PAGE
858200550063	00992004	MOORE COUNTY		PO BOX 905	CARTHAGE	NC	28327-090:403		881
858200882301	20080332	KNOLLWOOD PARTNERS, LLC		1005 MIDLAND RD	SOUTHERN PINES	NC	28387	3437	109
858200984373	00038965	SMITH, EMERY III		120 ST JOSEPH RD	SOUTHERN PINES	NC	28387	1759	81
858207674895	00041315	MID-PINES DEVELOPMENT GROUP LLC		PO BOX 88	SOUTHERN PINES	NC	28388	5772	281
858207694691	00031176	KAVERI INVESTMENT MANAGEMENT	COMPANY LLC	C/O PINE NEEDLES AND MID PINES	SOUTHERN PINES	NC	28388	5289	399
858208786370	00037581	KNOLLWOOD PARTNERS, LLC		1010 MIDLAND RD	SOUTHERN PINES	NC	28387	2952	233
858208889487	00032241	CHANDLER, DACIA A		54 TORERO TRL	NEWMAN	GA	30263	4114	490
858208989858	00036505	MCNAIR, OLLIE (HRS)	C/O SHIRLEY ALLEN	170 COX ST	SOUTHERN PINES	NC	28387	75	589
858210457187	00041312	MID-PINES DEVELOPMENT GROUP LLC		PO BOX 88	SOUTHERN PINES	NC	28388	5772	281
858210458371	00041263	MID-PINES DEVELOPMENT GROUP LLC		PO BOX 88	SOUTHERN PINES	NC	28388	5772	281
858210459473	00041336	MID-PINES DEVELOPMENT GROUP LLC		PO BOX 88	SOUTHERN PINES	NC	28388	5772	281
858210471209	00037785	MID-PINES DEVELOPMENT GROUP LLC		PO BOX 88	SOUTHERN PINES	NC	28388	5772	281
858210471209	00037785	MID-PINES DEVELOPMENT GROUP LLC		PO BOX 88	SOUTHERN PINES	NC	28388	5772	281
858211552746	00041308	MID-PINES DEVELOPMENT GROUP LLC		PO BOX 88	SOUTHERN PINES	NC	28388	5772	281
858211564056	00992137	MID-PINES DEVELOPMENT GROUP LLC		PO BOX 88	SOUTHERN PINES	NC	28388	5772	281
858211567333	00041314	MID-PINES DEVELOPMENT GROUP LLC		PO BOX 88	SOUTHERN PINES	NC	28388	5772	281
858211661887	00041333	MID-PINES DEVELOPMENT GROUP LLC		PO BOX 88	SOUTHERN PINES	NC	28388	5772	281
858211667500	00039300701	KNOLLWOOD PARTNERS, LLC		1010 MIDLAND RD	SOUTHERN PINES	NC	28387	2952	233
858211667500	00039300702	KNOLLWOOD PARTNERS, LLC		1010 MIDLAND RD	SOUTHERN PINES	NC	28387	2952	233
858213147933	00037975	MID-PINES DEVELOPMENT GROUP		1010 MIDLAND RD	SOUTHERN PINES	NC	28387	990	369
858300405678	00034538	WHITEHEAD, LAURA J		220 PINE CONE WAY	SOUTHERN PINES	NC	28387	4441	99
858300426454	00032274	KIKER, ADAM		140 AQUA SHED CT	ABERDEEN	NC	28315	5410	72
858300709512	00037579701	KNOLLWOOD PARTNERS, LLC		1010 MIDLAND RD	SOUTHERN PINES	NC	28387	2952	233
858300709512	00037579702	KNOLLWOOD PARTNERS, LLC		1010 MIDLAND RD	SOUTHERN PINES	NC	28387	2952	233
858300724449	00991753	COUNTY OF MOORE		PO BOX 905	CARTHAGE	NC	28327	5144	593
858315523635	20010648	CURREY, JAMES E & FRANCES D		141 PINE BARRENS CT	SOUTHERN PINES	NC	28387	4920	400
858315538280	00038409	BURBIDGE, MICHAEL F BISHOP OF	ROMAN CATHOLIC DIOCESE RALEIGH	7200 STONEHENGE DR	RALEIGH	NC	27613-162:4034		345
858315635197	10001608	GOSSMAN, F JOSEPH	BISHOP ROMAN CATHOLIC DIOCESE	7200 STONEHENGE DR	RALEIGH	NC	27613	1958	523
858315635655	00991755	GOSSMAN, F JOSEPH	BISHOP ROMAN CATHOLIC DIOCESE	7200 STONEHENGE DR	RALEIGH	NC	27613	1958	519
858318319032	00034638	DUBY, TOBIN M	DUBY, DEANNA J	670 FAIRWAY DR	SOUTHERN PINES	NC	28387	5132	372
858318401812	00032762	DASH, MICHAEL E		665 FAIRWAY DRIVE	SOUTHERN PINES	NC	28387	4644	165
858318401995	00039716	DAWSON, HILDA JONES TRUSTEE		675 FAIRWAY DRIVE	SOUTHERN PINES	NC	28387	5731	69
858318410115	00032856	GEORGE, DAVID MATTHEW		690 FAIRWAY DRIVE	SOUTHERN PINES	NC	28387	5084	163
858318410297	00038143	BROWN, LAWRENCE D		710 FAIRWAY DR	SOUTHERN PINES	NC	28387	822	554
858318411470	00035951	MARKEY, BERNARD F (HRS)		720 FAIRWAY DR	SOUTHERN PINES	NC	28387-220:V 108		1714
858318412552	00035324	RODRIGUEZ, ANDRES F VERA	ARANGO, DRIANA	726 FAIRWAY DR	SOUTHERN PINES	NC	28387	5503	290
858318413633	00036511	MCNEIL, JOE NATHAN	MCNEIL, JANET	730 FAIRWAY DR	SOUTHERN PINES	NC	28387-220:511		554
858318414713	00035121	LYCANS, JASON M	LYCANS, HEATHER G	33 PINE LAKE DRIVE	CARTHAGE	NC	28327	5546	117
858318414836	00034996	ELIAS, DUSTIN LEE &	MAUREEN MICHELE	3148 COBB HILL LN	OAKTON	VA	22124-230:5570		422
858318416829	00035387	CHRIST CHURCH ANGLICAN		750 FAIRWAY DRIVE	SOUTHERN PINES	NC	28387	5570	427
858320818917	00036259	QUICK, PATRICK E JR	QUICK, PATRILLA	430 ROUNDABOUT RD	CARTHAGE	NC	28327	1467	298
858320824372	00036258	GENT, STEPHEN F		420 ROUNDABOUT RD	CARTHAGE	NC	28327	1370	91
858320913803	00035397	MEDLIN, JEFFREY T	MEDLIN, ANGELA R	440 ROUNDABOUT RD	CARTHAGE	NC	28327	2124	256
858320917732	00032719	DANA, RICHARD & SANDRA		PO BOX 283	SOUTHERN PINES	NC	28388-028:495		132
859205097877	00037582	KNOLLWOOD PARTNERS, LLC		1010 MIDLAND RD	SOUTHERN PINES	NC	28387	2952	233
859317006758	00036982	KNOLLWOOD PARTNERS, LLC		1010 MIDLAND RD	SOUTHERN PINES	NC	28387	2952	233
859317011631	00036257	DANA, RICHARD L & SANDRA O		PO BOX 283	SOUTHERN PINES	NC	28388	1413	199
859317015699	00034658	VAMVAKIAS, PRAXITALIS N		490 ROUNDABOUT RD	CARTHAGE	NC	28327	5328	464
PIN	PARID	NAME	NAME2	ADDRESS	CITY	STATE	ZIP	DEED_BOOK	DEED_PAGE



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

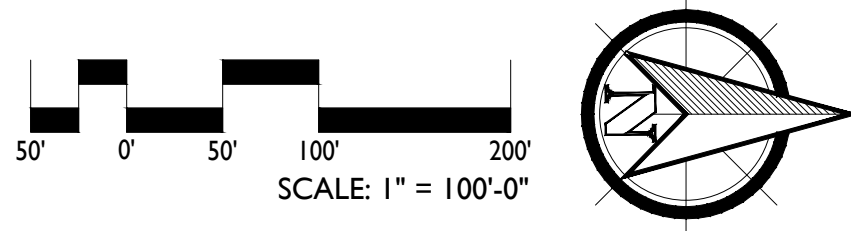
KOONTZJONESDesign
LAND PLANNING | LANDSCAPE ARCHITECTURE

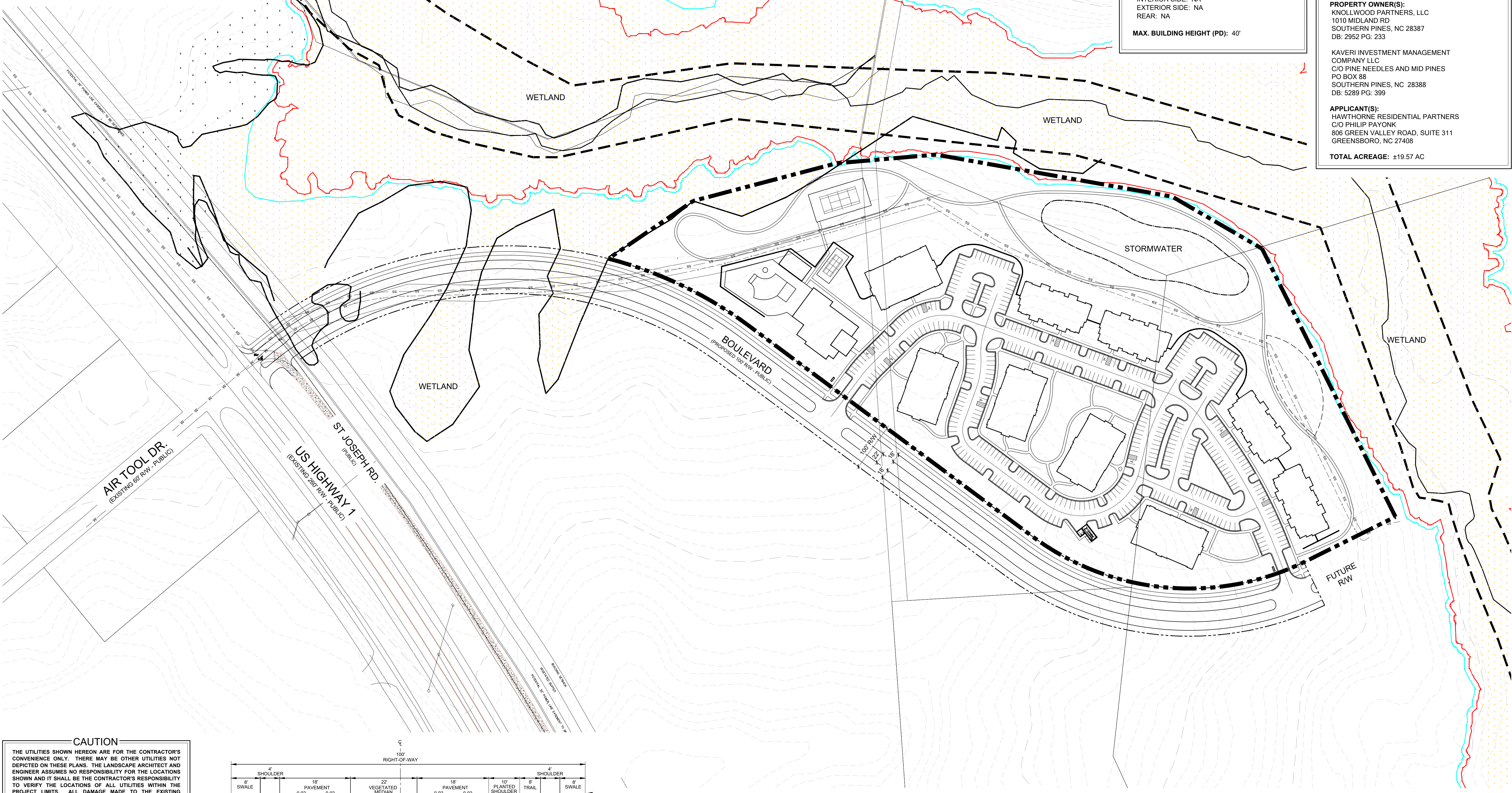
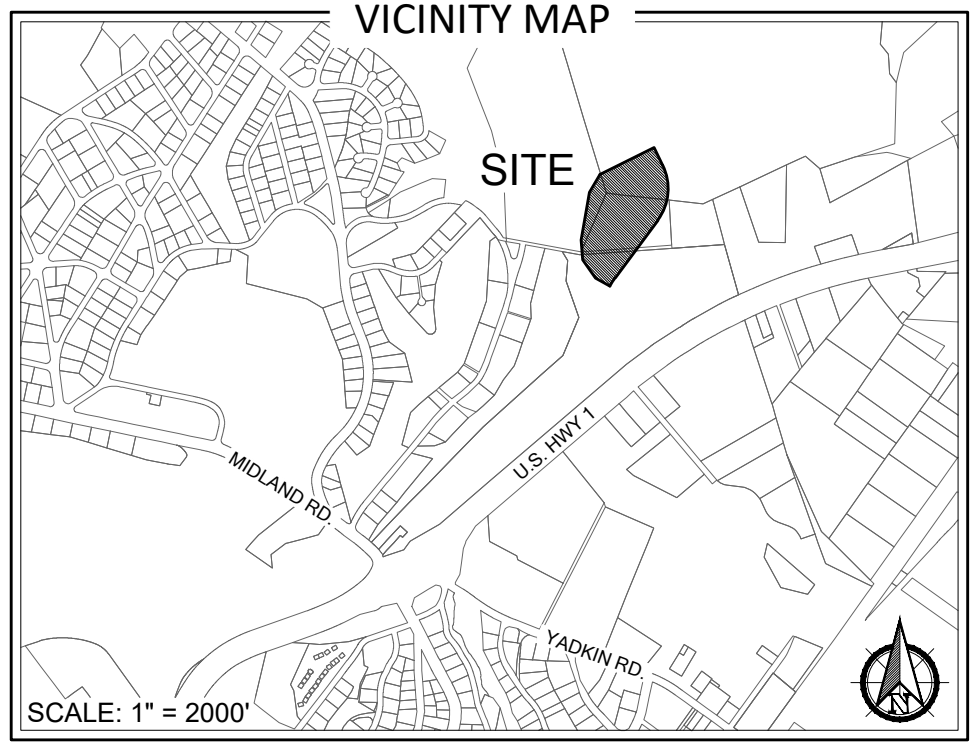
150 S PAGE STREET
SOUTHERN PINES, NC 28387
P: (910) 684-9467
W: www.koontzjonesdesign.com

REVISIONS:

KNOLLWOOD MULTI-FAMILY PROJECT
PRELIMINARY DEVELOPMENT PLAN
SOUTHERN PINES, NORTH CAROLINA
EXISTING CONDITIONS

DATE: 08-08-2022
DESIGNED BY: REK
DRAWN BY: PJS
CHECKED BY: REK
SCALE: 1" = 100'-0"
PROJECT #: KID21028
SHEET NUMBER#:
L-1.0





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: 8582
MAP(S): 3710858200J
DATE: OCTOBER 17, 2006

ZONING INFORMATION

ZONING CLASSIFICATION(S):
(PD) PLANNED DEVELOPMENT
W/ APPROVED CDP - PD-01-17 APPROVED
AUGUST 24, 2017

EXISTING SETBACKS (PD):
FRONT: NA
INTERIOR SIDE: NA
EXTERIOR SIDE: NA
REAR: NA

MAX. BUILDING HEIGHT (PD): 40'

LEGEND

- = PROJECT BOUNDARY
- - - = EXISTING MINOR CONTOUR
- - - = EXISTING MAJOR CONTOUR
- - - = EXISTING SEWER LINE
- - - = EXISTING WATER LINE
- - - = EXISTING STREAM
- = EXISTING FLOOD WAY
- = 100 YEAR FLOOD PLAIN
- = 500 YEAR FLOOD PLAIN
- - - = EXISTING WETLAND

PROPERTY INFORMATION

PROPERTY OWNER(S):
KNOLLWOOD PARTNERS, LLC
1010 MIDLAND RD
SOUTHERN PINES, NC 28387
DB: 2952 PG: 233

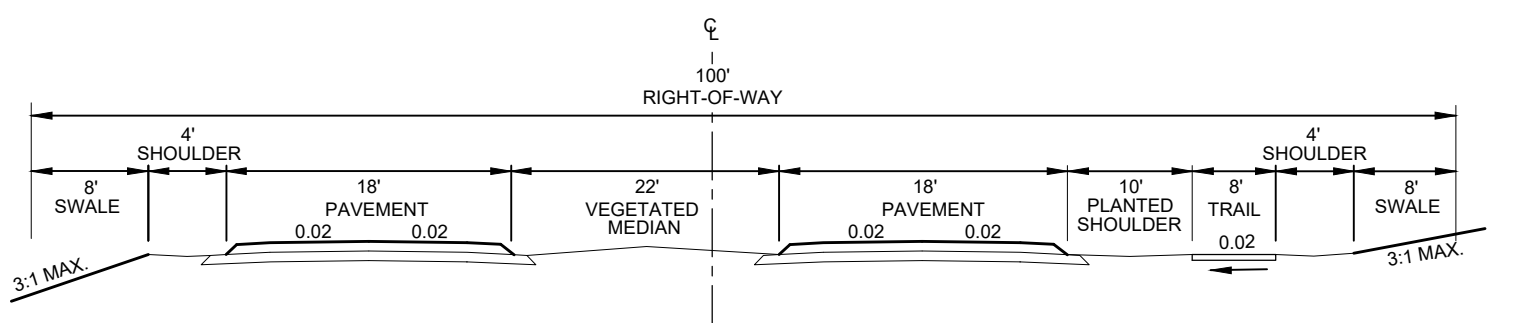
**KAVERI INVESTMENT MANAGEMENT
COMPANY LLC**
C/O PINE NEEDLES AND MID PINES
PO BOX 88
SOUTHERN PINES, NC 28388
DB: 5289 PG: 399

APPLICANT(S):
HAWTHORNE RESIDENTIAL PARTNERS
C/O PHILIP PAYONK
806 GREEN VALLEY ROAD, SUITE 311
GREENSBORO, NC 27408

TOTAL ACREAGE: ±19.57 AC

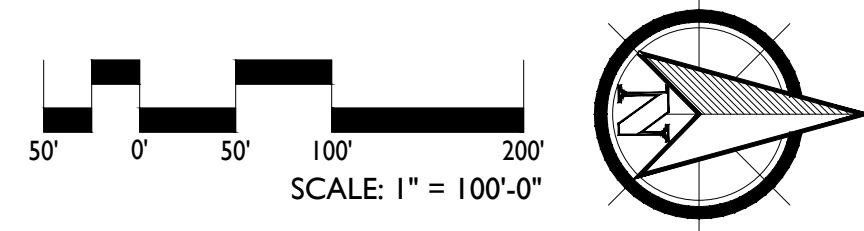
CAUTION

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.



100' RIGHT-OF-WAY (BOULEVARD)
SECTION (EXCEEDS CONCEPTUAL DEVELOPMENT PLAN)

NTS



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

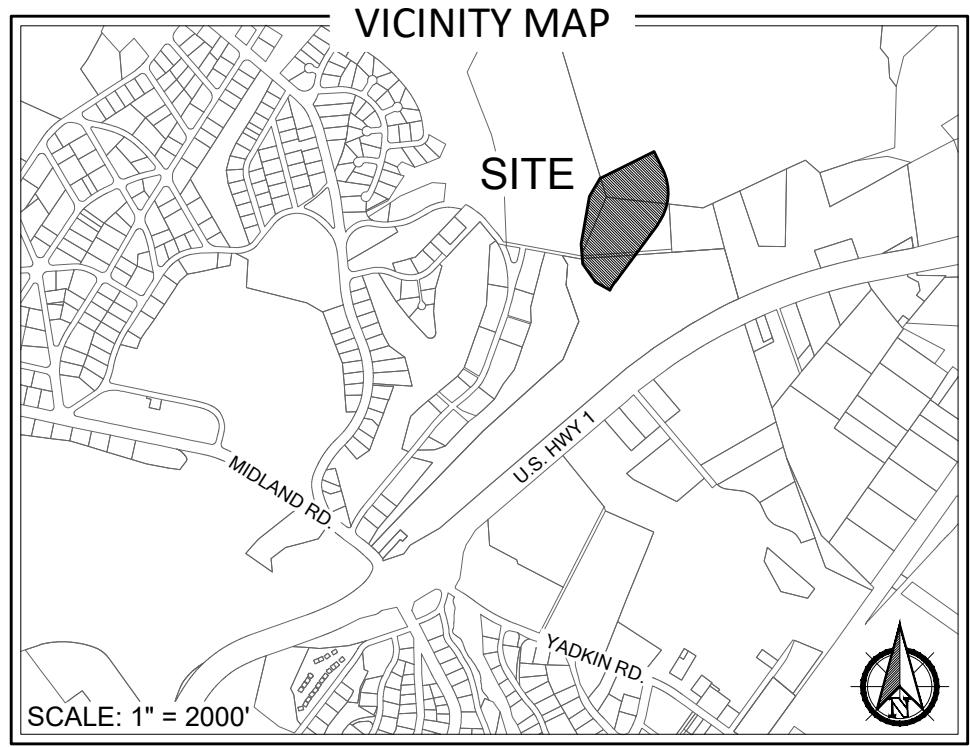
REVISIONS:

REVISIONS:

KNOLLWOOD MULTI-FAMILY PROJECT
PRELIMINARY DEVELOPMENT PLAN
SOUTHERN PINES, NORTH CAROLINA

SITE PLAN - OVERALL

DATE: 08-08-2022
DESIGNED BY: REK
DRAWN BY: PJS
CHECKED BY: REK
SCALE: 1" = 100'-0"
PROJECT #: KID21028
SHEET NUMBER: L-1.1



ZONING INFORMATION

ZONING CLASSIFICATION(S):
(PD) PLANNED DEVELOPMENT
W/ APPROVED CDP - PD-01-17 APPROVED
AUGUST 24, 2017

EXISTING SETBACKS (PD):
FRONT: NA
INTERIOR SIDE: NA
EXTERIOR SIDE: NA
REAR: NA

MAX. BUILDING HEIGHT (PD): 40'

LEGEND

--- = PROJECT BOUNDARY
--- = EXISTING MINOR CONTOUR
--- = EXISTING MAJOR CONTOUR
--- SS --- = EXISTING SEWER LINE
--- = EXISTING WATER LINE
--- = EXISTING STREAM
--- = EXISTING FLOOD WAY
--- = 100 YEAR FLOOD PLAIN
--- = 500 YEAR FLOOD PLAIN
--- = EXISTING WETLAND
= OPEN SPACE
= USEABLE OPEN SPACE

PROPERTY INFORMATION

PROPERTY OWNER(S):
KNOLLWOOD PARTNERS, LLC
1010 MIDLAND RD
SOUTHERN PINES, NC 28387
DB: 2952 PG: 233

KAVERI INVESTMENT MANAGEMENT COMPANY LLC
C/O PINE NEEDLES AND MID PINES
PO BOX 88
SOUTHERN PINES, NC 28388
DB: 5289 PG: 399

APPLICANT(S):
HAWTHORNE RESIDENTIAL PARTNERS
C/O PHILIP PAYONK
806 GREEN VALLEY ROAD, SUITE 311
GREENSBORO, NC 27408

TOTAL ACREAGE: ±19.57 AC

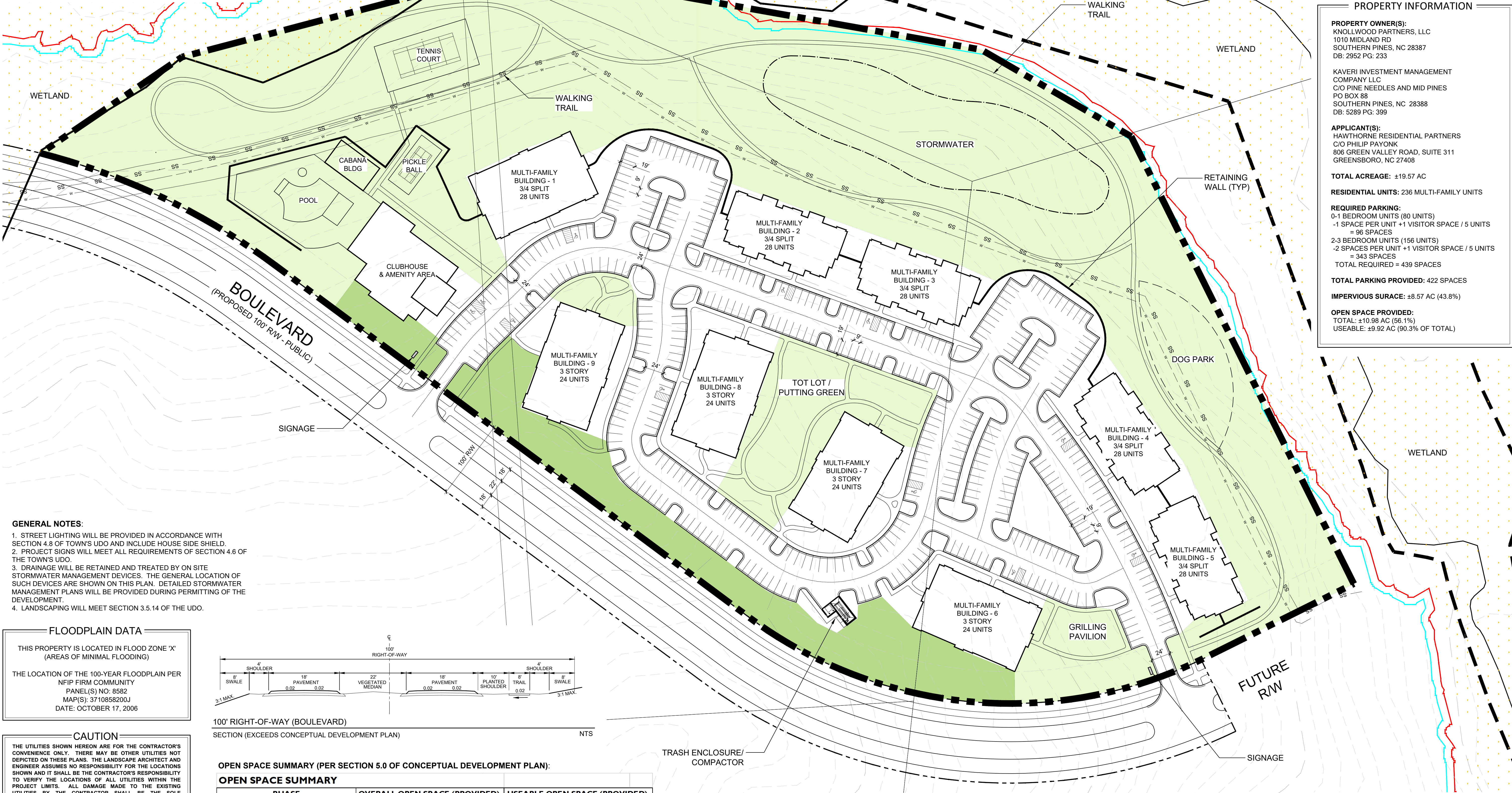
RESIDENTIAL UNITS: 236 MULTI-FAMILY UNITS

REQUIRED PARKING:
0-1 BEDROOM UNITS (80 UNITS)
-1 SPACE PER UNIT +1 VISITOR SPACE / 5 UNITS
= 96 SPACES
2-3 BEDROOM UNITS (156 UNITS)
-2 SPACES PER UNIT +1 VISITOR SPACE / 5 UNITS
= 343 SPACES
TOTAL REQUIRED = 439 SPACES

TOTAL PARKING PROVIDED: 422 SPACES

IMPERVIOUS SURFACE: ±8.57 AC (43.8%)

OPEN SPACE PROVIDED:
TOTAL: ±10.98 AC (56.1%)
USEABLE: ±9.92 AC (90.3% OF TOTAL)



GENERAL NOTES:

1. STREET LIGHTING WILL BE PROVIDED IN ACCORDANCE WITH SECTION 4.8 OF TOWN'S UDO AND INCLUDE HOUSE SIDE SHIELD.
2. PROJECT SIGNS WILL MEET ALL REQUIREMENTS OF SECTION 4.6 OF THE TOWN'S UDO.
3. DRAINAGE WILL BE RETAINED AND TREATED BY ON SITE STORMWATER MANAGEMENT DEVICES. THE GENERAL LOCATION OF SUCH DEVICES ARE SHOWN ON THIS PLAN. DETAILED STORMWATER MANAGEMENT PLANS WILL BE PROVIDED DURING PERMITTING OF THE DEVELOPMENT.
4. LANDSCAPING WILL MEET SECTION 3.5.14 OF THE UDO.

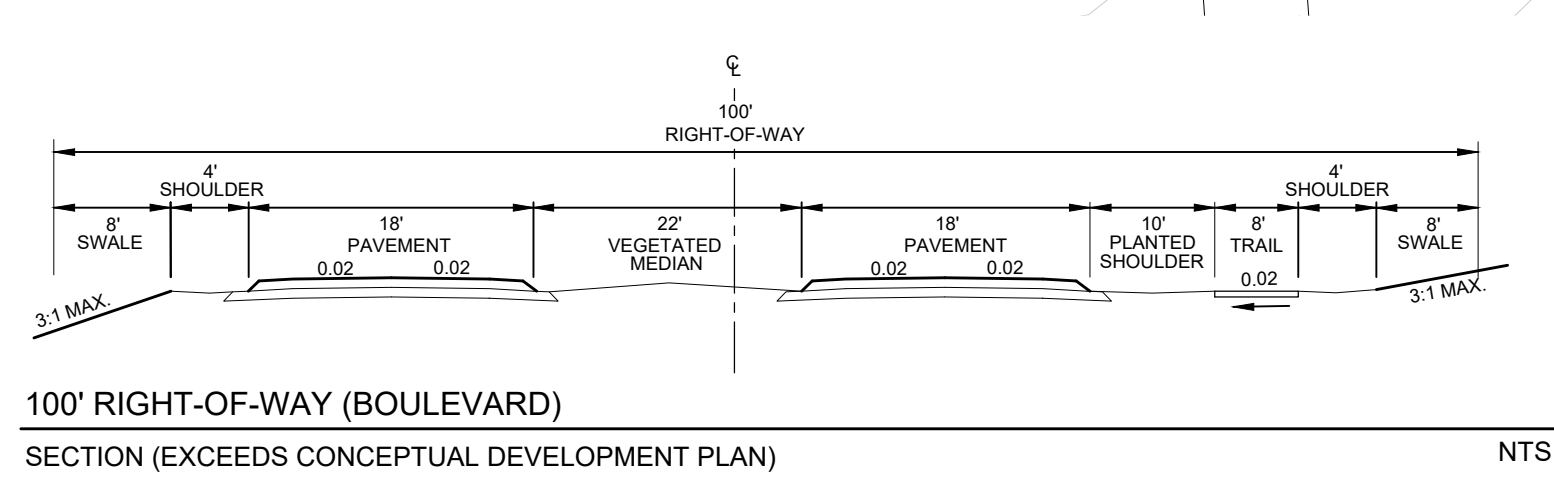
FLOODPLAIN DATA

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: 8582 MAP(S): 3710858200J DATE: OCTOBER 17, 2006

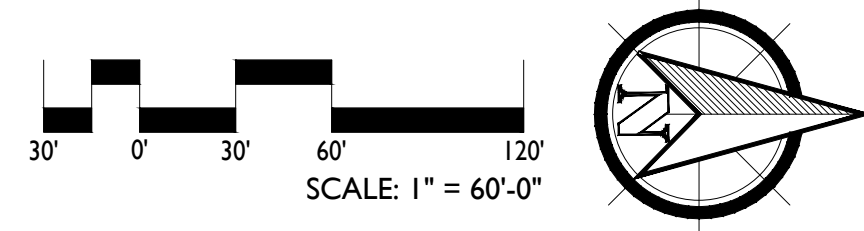
CAUTION

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.



OPEN SPACE SUMMARY (PER SECTION 5.0 OF CONCEPTUAL DEVELOPMENT PLAN):

PHASE	OVERALL OPEN SPACE (PROVIDED)	USEABLE OPEN SPACE (PROVIDED)
1A & 1B	44.20 acres	41.17 acres
2C / 2D	10.98 acres	9.92 acres
TOTAL PROVIDED	55.18 acres	51.09 acres
REQUIRED OPEN SPACE (20%/10%)	111.6 acres	55.80 acres
TOTAL REMAINING TO PROVIDE	56.42 acres	4.71 acres



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

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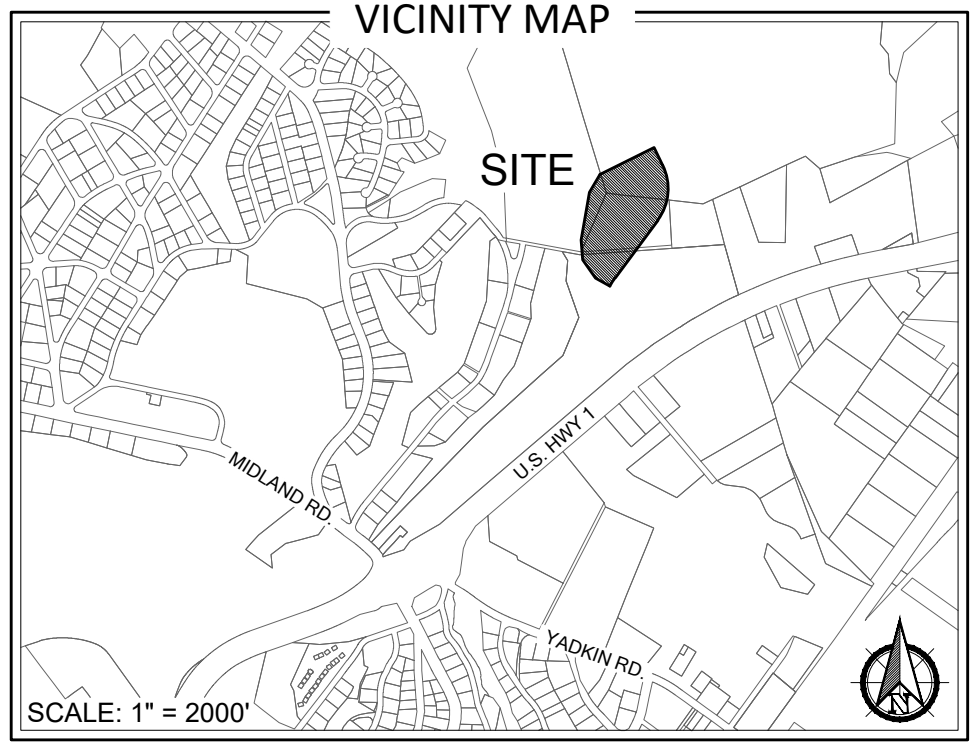
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REVISIONS:

REVISIONS:

KNOLLWOOD MULTI-FAMILY PROJECT
PRELIMINARY DEVELOPMENT PLAN
SOUTHERN PINES, NORTH CAROLINA
SITE PLAN - ENLARGEMENT

DATE: 08-08-2022
DESIGNED BY: REK
DRAWN BY: PJS
CHECKED BY: REK
SCALE: 1" = 60'-0"
PROJECT #: KID21028
SHEET NUMBER: L-1.2



LEGEND

	= PROJECT BOUNDARY
	= EXISTING MINOR CONTOUR
	= EXISTING MAJOR CONTOUR
	= EXISTING SEWER LINE
	= EXISTING WATER LINE
	= EXISTING STREAM
	= EXISTING FLOOD WAY
	= 100 YEAR FLOOD PLAIN
	= 500 YEAR FLOOD PLAIN
	= EXISTING WETLAND
	= PROPOSED WATER LINE
	= PROPOSED SEWER LINE
	= PROPOSED DRAINAGE FLOW

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 A STORMWATER MANAGEMENT POND WITHIN THE THE DEVELOPMENT. THE GENERAL LOCATION OF WHICH IS SHOWN ON THIS PLAN. DETAILED STORMWATER MANAGEMENT PLANS AND CALCULATIONS WILL BE PROVIDED DURING PERMITTING OF THE DEVELOPMENT.



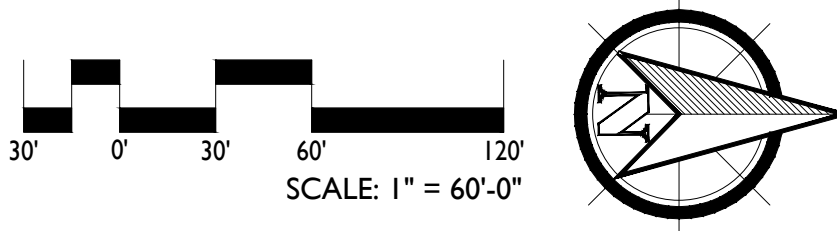
FLOODPLAIN DATA

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: 8582
MAP(S): 3710858200J
DATE: OCTOBER 17, 2006

CAUTION

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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

REVISIONS:

REVISIONS:

KNOLLWOOD MULTI-FAMILY PROJECT
PRELIMINARY DEVELOPMENT PLAN
SOUTHERN PINES, NORTH CAROLINA
CONCEPTUAL UTILITIES & DRAINAGE PLAN

DATE: 08-08-2022
DESIGNED BY: REK
DRAWN BY: PJS
CHECKED BY: REK
SCALE: 1" = 60'-0"
PROJECT #: KID21028
SHEET NUMBER:
L-1.3

KNOLLWOOD MULTI-FAMILY PROJECT PRELIMINARY DEVELOPMENT PLAN NARRATIVE

The purpose of this Planned Development district Preliminary Development Plan (“PDP”) application is to describe the Knollwood Multi-Family Project (the “Project”), the next phase of development proposed under the Knollwood Tract Conceptual Development Plan (“CDP”) approved on August 24, 2017 (PD-01-17). As stated in Section 2.18.5(A) of the Town of Southern Pines Unified Development Ordinance (“UDO”), the PDP is intended to show how the development’s “proposed land use mix and intensity are consistent with the Comprehensive Plan, the purposes of the PDD and the approved Conceptual Development Plan”. Accordingly, the following narrative will demonstrate that the Project meets the criteria set forth in UDO Section 2.18.5(A) because it is consistent with the PD zoning district, the CDP, and the Town’s Comprehensive Plan (which designates the Knollwood Tract as Traditional Mixed Use).

The Project will include 236 multi-family residential units. The CDP permits up to 250 multi-family units within the MUA-1 area. The Project conforms with the Development Program in Section 5.0 – Table 1.0 of the CDP, the multi-family design standards approved as part of the CDP, and all other standards set forth in the CDP. Sheet L-1.2 of the submission documents provides a tabulation showing conformance with the CDP’s development program and open space requirements. What follows is a summary of the Project’s individual phase and overall design elements as set forth in the PDP.

Walkability

Walkability is an important component of the Project. Concrete sidewalks throughout the Project will provide convenient access to the residential buildings. An interconnected network of walkways and sidewalks will provide access throughout the Project. All residential units are connected through pedestrian pathways to the park, clubhouse and amenity areas. A pedestrian spine has been developed within the Project to connect all units through the courtyard open spaces to the clubhouse and other on-site amenities.

Amenities

Amenities will be provided throughout the Project. Amenities may include a community clubhouse, fitness center, business center, pool, pool house, tennis court, pickleball court, putting green or an outdoor grilling pavilion, as well as other community rooms, a dog park, children’s playground, car wash area and other passive recreation spaces.

Parking Areas

Parking for the Project's multi-family residential buildings will be provided through surface parking. UDO Section 4.5 sets forth the following parking standards:

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 these standards, the Project will require a minimum of 439 parking spaces (1.86 spaces per unit). Proposed parking for the Project is as follows:

Parking Proposed - 422 (1.78 spaces per unit)

Stormwater Management

Stormwater management for the property will be provided in accordance with CDP Section 5.5.10. Stormwater management facilities to serve the Project are located in the general areas designated on the site plan as shown on sheet L-1.1 & L-1.2. Appropriate state and local stormwater and erosion control permits will be obtained prior to any land-disturbing activity.

Open Space

The CDP requires that at least 20% of the Knollwood Tract be comprised of open space. Open space is not required on each individual parcel within the Knollwood Tract; however, the Project will provide 56.1% (10.98 acres) of open space, of which 90.3% (9.92 acres) will be useable open space. Open space locations are indicated on the site plan included on Sheet L-1.2.

Sheet L.1.2 provides a 'running' tabulation of open space for the overall Knollwood Tract, including the McDeed's Creek elementary school and the residential units along Camp Easter Road.

Lighting

All lighting on the property will meet the standards set in CDP Section 5.5.6 and UDO Section 4.8. Lighting levels in parking areas and throughout the community will meet the UDO's safety standards. All light will be projected downward to limit any light spilling onto adjacent properties.

Signage

Signage will comply with CDP Section 5.5.8. A single subdivision sign for the Project will be placed along the entry drive at its main entrance. Any additional directional or on-site signage for parking areas, parks or amenities will comply with the standards for size, materials, and height set forth in UDO Section 4.6.

Environmental and Endangered Species

The Project is located within a high-quality watershed but is outside of the 100-year floodplain areas. Under CDP Section 5.5.10, 90 acres of the property within the MUA-1 area were designated for high density development with up to 70% impervious surface. The Project will use 11.10 acres of the 90 acres allotted for high density development.

The Project will comply with the standards contained in the Woodpecker Survey Report – Exhibit XIV prepared by Dr. Jay Carter III & Associates, which was submitted with the CDP. All federal, state and local environmental standards will be met, and any permits or authorization required will be obtained prior to construction.

Utilities

This PDP complies with the criteria described in CDP Section 5.5.5. Water and sewer utilities are available to serve the Project and will be connected to this site during construction. The water utility that will serve the Project will be located within the right-of-way of the US 1 connection. Sewer will be provided through a connection to the current Southern Pines lift station located along McDeed's Creek, which was installed for the with the McDeed's Creek Elementary School and intended to serve this property. Extension of off-site public utilities will be necessary to connect this property to the Town's water and sewer infrastructure. All costs for these public utility extensions will be borne by the developer and, once constructed and certified, the extensions will be dedicated to the Town. All utility extensions will be permitted by the applicable state and local agencies as required by the Town and the CDP.

Vehicular Circulation

Vehicular circulation and access will be constructed in accordance with CDP Section 5.5.1. This project will be accessed from the first section of the "spine road" which will be constructed at the existing US 1 median break at the current intersection of US 1 and Air Tool Drive. A Traffic Impact Assessment (TIA) has been prepared showing the roadway improvements that the NCDOT will require for the Project.

In summary, the PDP for the Project is consistent with the Town's Comprehensive Plan and promotes its objectives. The Comprehensive Plan designates the property as Traditional Mixed-Use. The Project is a 236-unit multi-family residential community as permitted in the CDP. The Project's design meets all CDP standards. The Project is consistent with the vision described in CDP Section 2.2 and will create new residential housing, adjacent to future commercial and office zoned properties, within a large mixed-use development as prescribed in the CDP.

Knollwood Multi-Family Project Preliminary Development Plan Justification

Below are listed the four (4) criteria required to approve a Preliminary Development Plan (PDP) application as described in Section 2.18.5(H) of the Town of Southern Pines Unified Development Ordinance (UDO). Following the individual criteria is an explanation, indicated in red, of how the Project complies with each of these criteria.

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

- (1) The application demonstrates that it will achieve the purposes of the PDD and this section;

The PDP conforms to all standards set forth in the Conceptual Development Plan (CDP) and the UDO. The documents included with the CDP demonstrate the Project's overall compliance with the UDO, and this PDP is consistent with the CDP's standards. The UDO provisions governing PD districts, the Comprehensive Plan, and the CDP all encourage mixed-use development that reflects the standards of the surrounding area and its existing features. The PDP satisfies these goals.

- (2) The Preliminary Development Plan is consistent with the Conceptual Development Plan and conforms to all applicable provisions of this UDO;

The PDP is consistent with and meets all standards and requirements set forth in the CDP. The PDP also conforms to the applicable UDO standards that are not described in the CDP. All uses are consistent with the proposed development program and allowable uses in CDP Section 5.1 – Table 1.0. The development of a 236-unit multi-family residential community is consistent with the vision described in CDP Section 2.2, as well as the CDP's Project Narrative and Design Standards. The multi-family residential units are consistent with the applicable UDO standards.

- (3) The proposed Development is located in an area of the Town that is appropriate; and

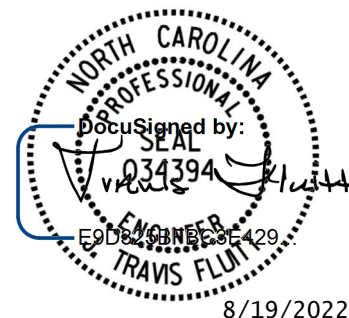
The PDP is compatible with the CDP, the surrounding community, and the other aspects of the Knollwood Tract mixed-use development described in the CDP (which includes mixed-use, office, residential, retail and restaurant uses). The Comprehensive Plan, which takes into account surrounding land uses, designates the Knollwood Tract as traditional mixed-use. The continued development of the Knollwood Tract, as described in the PDP, therefore is compatible with the surrounding land uses and appropriate for this area. The development standards set forth in the UDO and the CDP will ensure that 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 available to serve the Project and will be connected during its construction. The water utility that will serve the Project will be located within the right-of-way of the US 1 connection. Sewer will be provided through a connection to the current Southern Pines lift station located along McDeed's Creek, which was installed for the with the McDeed's Creek Elementary School and intended to serve this property. Extension of off-site public utilities will be necessary to connect the Project to the Town's water and sewer infrastructure. All costs for these public utility extensions will be borne by the developer, and once constructed and certified, the extensions will be dedicated to the Town. All utility extensions will be permitted by the applicable state and local agencies as required by the Town and the CDP. Stormwater management facilities serving the Project also will be designed and permitted by the applicable federal, state and local agencies.

MEMORANDUM

To: James Michel, PE, Town of Southern Pines
From: Travis Fluitt, PE, Kimley-Horn and Associates
Date: August 19, 2022
Subject: **Knollwood Apartments – Southern Pines, NC – Spine Road Analysis Addendum**



The *Knollwood Apartments TIA* (Kimley-Horn, April 2022) assessed the anticipated traffic impact of a 240 low-rise multifamily unit development located west of US 1 south of the intersection with St. Joseph Road in Southern Pines, North Carolina. In that study, site access was assumed to be provided via a connection to the spine road that will eventually extend from US 1 to Camp Easter Road. The spine road was not planned to extend beyond the apartment driveway at build-out of the apartment development.

The Knollwood Apartments development has been subsequently relocated within the Knollwood Tract site. As part of the relocation, the spine road will be constructed for approximately ½ mile from US 1 through the apartment site frontage. Site access is planned to be provided via two full movement driveways along the spine road. As the access to US 1 is unchanged from the April 2022 TIA, the analysis presented in that report is still valid.

The purpose of this analysis is to assess the laneage requirements of the spine road based on the anticipated traffic demands generated by the proposed apartments as well as the overall Knollwood master plan development (2032 only). Consistent with The Town of Southern Pines Unified Development Ordinance (UDO), this report presents traffic analyses for the projected (2024) build-out and projected (2032) 10-year traffic conditions.

Volume Development

Trip generation for the proposed apartments and the master plan development were obtained from the *Knollwood Apartments TIA*.

The site-generated trips were assigned to the spine road according to the distributions and percent assignments shown in **Figures 1–5**. The peak hour and daily traffic volumes for the projected (2024) build-out condition are shown on **Figure 6**, and the peak hour and daily traffic volumes for the projected (2032) 10-year condition are shown on **Figure 7**.

Detailed trip generation calculations, trip assignment, and traffic volume calculations are attached to this memorandum. It should be noted that the volume estimates presented herein do not include any non-site or background traffic that may use the spine road to travel between US 1 and Camp Easter Road instead of using NC 22 and Fairway Drive. Based on the *Knollwood School TIA* (Kimley-Horn, September 2017), the projected 2032 background traffic volume on Camp Easter Road was 5,500 vehicles per day. While the amount of background traffic that will use the spine road is unknown and will depend on a range of factors such as the design of the road, the number of driveways, and the number of conflicting bicycles and pedestrians, it is reasonable to assume that some of this traffic will use it. Therefore, the daily traffic volumes reported herein could be low by a few thousand vehicles per day.

Laneage Analysis

To determine the required laneage on the spine road, the projected daily traffic volumes were compared to the minor thoroughfare thresholds provided in the NCDOT Transportation Research Board's "Level of Service D Standards for Systems Level Planning" document dated October 14, 2011. As shown on the attached excerpt from this document, a 35-mph two-lane minor thoroughfare in the Piedmont region has the capacity to handle approximately 10,200 vehicles per day without a center two-way left-turn lane and approximately 12,700 vehicles per day with a center two-way left-turn lane.

At project build-out, the Knollwood Apartments development has the potential to generate approximately 1,758 daily trips. As shown on Figure 7, the 2024 daily volumes along the spine road are projected to fall well below the LOS D thresholds. Therefore, a two-lane roadway should be sufficient to handle the projected traffic demand for the proposed apartments.

In the 10-year scenario, assuming full build-out of the Knollwood master plan development and the extension of the spine road to Camp Easter Road, the daily traffic volumes on the spine road are expected to range from approximately 6,000 vpd north of the apartments to 10,000 vehicles per day between the apartments and US 1. While these volumes can be accommodated by a 2-lane roadway with left-turn lanes, as noted previously this does not account for any background traffic.

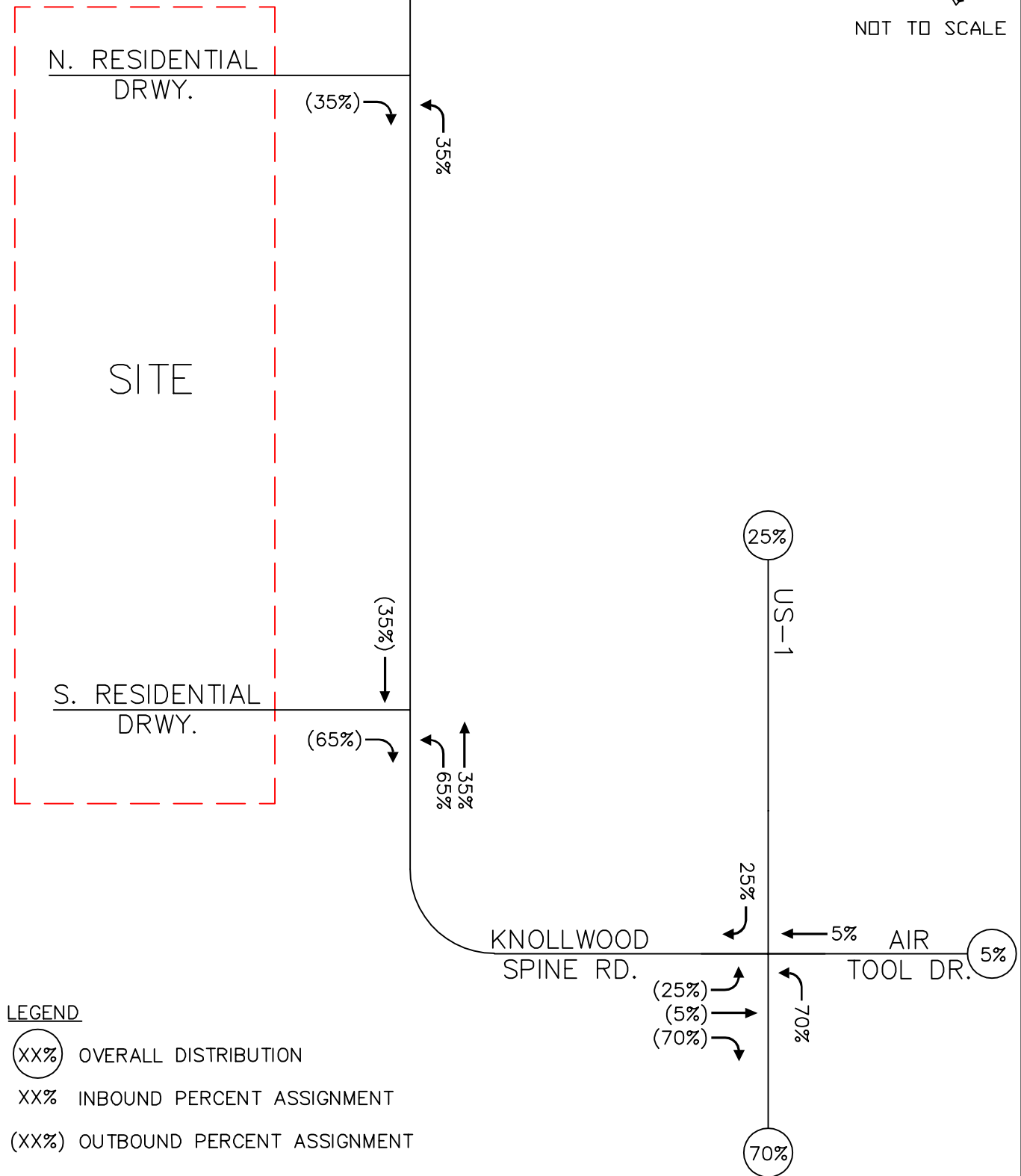
Recommendations

Based on the analysis presented herein, it is recommended that the spine road be constructed as a two-lane roadway on a 4-lane right-of-way to allow for future widening in the event that the capacity of the two-lane section is exceeded. It is also recommended that northbound left-turn lanes with 100 feet of storage be provided on the spine road at both apartment driveways. **Figure 8** shows the recommended roadway spine road laneage to accommodate build-out of the Knollwood Apartments development.

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



NOT TO SCALE

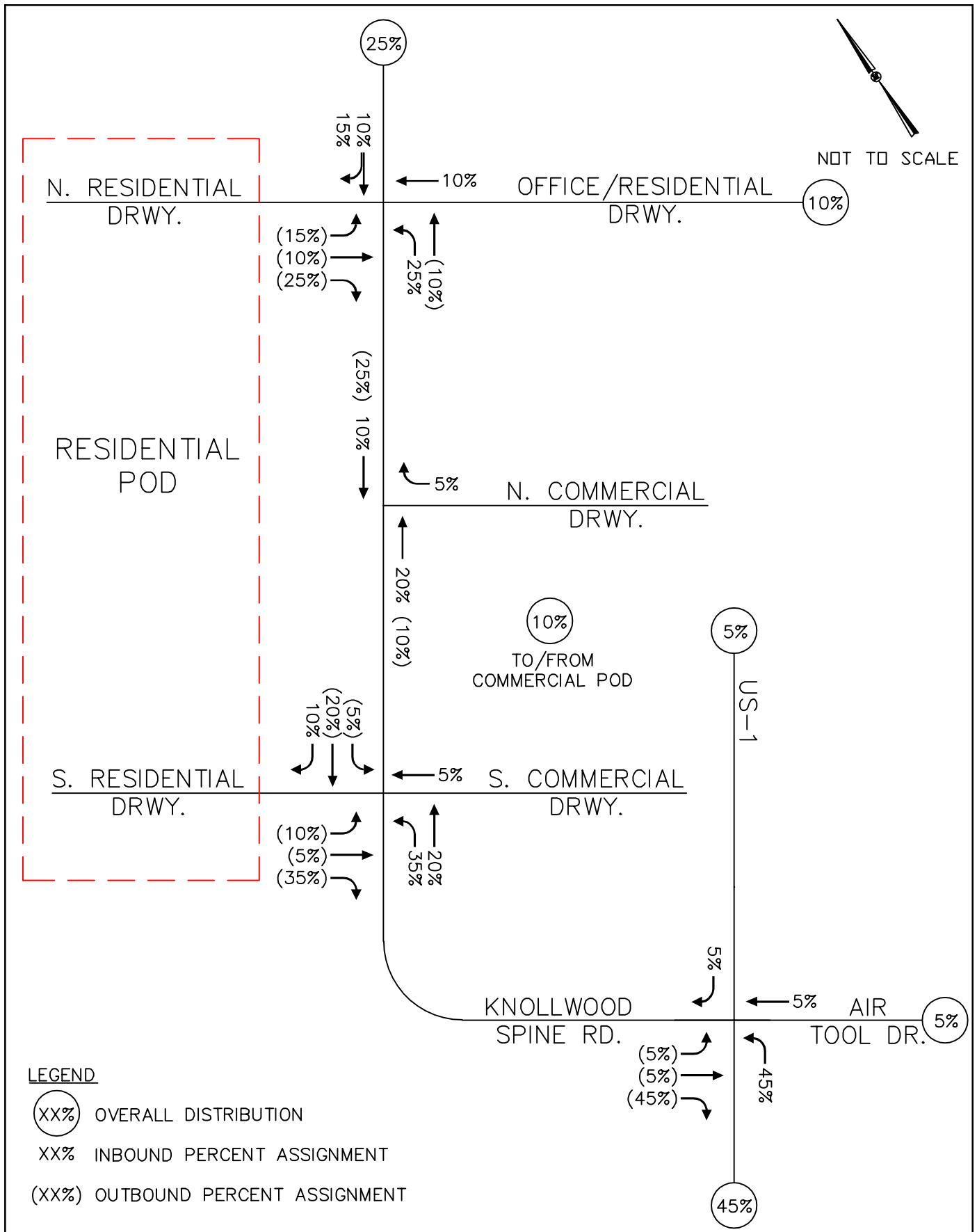


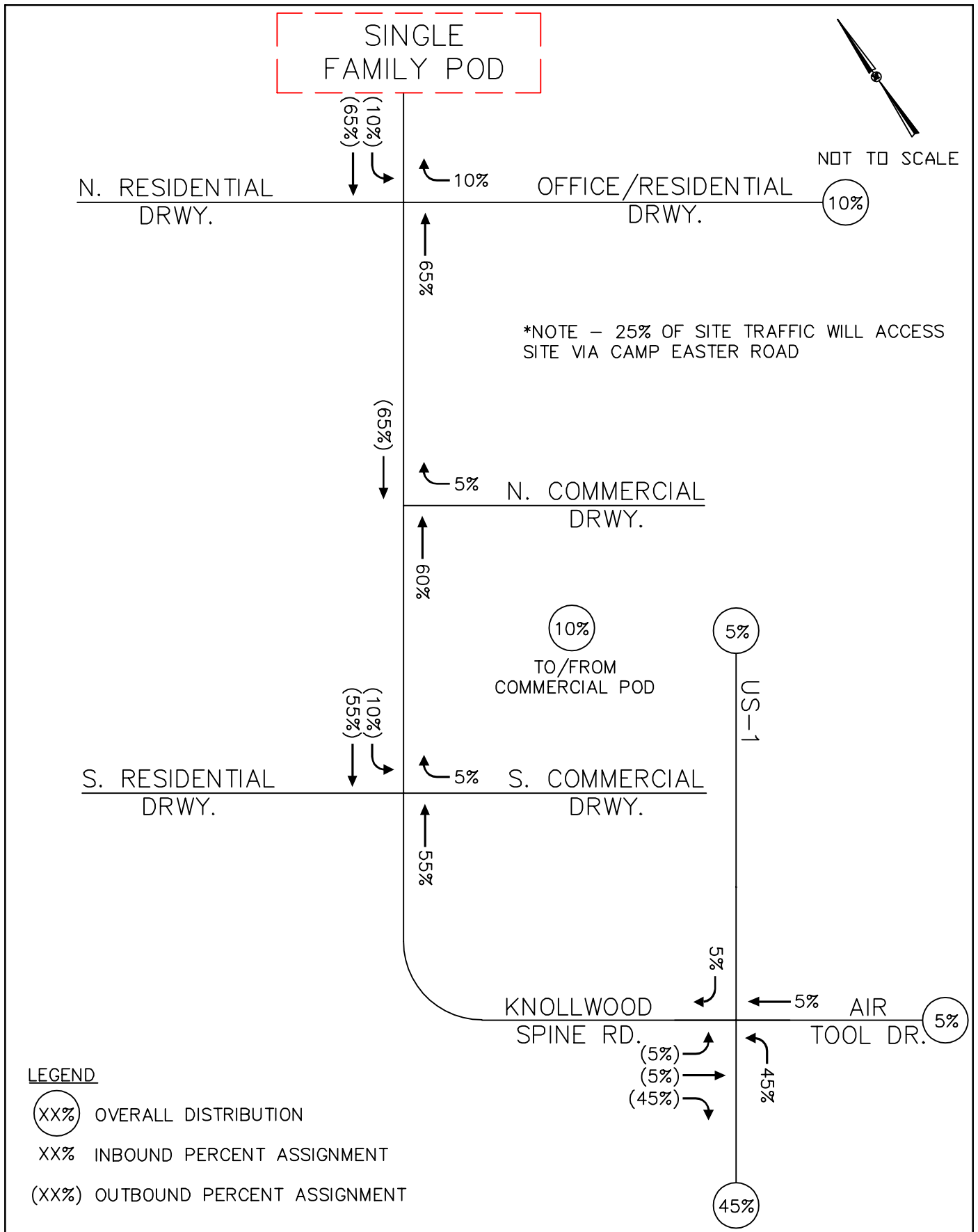
Kimley»Horn

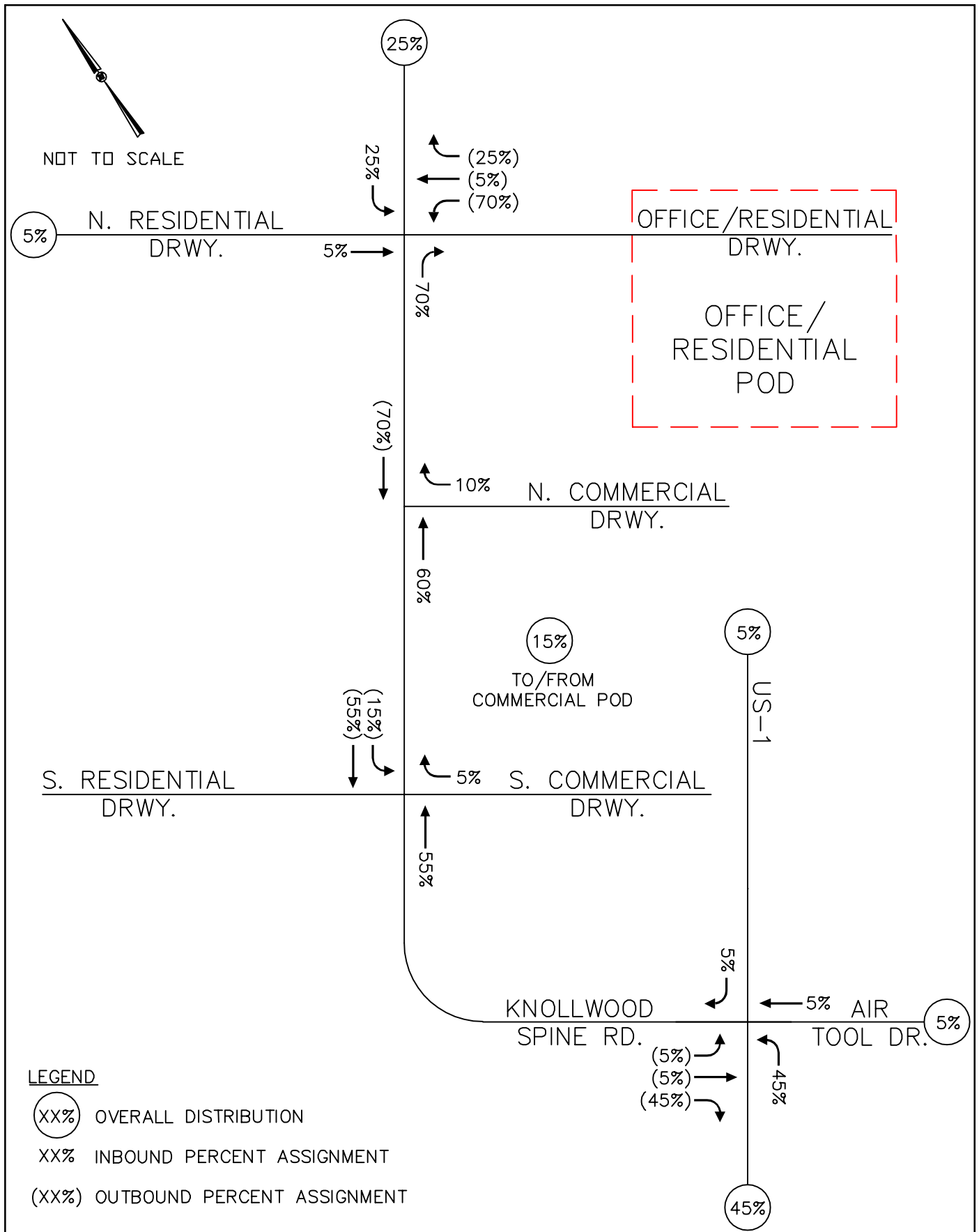
KNOLLWOOD APARTMENTS
SOUTHERN PINES, NC
TRAFFIC ANALYSIS ADDENDUM

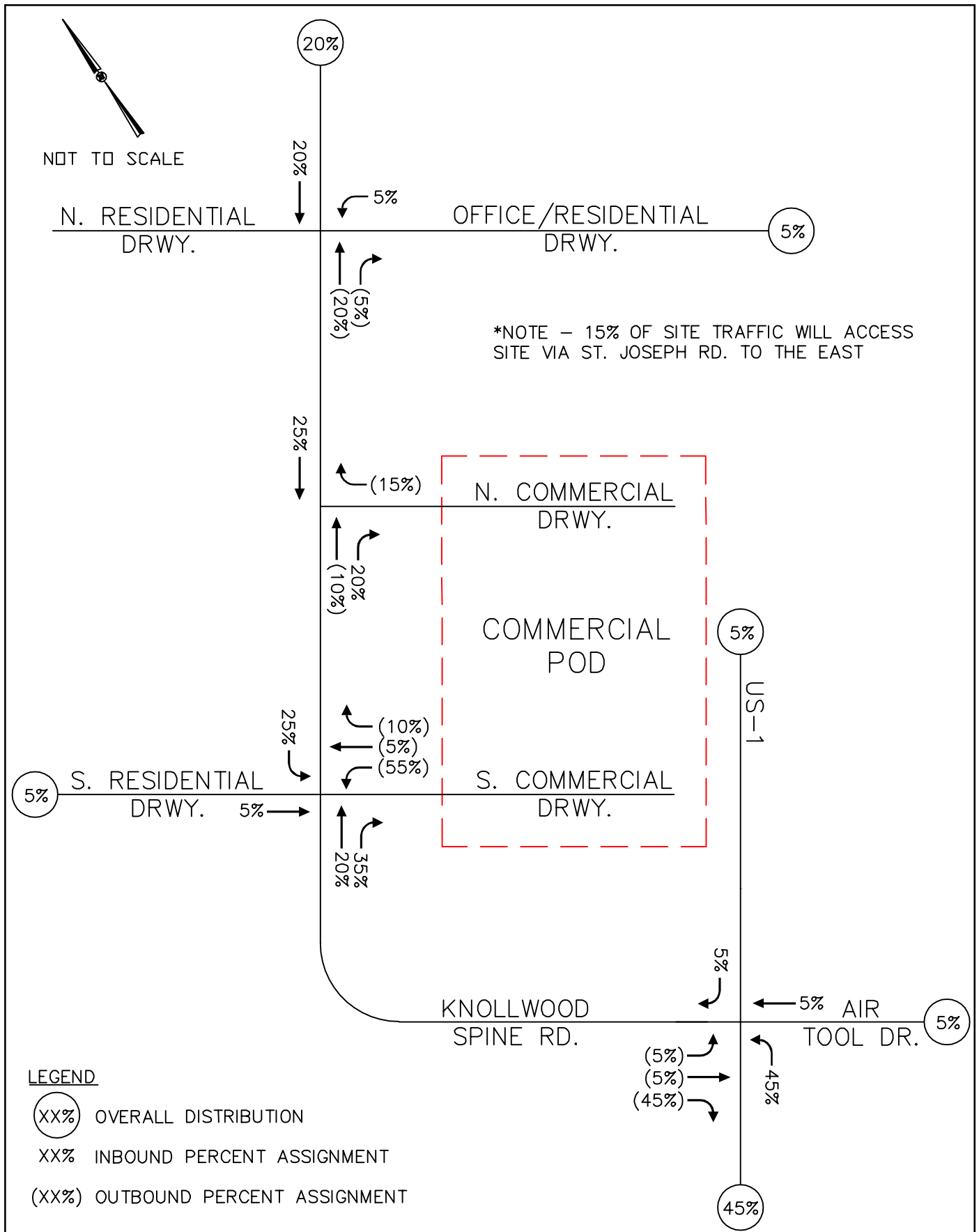
SITE TRAFFIC DISTRIBUTION
AND PERCENT ASSIGNMENT –
2024 APARTMENTS

FIGURE
1





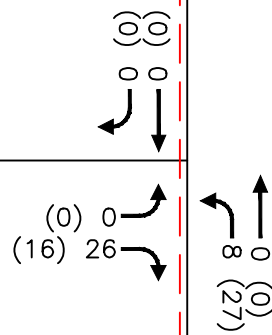






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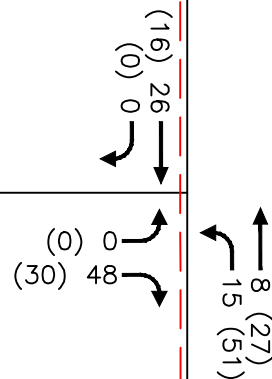
N. RESIDENTIAL
DRWY.



600

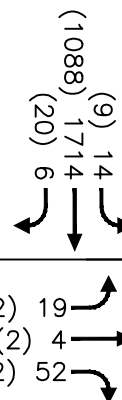
SITE

S. RESIDENTIAL
DRWY.

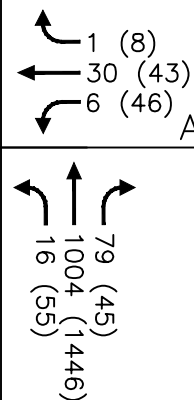


1,800

KNOLLWOOD
SPINE RD.



US-1



AIR TOOL
DR.

LEGEND

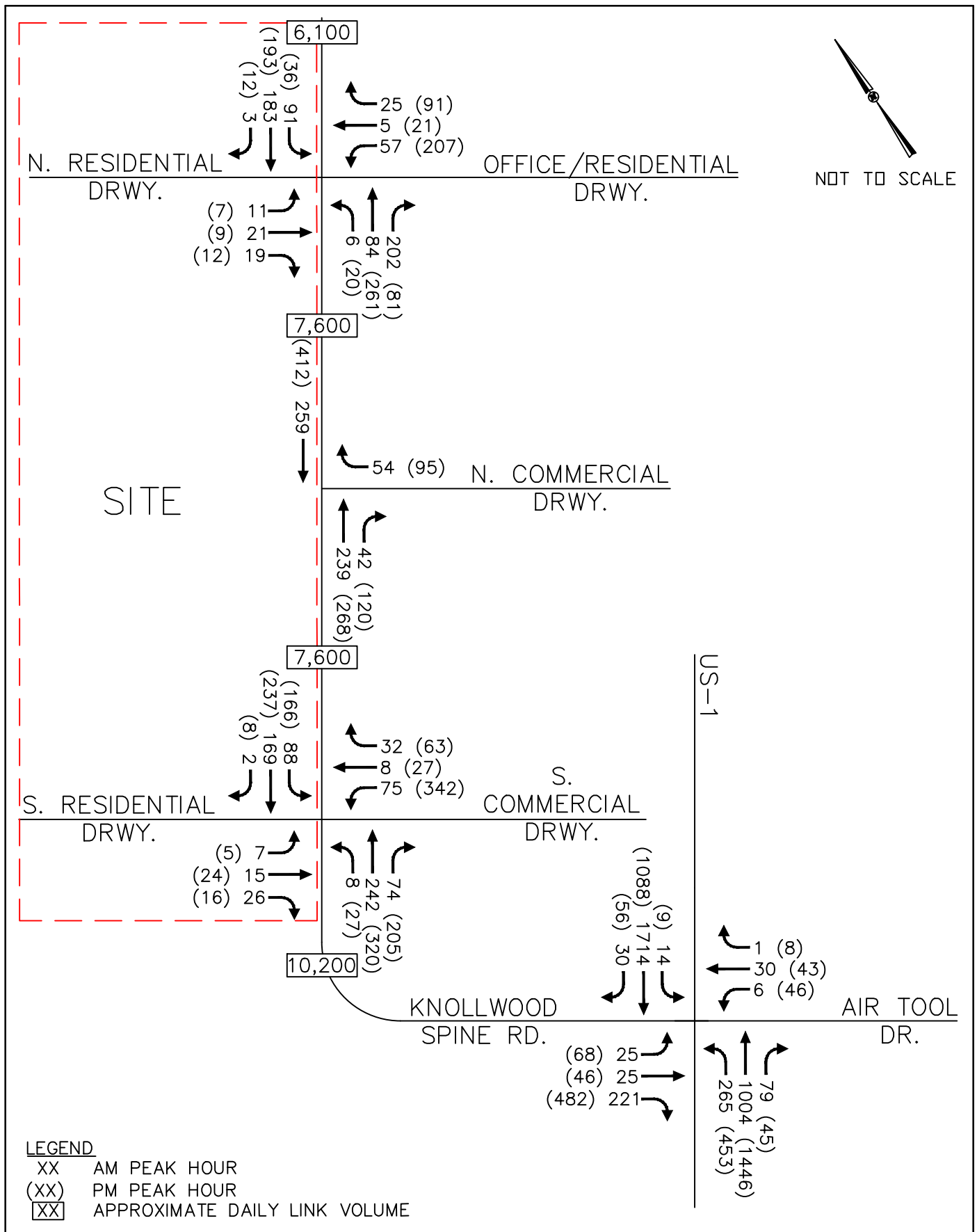
- XX AM PEAK HOUR
- (XX) PM PEAK HOUR
- XX APPROXIMATE DAILY LINK VOLUME

Kimley»Horn

KNOLLWOOD APARTMENTS
SOUTHERN PINES, NC
TRAFFIC ANALYSIS ADDENDUM

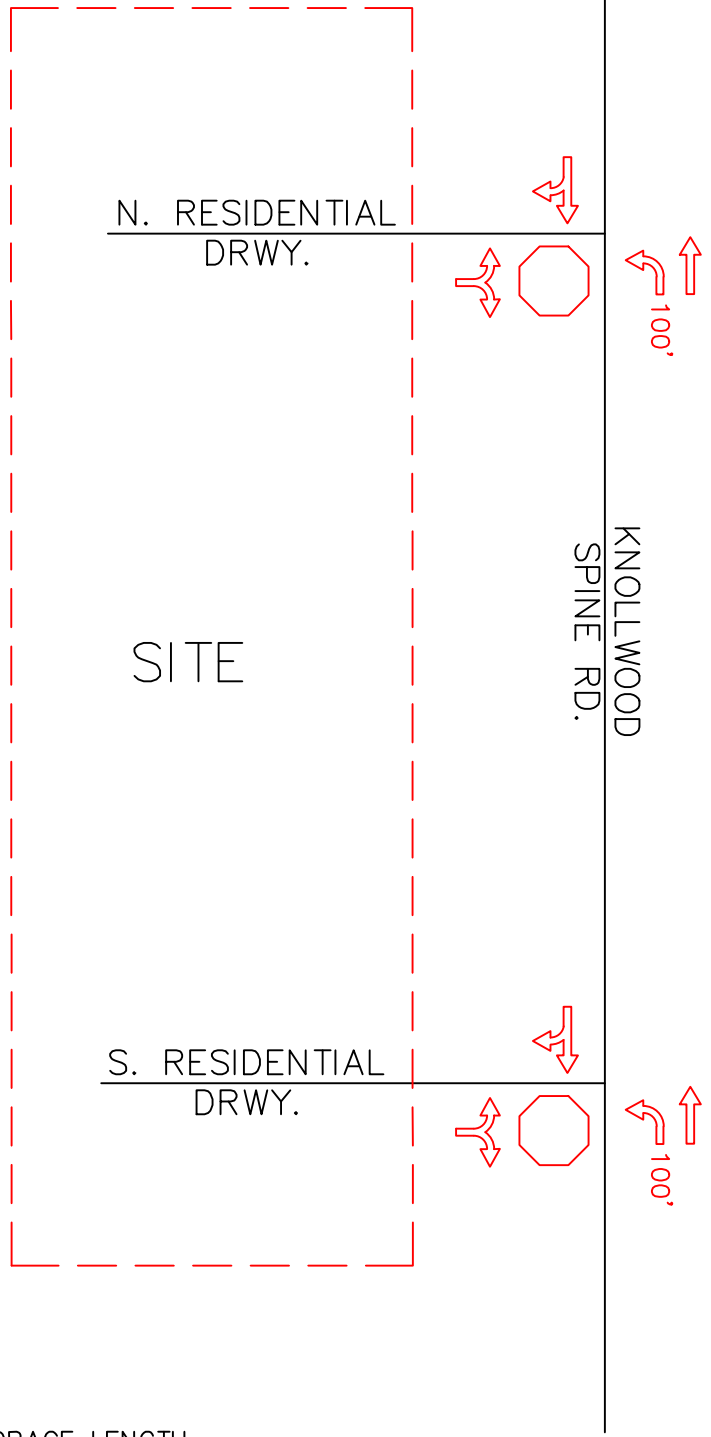
PROJECTED (2024)
BUILD-OUT AM AND PM
PEAK HOUR TRAFFIC VOLUMES

FIGURE
6





NOT TO SCALE



LEGEND

- XX' STORAGE LENGTH
- RECOMMENDED STOP SIGN
- RECOMMENDED LANE

Knollwood Apartments

Table 1 - Trip Generation: Apartments

Land Use	Intensity	Daily			AM Peak Hour			PM Peak Hour		
		Total	In	Out	Total	In	Out	Total	In	Out
220 Multifamily Housing (Low-Rise)	240 d.u.	1,758	879	879	97	23	74	124	78	46

K:\RAL_TPTO_Traffic\014412000 Knollwood Residential\T4 - Analysis\July 2022 Addendum Analysis\[Knollwood Residential - 2024 - TIA Data Sheet.xls]Trip Gen - Apartments Pod

8/19/22

Knollwood Apartments

Table 2 - Trip Generation: Knollwood Master Plan - Single Family Pod

Land Use	Intensity	Daily			AM Peak Hour			PM Peak Hour		
		Total	In	Out	Total	In	Out	Total	In	Out
210 Single Family Detached Housing	400 d.u.	3,612	1,806	1,806	263	68	195	366	231	135
215 Single Family Attached Housing	65 d.u.	446	223	223	28	9	19	35	20	15
Total Net New External Trips		4,058	2,029	2,029	291	77	214	401	251	150

K:\RAL_TPTO_Traffic\014412000 Knollwood Residential\T4 - Analysis\July 2022 Addendum Analysis\[Knollwood Residential - 2032 - TIA Data Sheet.xls]Trip Gen - Single Family Pod

8/19/22

Knollwood Apartments

Table 3 - Trip Generation: Knollwood Master Plan - Office Pod

Land Use	Intensity	Daily			AM Peak Hour			PM Peak Hour		
		Total	In	Out	Total	In	Out	Total	In	Out
210 Single Family Detached Housing	50 d.u.	534	267	267	40	10	30	52	33	19
710 General Office Building	200,000 s.f.	2,122	1,061	1,061	304	268	36	295	50	245
Total Net New External Trips		2,656	1,328	1,328	344	278	66	347	83	264

K:\RAL_TPTO_Traffic\014412000 Knollwood Residential\T4 - Analysis\July 2022 Addendum Analysis\[Knollwood Residential - 2032 - TIA Data Sheet.xls]Trip Gen - Office Pod

8/19/22

Knollwood Apartments

Table 4 - Trip Generation: Knollwood Master Plan - Commercial Pod

Land Use	Intensity	Daily			AM Peak Hour			PM Peak Hour		
		Total	In	Out	Total	In	Out	Total	In	Out
310 Hotel	150 rooms	1,202	601	601	68	38	30	83	42	41
820 Shopping Center	250,000 s.f.	12,392	6,196	6,196	281	174	107	1,092	524	568
Subtotal		13,594	6,797	6,797	349	212	137	1,175	566	609
<i>Pass-By Traffic (ITE)</i>	<u>AM</u> <u>PM</u>									
820 Shopping Center	0% 29%	3,121	1,560	1,561	0	0	0	275	130	145
Total Net New External Trips		10,473	5,237	5,236	349	212	137	900	436	464

INTERSECTION ANALYSIS SHEET

Project:	Knollwood Apartments
Location:	Southern Pines, NC
Scenario:	2024 Build-out Year
Ct. Date	
N/S Street:	Knollwood Spine Road
E/W Street:	South Residential Dwy/South Commercial Dwy

AM In	AM Out	PM In	PM Out
Apartment Trips:	23	74	78
Single Family Pod Trips:	0	0	0
Office/Residential Pod Trips:	0	0	0
Commercial Pod Primary Trips:	0	0	0
Commercial Pod Pass-By Trips:	0	0	0

Annual Growth Rate:	3.0%	Existing Year:	2022
Growth Factor:	0.0609	Buildout Year:	2024

AM PEAK HOUR AM PHF =

Description	South Residential Driveway <u>Eastbound</u>			South Commercial Driveway <u>Westbound</u>			Knollwood Spine Road <u>Northbound</u>			Knollwood Spine Road <u>Southbound</u>		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Apartment Traffic												
Percent Assignment Inbound	0%	0%	0%	0%	0%	0%	65%	35%	0%	0%	0%	0%
Inbound Project Traffic	0	0	0	0	0	0	15	8	0	0	0	0
Percent Assignment Outbound	0%	0%	65%	0%	0%	0%	0%	0%	0%	0%	35%	0%
Outbound Project Traffic	0	0	48	0	0	0	0	0	0	0	26	0
Total Project Traffic	0	0	48	0	0	0	15	8	0	0	26	0
2024 Buildout Total	0	0	48	0	0	0	15	8	0	0	26	0

PM PEAK HOUR PM PHF =

Description	South Residential Driveway <u>Eastbound</u>			South Commercial Driveway <u>Westbound</u>			Knollwood Spine Road <u>Northbound</u>			Knollwood Spine Road <u>Southbound</u>		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Apartment Traffic												
Percent Assignment Inbound	0%	0%	0%	0%	0%	0%	65%	35%	0%	0%	0%	0%
Inbound Project Traffic	0	0	0	0	0	0	51	27	0	0	0	0
Percent Assignment Outbound	0%	0%	65%	0%	0%	0%	0%	0%	0%	0%	35%	0%
Outbound Project Traffic	0	0	30	0	0	0	0	0	0	0	16	0
Total Project Traffic	0	0	30	0	0	0	51	27	0	0	16	0
2024 Buildout Total	0	0	30	0	0	0	51	27	0	0	16	0

INTERSECTION ANALYSIS SHEET

Project:	Knollwood Apartments
Location:	Southern Pines, NC
Scenario:	2024 Build-out Year
Ct. Date	
N/S Street:	Knollwood Spine Road
E/W Street:	North Commercial Driveway

AM In	AM Out	PM In	PM Out
Apartment Trips:	23	74	78
Single Family Pod Trips:	0	0	0
Office/Residential Pod Trips:	0	0	0
Commercial Pod Primary Trips:	0	0	0
Commercial Pod Pass-By Trips:	0	0	0

Annual Growth Rate:	3.0%	Existing Year:	2022
Growth Factor:	0.0609	Buildout Year:	2024

AM PEAK HOUR AM PHF =

Description	<u>Eastbound</u>			North Commercial Driveway <u>Westbound</u>			Knollwood Spine Road <u>Northbound</u>			Knollwood Spine Road <u>Southbound</u>		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Apartment Traffic												
Percent Assignment Inbound	0%	0%	0%	0%	0%	0%	0%	35%	0%	0%	0%	0%
Inbound Project Traffic	0	0	0	0	0	0	0	8	0	0	0	0
Percent Assignment Outbound	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	35%	0%
Outbound Project Traffic	0	0	0	0	0	0	0	0	0	0	26	0
Total Project Traffic	0	0	0	0	0	0	0	8	0	0	26	0
2024 Buildout Total	0	0	0	0	0	0	0	8	0	0	26	0

PM PEAK HOUR PM PHF =

Description	<u>Eastbound</u>			North Commercial Driveway <u>Westbound</u>			Knollwood Spine Road <u>Northbound</u>			Knollwood Spine Road <u>Southbound</u>		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Apartment Traffic												
Percent Assignment Inbound	0%	0%	0%	0%	0%	0%	0%	35%	0%	0%	0%	0%
Inbound Project Traffic	0	0	0	0	0	0	0	27	0	0	0	0
Percent Assignment Outbound	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	35%	0%
Outbound Project Traffic	0	0	0	0	0	0	0	0	0	0	16	0
Total Project Traffic	0	0	0	0	0	0	0	27	0	0	16	0
2024 Buildout Total	0	0	0	0	0	0	0	27	0	0	16	0

INTERSECTION ANALYSIS SHEET

Project:	Knollwood Apartments
Location:	Southern Pines, NC
Scenario:	2024 Build-out Year
Ct. Date	
N/S Street:	Knollwood Spine Road
E/W Street:	North Residential Driveway/Office Driveway

AM In	AM Out	PM In	PM Out
Apartment Trips:	23	74	78
Single Family Pod Trips:	0	0	0
Office/Residential Pod Trips:	0	0	0
Commercial Pod Primary Trips:	0	0	0
Commercial Pod Pass-By Trips:	0	0	0

Annual Growth Rate:	3.0%	Existing Year:	2022
Growth Factor:	0.0609	Buildout Year:	2024

AM PEAK HOUR
AM PHF =

Description	North Residential Driveway <u>Eastbound</u>			Office/Residential Driveway <u>Westbound</u>			Knollwood Spine Road <u>Northbound</u>			Knollwood Spine Road <u>Southbound</u>		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Apartment Traffic												
Percent Assignment Inbound	0%	0%	0%	0%	0%	0%	35%	0%	0%	0%	0%	0%
Inbound Project Traffic	0	0	0	0	0	0	8	0	0	0	0	0
Percent Assignment Outbound	0%	0%	35%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Outbound Project Traffic	0	0	26	0	0	0	0	0	0	0	0	0
Total Project Traffic	0	0	26	0	0	0	8	0	0	0	0	0
2024 Buildout Total	0	0	26	0	0	0	8	0	0	0	0	0

PM PEAK HOUR
PM PHF =

Description	North Residential Driveway <u>Eastbound</u>			Office/Residential Driveway <u>Westbound</u>			Knollwood Spine Road <u>Northbound</u>			Knollwood Spine Road <u>Southbound</u>		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Apartment Traffic												
Percent Assignment Inbound	0%	0%	0%	0%	0%	0%	35%	0%	0%	0%	0%	0%
Inbound Project Traffic	0	0	0	0	0	0	27	0	0	0	0	0
Percent Assignment Outbound	0%	0%	35%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Outbound Project Traffic	0	0	16	0	0	0	0	0	0	0	0	0
Total Project Traffic	0	0	16	0	0	0	27	0	0	0	0	0
2024 Buildout Total	0	0	16	0	0	0	27	0	0	0	0	0

INTERSECTION ANALYSIS SHEET

Project:	Knollwood Residential
Location:	Southern Pines, NC
Scenario:	2024 Daily Traffic
Ct. Date	
N/S Street:	Knollwood Spine Road
E/W Street:	South Residential Dwy/South Commercial Dwy

	Daily In	Daily Out
Apartment Trips:	879	879
Single Family Pod Trips:	0	0
Office/Residential Pod Trips:	0	0
Commercial Pod Primary Trips:	0	0
Commercial Pod Pass-By Trips:	0	0

Annual Growth Rate:	3.0%	Existing Year:	2022
Growth Factor:	0.0609	Buildout Year:	2024

DAILY TRAFFIC

Description	South Residential Driveway <u>Eastbound</u>			South Commercial Driveway <u>Westbound</u>			Knollwood Spine Road <u>Northbound</u>			Knollwood Spine Road <u>Southbound</u>		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Apartment Traffic												
Percent Assignment Inbound	0%	0%	0%	0%	0%	0%	65%	35%	0%	0%	0%	0%
Inbound Project Traffic	0	0	0	0	0	0	571	308	0	0	0	0
Percent Assignment Outbound	0%	0%	65%	0%	0%	0%	0%	0%	0%	0%	35%	0%
Outbound Project Traffic	0	0	571	0	0	0	0	0	0	0	308	0
Total Project Traffic	0	0	571	0	0	0	571	308	0	0	308	0
2024 Buildout Total	0	0	571	0	0	0	571	308	0	0	308	0
2-Way Volume		2284			0			1758			616	

Overall Percent Impact (vs. Buildout) 100.0%

INTERSECTION ANALYSIS SHEET

Project:	Knollwood Residential
Location:	Southern Pines, NC
Scenario:	2024 Daily Traffic
Ct. Date	
N/S Street:	Knollwood Spine Road
E/W Street:	South Residential Dwy/South Commercial Dwy

	Daily In	Daily Out
Apartment Trips:	879	879
Single Family Pod Trips:	0	0
Office/Residential Pod Trips:	0	0
Commercial Pod Primary Trips:	0	0
Commercial Pod Pass-By Trips:	0	0

Annual Growth Rate:	3.0%	Existing Year:	2022
Growth Factor:	0.0609	Buildout Year:	2024

DAILY TRAFFIC

Description	<u>Eastbound</u>			South Residential Dwy/South <u>Westbound</u>			Knollwood Spine Road <u>Northbound</u>			Knollwood Spine Road <u>Southbound</u>		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Apartment Traffic												
Percent Assignment Inbound	0%	0%	0%	0%	0%	0%	0%	35%	0%	0%	0%	0%
Inbound Project Traffic	0	0	0	0	0	0	0	308	0	0	0	0
Percent Assignment Outbound	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	35%	0%
Outbound Project Traffic	0	0	0	0	0	0	0	0	0	0	308	0
Total Project Traffic	0	0	0	0	0	0	0	308	0	0	308	0
2024 Buildout Total	0	0	0	0	0	0	0	308	0	0	308	0
2-Way Volume		0			0			616			616	

Overall Percent Impact (vs. Buildout) 100.0%

INTERSECTION ANALYSIS SHEET

Project:	Knollwood Residential
Location:	Southern Pines, NC
Scenario:	2024 Daily Traffic
Ct. Date	
N/S Street:	Knollwood Spine Road
E/W Street:	South Residential Dwy/South Commercial Dwy

	Daily In	Daily Out
Apartment Trips:	879	879
Single Family Pod Trips:	0	0
Office/Residential Pod Trips:	0	0
Commercial Pod Primary Trips:	0	0
Commercial Pod Pass-By Trips:	0	0

Annual Growth Rate:	3.0%	Existing Year:	2022
Growth Factor:	0.0609	Buildout Year:	2024

DAILY TRAFFIC

Description	North Residential Driveway <u>Eastbound</u>			Office/Residential Driveway <u>Westbound</u>			Knollwood Spine Road <u>Northbound</u>			Knollwood Spine Road <u>Southbound</u>		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Apartment Traffic												
Percent Assignment Inbound	0%	0%	0%	0%	0%	0%	35%	0%	0%	0%	0%	0%
Inbound Project Traffic	0	0	0	0	0	0	308	0	0	0	0	0
Percent Assignment Outbound	0%	0%	35%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Outbound Project Traffic	0	0	308	0	0	0	0	0	0	0	0	0
Total Project Traffic	0	0	308	0	0	0	308	0	0	0	0	0
2024 Buildout Total	0	0	308	0	0	0	308	0	0	0	0	0
2-Way Volume		1232			0			616			0	

Overall Percent Impact (vs. Buildout) 100.0%

INTERSECTION ANALYSIS SHEET

Project:	Knollwood Apartments
Location:	Southern Pines, NC
Scenario:	2032 Build-out Year
Ct. Date	
N/S Street:	Knollwood Spine Road
E/W Street:	South Residential Dwy/South Commercial Dwy

ANALYSIS SHEET		AM In	AM Out	PM In	PM Out
Apartment Trips:		23	74	78	46
Single Family Pod Trips:		77	214	251	150
Office/Residential Pod Trips:		278	66	83	264
Commercial Pod Primary Trips:		212	137	436	464
Commercial Pod Pass-By Trips:		0	0	130	145

Annual Growth Rate:	3.0%	Existing Year:	2022
Growth Factor:	0.343916	Buildout Year:	2032

AM PEAK HOUR
AM PHF =

Description	South Residential Driveway Eastbound			South Commercial Driveway Westbound			Knollwood Spine Road Northbound			Knollwood Spine Road Southbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Apartment Traffic												
Percent Assignment Inbound	0%	0%	0%	0%	5%	0%	35%	20%	0%	0%	0%	10%
Inbound Project Traffic	0	0	0	0	1	0	8	5	0	0	0	2
Percent Assignment Outbound	10%	5%	35%	0%	0%	0%	0%	0%	0%	5%	20%	0%
Outbound Project Traffic	7	4	26	0	0	0	0	0	0	4	15	0
Single Family Pod Traffic												
Percent Assignment Inbound	0%	0%	0%	0%	0%	5%	0%	55%	0%	0%	0%	0%
Inbound Project Traffic	0	0	0	0	0	4	0	42	0	0	0	0
Percent Assignment Outbound	0%	0%	0%	0%	0%	0%	0%	0%	0%	10%	55%	0%
Outbound Project Traffic	0	0	0	0	0	0	0	0	0	21	118	0
Office/Residential Pod Traffic												
Percent Assignment Inbound	0%	0%	0%	0%	0%	5%	0%	55%	0%	0%	0%	0%
Inbound Project Traffic	0	0	0	0	0	14	0	153	0	0	0	0
Percent Assignment Outbound	0%	0%	0%	0%	0%	0%	0%	0%	0%	15%	55%	0%
Outbound Project Traffic	0	0	0	0	0	0	0	0	0	10	36	0
Commercial Pod Traffic												
Percent Assignment Inbound	0%	5%	0%	0%	0%	0%	0%	20%	35%	25%	0%	0%
Inbound Project Traffic	0	11	0	0	0	0	0	42	74	53	0	0
Percent Assignment Outbound	0%	0%	0%	55%	5%	10%	0%	0%	0%	0%	0%	0%
Outbound Project Traffic	0	0	0	75	7	14	0	0	0	0	0	0
2032 Buildout Total	7	15	26	75	8	32	8	242	74	88	169	2

PM PEAK HOUR
PM PHF =

Description	South Residential Driveway Eastbound			South Commercial Driveway Westbound			Knollwood Spine Road Northbound			Knollwood Spine Road Southbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Apartment Traffic												
Percent Assignment Inbound	0%	0%	0%	0%	5%	0%	35%	20%	0%	0%	0%	10%
Inbound Project Traffic	0	0	0	0	4	0	27	16	0	0	0	8
Percent Assignment Outbound	10%	5%	35%	0%	0%	0%	0%	0%	0%	5%	20%	0%
Outbound Project Traffic	5	2	16	0	0	0	0	0	0	2	9	0
Single Family Pod Traffic												
Percent Assignment Inbound	0%	0%	0%	0%	0%	5%	0%	55%	0%	0%	0%	0%
Inbound Project Traffic	0	0	0	0	0	13	0	138	0	0	0	0
Percent Assignment Outbound	0%	0%	0%	0%	0%	0%	0%	0%	0%	10%	55%	0%
Outbound Project Traffic	0	0	0	0	0	0	0	0	0	15	83	0
Office/Residential Pod Traffic												
Percent Assignment Inbound	0%	0%	0%	0%	0%	5%	0%	55%	0%	0%	0%	0%
Inbound Project Traffic	0	0	0	0	0	4	0	46	0	0	0	0
Percent Assignment Outbound	0%	0%	0%	0%	0%	0%	0%	0%	0%	15%	55%	0%
Outbound Project Traffic	0	0	0	0	0	0	0	0	0	40	145	0
Commercial Pod Traffic												
Percent Assignment Inbound	0%	5%	0%	0%	0%	0%	0%	20%	35%	25%	0%	0%
Inbound Project Traffic	0	22	0	0	0	0	0	87	153	109	0	0
Percent Assignment Outbound	0%	0%	0%	55%	5%	10%	0%	0%	0%	0%	0%	0%
Outbound Project Traffic	0	0	0	255	23	46	0	0	0	0	0	0
Pass-By Capture Reduction	0	0	0	0	0	0	0	0	0	0	0	0
Pass-By Capture Assignment	0	0	0	87	0	0	0	33	52	0	0	0
Total Pass-By Traffic	0	0	0	87	0	0	0	33	52	0	0	0
Total Project Traffic	5	24	16	342	27	63	27	320	205	166	237	8
2032 Buildout Total	5	24	16	342	27	63	27	320	205	166	237	8

INTERSECTION ANALYSIS SHEET

Project:	Knollwood Apartments
Location:	Southern Pines, NC
Scenario:	2032 Build-out Year
Ct. Date	
N/S Street:	Knollwood Spine Road
E/W Street:	North Commercial Driveway

ANALYSIS SHEET		AM In	AM Out	PM In	PM Out
Apartment Trips:		23	74	78	46
Single Family Pod Trips:		77	214	251	150
Office/Residential Pod Trips:		278	66	83	264
Commercial Pod Primary Trips:		212	137	436	464
Commercial Pod Pass-By Trips:		0	0	130	145

Annual Growth Rate:	3.0%
Growth Factor:	0.343916

Existing Year:	2022
Buildout Year:	2032

AM PEAK HOUR
AM PHF =

Description	Eastbound			North Commercial Driveway Westbound			Knollwood Spine Road Northbound			Knollwood Spine Road Southbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Apartment Traffic												
Percent Assignment Inbound	0%	0%	0%	0%	0%	5%	0%	20%	0%	0%	10%	0%
Inbound Project Traffic	0	0	0	0	0	1	0	5	0	0	2	0
Percent Assignment Outbound	0%	0%	0%	0%	0%	0%	0%	10%	0%	0%	25%	0%
Outbound Project Traffic	0	0	0	0	0	0	0	7	0	0	19	0
Single Family Pod Traffic												
Percent Assignment Inbound	0%	0%	0%	0%	0%	5%	0%	60%	0%	0%	0%	0%
Inbound Project Traffic	0	0	0	0	0	4	0	46	0	0	0	0
Percent Assignment Outbound	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	65%	0%
Outbound Project Traffic	0	0	0	0	0	0	0	0	0	0	139	0
Office/Residential Pod Traffic												
Percent Assignment Inbound	0%	0%	0%	0%	0%	10%	0%	60%	0%	0%	0%	0%
Inbound Project Traffic	0	0	0	0	0	28	0	167	0	0	0	0
Percent Assignment Outbound	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	70%	0%
Outbound Project Traffic	0	0	0	0	0	0	0	0	0	0	46	0
Commercial Pod Traffic												
Percent Assignment Inbound	0%	0%	0%	0%	0%	0%	0%	0%	20%	0%	25%	0%
Inbound Project Traffic	0	0	0	0	0	0	0	0	42	0	53	0
Percent Assignment Outbound	0%	0%	0%	0%	0%	15%	0%	10%	0%	0%	0%	0%
Outbound Project Traffic	0	0	0	0	0	21	0	14	0	0	0	0
Total Project Traffic	0	0	0	0	0	54	0	239	42	0	259	0
2032 Buildout Total	0	0	0	0	0	54	0	239	42	0	259	0

PM PEAK HOUR
PM PHF =

Description	Eastbound			North Commercial Driveway Westbound			Knollwood Spine Road Northbound			Knollwood Spine Road Southbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Apartment Traffic												
Percent Assignment Inbound	0%	0%	0%	0%	0%	5%	0%	20%	0%	0%	10%	0%
Inbound Project Traffic	0	0	0	0	0	4	0	16	0	0	8	0
Percent Assignment Outbound	0%	0%	0%	0%	0%	0%	0%	10%	0%	0%	25%	0%
Outbound Project Traffic	0	0	0	0	0	0	0	5	0	0	12	0
Single Family Pod Traffic												
Percent Assignment Inbound	0%	0%	0%	0%	0%	5%	0%	60%	0%	0%	0%	0%
Inbound Project Traffic	0	0	0	0	0	13	0	151	0	0	0	0
Percent Assignment Outbound	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	65%	0%
Outbound Project Traffic	0	0	0	0	0	0	0	0	0	0	98	0
Office/Residential Pod Traffic												
Percent Assignment Inbound	0%	0%	0%	0%	0%	10%	0%	60%	0%	0%	0%	0%
Inbound Project Traffic	0	0	0	0	0	8	0	50	0	0	0	0
Percent Assignment Outbound	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	70%	0%
Outbound Project Traffic	0	0	0	0	0	0	0	0	0	0	185	0
Commercial Pod Traffic												
Percent Assignment Inbound	0%	0%	0%	0%	0%	0%	0%	0%	20%	0%	25%	0%
Inbound Project Traffic	0	0	0	0	0	0	0	0	87	0	109	0
Percent Assignment Outbound	0%	0%	0%	0%	0%	15%	0%	10%	0%	0%	0%	0%
Outbound Project Traffic	0	0	0	0	0	70	0	46	0	0	0	0
Pass-By Capture Reduction	0	0	0	0	0	0	0	0	0	0	0	0
Pass-By Capture Assignment	0	0	0	0	0	0	0	0	33	0	0	0
Total Pass-By Traffic	0	0	0	0	0	0	0	0	33	0	0	0
Total Project Traffic	0	0	0	0	0	95	0	268	120	0	412	0
2032 Buildout Total	0	0	0	0	0	95	0	268	120	0	412	0

INTERSECTION ANALYSIS SHEET

Project: **Knollwood Apartments**
 Location: **Southern Pines, NC**
 Scenario: **2032 Build-out Year**
 Ct. Date:
 N/S Street: **Knollwood Spine Road**
 E/W Street: **North Residential Driveway/Office Driveway**

AM In	AM Out	PM In	PM Out
Apartment Trips: 23	74	78	46
Single Family Pod Trips: 77	214	251	150
Office/Residential Pod Trips: 278	66	83	264
Commercial Pod Primary Trips: 212	137	436	464
Commercial Pod Pass-By Trips: 0	0	130	145

Annual Growth Rate: 3.0%
 Growth Factor: 0.343916

Existing Year: 2022
 Buildout Year: 2032

AM PEAK HOUR
 AM PHF =

Description	North Residential Driveway Eastbound			Office/Residential Driveway Westbound			Knollwood Spine Road Northbound			Knollwood Spine Road Southbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Apartment Traffic												
Percent Assignment Inbound	0%	0%	0%	0%	10%	0%	25%	0%	0%	0%	10%	15%
Inbound Project Traffic	0	0	0	0	2	0	6	0	0	0	2	3
Percent Assignment Outbound	15%	10%	25%	0%	0%	0%	0%	10%	0%	0%	0%	0%
Outbound Project Traffic	11	7	19	0	0	0	0	7	0	0	0	0
Single Family Pod Traffic												
Percent Assignment Inbound	0%	0%	0%	0%	0%	10%	0%	65%	0%	0%	0%	0%
Inbound Project Traffic	0	0	0	0	0	8	0	50	0	0	0	0
Percent Assignment Outbound	0%	0%	0%	0%	0%	0%	0%	0%	0%	10%	65%	0%
Outbound Project Traffic	0	0	0	0	0	0	0	0	0	21	139	0
Office/Residential Pod Traffic												
Percent Assignment Inbound	0%	5%	0%	0%	0%	0%	0%	0%	70%	25%	0%	0%
Inbound Project Traffic	0	14	0	0	0	0	0	0	195	70	0	0
Percent Assignment Outbound	0%	0%	0%	70%	5%	25%	0%	0%	0%	0%	0%	0%
Outbound Project Traffic	0	0	0	46	3	17	0	0	0	0	0	0
Commercial Pod Traffic												
Percent Assignment Inbound	0%	0%	0%	5%	0%	0%	0%	0%	0%	0%	20%	0%
Inbound Project Traffic	0	0	0	11	0	0	0	0	0	0	42	0
Percent Assignment Outbound	0%	0%	0%	0%	0%	0%	0%	20%	5%	0%	0%	0%
Outbound Project Traffic	0	0	0	0	0	0	0	27	7	0	0	0
Total Project Traffic	11	21	19	57	5	25	6	84	202	91	183	3
2032 Buildout Total	11	21	19	57	5	25	6	84	202	91	183	3

PM PEAK HOUR
 PM PHF =

Description	North Residential Driveway Eastbound			Office/Residential Driveway Westbound			Knollwood Spine Road Northbound			Knollwood Spine Road Southbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Apartment Traffic												
Percent Assignment Inbound	0%	0%	0%	0%	10%	0%	25%	0%	0%	0%	10%	15%
Inbound Project Traffic	0	0	0	0	8	0	20	0	0	0	8	12
Percent Assignment Outbound	15%	10%	25%	0%	0%	0%	0%	10%	0%	0%	0%	0%
Outbound Project Traffic	7	5	12	0	0	0	0	5	0	0	0	0
Single Family Pod Traffic												
Percent Assignment Inbound	0%	0%	0%	0%	0%	10%	0%	65%	0%	0%	0%	0%
Inbound Project Traffic	0	0	0	0	0	25	0	163	0	0	0	0
Percent Assignment Outbound	0%	0%	0%	0%	0%	0%	0%	0%	0%	10%	65%	0%
Outbound Project Traffic	0	0	0	0	0	0	0	0	0	15	98	0
Office/Residential Pod Traffic												
Percent Assignment Inbound	0%	5%	0%	0%	0%	0%	0%	0%	70%	25%	0%	0%
Inbound Project Traffic	0	4	0	0	0	0	0	0	58	21	0	0
Percent Assignment Outbound	0%	0%	0%	70%	5%	25%	0%	0%	0%	0%	0%	0%
Outbound Project Traffic	0	0	0	185	13	66	0	0	0	0	0	0
Commercial Pod Traffic												
Percent Assignment Inbound	0%	0%	0%	5%	0%	0%	0%	0%	0%	0%	20%	0%
Inbound Project Traffic	0	0	0	22	0	0	0	0	0	0	87	0
Percent Assignment Outbound	0%	0%	0%	0%	0%	0%	0%	20%	5%	0%	0%	0%
Outbound Project Traffic	0	0	0	0	0	0	0	93	23	0	0	0
Pass-By Capture Reduction	0	0	0	0	0	0	0	0	0	0	0	0
Pass-By Capture Assignment	0	0	0	0	0	0	0	0	0	0	0	0
Total Pass-By Traffic	0	0	0	0	0	0	0	0	0	0	0	0
Total Project Traffic	7	9	12	207	21	91	20	261	81	36	193	12
2032 Buildout Total	7	9	12	207	21	91	20	261	81	36	193	12

INTERSECTION ANALYSIS SHEET

Project: Knollwood Apartments
Location: Southern Pines, NC
Scenario: 2032 Daily Traffic
Ct. Date
N/S Street: Knollwood Spine Road
E/W Street: South Residential Drwy/South Commercial Drwy

	Daily In	Daily Out
Apartment Trips:	879	879
Single Family Pod Trips:	2029	2029
Office/Residential Pod Trips:	1328	1328
Commercial Pod Primary Trips:	5000	5000
Commercial Pod Pass-By Trips:	1797	1797

Annual Growth Rate: 3.0%
Growth Factor: 0.3439164

Existing Year: 2022
Buildout Year: 2032

DAILY VOLUME

Description	South Residential Driveway <u>Eastbound</u>			South Commercial Driveway <u>Westbound</u>			Knollwood Spine Road <u>Northbound</u>			Knollwood Spine Road <u>Southbound</u>		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Apartment Traffic												
Percent Assignment Inbound	0%	0%	0%	0%	5%	0%	35%	20%	0%	0%	0%	10%
Inbound Project Traffic	0	0	0	0	44	0	308	176	0	0	0	88
Percent Assignment Outbound	10%	5%	35%	0%	0%	0%	0%	0%	0%	5%	20%	0%
Outbound Project Traffic	88	44	308	0	0	0	0	0	0	44	176	0
Single Family Pod Traffic												
Percent Assignment Inbound	0%	0%	0%	0%	0%	5%	0%	55%	0%	0%	0%	0%
Inbound Project Traffic	0	0	0	0	0	101	0	1116	0	0	0	0
Percent Assignment Outbound	0%	0%	0%	0%	0%	0%	0%	0%	0%	10%	55%	0%
Outbound Project Traffic	0	0	0	0	0	0	0	0	0	203	1116	0
Office/Residential Pod Traffic												
Percent Assignment Inbound	0%	0%	0%	0%	0%	5%	0%	55%	0%	0%	0%	0%
Inbound Project Traffic	0	0	0	0	0	66	0	730	0	0	0	0
Percent Assignment Outbound	0%	0%	0%	0%	0%	0%	0%	0%	0%	15%	55%	0%
Outbound Project Traffic	0	0	0	0	0	0	0	0	0	199	730	0
Commercial Pod Traffic												
Percent Assignment Inbound	0%	5%	0%	0%	0%	0%	0%	20%	35%	25%	0%	0%
Inbound Project Traffic	0	250	0	0	0	0	0	1000	1750	1250	0	0
Percent Assignment Outbound	0%	0%	0%	55%	5%	10%	0%	0%	0%	0%	0%	0%
Outbound Project Traffic	0	0	0	2750	250	500	0	0	0	0	0	0
Total External Site Traffic	0	250	0	2750	250	500	0	1000	1750	1250	0	0
Pass-By Capture Reduction	0	0	0	0	0	0	0	0	0	0	0	0
Pass-By Capture Assignment	0	0	0	1078	0	0	0	449	719	0	0	0
Total Pass-By Traffic	0	0	0	1078	0	0	0	449	719	0	0	0
Total Project Traffic	88	294	308	2750	294	667	308	3022	1750	1696	2022	88
2032 Buildout Total	88	294	308	2750	294	667	308	3022	1750	1696	2022	88
2-Way Volume		1380			7451			10160			7583	

INTERSECTION ANALYSIS SHEET

Project: Knollwood Apartments
Location: Southern Pines, NC
Scenario: 2032 Daily Traffic
Ct. Date:
N/S Street: Knollwood Spine Road
E/W Street: North Commercial Driveway

	Daily In	Daily Out
Apartment Trips:	879	879
Single Family Pod Trips:	2029	2029
Office/Residential Pod Trips:	1328	1328
Commercial Pod Primary Trips:	5000	5000
Commercial Pod Pass-By Trips:	1797	1797

Annual Growth Rate: 3.0%
Growth Factor: 0.3439164

Existing Year: 2022
Buildout Year: 2032

Description	Eastbound			North Commercial Driveway Westbound			Knollwood Spine Road Northbound			Knollwood Spine Road Southbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Apartment Traffic												
Percent Assignment Inbound	0%	0%	0%	0%	0%	5%	0%	20%	0%	0%	10%	0%
Inbound Project Traffic	0	0	0	0	0	44	0	176	0	0	88	0
Percent Assignment Outbound	0%	0%	0%	0%	0%	0%	0%	10%	0%	0%	25%	0%
Outbound Project Traffic	0	0	0	0	0	0	0	88	0	0	220	0
Single Family Pod Traffic												
Percent Assignment Inbound	0%	0%	0%	0%	0%	5%	0%	60%	0%	0%	0%	0%
Inbound Project Traffic	0	0	0	0	0	101	0	1217	0	0	0	0
Percent Assignment Outbound	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	65%	0%
Outbound Project Traffic	0	0	0	0	0	0	0	0	0	0	1319	0
Office/Residential Pod Traffic												
Percent Assignment Inbound	0%	0%	0%	0%	0%	10%	0%	60%	0%	0%	0%	0%
Inbound Project Traffic	0	0	0	0	0	133	0	797	0	0	0	0
Percent Assignment Outbound	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	70%	0%
Outbound Project Traffic	0	0	0	0	0	0	0	0	0	0	930	0
Commercial Pod Traffic												
Percent Assignment Inbound	0%	0%	0%	0%	0%	0%	0%	0%	20%	0%	25%	0%
Inbound Project Traffic	0	0	0	0	0	0	0	0	1000	0	1250	0
Percent Assignment Outbound	0%	0%	0%	0%	0%	15%	0%	10%	0%	0%	0%	0%
Outbound Project Traffic	0	0	0	0	0	750	0	500	0	0	0	0
Total External Site Traffic	0	0	0	0	0	750	0	500	1000	0	1250	0
Pass-By Capture Reduction	0	0	0	0	0	0	0	0	0	0	0	0
Pass-By Capture Assignment	0	0	0	0	0	0	0	0	449	0	0	0
Total Pass-By Traffic	0	0	0	0	0	0	0	0	449	0	0	0
Total Project Traffic	0	0	0	0	0	1028	0	2778	1000	0	3807	0
2032 Buildout Total	0	0	0	0	0	1028	0	2778	1000	0	3807	0
2-Way Volume	0					2028			7585			7613

INTERSECTION ANALYSIS SHEET

Project: **Knollwood Apartments**
 Location: **Southern Pines, NC**
 Scenario: **2032 Daily Traffic**
 Ct. Date:
 N/S Street: **Knollwood Spine Road**
 E/W Street: **North Residential Driveway/Office Driveway**

	Daily In	Daily Out
Apartment Trips:	879	879
Single Family Pod Trips:	2029	2029
Office/Residential Pod Trips:	1328	1328
Commercial Pod Primary Trips:	5000	5000
Commercial Pod Pass-By Trips:	1797	1797

Annual Growth Rate: **3.0%**
 Growth Factor: **0.3439164**

Existing Year: **2022**
 Buildout Year: **2032**

AM PEAK HOUR

Description	North Residential Driveway <u>Eastbound</u>			Office/Residential Driveway <u>Westbound</u>			Knollwood Spine Road <u>Northbound</u>			Knollwood Spine Road <u>Southbound</u>		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Apartment Traffic												
Percent Assignment Inbound	0%	0%	0%	0%	10%	0%	25%	0%	0%	0%	10%	15%
Inbound Project Traffic	0	0	0	0	88	0	220	0	0	0	88	132
Percent Assignment Outbound	15%	10%	25%	0%	0%	0%	0%	10%	0%	0%	0%	0%
Outbound Project Traffic	132	88	220	0	0	0	0	88	0	0	0	0
Single Family Pod Traffic												
Percent Assignment Inbound	0%	0%	0%	0%	0%	10%	0%	65%	0%	0%	0%	0%
Inbound Project Traffic	0	0	0	0	0	203	0	1319	0	0	0	0
Percent Assignment Outbound	0%	0%	0%	0%	0%	0%	0%	0%	0%	10%	65%	0%
Outbound Project Traffic	0	0	0	0	0	0	0	0	0	203	1319	0
Office/Residential Pod Traffic												
Percent Assignment Inbound	0%	5%	0%	0%	0%	0%	0%	0%	70%	25%	0%	0%
Inbound Project Traffic	0	66	0	0	0	0	0	0	930	332	0	0
Percent Assignment Outbound	0%	0%	0%	70%	5%	25%	0%	0%	0%	0%	0%	0%
Outbound Project Traffic	0	0	0	930	66	332	0	0	0	0	0	0
Commercial Pod Traffic												
Percent Assignment Inbound	0%	0%	0%	5%	0%	0%	0%	0%	0%	0%	20%	0%
Inbound Project Traffic	0	0	0	250	0	0	0	0	0	0	1000	0
Percent Assignment Outbound	0%	0%	0%	0%	0%	0%	0%	20%	5%	0%	0%	0%
Outbound Project Traffic	0	0	0	0	0	0	0	1000	250	0	0	0
Total External Site Traffic	0	0	0	250	0	0	0	1000	250	0	1000	0
Pass-By Capture Reduction	0	0	0	0	0	0	0	0	0	0	0	0
Pass-By Capture Assignment	0	0	0	0	0	0	0	0	0	0	0	0
Total Pass-By Traffic	0	0	0	0	0	0	0	0	0	0	0	0
Total Project Traffic	132	154	220	1180	154	535	220	2407	1180	535	2407	132
2032 Buildout Total	132	154	220	1180	154	535	220	2407	1180	535	2407	132
2-Way Volume	1012			3738			7614			6148		



Level of Service D Standards for Systems Level Planning

Piedmont Level of Service D Standards for Minor Thoroughfares *

55 MPH	1 Lane Per Direction				1 Lane Per Direction WCLTL		
	Urban	Suburban	Rural		Urban	Suburban	Rural
12 foot lanes	12900	14600	15100		14200	15900	16500
11 foot lanes	12500	14100	14600		13700	15400	16000
10 foot lanes	12000	13600	14100		13300	14800	15400
9 foot lanes	11600	13100	13600		12800	14300	14900

45 MPH	1 Lane Per Direction				1 Lane Per Direction WCLTL		
	Urban	Suburban	Rural		Urban	Suburban	Rural
12 foot lanes	11700	12200	14600		13100	13200	16000
11 foot lanes	11300	11800	14100		12700	12800	15500
10 foot lanes	10900	11400	13600		12200	12300	14900
9 foot lanes	10500	11000	13100		11800	11900	14400

35 MPH	1 Lane Per Direction				1 Lane Per Direction WCLTL		
	Urban	Suburban	Rural		Urban	Suburban	Rural
12 foot lanes	10200	10200			11700	12700	
11 foot lanes	9900	9900			11300	12300	
10 foot lanes	9500	9500			10900	11900	
9 foot lanes	9200	9200			10500	11400	

25 MPH	1 Lane Per Direction				1 Lane Per Direction WCLTL		
	Urban	Suburban	Rural		Urban	Suburban	Rural
12 foot lanes	10000				11300		
11 foot lanes	9700				10900		
10 foot lanes	9300				10500		
9 foot lanes	9000				10200		

Uses "Principal Arterials" and "Minor Arterials" Facility Types in NCLOS

* Decrease in Lane Width Capacity calculated via 2000 Highway Capacity Manual
lane-width adjustment factor for saturation flow rate

See Appendix E1 for HCM 2000 Urban Arterial Equations

Use Appendix E3: Piedmont Minor Thoroughfare Inputs for adjustments

NOTE: Lane Width is adjusted downward by 3.33% per less foot of pavement

**RED-COCKADED WOODPECKER SURVEY REPORT
FOR RESIDENTIAL DEVELOPMENT OF A PORTION
OF THE KNOLLWOOD TRACT,
SOUTHERN PINES, MOORE COUNTY, NORTH CAROLINA**

**Prepared By:
Ms. Jeanette M. Sabo and Dr. J.H. Carter III
Dr. J.H. Carter III & Associates, Inc.
Environmental Consultants
515 F Midland Road
Southern Pines, North Carolina 28387**

10 November 2016

Submitted To:
Chris Kennedy, Town Planner
Town of Southern Pines
125 SE Broad Street
Southern Pines, NC 28387

RED-COCKADED WOODPECKER SURVEY REPORT FOR RESIDENTIAL DEVELOPMENT OF A PORTION OF THE KNOLLWOOD TRACT, SOUTHERN PINES, MOORE COUNTY, NORTH CAROLINA

INTRODUCTION

Knollwood Partners, LLC, proposes to develop 130 residential lots on a portion of the Knollwood Tract in Southern Pines, Moore County, North Carolina (NC). The proposed project will impact foraging habitat of the federally Endangered red-cockaded woodpecker (*Picoides borealis*) (RCW) associated with active cluster SOPI 23. This report updates a RCW cavity tree survey of the project site and the surrounding 0.5 mile radius, pursuant to Section 9 of the Endangered Species Act (ESA), as amended. The foraging habitat analysis for SOPI 23 was not updated as part of this report.

PROJECT SITE

The project site is located 3 miles north-northeast of Southern Pines, Moore County, NC (Figure 1). It consists of approximately 65 acres and is located adjacent to, and southeast of, Camp Easter Road. The project site is bordered to the west by the Pine Needles Golf Course, the east by undeveloped forested land, and the north by a field and a school.

The project site is forested with mature longleaf pine, with a dense midstory composed of mostly turkey oak (*Quercus laevis*) (Appendix A).

PROJECT DESCRIPTION

Knollwood Partners, LLC, proposes to develop 130 residential lots, varying in size between 0.14-0.54 acres together with associated access roads and a traffic circle round about on the 65 acre site (Figure 1).

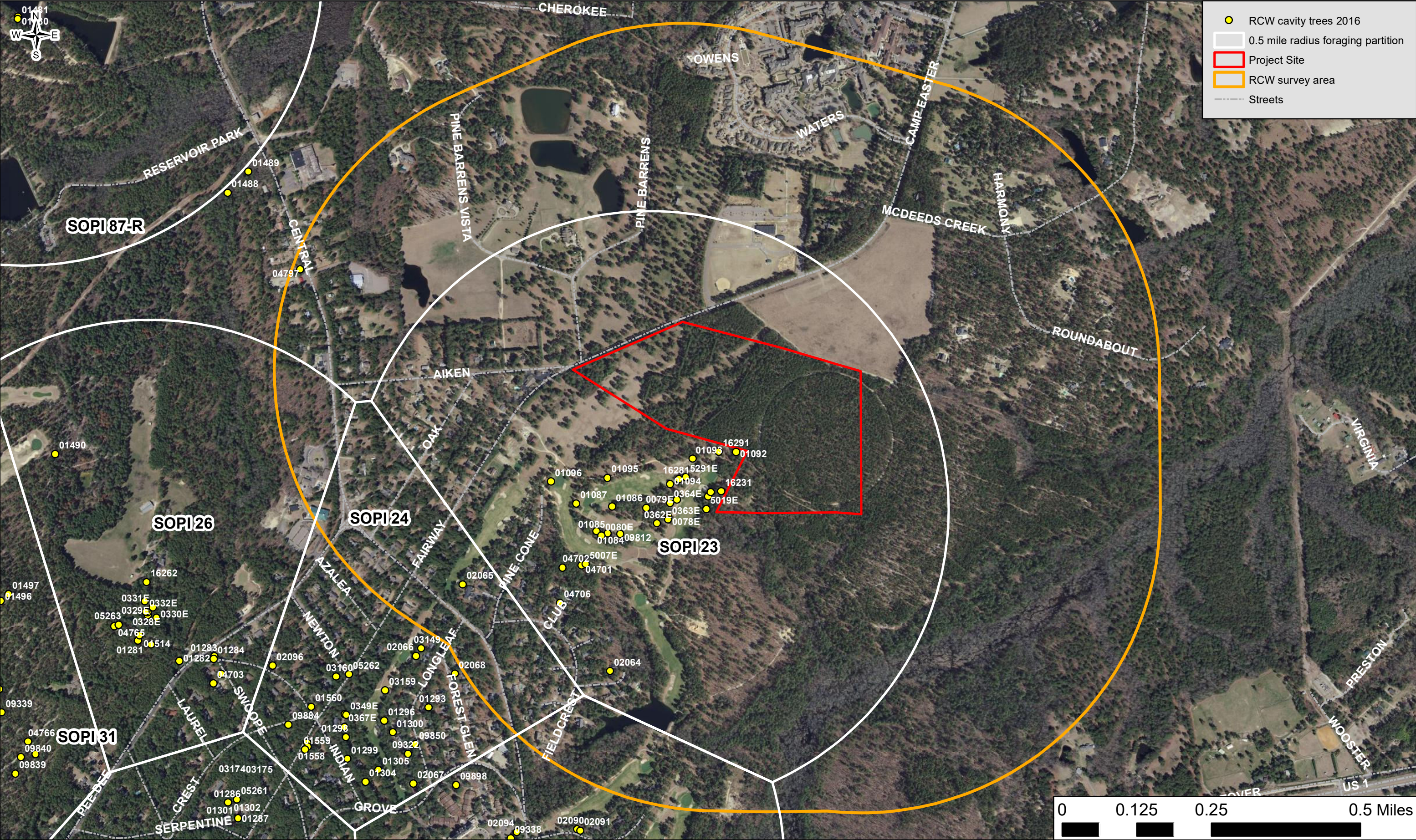


Figure 1. Location of red-cockaded woodpecker (*Picoides borealis*) (RCW) foraging habitat partitions, clusters and cavity trees on and adjacent to the Knollwood Tract project site in Southern Pines, Moore County, North Carolina.

PD-11-22 Knollwood MFR PDP

November 2022 Town Council

73 of 81

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METHODS

RCW nesting habitat was defined as pine and pine-hardwood stands 60 or more years old or younger stands with remnant mature pines. Commercial and residential areas were surveyed by vehicle and forested tracts within a 0.5 mile radius of the project were surveyed on foot using parallel transects in November 2016. Surveys were conducted and transects spaced so that all suitable habitat was viewed at least once. The activity status of all known RCW cavity trees within SOPI Cluster 23 was updated in November 2016.

RESULTS AND DISCUSSION

The project site is located within the foraging habitat partition associated with SOPI Cluster 23. SOPI 23 is active and currently contains 2 adult RCWs (2016 data from Sandhills Ecological Institute). SOPI 23 contained 31 trees with cavities in various stages of completion and suitability. Three cavity trees are currently active (tree tag #s 16281, 16291 and 5219E).

No RCW cavity trees were found on the 65-acre project site. The project site is within 200 ft. of one active cavity tree (tree tag #s 16291), one possibly active cavity tree (#5019E) and 5 inactive cavity trees (#s 1089, 1090, 1092, 1093 and 16231). No RCW cavity trees were found within the 0.5 mile radius survey other than those in SOPI Cluster 23.

CONCLUSIONS

The proposed project will impact approximately 65 acres of suitable and potentially suitable RCW foraging habitat within the SOPI 23 (active) foraging habitat partition. No RCW cavity trees were found on the project site.

APPENDIX A. PHOTOS

Knollwood Tract Project

November 2016

Photos by:

Matthew King



Photo 1. Xeric Sandhill Scrub vegetative community located within the middle portion of the Knollwood Tract project site, Southern Pines, Moore County, North Carolina.



Photo 2. Western section of the Knollwood Tract project site, Southern Pines, Moore County, North Carolina.



Photo 3. Pine-Scrub Oak Sandhill vegetative community located along the southern portion of the Knollwood Tract project site, Southern Pines, Moore County, North Carolina.

From: [JuarezPozos, Dagoberto](#)
To: [Cindy Williams](#)
Subject: RE: [External] PD-11-22 The Knollwood Tract PDP
Date: Wednesday, August 31, 2022 4:18:31 PM
Attachments: [image001.png](#)
[PD-11-22 PB PHN - Agency Comments.pdf](#)

Cindy,

No comments on this one at this time. They submitted a TIA and my supervisor has worked with them on the access. We will handle our requirements under the driveway permit.

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



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From: Cindy Williams <CWilliams@southernpines.net>
Sent: Wednesday, August 24, 2022 4:45 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@moorecountyairport.com>
Cc: Pam Graham <PGraham@southernpines.net>; Cindy Williams <CWilliams@southernpines.net>
Subject: [External] PD-11-22 The Knollwood Tract 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 information and respond with any questions or comments you may have.

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.



TOWN OF SOUTHERN PINES COURTESY REVIEW

Case: PD-11-22 – Knollwood Tract PDP

Location: North side of US 1 between Midland Rd. and St. Joseph Rd.

PIN#: 858211667500, 858300709512701, 858208786370, and 858200882301

September 9, 2022

Following a review of the above referenced application by the RLUAC staff and Board of Directors, it has been determined that:

- The site is adjacent to a red cockaded woodpecker active foraging area, which is designated as Critical to Protect in the Fort Bragg Compatible Use Rating System.
- The site is located within a Wildlife Habitat Connector, which is designated as Critical to Protect in the Fort Bragg Compatible Use Rating System.
- The site is designated as Important to Protect in the Fort Bragg Compatible Use Rating system due to its location within a designated High Quality Waters drainage area (Mill Creek HQW Management Area).

Active red-cockaded woodpecker foraging areas are designated as Critical to Protect because the loss of their habitat in the region, regardless of specific location, has the potential to impact Fort Bragg's military mission. If the cumulative loss of habitat outside of the installation causes a significant impact to the viability of the species in the region, the use of critical training land on Fort Bragg may be restricted to ensure that the installation fulfills its environmental protection obligations. This would occur as the result of an increased requirement to preserve habitat for this federally designated endangered species, which, in the past, has severely limited certain types of training activity on Fort Bragg. Constrained training capabilities, in turn, can have a significant impact on military readiness and the sustainment of Fort Bragg's mission.

With the proximity of known red-cockaded woodpecker clusters, RLUAC was encouraged to see that the applicant has already secured the services of a consultant, prepared a report on the status of red-cockaded woodpeckers on the site, and has committed to follow all required protocols and permits related to preserving this endangered species. Due to the proximity to the active forging area, RLUAC recommends that the applicant preserve as

many mature pines and as much contiguous undisturbed forested land on the site as possible.

As a designated wildlife connector, the properties in this area help to facilitate the transit of red cockaded woodpeckers between Fort Bragg and the Sandhills Gamelands. The preservation of lands conducive to facilitating their transit between these two major habitat areas will benefit the species, and, therefore assist Fort Bragg in accomplishing its environmental mission. Like the previous recommendation, RLUAC strongly recommends the preservation of contiguous stands of mature pines on the site to help maintain the viability of this area as a wildlife connector.

RLUAC also encourages the Town of Southern Pines and the applicant / developer to take such measures as are feasible to limit the impact of stormwater runoff from the future development of the site on the watercourses that comprise the Mill Creek High Quality Waters Management Area. Maintaining the integrity of important environmental assets contributes to the overall compatibility of our region with Fort Bragg's environmental protection mission, which goes hand-in-hand with its military training and operational missions. Beyond the potential environmental impact of the proposed development, the nature of the use proposed for the site does not present any additional compatibility concerns with regard to military training or operations.

While RLUAC's findings and recommendations are non-binding on the Town of Southern Pines, their consideration and incorporation into your review of this case will help to improve compatibility outcomes for our region as a whole by protecting Fort Bragg's military training and operational missions.

Thank you for allowing RLUAC to review this case.

Jeff Sanborn, Chairman

Vagn K. Hansen II, AICP, Executive Director

Agenda Item

To: Reagan Parsons, Town Manager
From: Alaina Mallette, Senior Planner
Subject: AR-21-22 390 W. Pennsylvania Ave. LKC Engineering Renovation
Date: November 15, 2022

I. SUMMARY OF APPLICATION REQUEST

The Applicant, Pinnacle Development Design Build, LLC, is requesting an Architectural Compliance Permit on behalf of the legal property owner, BAT Properties, LLC, for “LKC Engineering Renovation” located at 390 W. Pennsylvania Ave. LKC Engineering, PLLC, is a civil engineering and landscape architecture firm. The site is located in the Central Business zoning district within the Downtown Transition Overlay (DTO). The infill development proposed will increase the square footage of the existing building (previously, a Spectrum retail store) from 10,000 ft² to 23,738 ft² of commercial space comprised of office space, multi-purpose areas, break room, kitchen, meeting rooms, bathrooms, parking, and a patio area.

II. PROJECT INFORMATION

A. Property Owner

PIN 858105198358 (**PARID** 00033668)
BAT Properties LLC
140 Aqua Shed Court
Aberdeen, NC 28315

B. Applicant and Authorized Agent

Pinnacle Development Design Build, LLC c/o Dean King
P.O. Box 55
Southern Pines, NC 28388

Figure 1. Downtown Transition Overlay Zone, Zoning, and Vicinity Map for Subject Property Outlined in Yellow.

Structures on properties are shown in purple. The polygon with a red dotted pattern represents the Downtown Transition Overlay Zone. The red outline around the downtown area encompasses the Core Central Business District while the partially transparent green layer around the downtown area shows the historic district, both of which are one block away to the south from the subject property. The solid fill of parcels shows zoning districts. The subject property is in Central Business and the parcels immediately adjacent to the subject property are zoned Central Business, RM-2 Residential Single and Multifamily, and FRR-CD and FRR Facilities Resources.

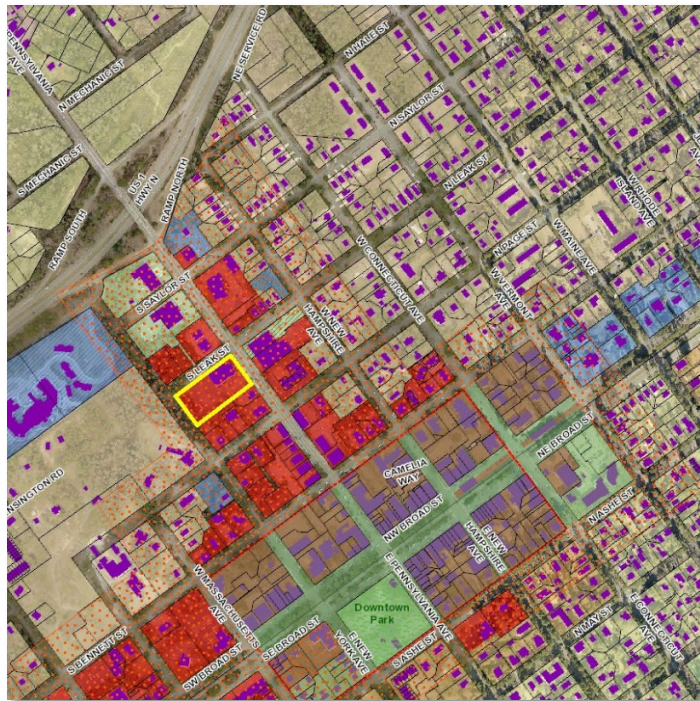
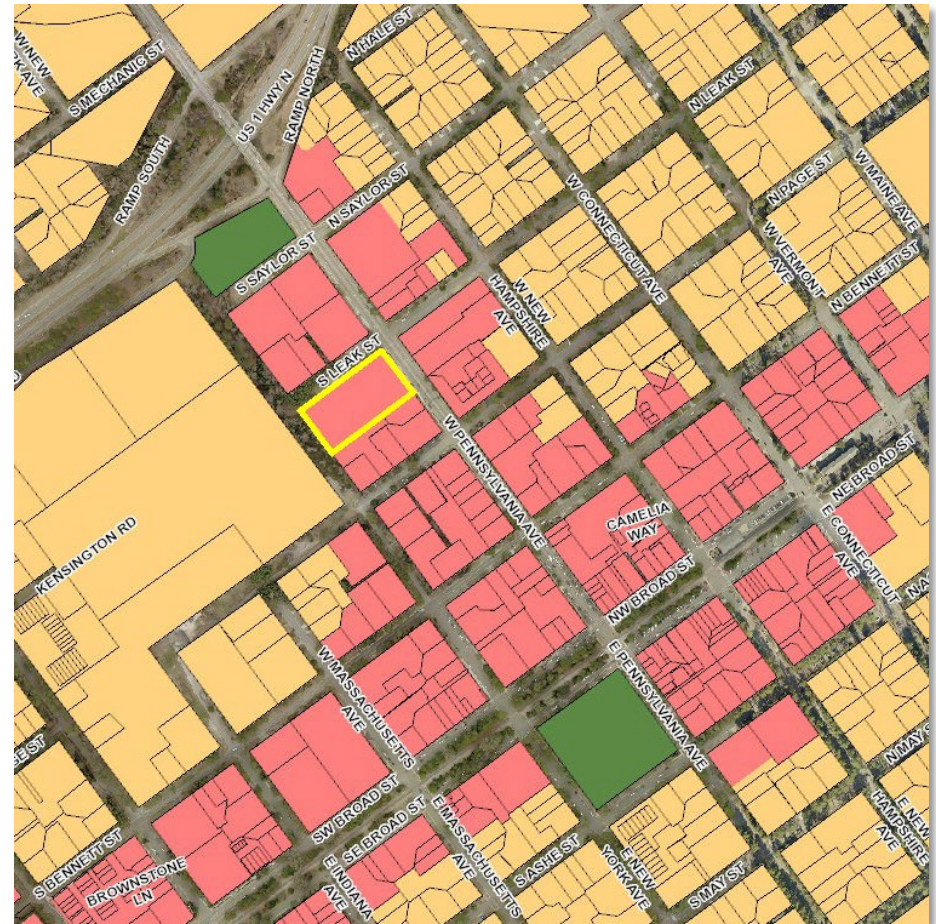


Figure 2. CLRP Future Land Use Map Designation with Subject Property Outlined in Yellow. The zones filled with pink, including the subject property, are commercial while the green and orange areas are parks/open space and residential, respectively.



Figures 3-6. Drone-Captured Images of Subject Property.

Drone-Captured Image of the Front Elevation of the Existing Building and Side Yards as of October 28, 2022.



Drone-Captured Image of Subject Property Looking Southeast on W. Pennsylvania Ave. as of October 28, 2022.



Drone-Captured Image of the Subject Property and Adjacent Buildings as of October 28, 2022.



Drone-Captured Image of Subject Property Looking Northwest on W. Pennsylvania Ave. as of October 28, 2022.



III. STAFF REVIEW

1. Review Process

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

2. Application Review Dates

Application Submitted: **September 30, 2022**

Application Complete: **October 5, 2022**

Town Council Agenda Meeting: **November 9, 2022**

Town Council Regular Meeting: **November 15, 2022**

3. Criteria for Review per UDO §2.26.7

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

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

4. Staff Comments based on Commercial Building Design Requirements per UDO §4.10.4

✓ = compliant ✗ = not compliant

? = compliance has not been determined

▲ = not applicable

The proposed development consists of infill redevelopment of an existing building—the old Spectrum building—into an office space for LKC Engineering, PLLC. Staff has reviewed the project for compliance with UDO §4.10.4 *Building Design Requirements*. See staff comments for each requirement below.

- **Applicant is requesting a deviation** for UDO §4.10.4 (A), which states that the front of buildings shall face and have the primary customer entry facing that street. Corner lot buildings shall face and have the primary customer entry facing the higher order street, facing the corner or facing each street. Buildings that extend the full depth of a block may be required to have entries on each street frontage. Maximum spacing

or distance between customer entries shall not exceed the standards in Exhibit 4-15, 100 feet in the Downtown Transition Overlay Zone, which may be increased to one entry per non-retail business.

- ✗ The existing building will be infilled with a non-retail land use. Thus, there will not be a change in orientation or entries. The building is on a corner lot. The higher order street is W. Pennsylvania Ave, which is where the primary entry and façade is located. The façade is 100' 3 ¼" wide and will have the primary entry point at the location of the existing entrance with significant improvements. Secondary entries will be located on the southern and northern (S. Leak Street) sides. The southern and northern entries will be approximately 138' and 100', respectively, from the corner of the façade, triggering a request for deviation for the southern entry. The southern entry will be adjacent to the parking lot.
- **Applicant is requesting a deviation** for UDO §4.10.4 (B), *which states (1) In the CB and DTO districts, buildings or building segments shall be taller than wide. (3) Building segments may be created through a combination of vertical features such as changes in material, building offsets, courtyards, changes in rooflines or architectural features that create the appearance of building segments.*
 - ✗ The applicant is making significant changes to bring the existing building closer to compliance. The applicant states that a second floor will be added to the structure and the façade will be moved closer to W. Pennsylvania Ave., more than doubling the square footage of the building from 10,000 ft² to 23,736 ft². Building segments on the left side of the façade are 17' 4" tall and 20' 13/4" wide with windows while the right side is 17' 4" tall and 23' ¼" with both windows and inset window details, according to the renderings. With the second floor and the additions of a 4-foot parapet and brick vertical buttresses, the proposed design segments the building and allows it to come closer to compliance with the "taller than wide" requirement. There will also be a patio with awnings located on the north side (S. Leak Street) of the building to break up the elevation.
- **Applicant is generally compliant** for UDO §4.10.4 (C), *which states the exterior finish of building walls shall be primarily comprised of brick. Cementitious horizontal lap siding, textured concrete masonry, cast stone and stucco may be used for accents, provided that they cover no more than twenty (20) percent of the exterior walls, exclusive of doors and windows. Wood and metal may be used as trim around doors and windows.*
 - ✓ There will be sufficient quantities of brick veneer on the exterior with steel frames and concrete sills and parapet caps.

- **Applicant is requesting a deviation** for UDO §4.10.4 (D), *which states that windows shall be glazed in non-reflective clear glass. The following standards apply in the CB district (a) On the ground Floor a minimum of seventy (70) percent of the street-facing building façades between the elevations of two (2) and ten (10) feet above the sidewalk must be comprised of windows with at least eighty (80) percent transparency or doors. In the DTO district, this minimum window requirement is forty (40) percent. (b) On upper Floors a minimum of thirty (30) percent of the street-facing walls of all structures, including parking garages, above the first Floor shall be comprised of clear, windows with at least sixty (60) percent transparency or other openings for parking structures approved by the Planning Director. Openings shall be horizontally aligned with openings on adjacent buildings, vertically aligned, or proportionate with openings on the ground Floor of the building. (c) Window height shall be at least one and one-half (1.5) times the width.*
 - ✗ The windows will be nonreflective, clear, and glazed with sufficient transparency for the DTO Zone district. The ground floor would have to have a 40% minimum window wall coverage and the upper floor requires a 30% minimum window wall coverage. However, the proposed window coverage is approximately 20% for the first and second floor elevation. There will be two inset window details on the right side of the façade of the building with 0% transparency. Window heights will be at least 1.5 times the width according to renderings.
- **Applicant is generally compliant** for UDO §4.10.4 (E), *which states that (1) awnings are encouraged and may encroach over the sidewalk within the CB district, (2) the minimum clearance between the lowest point of an awning and sidewalk shall be eight feet, and (3) awnings shall be canvas or material of similar appearance and flexibility unless otherwise approved by the Town Council. Street facing awnings shall not be taller than six feet unless specifically approved by the Town Council.*
 - ✓ Awnings will be located over a patio on the north side (S. Leak Street) of the building and will meet the minimum clearance required. The awning will be made from canvas with metal framing. There is no sidewalk on S. Leak Street, so there will be no encroachment over sidewalks to review.
- **Requirement does not apply** for UDO §4.10.4 (F), *which states galleries and arcades are encouraged and may encroach up to six (6) feet into any street side setback but may not encroach into public right-of-way. (2) The minimum clearance for arcades and galleries shall be twelve (12) feet between the sidewalk and the ceiling of the gallery or arcade.*

- ▲ The applicant states there will be no galleries or arcades provided. Therefore, this is not applicable.
- **Applicant is generally compliant** for UDO §4.10.4 (G), *which states (1) parapets, gable or hip roofs may be used along other streets in the CB district. Parapet height should vary between adjacent buildings. It further states that (3) shingles or standing seam, non-reflective metal shall be used on all roofs visible public streets. Brightly colored roofs, such as intense blues, reds or oranges are prohibited.*
 - ✓ A 4-foot parapet is proposed to block the potential view of utilities and to provide some variability between the proposed building and adjacent buildings. Solder accents will provide a cornice look to the pinnacle of each wall, including the parapet. The flat roof will be covered with a TPO or PVC membrane over rigid insulation and decking material, and will not be visible from the front. However, it is visible from the viewshed further up the hill on W. Pennsylvania Ave.
- **Applicant is generally compliant** for UDO §4.10.4 (H), *which states that mechanical equipment shall be screened from view from the street and cannot be located between the building and the street.*
 - ✓ All mechanical equipment is proposed to be sited in the rear and roof behind the 4-foot parapet.
- **Requirement does not apply** for UDO §4.10.4 (I), *which states garage doors and loading bays shall face an interior lot line alley or service drive and shall not face a street unless buffered or screened per the landscaping code in UDO §4.3.*
 - ▲ The applicant states that the will have neither loading zones nor garage bays. Therefore, this is not applicable.
- **Compliance will be determined during sign permit review** for UDO §4.10.4 (J), *which states signage shall comply with the standards in section 4.6 and any applicable zoning district standards.*
 - ? The applicant states that separate applications will be submitted for two on-premise signs at a later date. Therefore, this is not applicable for this architectural compliance permit review.

5. Noteworthy Project Elements for Town Council Consideration and Staff Recommendation

The applicant is proposing an expansion of the commercial space by adding a second floor and extending the first level on the east/W. Pennsylvania Ave. side (taking up 12 feet of existing parking lot) for a total addition of 13,738 ft². As mentioned in this report, there are several deviations that are being requested by the applicant. The window and elevation accents at the pinnacle of each floor plus the vertical buttresses will significantly improve the subject property's elevations. The applicant is proposing architectural design modifications to the existing building that will bring the existing building closer to compliance,

which should be weighed appropriately when making a final development approval.

Staff recommends approval of AR-21-22.

- Regarding UDO §4.10.4 (A) Building Orientation and Entries, the Planning Department recommends granting the deviation. This is an infill development and the applicant has plans to use the existing building entries. Furthermore, the primary entry will have significant improvements.
- Regarding UDO §4.10.4 (B) Building Dimensions, the Planning Department recommends granting a deviation. The existing building is much wider than it is tall, and the proposed design adds vertical space to each elevation. The proposed architectural design elements segment the façade and sides, thus providing a greater vertical orientation as opposed to the existing horizontal orientation.
- Regarding UDO §4.10.4 (D) Windows, the Planning Department recommends granting a deviation. The original structure is brick with small windows. The applicant is attempting to keep that motif by maintaining a similar scale window, but will slightly enlarge the windows. The solder course accents and the dark bronzed, aluminum clad windows will be a design improvement on the existing windows.

IV. ATTACHMENTS PROVIDED BY THE APPLICANT

1. Completed Application, including Appointment of Agent Form
2. Deed
3. Narratives Addressing Building Design Requirements per UDO §4.10.4 and Architectural Compliance per UDO §2.26.7
4. Color Elevations Renderings
5. Site Plan
6. Email Comment Responses

V. TOWN COUNCIL ACTION

The Town Council should consider the purpose of an architectural compliance permit per UDO §2.26 and shall vote on whether the proposed application complies with the criteria per UDO §2.26 and the commercial building design requirements per UDO §4.10.4.

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

I move to:

1. Approve AR-21-22;
2. Approve AR-21-22 with the following conditions:

3. Deny AR-21-22.



Architectural Compliance Permit Application

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

TO THE TOWN COUNCIL OF THE TOWN OF SOUTHERN PINES:

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

Project Information:

Project Name: LKC Engineering Renovation
Street Address: 390 W. Pennsylvania Ave. Southern Pines, NC 28387
PIN: 858105198358 Parcel ID: 00033668 Zoning: CB
Type of building (retail, office, etc.): Office Total square footage: 23,738

Applicant:

Name: Pinnacle Development Design Build, LLC
Email: dean@pdcnc.com Phone: 910-986-1311
Mailing Address: PO BOX 55, Southern Pines, NC 28388

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

Name(s): BAT Properties LLC
Email: adam@lkceengineering.com Phone: 910-420-1437
Mailing Address: 140 Aqua Shed Court, Aberdeen, North Carolina 28315

Date: 30 SEP 22

DK

Applicant

APPOINTMENT OF AGENT

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

1. to submit an application and required supplemental materials;
2. to appear at public meetings and give representation and comments on behalf of the owner(s);
3. to accept conditions or recommendations made by the Town of Southern Pines Town Council for the issuance of an **Architectural Compliance Permit** for improvements to the subject property; and
4. to act on behalf of the owner(s) without limitations with regard to any and all things directly or indirectly connected with or arising out of any application for an **Architectural Compliance Permit** under the Southern Pines Unified Development Ordinance.

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

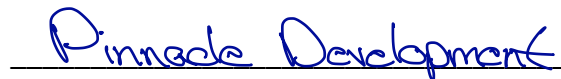
Signed this 30 day of Sept., 2022.



Property Owner



Property Owner



Agent

For Registration Register of Deeds

Judy D. Martin

Moore County, NC

Electronically Recorded

February 7, 2022 3:22:29 PM

Book: 5793 Page: 272 - 274 #Pages: 3

Fee: \$26.00 NC Rev Stamp: \$3,500.00

Instrument # 2022002298

Prepared by and return to Robbins May & Rich LLP (SFL), 120 Applecross Road, Pinehurst, North Carolina 28374
No Title Examination Performed

Brief Description for Index: 390 West Pennsylvania Avenue, Southern Pines

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS NORTH CAROLINA SPECIAL WARRANTY DEED is made on this the 13th day of JANUARY, 2022 by Market Street Properties LLC, a North Carolina limited liability company, ("Grantor") and BAT Properties, LLC, a North Carolina limited liability company, P.O. Box 888, ("Grantee").
Abbeville, NC
28315

WITNESSETH

Grantor, for valuable consideration paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, has and by these presents does grant, bargain, sell, and convey unto Grantee in fee simple, all right, title, and interest in the real property hereinafter set forth on Exhibit A attached hereto subject to and together with utility easements, restrictive covenants, and other encumbrances of record that are enforceable against the property, if any, and the lien for ad valorem property taxes or other assessments for the current year, such matters, provisions and reservations as would be shown on a current and accurate survey, if any, and applicable zoning and other ordinances (the "Property").

The Property does not include the primary residence of a Grantor.

The Property was acquired by Grantor by instrument recorded in Book 2486, Page 27, Moore County Registry.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions noted above.

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

submitted electronically by "Lorenz & Creed Law Firm PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Moore County Register of Deeds.

IN WITNESS WHEREOF, this instrument is executed (a), if by an individual, by hereunto setting his or her hand under seal by adoption of the word "SEAL" appearing next to his or her signature, (b), if by a corporation, by the duly authorized officer, director or shareholder of the corporation on its behalf under seal, if an impression seal appears hereon, by affixing such impression seal or by adoption of the word "SEAL" appearing next to the signature of the officer, (c), if by a partnership, by the duly authorized partner of the partnership on its behalf under seal by adoption of the word "SEAL" appearing next to the signature of the partner or (d), if by a limited liability company, by the duly authorized manager or company official on its behalf under seal by adoption of the word "SEAL" appearing next to the signature of the manager or company official, on the day and year first above written.

Market Street Properties LLC

 (SEAL)
 Name: Eric A. Levin
 Title: Manager

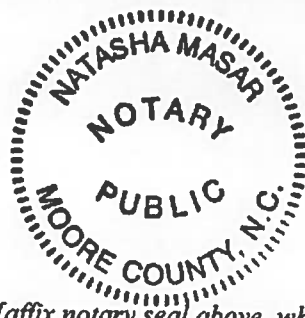
STATE OF NORTH CAROLINA
 COUNTY OF MOORE

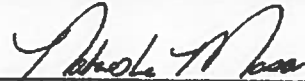
I certify that the following person personally appeared before me this day and acknowledged to me that the following person voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Name	Capacity
Eric A. Levin	Manager Market Street Properties LLC

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

Witness my hand and official stamp or seal on this the 13TH day of JANUARY, 2022.




 Notary Public

Print notary name: NATASHA MASAR
 (notary name must be exactly as on notary seal)

My commission expires: 7/29/2025

[affix notary seal above, which must be fully legible]

Exhibit A

TRACT ONE: BEING all of Lots 11-22 in Block L and 6 as shown on a map entitled "A Map of Southern Pines, Moore County, North Carolina" which is recorded in the Office of the Register of Deeds of Moore County in Map Book 1, Section 2, Page 70, in the Office of the Register of Deeds for Moore County, North Carolina. For further reference see Book 302, at Page 495, Book 332, at Page 167, Book 337, at Page 83.

TRACT TWO: Being all of the alley between Lots 10 and 11, the alley between 16 and 17, and the alley between Lots 22 and 23, each measuring 16 feet by 150 feet and being more particularly described in Book 306, at Page 383 and Book 358, at Page 530.

TRACT THREE: Being a portion of the center square in Block L and 6 measuring 100 feet by 42 feet as is more particularly described in Book 358, at Page 530.

TRACT FOUR: Being a portion of the center square in Block L and 6 measuring 16 feet by 100 feet as is more particularly described in Book 377, at Page 591.



PO Box 55, Southern Pines, North Carolina 28388

Phone: 910.725.1221 – www.pdcnc.com – Fax: 910.725.1394

Subject: Architectural Compliance Narrative

Project: LKC Engineering, PLLC

Location: 390 W Pennsylvania Ave.

Town of Southern Pines,

Compliance with the Southern Pines Unified Development Ordinance Section 2.26.7 Architectural Compliance Permit Criteria.

Please accept the following descriptions and statements for the LKC Engineering, PLLC Project. The Project consists of interior and exterior work; converting the single-story building located at 390 W Pennsylvania Ave, into a two-story building suitable for the services and growth of LKC Engineering. The addition of a second level, and an extension of the first level on the east side, will meet program requirements for LKC and their future company growth. Additionally, the Project also adds aesthetic appeal to W. Pennsylvania Ave., while building up the economic vitality in the CB District.

The LKC project strives to compliment the setting and context in the downtown area. The intent is to maintain consistency with the existing structure, and continuity with the Southern Pines UDO. The vertical addition to the structure introduces an appealing and familiar front façade with parapet on W. Pennsylvania Ave.

LKC intends to operate in the Southern Pines area with a prominent commercial presence in the business district. Additionally, the new structure is intended retain the character of the Southern Pines central area, while also contributing to the economic prosperity of the Town.

In response to 2.26.7, we offer the following compliance statements:

- (A) The application is consistent with the Comprehensive Plan goals and policies in that it promotes growth consistent with the Town of Southern Pine's Vision.
- G-3 The project enhances the commercial and civic vitality of Southern Pines while protecting its historic and aesthetic character thru form and materials (brick).
 - G-4 The project enhances civic vitality, function, stability and character of Southern Pines commercial and residential neighborhoods.
 - P-6 This Project will continue to interconnect with the neighboring area of the town that adjoin this land use and will interconnect and adjoin with this land use both physically and socially.
 - P-7 The project will create a more attractive gateway into the growing and evolving urban landscape of the city center and the area that borders it.
 - P-11 the project will foster a healthy, sustainable, and resilient economy by targeting efforts that foster an economic base that is consistent with the community character and resources, expanding the number of local jobs paying a living wage and diversifies the age and demographic makeup of the Town.

- (B) As represented in the Compliance with Southern Pines Unified Development Ordinance Section 4.10.4 Building Design Requirements, the proposed LKC Engineering Project conforms with the commercial design standards and other applicable provisions of the UDO, including the purposes of zoning district, (CB).
- (C) This application is consistent with applicable conditions of the prior Development approval associated with CB zoning.
- (D) This project, as proposed, will be compatible with neighboring developments and has not found any potential conflicts. This project will absolutely encourage positive growth in West Southern Pines for the vitality and ongoing health of the community as a whole.

If you have any questions, please feel free to contact me at dean@pdcnc.com or by phone at 910-986-1311

Respectfully,

Dean King

Pinnacle Development Design/Build



PO Box 55, Southern Pines, North Carolina 28388

Phone: 910.725.1221 – www.pdcnc.com – Fax: 910.725.1394

Subject: Architectural Design Summary

Project: LKC Engineering, PLLC

Location: 390 W Pennsylvania Ave.

Town of Southern Pines

Architectural Review Submission for LKC Engineering, PLLC, a Civil Engineering and Landscape Architecture Firm at 390 W. Pennsylvania Ave.

Compliance with the Southern Pines Unified Development Ordinance Section 2.26.7 Architectural Compliance Permit Criteria.

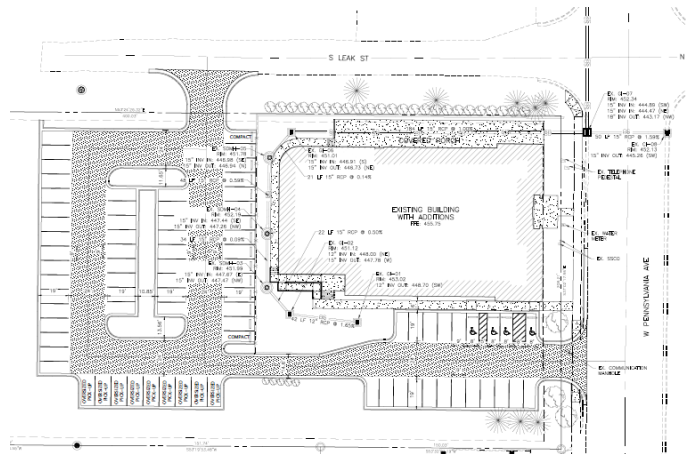
Please accept the following explanations of the Design for the LKC Project. The existing structure is 10,000 sq ft of commercial space. The Project consists of increasing the square footage to 23,738 sq. ft. of commercial space. To add the needed space for LKC, the exterior work will convert the single-story building into a two-story building, suitable for LKC Engineering. The addition of a second level, and an extension of the first level on the east side, will meet program requirements for LKC and their future company growth.

The second level will be supported by a steel engineered structure. This exterior skeleton will be wrapped with brick and worked into the design of the structure. Other changes include a patio break area on the NW side of the building. The second level will incorporate a parapet to conceal any utilities which protrude from the roof. The first level extension on the SE side takes up 12' of the existing parking lot where a driveway used to be. All the exterior and interior walls are effectively non-structural. These walls are left in place or modified for the new building layout. The front façade includes a walk out balcony with exposed concrete flooring and steel wire railing system. Masonry soldier course accents are included around the exterior horizontally both below window line and at the pinnacle of each wall for a clean-line cornice look. Each window will include a brick sill, black extruded aluminum storefronts with a curved solder course header. Entrance storefronts will match the windows. Site work will include updated parking lot markings and landscaping. The Zoning is CB.

4.10.4 BUILDING DESIGN REQUIREMENTS

(A) Building Orientation and Entries

The LKC Engineering building has no change to its orientation. The primary entrances to the building remain from W Pennsylvania Ave., with a secondary entrance from the southern and northern sides. All parking spaces are located to the south of the building's and to the rear, with access off S Leak St.



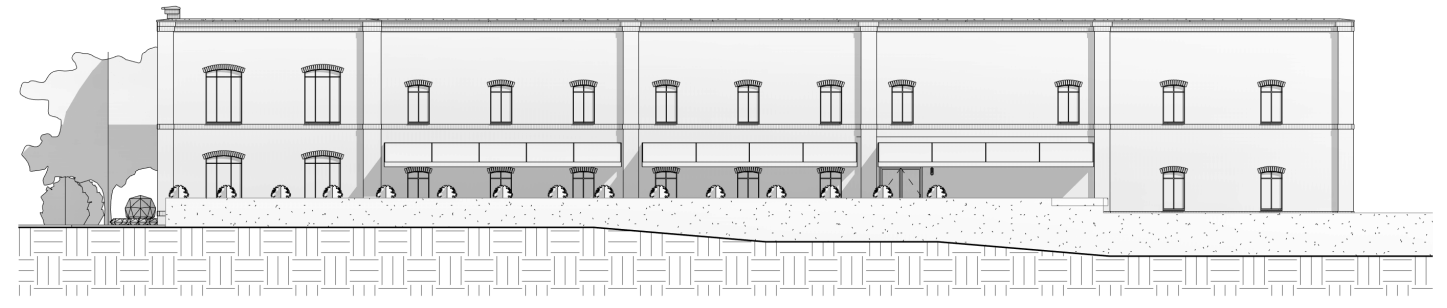
- (B)** The proposed renovation results in 23,736 sq. ft., two story in height, and is comprised of office space with a several multi-purpose areas, break/kitchen, meeting rooms, bathrooms and patio area. The renovation makes major changes to the existing structure.



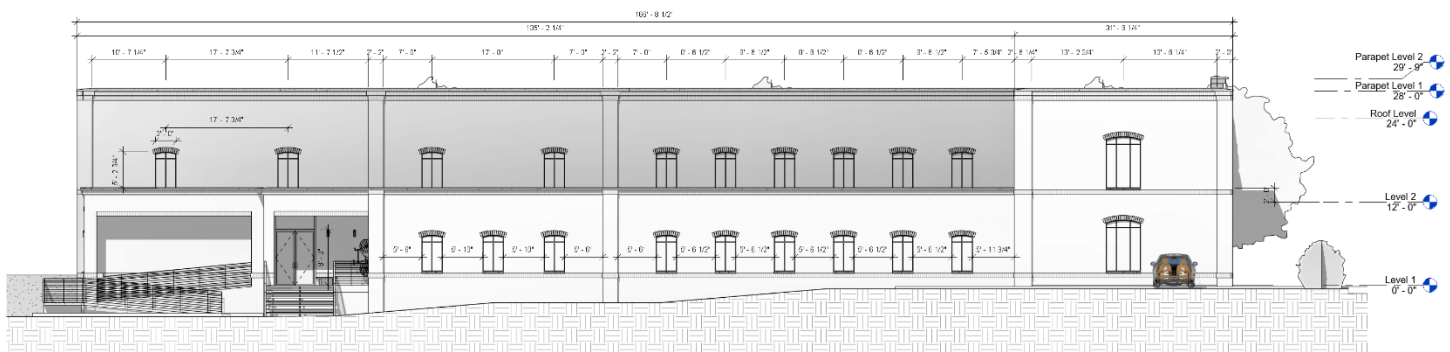
Existing Front Elevation Image



Proposed Front Elevation Drawing



Proposed Looking South (Right Side) Elevation Building



Proposed Looking North (Left Side) Elevation Building

(C) Building Materials

The proposed building utilizes the existing CMU for non-structural on the 1st level with brick veneer on the exterior. Then for the new construction, the second level and any add-ons will be a mix of structural steel framed with metal studs and matching brick veneer on all four sides. The brick façade is composed of a single color (light beige) brick with pre-cast concrete sills and parapet caps. The flat roof will be covered with a TPO or PVC membrane over rigid insulation and decking material.



Existing Perspective Front



Proposed Perspective Front



Conceptual Front and Right-Side View



Existing Left-Side Image



Conceptual Left-Side View

(D) Windows and Entranceways

(E) The proposed windows will be dark bronzed, alum. clad storefront with glazed, non-reflective clear glass and will cover 20% of the street facing building façade between the elevations of 2ft and 10ft.



Larger Window

Small Window

(F) Awnings

Awnings over the side patio will be metal framed with black, noncombustible, canvas as shown below at 8 feet from finished surface. ALL AWNINGS WILL BE MIN. 8'-0" FROM FFL TYPICAL.



(G) Galleries and Arcades

There are no proposed galleries or arcades for this building

(H) Roofs

The new roof system will be TPO or PVC membrane that will be unseen from the front yet visible on the 1st level from further up hill on Pennsylvania Avenue. The front façade of the building is 100 feet wide.

(I) Mechanical Equipment

All Mechanical Equipment will be sited in the rear or on the roof with a 4 ft. parapet to obscure any visibility from the right of way.

(J) Loading Zones

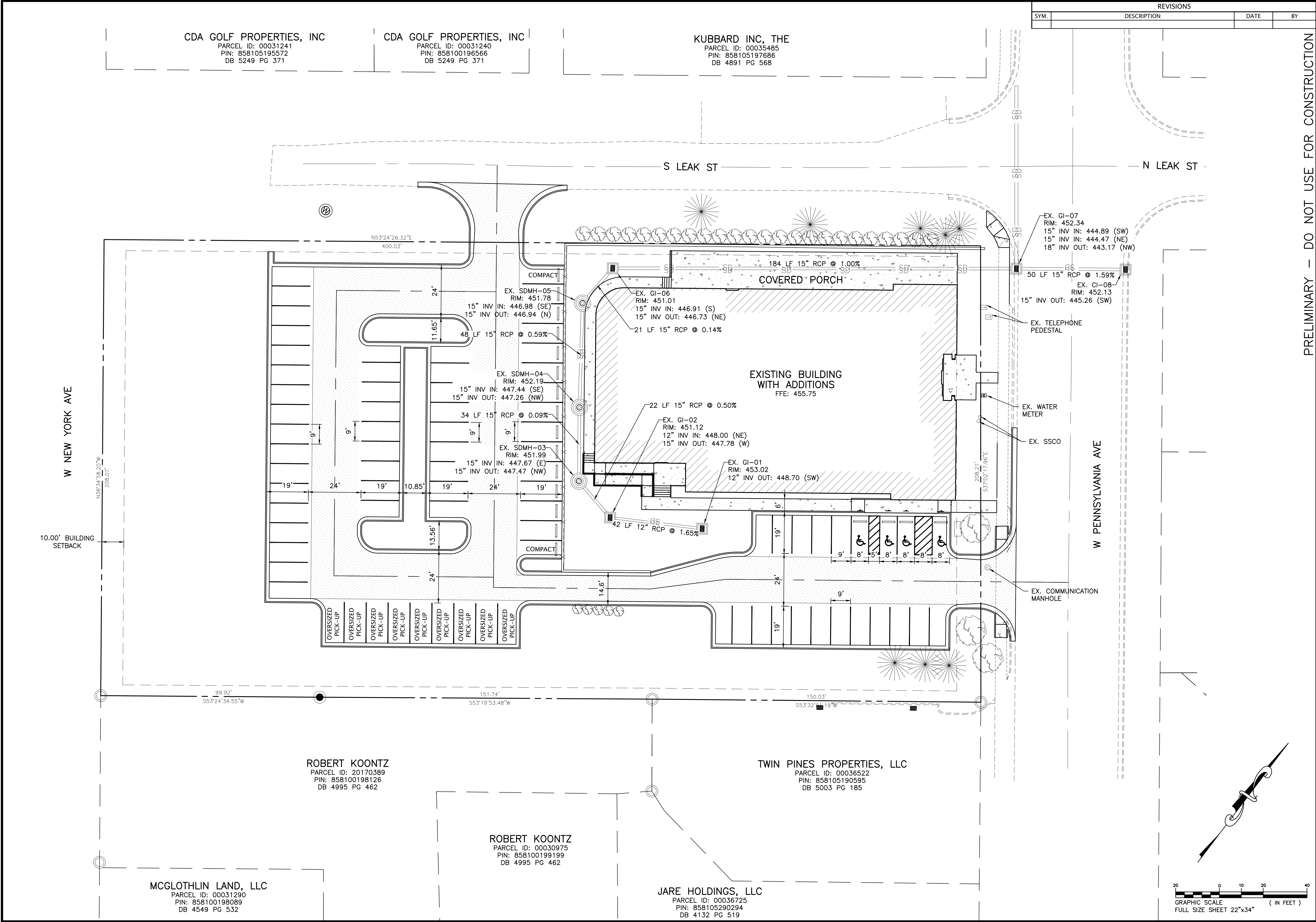
There are no loading zones.

(K) Signage

Proposed location of signage on the front elevation of the building above the main entrance.

Respectfully,

Dean King
Pinnacle Development Design/Build



PRELIMINARY – DO NOT USE FOR CONSTRUCTION

LKC Engineering, pllc
140 Aqua Shed Court
Aberdeen, NC 28315
O: 910.420.1437
F: 910.637.0096
lkceengineering.com
License No. P-1095

Engineering
Landscape Architecture
Surveying

SITE LAYOUT PLAN

LKC OFFICE BUILDING
390 W. PENNSYLVANIA AVE.
Southern Pines, North Carolina

DATE: MAY, 2022
DESIGNED: TAC
DRAWN: FDW
CHECKED: PAP
NO.

1

Alaina Mallette

From: Dean King <Dean@pdcnc.com>
Sent: Thursday, October 27, 2022 1:29 PM
To: Alaina Mallette
Cc: BJ Grieve
Subject: Re: AR-21-22 LKC Building 390 W. Pennsylvania Ave
Attachments: FINAL LKC Design Narrative.pdf

Alaina,

See attached the revised narrative. We have revised the front elevation by adding more brick vertical buttresses, along with a few inset window details. This detail will look like an old window that has been filled in with brick. This will add dimension to the front elevation. This will give it a much more "segmented" look.

We also added verbiage to the awning section stating all awnings to be 8'-0" min from FFL.

PLEASE SEE MY RESPONSES BELOW IN ALL RED CAPS.

Thank you.

Dean King
910-986-1311
www.PDCNC.com



From: Alaina Mallette <amallette@southernpines.net>
Date: Wednesday, October 26, 2022 at 1:30 PM
To: Dean King <Dean@pdcnc.com>
Cc: BJ Grieve <BJGrieve@southernpines.net>
Subject: AR-21-22 LKC Building 390 W. Pennsylvania Ave

Good afternoon, Dean,

In follow up to our discussion this morning regarding the LKC building proposed for 390 W. Pennsylvania Ave., the following are the discrepancies between the submitted application and our UDO §4.10.4. All things highlighted in yellow are follow-up items. I noted in blue what deviations may be needed. BJ is copied here so he can be up to speed on the project progress for the time being.

- A. Building orientation and entries. (2) "Maximum spacing or distance between customer entries shall not exceed... 50 feet." **What is the spacing between the customer entries?** I understand that the project is infilling the old

Spectrum building, so a deviation from our standard may be requested. I will add this information to the report shared with the town council.

WE ARE ASKING FOR A DEVIATION HERE AS WE DON'T FEEL THIS SECTION OF THE UDO PERTAINS TO THIS BUILDING. THERE ARE NO CUSTOMER ENTRIES THAT ARE ALIGNED ON A STREET LIKE DOWNTOWN BROAD STREET. THIS IS A STAND ALONE BUILDING WITH ONE MAIN ENTRANCE ON THE FRONT.

- B. Building dimensions. (1) *"In the CB and DTO districts, buildings or building segments shall be taller than wide."* The good news is that what is proposed is bringing the existing building closer to compliance with this requirement. I bolded "or building segments" because you can get the project even closer to compliance by adding another segment to the façade. You may need a deviation, otherwise.

WE HAVE REVISED THE ELEVATIONS. PLEASE SEE THE NARRATIVE IMAGES.

- C. Building materials. No apparent issue.
- D. Windows. (2.a) *"On the ground Floor a minimum of seventy (70) percent of the street-facing building façades between the elevations of two (2) and ten (10) feet above the sidewalk must be comprised of windows with at least eighty (80) percent transparency or doors."* (2.b) *"On upper Floors a minimum of thirty (30) percent of the street-facing walls of all structures, including parking garages, above the first Floor shall be comprised of clear, windows with at least sixty (60) percent transparency or other openings for parking structures approved by the Planning Director. Openings shall be horizontally aligned with openings on adjacent buildings, vertically aligned, or proportionate with openings on the ground Floor of the building."* Per our discussion, you will need to ask for a deviation from these two requirements considering the existing building's design unless there is a design solution that you would like to consider. Also, please explicitly state the percent transparency on windows and doors for our records.

THIS BUILDING IS OBVIOUSLY AN INFILL PROJECT ON TOP OF AN EXISTING STRUCTURE. THE ORIGINAL STRUCTURE WAS ALL BRICK WITH SMALLER WINDOWS. WE ARE ATTEMPTING TO KEEP THAT MOTIF BY KEEPING THE NEW WINDOWS ON THE SMALLER SIDE WHILE STILL ENLARGING THEM FROM THE AVERAGE SIZE OF THE EXISTING WINDOWS. WE WOULD ASK FOR A DEVIATION ON THE WINDOW PERCENTAGES AS AGAIN, THE STOREFRONT LOOK IS MAINLY FOR DOWNTOWN STREETS. THE FRONT ELEVATION AS SHOWN HAS 18% GLASS / WINDOW/DOORS

- E. Awnings. (2) *"The minimum clearance between the lowest point of an awning and sidewalk shall be eight (8) feet."* Please explicitly state the height from the bottom of the awning to the patio for our records.

SEE VERBIAGE UNDER "AWNINGS" IN THE NARRATIVE

- F. Galleries and arcades. Not proposed.
- G. Roofs. (1) *"... Parapet height should vary between adjacent buildings."* I will use Google Street view in my report to the town council unless you would like to provide some context of the proposed building parapet height in comparison to the neighboring properties.
- H. Mechanical equipment. No apparent issue.
- I. Loading zones. N/A.
- J. Signage. Will be in separate applications.

Please reach out to me if you have any additional questions or thoughts.

Best,
Alaina
910-692-4003 x7232

Agenda Item

To: Reagan Parsons, Town Manager
From: Pamela Graham, Principal Planner
Subject: AR-22-22 Morganton Park North Apartments
Date: November 15, 2022

I. SUMMARY OF APPLICATION REQUEST:

Mr. Daniel Jellicorse with DHIC, LLC, on behalf PACN Realty, LLC and Morganton Park Realty Site 2, LLC (legal property owners), is requesting approval of an Architectural Compliance Permit for “Morganton Park North Apartments,” a 300-unit apartment home community constituting the initial construction phase of the Preliminary Development Plan for Morganton Park North Phase 9. The PDP associated with this project is known as PD-10-22 and was approved in September of this year. Subsequent construction will consist of +/- 20,000 square feet of mixed-use retail, restaurant, and/or office space and will be submitted for architectural review under separate application. The property to be developed is located north of W Morganton Road, between Brucewood Road and Tanglewood Drive. Phase 9 also includes a +/- 4.9 acre area west of Tanglewood Drive that contains wetlands and serves to satisfy, in part, the open space requirements for the Morganton Park North CDP.

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 and Authorized Agent

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

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



III. STAFF REVIEW:

1. Review Process:

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

2. Application Review Dates:

Application Submitted: October 3, 2022 and October 14, 2022

Application Complete: October 17, 2022

Town Council Agenda Meeting: November 9, 2022

Town Council Regular Meeting: November 15, 2022

3. Criteria for Review:

UDO §2.26.1 describes the purpose of the architectural compliance permit as follows:

“This section enables the Town Council and the developer of a multi-family, attached single-family, commercial or mixed-use Development project to collaborate on the project design, thereby providing flexibility from the strict application of the Town’s Commercial Design Standards.”

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

- (A) The application is consistent with applicable Comprehensive Plan goals and policies.

Relevant goals and policies of the CLRP include:

G-1. Community Well-being. Improve the personal health and security of our residents and promote neighborhoods and commercial areas that are safe, secure and healthy. (Note: for purposes of this goal, security encompasses both physical and financial security. Health refers to physical health and mental health, which includes opportunities for life-long learning.)

G-10. Economy. Achieve a sustainable, resilient, balanced economy, providing community prosperity and fiscal health.

G-11. Housing. Facilitate the provision of a broad range of housing choices that serve residents of all abilities and incomes.

G.13. Growth. Ensure that services, facilities and land resources accommodate anticipated growth while enhancing the quality of life for Southern Pines’ residents.

P-2. Neighborhoods. Ensure that new development and redevelopment are compatible with the overall scale, architectural, transportation and public-space characteristics of the neighborhood in which it occurs.

P-3. Activity Centers. Encourage the development of compatible neighborhood mixed-use centers that are accessible to neighborhoods and locates so that traffic, parking and land use impacts are compatible with surrounding uses.

P-6. Mobility. Enhance mobility options for residents of Southern Pines by:

- a. Ensuring that new neighborhoods and mixed-use centers interconnect with adjoining land uses;
- b. Making walking and bicycling safe, convenient and economical transportation alternatives to driving through development of greenways and streets that are designed to support all users;
- c. Improve bicycle and pedestrian connections to the Downtown area from surrounding neighborhoods; and
- d. Fostering financially feasible alternatives for residents without access to automotive transportation.

P-9. Access Management. Enhance the safety and function of arterial and collector streets through access management strategies that:

- a. Encourage common or shared parking facilities as well as common driveways;
- b. Control the number, width, and location of driveways; and
- c. Require site access from side streets where appropriate.

P-10. Greenways. Continue development of a greenway system in coordination with Moore County, Pinehurst, Aberdeen and other stakeholders to facilitate open space retention and link Southern Pines' neighborhoods, parks, civic uses, activity centers and connections to regional trails and greenways.

P-12. New Housing Choices. Foster the provision of a mix of housing that meets the financial and physical needs of existing and future residents by encouraging development of a variety of housing types in new residential areas and promoting compatible infill in existing neighborhoods.

- (B) The application substantially conforms with the applicable multi-family or commercial design standards and other applicable provisions of the UDO, including the purposes of the zoning district in which the property is located;

Staff has included three areas of compliance that we recommend be included in the conditions for approval of this project, bringing it into "substantial conformity" with the standards, while acknowledging the two remaining criteria that follow below.

- (C) The application is consistent with applicable conditions of prior Development approvals; and
- (D) The development as proposed will be compatible with neighboring development and has mitigated potential conflicts.

4. Staff Comments based on Multi-Family Development Building Design Requirements per UDO §4.10.8:

✓ = compliant ✗ = not compliant ? = compliance has not been determined

UDO §4.10.8 (C) states that Multi-Family Developments shall:

- Include variations in heights, color, setback, rooflines, trim, and building sizes to create visual diversity between structures.

x Requesting a deviation:

Each of the buildings are designed with a focus on consistency *between* structures, and diversity *within* each structure. Each building contains variations in height, color, rooflines, and trim; however, each of the buildings exhibit these variations in a fashion that is similar to each of the other buildings. This approach is commonly used in multi-family design to create a cohesive appearance throughout the development.

- *Group buildings in clusters.*

✓ Generally compliant with standard(s):

The proposal includes ten multi-family buildings with a clubhouse/amenity area and five detached garage buildings. The buildings are clustered to a reasonable degree, given the need to position parking areas directly adjacent to the buildings and allow for vehicular circulation throughout the development.

- *Articulate facades by including projections of at least five (5) feet at least once every fifty (50) feet along the façade.*

x Requesting a deviation:

The ground floors of all four building types meet this requirement; however, the second and third floors of Building Types 2A, 3, and 4 on each side elevation of those buildings do not. These facades measure 66'-3" wide with projections of +/- 2' (Building Type 2A) or 0' (Building Types 3 and 4). The upper floors of these buildings vary from the ground floors due to the inclusion of a projection on the ground floors of each of these buildings of five feet or more to accommodate a roofed entry into the stairwells on each building side (the front entry is treated differently and the front and rear of each building are compliant). This projection to accommodate the roofed entry is not continued to the upper floors. While our UDO does not include a definition for "façade", it is generally interpreted to include the entire "face" of a building, and not a single level of the face.¹

- *Locate windows to provide easy surveillance of open spaces and walkways, without placing such windows within direct alignment with windows of adjacent structures.*

✓ Compliant with standard(s):

Site plan indicates compliance with this standard.

¹ "The front of a building; any face of a building given special architectural treatment"; www.mirriam-webster.com. "That portion of any exterior elevation on the building extending from grade to top of the parapet, wall, or eaves and the entire width of the building elevation"; "The entire area of a building facing or side extending from the roof or parapet to the ground and from one corner of the building to another but does not include any structural or nonstructural elements which extend beyond the roof of a building."; American Planning Association, *A Planners Dictionary*, 171.

- *Units above grade level shall have access to private balconies of usable dimensions no smaller than ten (10) feet by six (6) feet.*

x Requesting a deviation:

Balconies are provided; however, they all measure less than six feet in depth. All balconies exceed the ten-foot width requirement.

- *Provide private entrances at grade level and adjacent to private open space to the greatest extent possible. Unless otherwise approved by the Town Council, no more than four (4) Dwelling Units shall share a common entrance.*

x Requesting a deviation:

Each building provides three grade-level common entrances into the building, and private entrances are provided at grade level for the first-floor units of all buildings. The ground floor of each building complies with the requirement by a considerable margin; however, the 2nd and 3rd floors cannot comply because the building entries, including the common entries provided on three sides of each building, are by necessity on the ground floor. The calculation of units to entrances is as follows; however, this does not mean that the strict application of the “no more than four dwelling units shall share a common entrance” standard has been met. However, calculated as an average, the design complies.

- Building Type 1 = 11 entrances for 24 units;
- Building Type 2A = 15 entrances for 36 units;
- Building Type 3 = 15 entrances for 36 units;
- Building Type 4 = 11 entrances for 24 units.

This particular standard has been the topic of much discussion regarding the intent of the standard, the interpretation that should be applied, and the consistent pattern of deviation requests by applicants. Assuming that safe egress from buildings was, at least in part, the intent of standard, the following data may offer justification for granting a deviation from this challenging standard:

- The common entrances for the buildings range in width from 9’-6” to 10’-6”;
- The greatest distance from any unit door to an exit/stairwell is 36’.
- There is no evidence that the building will benefit aesthetically from the application of this standard.

- *Avoid aligning doors to separate Dwelling Units with each other unless screening is provided. However, entrances should be visible from the sidewalk or public walkway and other Dwelling Units, when practical.*

x Requesting a deviation:

Many unit entry doors are directly aligned, or only slightly offset, with units across the common hallway. Common entrances into the buildings are all connected to sidewalks and are therefore visible from

the sidewalk, and buildings are clustered in a manner that allows the common entrances to be visible from at least some of the dwelling units of other buildings.

- *Provide porches or roofed overhangs over building entrances.*
 - ✓ **Compliant with standard(s):**
Each private entrance for ground floor units features an overhang and all common entrances to the buildings feature overhangs.
- *Set back buildings or entries so that the entry paths extend at least ten (10) feet from the sidewalk or public circulation walkway. Do not provide access to apartments via long-shared access galleries.*
 - ✓ **Compliant with standard(s):**
The applicant has provided a separate site plan specifically intended to show compliance with this standard, with dimensions for entry-access sidewalks measuring ten feet or greater.

5. UDO §4.10.4 addresses building design requirements for commercial development, which includes multi-family developments, as follows:

- *UDO §4.10.4 (A) states that the front of buildings shall face and have the primary customer entry facing that street. Corner lot buildings shall face and have the primary customer entry facing the higher order street, facing the corner or facing each street. Buildings that extend the full depth of a block may be required to have entries on each street frontage. Maximum spacing or distance between customer entries shall not exceed the standards in Exhibit 4-15, for PD is determined at the time of the Final Development Plan (FDP) approval. The FDP states that the UDO standards apply.*
 - ✓ **Compliant with standard(s):**
All buildings face the private streets that provide access through the development.
- *UDO §4.10.4 (B) states the width of the buildings or building segments shall not be more than twice the building height. Building segments may be created through a combination of vertical features such as changes in material, building offsets, courtyards, changes in rooflines or architectural features that create the appearance of building segments.*
 - ✓ **Compliant with standard(s):**
The facades of the buildings are distinctly segmented through the use of building materials, fenestration, offsets, rooflines, and exterior design detailing. With the widest segment measuring 37'-8" and the building heights being less than 44', the design easily complies with this standard.

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

✓ **Requesting a deviation:**

The applicant has provided an exhibit that breaks down the exterior building material percentages for each building, which is attached to this report. Brick percentages range from 0% (clubhouse) to 53% (side elevations of Building Type 1). The use of stone to add a mix of façade texture brings the total masonry percentages to a range of 12% to 54%, with all apartment buildings at 40% or more. Fiber cement siding is used for the remaining areas. Per the applicant's narrative, "The amount of masonry shown is less than the 80% requirement in order to achieve a welcoming, diverse, elegant design that does not feel institutional or heavy. Careful attention has been put into the overall design to provide a visually pleasant and varied design."

The frequency of deviation requests from this standard is quite high, with the justifications largely consistent in stating that the standard results in an institutional look that is inappropriate or unappealing for multi-family residential construction.

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

✓ **Compliant with standard(s):**

The elevation drawings show the transparency percentage to be 26% for all multi-family buildings.

- UDO §4.10.4 (E) *states awnings shall be canvas or material of similar appearance and flexibility unless otherwise approved by the Town Council. Street facing awnings shall not be taller than six (6) feet unless specifically approved by the Town Council.*

✓ **Requesting a deviation:**

The buildings feature asphalt shingles on canopies and metal awnings.

- UDO §4.10.4 (F) *states galleries and arcades are encouraged and may encroach up to six (6) feet into any street side setback but may not encroach into public right-of-way.*

✓ **Compliant with standard(s):**

Only the clubhouse features galleries/arcades, and these do not encroach into a street setback.

- UDO §4.10.4 (G) *states buildings may use parapets and changes in parapet height or design in the roofline as viewed from any public street shall be required for any building that is wider than 100'. For buildings that are wider than 100', changes in rooflines shall be used to avoid uninterrupted planes of longer than 200'.*
 - ✓ **Compliant with standard(s):**
All buildings are less than 200' in width, therefore avoiding uninterrupted planes of longer than 200'.
- UDO §4.10.4 (H) *states that mechanical equipment shall be screened from view from the street and cannot be located between the building and the street.*
 - ? **Compliance will be determined during site plan review:**
The applicant has stated that mechanical equipment located between building façade and street shall be screened with landscape per section 4.3.5 of the UDO, and that plant materials will meet the requirements as described in 4.3.5(C) and will be included in the required landscape plan submittal.
- UDO §4.10.4 (I) *states garage doors and loading bays shall face an interior lot line alley or service drive and shall not face a street unless buffered or screened per the landscaping code in UDO §4.3.*
 - ✓ **Generally compliant with standard(s):**
The site plan shows five detached garage buildings for the development, all of which will include, by necessity for access, garage doors that face the private vehicular network within the development. The garages are positioned in such a way that they will not face the public streets adjacent to the development.
- UDO §4.10.4 (J) *states signage shall comply with the standards in section 4.6 and any applicable zoning district standards.*
 - ? **Compliance will be determined during sign permit review:**
The site plan indicates three monument-style signs. The applicant has made no requests for deviations from the UDO signage requirements. All signs will be reviewed under separate application and must comply with the standards as stated.

6. Noteworthy Project Elements for Town Council Consideration and Staff Recommendation

The application indicates several deviations from the UDO standards, as enumerated in this report. Many of these requests are consistent with those often made for multi-family projects and the frequency of these deviations reinforce the need for updates to the Town's architectural standards. With this in mind, staff has selected three standards that are rarely included in the granted list of deviations, and recommends that the approval require that these standards be complied with, as indicated below.

Staff recommends approval of AR-22-22 with the following conditions:

1. The design shall comply with the UDO 4.10.8 standard that facades include projections of at least five feet at least once every fifty feet, for each floor of the building.
2. The design shall comply with the UDO 4.10.8 standard that units above grade level have access to private balconies of usable dimensions of no smaller than ten feet by six feet.
3. The design shall comply with the UDO 4.10.8 standard that direct alignment of unit entry doors should be avoided.

I. ATTACHMENTS PROVIDED BY THE APPLICANT:

1. Application
2. Deeds
3. Appointment of Agent
4. Applicant's Narrative
5. Elevation Drawings and Renderings
6. Floor Plans
7. Building Material Calculations
8. Site Plan
9. Site Plan (Building Entrance Setback Dimensions)

II. TOWN COUNCIL ACTION:

The Town Council should consider the purpose of an architectural compliance permit per UDO §2.26 and shall vote on whether the proposed application is consistent with the criteria per UDO §2.26.7, in that it is consistent with applicable Comprehensive Plan goals and policies, substantially conforms with the applicable multi-family or commercial design standards and other applicable provisions of the UDO, is consistent with applicable conditions of prior development approvals, and the resulting development will be compatible with neighboring development and has mitigated potential conflicts.

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

I move to:

1. Approve AR-22-22;
2. Approve AR-22-22 with the following conditions: (Council may include all or part of staff's recommended conditions, or choose an alternative set of conditions, at their discretion)

;

3. Deny AR-22-22.



Architectural Compliance Permit Application

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

TO THE TOWN COUNCIL OF THE TOWN OF SOUTHERN PINES:

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

Project Information:

Project Name: Morganton Park North Apartments

Street Address: W Morganton Rd between Brucewood and Tanglewood Dr.

PIN: 857100399573; 857100392796 Parcel ID: 20190270; 20150046 Zoning: PD

Type of building (retail, office, etc.): Multifamily Total square footage: 300,000

Applicant:

Name: DHIC, LLC.

Email: djellicorse@drhorton.com Phone: 919.618.5164

Mailing Address: 200 Aerial Center Pkwy Ste. 110, Morrisville, NC 27560

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

Name(s): Morganton Park Realty Site 2, LLC. ; PACN Realty, LLC.

Email: cgregg@pinehurstsurgical.com Phone: (910) 215-2646

Mailing Address: 5 First Village Drive, Pinehurst, NC 28374

Date: 9/30/22

Daniel Jellicorse
Applicant

APPOINTMENT OF AGENT

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

1. to submit an application and required supplemental materials;
2. to appear at public meetings and give representation and comments on behalf of the owner(s);
3. to accept conditions or recommendations made by the Town of Southern Pines Town Council for the issuance of an **Architectural Compliance Permit** for improvements to the subject property; and
4. to act on behalf of the owner(s) without limitations with regard to any and all things directly or indirectly connected with or arising out of any application for an **Architectural Compliance Permit** under the Southern Pines Unified Development Ordinance.

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

Signed this 4 day of October, 2022.

David Grantham,
Registered Agent

Property Owner



Property Owner

Daniel Jellicorse DHIC, LLC.
Agent

APPOINTMENT OF AGENT

The undersigned owner(s), Morganton Park Realty Site 2, LLC., hereby appoint(s) DHIC, LLC. as the exclusive agent for the purpose of making an application to the Town of Southern Pines for an **Architectural Compliance Permit** for improvements to the property described in the attached application. The owner(s) hereby agree(s) that this agent has the authority to act for and on behalf of the owner(s) as follows:

1. to submit an application and required supplemental materials;
2. to appear at public meetings and give representation and comments on behalf of the owner(s);
3. to accept conditions or recommendations made by the Town of Southern Pines Town Council for the issuance of an **Architectural Compliance Permit** for improvements to the subject property; and
4. to act on behalf of the owner(s) without limitations with regard to any and all things directly or indirectly connected with or arising out of any application for an **Architectural Compliance Permit** under the Southern Pines Unified Development Ordinance.

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

Signed this 2nd day of October, 2022



Charles Gregg, Registered Agent

Property Owner

Property Owner

Daniel Jellicorse, DHIC, LLC.

Agent

8-27-21

For Registration Register of Deeds
Judy D. Martin

Moore County, NC

Electronically Recorded

February 23, 2022 4:51:16 PM

Book: 5802 Page: 414 - 422 #Pages: 9

Fee: \$26.00 NC Rev Stamp: \$3,420.00

Instrument# 2022003330

SPECIAL WARRANTY DEED

THIS INSTRUMENT PREPARED BY:

Richard Lee Yelverton III Esq.
Van Camp, Meacham & Newman, PLLC
2 Regional Circle (28374)
P.O. Box 1389
Pinehurst, North Carolina 28370

TO BE RECORDED IN THE
DEED RECORDS OF
MOORE COUNTY, NC

Excise Tax: \$ 3,420.00

THIS DEED made this 18, day of February, 2022, by and between:

GRANTOR

ROBERT W. VAN CAMP AND JULIE M. VAN CAMP, TRUSTEES OF THE ROBERT W. AND JULIE M. VAN CAMP LIVING TRUST UNDER AGREEMENT DATED DECEMBER 22, 1998

THOMAS M. VAN CAMP, TRUSTEE OF THE VAN CAMP IRREVOCABLE TRUST UNDER AGREEMENT DATED JANUARY 7, 2016

GRANTEE

MORGANTON PARK REALTY SITE 2, LLC, a North Carolina Limited Liability Company.

**Tax Address: 5 First Village Drive
Pinehurst, NC 28374**

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

WITNESSETH, the Grantor, for valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land (referred to in the singular, whether one or more) situated in the Town of Southern Pines, McNeill Township, Moore County, North Carolina, and more particularly described as follows:

Submitted electronically by "Robbins May & Rich LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Moore County Register of Deeds.

1

Being all of Tract 2A, as shown on plat entitled "Subdivision Plat of Lot 2B-Morganton Park and Lot 2A" duly recorded in Plat Cabinet 19, Slide 169, of the Moore County, NC, Registry.

This property herein described does not include the primary residence of the Grantor.

The attorney preparing this instrument has not searched the title to the real property hereby conveyed and makes no opinion relative to the status of the title to the real property hereby conveyed.

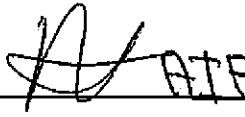
This conveyance is made subject to (i) the lien of the County of Moore for taxes and other assessments for the current year; and (ii) utility easements, other easements and restrictive covenants of record that are enforceable against the real property hereby conveyed.

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

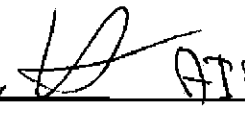
And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the exceptions hereinabove set forth.

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

**REMAINDER OF PAGE LEFT BLANK, SIGNATURES
AND NOTARY BLOCK ARE ON THE FOLLOWING PAGES**

Robert W. Van Camp Trustee by  ATF (SEAL)

Robert W. Van Camp, Trustee of the Robert W. and Julie M. Van Camp Living Trust Agreement dated December 22, 1998 By Thomas M. Van Camp, Attorney in Fact

Julie M. Van Camp Trustee by  ATF (SEAL)

Julie M. Van Camp, Trustee of the Robert W. and Julie M. Van Camp Living Trust Agreement dated December 22, 1998 By Thomas M. Van Camp, Attorney in Fact

STATE OF NORTH CAROLINA
COUNTY OF MOORE

I, Richard Lee Yelverton III, a notary public for the County and State aforesaid, do hereby certify that do hereby certify that **Thomas M. Van Camp, Attorney In Fact for Robert W. Van Camp, Trustee of the Robert W. and Julie M. Van Camp Living Trust under agreement dated December 22, 1998**, personally appeared before me this day, and being by me duly sworn, say that he executed the foregoing and annexed instrument for and in behalf of the said Robert W. Van Camp, Trustee of the Robert W. and Julie M. Van Camp Living Trust under agreement dated December 22, 1998 and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the office of Register of Deeds in the County of Moore, State of North Carolina, on in Book 5295 Page 451 the 26th day of March, 2020, and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney.

I do further certify that the said Thomas M. Van Camp acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said Julie M. Van Camp, Trustee of the Robert W. and Julie M. Van Camp Living Trust under agreement dated December 22, 1998.

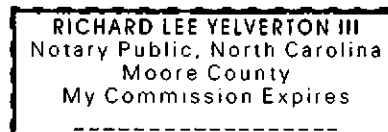
Witness my hand and official seal, this the 18th day of February, 2022.

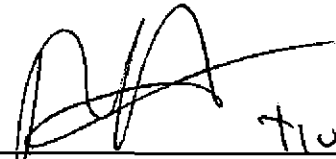
(Official Seal)



Notary Public

My Commission Expires: 02/23/2025

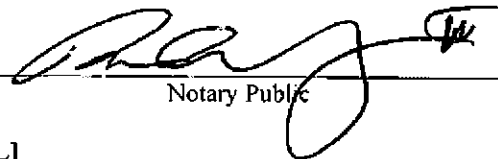



 _____ (SEAL)
 Thomas M. Van Camp, Trustee of the Van Camp Irrevocable Trust Under Agreement Dated
 January 7, 2016,

STATE OF NORTH CAROLINA
 COUNTY OF MOORE

I, Richard Lee Yelverton III, a Notary Public of the County and State aforesaid, certify that Thomas M. Van Camp, Trustee of the Van Camp Irrevocable Trust Under Agreement Dated January 7, 2016, either being personally known to me or proven by satisfactory evidence (said evidence being NC Driver License), personally appeared before me this day and acknowledged that he is the Trustee of the Van Camp Irrevocable Trust Under Agreement Dated January 7, 2016, and that he, as Trustee being authorized to do so, voluntarily executed the foregoing on behalf of the Trust for the purposes stated therein.

WITNESS my hand and official stamp or seal, this 18 day of February, 2022.



 Notary Public

My Commission Expires: 02/23/2025 [NOTARY SEAL]

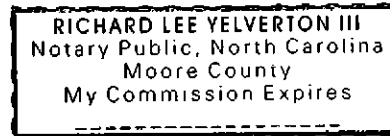


EXHIBIT A
CERTIFICATION OF TRUST of

The Robert W. and Julie M. Van Camp Living Trust under trust agreement dated December 22, 1998

THIS CERTIFICATION OF TRUST is made pursuant to NCGS §36C-10-1013, instead of furnishing a copy of the above-described trust instrument and is intended to be relied upon by the parties dealing with the Trustee:

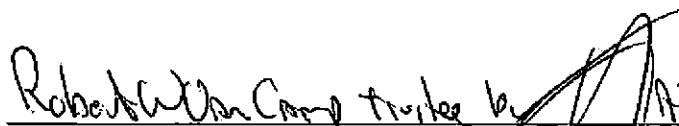
1. The Trust. the Robert W. and Julie M. Van Camp Living Trust under trust agreement dated December 22, 1998
2. Parties:

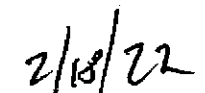
 Grantors: Robert W. Van Camp and Julie M. Van Camp

 Trustees: Robert W. Van Camp and Julie M. Van Camp
3. Trustee: The currently acting Trustees are Robert W. Van Camp and Julie M. Van Camp
4. Powers: That the Trustees have the continuing, absolute discretionary power to deal with any property, real or personal, held in any trust. Such power may be exercised independently without prior or subsequent approval of any judicial authority, and no person dealing with the Trustees shall be required to inquire into the propriety of any of its actions. That the Trust provisions not attached are of a personal nature and set forth the distribution of trust property and other administrative duties and functions of the Trustees. They do not modify the powers of the Trustees.
5. Revocability: The Trust is revocable.
6. Trustees. If the Trust has Trustees, all Trustees are required in order to exercise powers of the Trustee.
7. TIN. The taxpayer identification number of the Trust is ***-**-5186
8. Title to Trust Property. The title to the Trust property is held in the name of the Robert W. Van Camp and Julie M. Van Camp as Trustees of the Robert W. and Julie M. Van Camp Living Trust under trust agreement dated December 22, 1998.
9. Status. The above-described Trust has not been revoked, modified or amended in any manner that would cause the representations contained in this Certification of Trust to be incorrect.
10. Authority. The Trustees certify that they own and have full authority to convey the property described as: Being all of Tract 2A as described in map recorded in Plat Cabinet 19 at Slide 169, Moore County Registry.

IN WITNESS WHEREOF, the Trustees sign below:

Robert W. Van Camp, Trustee of the Robert W. and Julie M. Van Camp Living Trust
under agreement dated December 22, 1998


Robert W. Van Camp, Trustee, by Thomas M. Van Camp, AIF (SEAL)


Date

STATE OF NORTH CAROLINA
COUNTY OF MOORE

I, Richard Lee Yelverton III, a notary public for the County and State aforesaid, do hereby certify that do hereby certify that **Thomas M. Van Camp, Attorney In Fact for Robert W. Van Camp, Trustee of the Robert W. and Julie M. Van Camp Living Trust under agreement dated December 22, 1998**, personally appeared before me this day, and being by me duly sworn, say that he executed the foregoing and annexed instrument for and in behalf of the said Robert W. Van Camp, Trustee of the Robert W. and Julie M. Van Camp Living Trust under agreement dated December 22, 1998 and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the office of Register of Deeds in the County of Moore, State of North Carolina, on in Book 5295 Page 451 the 26th day of March, 2020, and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney.

I do further certify that the said Thomas M. Van Camp acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said Julie M. Van Camp, Trustee of the Robert W. and Julie M. Van Camp Living Trust under agreement dated December 22, 1998.

Witness my hand and official seal, this the 18 day of February, 2022.

(Official Seal)

Notary Public

My Commission Expires: 02/23/2025

RICHARD LEE YELVERTON III
Notary Public, North Carolina
Moore County
My Commission Expires

**Julie M. Van Camp, Trustee of the Robert W. and Julie M. Van Camp Living Trust
under agreement dated December 22, 1998**

Julie M. Van Camp trustee by T M Van Camp AIF (SEAL)
Julie M. Van Camp, Trustee, by Thomas M. Van Camp, AIF

2/18/22
Date

STATE OF NORTH CAROLINA
COUNTY OF MOORE

I, Richard Lee Yelverton III, a notary public for the County and State aforesaid, do hereby certify that **Thomas M. Van Camp, Attorney In Fact for Julie M. Van Camp, Trustee of the Robert W. and Julie M. Van Camp Living Trust under agreement dated December 22, 1998**, personally appeared before me this day, and being by me duly sworn, say that he executed the foregoing and annexed instrument for and in behalf of the said Julie M. Van Camp, Trustee of the Robert W. and Julie M. Van Camp Living Trust under agreement dated December 22, 1998 and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the office of Register of Deeds in the County of Moore, State of North Carolina, on in

Book 5295 Page 451 the 26th day of March, 2020, and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney.

I do further certify that the said Thomas M. Van Camp acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said Julie M. Van Camp, Trustee of the Robert W. and Julie M. Van Camp Living Trust under agreement dated December 22, 1998.

Witness my hand and official seal, this the 18 day of February, 2022.

(Official Seal)


Notary Public

My Commission Expires: 02/23/2025

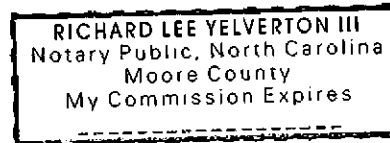


EXHIBIT B**CERTIFICATION OF TRUST of**

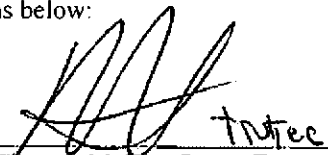
The Van Camp Irrevocable Trust Under Agreement Dated January 7, 2016

THIS CERTIFICATION OF TRUST is made pursuant to NCGS §36C-10-1013, instead of furnishing a copy of the above-described trust instrument and is intended to be relied upon by the parties dealing with the Trustee:

1. The Trust. the Van Camp Irrevocable Trust Under Agreement Dated January 7, 2016
2. Parties:
 Settlers: Robert W. Van Camp and Julie M. Van Camp
 Trustees: Thomas M. Van Camp
3. Trustee: The currently acting Trustee is Thomas M. Van Camp
4. Powers: That the Trustees have the continuing, absolute discretionary power to deal with any property, real or personal, held in any trust. Such power may be exercised independently without prior or subsequent approval of any judicial authority, and no person dealing with the Trustees shall be required to inquire into the propriety of any of its actions. That the Trust provisions not attached are of a personal nature and set forth the distribution of trust property and other administrative duties and functions of the Trustees. They do not modify the powers of the Trustees.
5. Revocability: The Trust is irrevocable.
6. Trustees. If the Trust has Trustees, all Trustees are required in order to exercise powers of the Trustee.
7. TIN. The taxpayer identification number of the Trust is: xx4679
8. Title to Trust Property. The title to the Trust property is held in the name of the Thomas M. Van Camp, Trustee of the Van Camp Irrevocable Trust Under Agreement Dated January 7, 2016.
9. Status. The above-described Trust has not been revoked, modified or amended in any manner that would cause the representations contained in this Certification of Trust to be incorrect.
10. Authority. The Trustees certify that they own and have full authority to convey the property described as: Being all of Tract 2A as described in map recorded in Plat Cabinet 19 at Slide 169, Moore County Registry.

IN WITNESS WHEREOF, the Trustee signs below:

Date of Certification: February 18, 2022

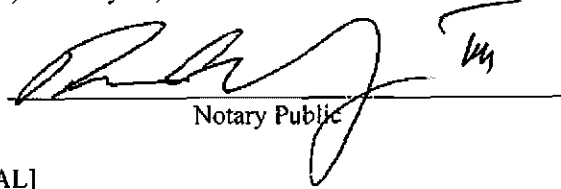

 Thomas M. Van Camp, Trustee

STATE OF NORTH CAROLINA
 COUNTY OF MOORE

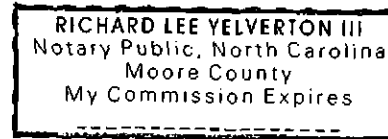
I, Richard Lee Yelverton III, a Notary Public of the County and State aforesaid, certify that **Thomas M. Van Camp, Trustee of the Van Camp Irrevocable Trust Under Agreement Dated January 7, 2016**, either being personally known to me

or proven by satisfactory evidence (said evidence being NC Driver License), personally appeared before me this day and acknowledged that he is the Trustee of the **Van Camp Irrevocable Trust Under Agreement Dated January 7, 2016**, and that he, as Trustee being authorized to do so, voluntarily executed the foregoing on behalf of the Trust for the purposes stated therein.

WITNESS my hand and official stamp or seal, February 18, 2022.


Notary Public

My Commission Expires: 02/23/2025 [NOTARY SEAL]



For Registration Register of Deeds

Judy D. Martin

Moore County, NC

Electronically Recorded

October 17, 2019 9:56:36 AM

Book: 5210 Page: 269 - 278 #Pages: 10

Fee: \$26.00 NC Rev Stamp: \$4,012.00

Instrument# 2019015478

SPECIAL WARRANTY DEED**THIS INSTRUMENT PREPARED BY:**

Richard Lee Yelverton III Esq.
 Van Camp, Meacham & Newman, PLLC
 2 Regional Circle (28374)
 P.O. Box 1389
 Pinehurst, North Carolina 28370

TO BE RECORDED IN THE
 DEED RECORDS OF
 MOORE COUNTY, NC

Excise Tax: \$ 4,012.00THIS DEED made this 16 day of October, 2019, by and between:

<u>GRANTOR</u>	<u>GRANTEE</u>
ROBERT W. VAN CAMP AND JULIE M. VAN CAMP, TRUSTEES OF THE ROBERT W. AND JULIE M. VAN CAMP LIVING TRUST UNDER AGREEMENT DATED DECEMBER 22, 1998 (as to 70%), AND THOMAS M. VAN CAMP, TRUSTEE OF THE VAN CAMP IRREVOCABLE TRUST UNDER AGREEMENT DATED JANUARY 7, 2016 (as to 30%)	PACN REALTY, LLC, a North Carolina Limited Liability Company. Tax Address: 205 Page Road Pinehurst, NC 28374

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

WITNESSETH, the Grantor, for valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land (referred to in the singular, whether one or more) situated in the Town of Southern Pines, Mineral Springs Township, Moore County, North Carolina, and more particularly described as follows:

submitted electronically by "Robbins May & Rich LLP"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Moore County Register of Deeds.

Being the property described on Exhibit A attached hereto and incorporated herein by reference.

This property herein described does not include the primary residence of the Grantor.

The attorney preparing this instrument has not searched the title to the real property hereby conveyed and makes no opinion relative to the status of the title to the real property hereby conveyed.

This conveyance is made subject to (i) the lien of the County of Moore for taxes and other assessments for the current year; and (ii) utility easements, other easements and restrictive covenants of record that are enforceable against the real property hereby conveyed.

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

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the exceptions hereinabove set forth.

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

**REMAINDER OF PAGE LEFT BLAND, SIGNATURES
AND NOTARY BLOCK ARE ON THE FOLLOWING PAGES**

Robert W. Van Camp, TRUSTEE

(SEAL)

Robert W. Van Camp, Trustee of the Robert W. and Julie M. Van Camp Living Trust Agreement dated December 22, 1998

Julie M. Van Camp, TRUSTEE

(SEAL)

Julie M. Van Camp, Trustee of the Robert W. and Julie M. Van Camp Living Trust Agreement dated December 22, 1998

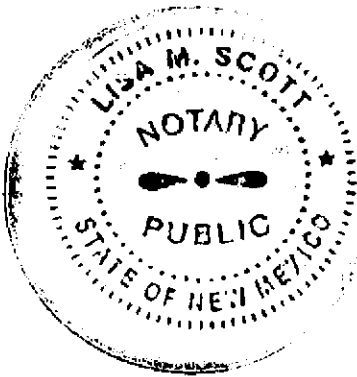
STATE OF New Mexico
COUNTY OF Las Alamos

I, Lisa M. Scott, a Notary Public of the County and State aforesaid, certify that Robert W. Van Camp, Trustee of the Robert W. and Julie M. Van Camp Living Trust Agreement dated December 22, 1998 and Julie M. Van Camp, Trustee of the Robert W. and Julie M. Van Camp Living Trust Agreement dated December 22, 1998, either being personally known to me or proven by satisfactory evidence (said evidence being Washington D.C.), personally appeared before me this day and acknowledged that they are the Trustees of the Robert W. and Julie M. Van Camp Living Trust Agreement dated December 22, 1998, and that they, as Trustees being authorized to do so, voluntarily executed the foregoing on behalf of the Trust for the purposes stated therein.

WITNESS my hand and official stamp or seal, this 10 day of October, 2019.

[Signature]
Notary Public

My Commission Expires: 12/31/2023 [NOTARY SEAL]



Thomas M. Van Camp (SEAL)
 Thomas M. Van Camp, Trustee of the Van Camp Irrevocable Trust Under Agreement Dated January 7, 2016,

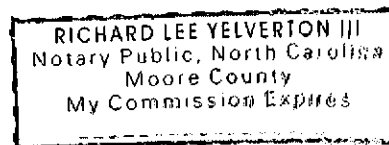
STATE OF NC
 COUNTY OF Moore

I, Richard Lee Yelverton III, a Notary Public of the County and State aforesaid, certify that Thomas M. Van Camp, Trustee of the Van Camp Irrevocable Trust Under Agreement Dated January 7, 2016, either being personally known to me or ~~proven by satisfactory evidence (said evidence being~~ by himself), personally appeared before me this day and acknowledged that he is the Trustee of the Van Camp Irrevocable Trust Under Agreement Dated January 7, 2016, and that he, as Trustee being authorized to do so, voluntarily executed the foregoing on behalf of the Trust for the purposes stated therein.

WITNESS my hand and official stamp or seal, this 16 day of OCTOBER, 2019.

Richard Lee Yelverton III
 Notary Public

My Commission Expires: 11-17-2020 [NOTARY SEAL]



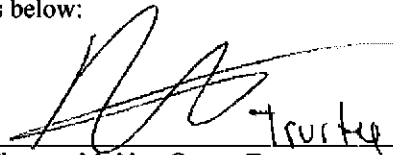
CERTIFICATION OF TRUST of
The Van Camp Irrevocable Trust Under Agreement Dated January 7, 2016

THIS CERTIFICATION OF TRUST is made pursuant to NCGS §36C-10-1013, instead of furnishing a copy of the above-described trust instrument and is intended to be relied upon by the parties dealing with the Trustee:

1. The Trust. the Van Camp Irrevocable Trust Under Agreement Dated January 7, 2016
2. Parties:
 Settlers: Robert W. Van Camp and Julie M. Van Camp
 Trustees: Thomas M. Van Camp
3. Trustee: The currently acting Trustee is Thomas M. Van Camp
4. Powers: That the Trustees have the continuing, absolute discretionary power to deal with any property, real or personal, held in any trust. Such power may be exercised independently without prior or subsequent approval of any judicial authority, and no person dealing with the Trustees shall be required to inquire into the propriety of any of its actions. That the Trust provisions not attached are of a personal nature and set forth the distribution of trust property and other administrative duties and functions of the Trustees. They do not modify the powers of the Trustees.
5. Revocability: The Trust is irrevocable.
6. Trustees. If the Trust has Trustees, all Trustees are required in order to exercise powers of the Trustee.
7. TIN. The taxpayer identification number of the Trust is: 82-6364679
8. Title to Trust Property. The title to the Trust property is held in the name of the Thomas M. Van Camp, Trustee of the Van Camp Irrevocable Trust Under Agreement Dated January 7, 2016 (30%).
9. Status. The above-described Trust has not been revoked, modified or amended in any manner that would cause the representations contained in this Certification of Trust to be incorrect.
10. Authority. The Trustees certify that they own and have full authority to convey the property described as: Being the property described in Exhibit A attached which is herein incorporated by reference.

IN WITNESS WHEREOF, the Trustee signs below:

Date of Certification: 11/01/19

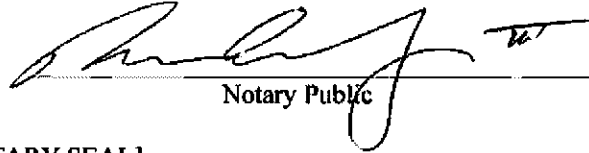

 Thomas M. Van Camp, Trustee

STATE OF NC
 COUNTY OF Mecklenburg

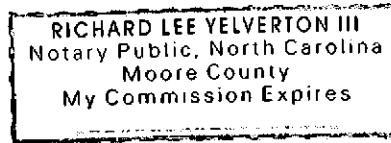
I, Richard Lee Kline, a Notary Public of the County and State aforesaid, certify that **Thomas M. Van Camp, Trustee of the Van Camp Irrevocable Trust Under Agreement Dated January 7, 2016**, either being personally known to me or proven by satisfactory evidence (said evidence being ME), personally appeared before me this day and acknowledged that he is the Trustee of the **Van Camp Irrevocable Trust Under Agreement Dated January 7, 2016**, and

that they, as Trustee being authorized to do so, voluntarily executed the foregoing on behalf of the Trust for the purposes stated therein.

WITNESS my hand and official stamp or seal, this 16 day of October, 2019.


Notary Public

My Commission Expires: 11-17-2020 [NOTARY SEAL]



CERTIFICATION OF TRUST of

The Robert W. and Julie M. Van Camp Living Trust under trust agreement dated December 22, 1998

THIS CERTIFICATION OF TRUST is made pursuant to NCGS §36C-10-1013, instead of furnishing a copy of the above-described trust instrument and is intended to be relied upon by the parties dealing with the Trustee:

1. The Trust. the Robert W. and Julie M. Van Camp Living Trust under trust agreement dated December 22, 1998
2. Parties:
 Grantors: Robert W. Van Camp and Julie M. Van Camp
 Trustees: Robert W. Van Camp and Julie M. Van Camp
3. Trustee: The currently acting Trustees are Robert W. Van Camp and Julie M. Van Camp
4. Powers: That the Trustees have the continuing, absolute discretionary power to deal with any property, real or personal, held in any trust. Such power may be exercised independently without prior or subsequent approval of any judicial authority, and no person dealing with the Trustees shall be required to inquire into the propriety of any of its actions. That the Trust provisions not attached are of a personal nature and set forth the distribution of trust property and other administrative duties and functions of the Trustees. They do not modify the powers of the Trustees.
5. Revocability: The Trust is revocable.
6. Trustees. If the Trust has Trustees, all Trustees are required in order to exercise powers of the Trustee.
7. TIN. The taxpayer identification number of the Trust is ***-**-5186
8. Title to Trust Property. The title to the Trust property is held in the name of the Robert W. Van Camp and Julie M. Van Camp as Trustees of the Robert W. and Julie M. Van Camp Living Trust under trust agreement dated December 22, 1998 (70%).
9. Status. The above-described Trust has not been revoked, modified or amended in any manner that would cause the representations contained in this Certification of Trust to be incorrect.
10. Authority. The Trustees certify that they own and have full authority to convey the property described as: Being the property described in Exhibit A attached which is herein incorporated by reference.

IN WITNESS WHEREOF, the Trustees sign below:

Date of Certification: 10/12/19

Robert W. Van Camp, Trustee
 Robert W. Van Camp, Trustee

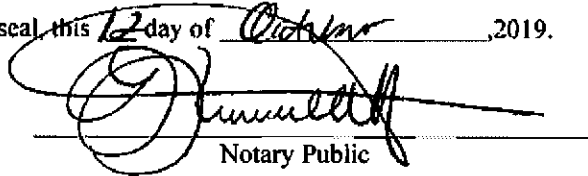
Julie M. Van Camp, Trustee
 Julie M. Van Camp, Trustee

STATE OF New Mexico
 COUNTY OF Sandoval

I, Donna Smith, a Notary Public of the County and State aforesaid, certify that **Robert W. Van Camp, Trustee of the Robert W. and Julie M. Van Camp Living Trust Agreement dated December 22, 1998 and Julie M. Van Camp, Trustee of the Robert W. and Julie M. Van Camp Living Trust Agreement dated December 22, 1998**, either being personally known to me or proven by satisfactory evidence (said evidence being Witness DL), personally

appeared before me this day and acknowledged that they are the Trustees of the **Robert W. and Julie M. Van Camp Living Trust Agreement dated December 22, 1998**, and that they, as Trustees being authorized to do so, voluntarily executed the foregoing on behalf of the Trust for the purposes stated therein.

WITNESS my hand and official stamp or seal, this 12 day of October, 2019.


Notary Public

My Commission Expires: 12/1/2020 [NOTARY SEAL]

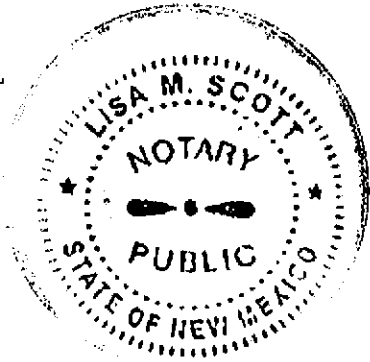


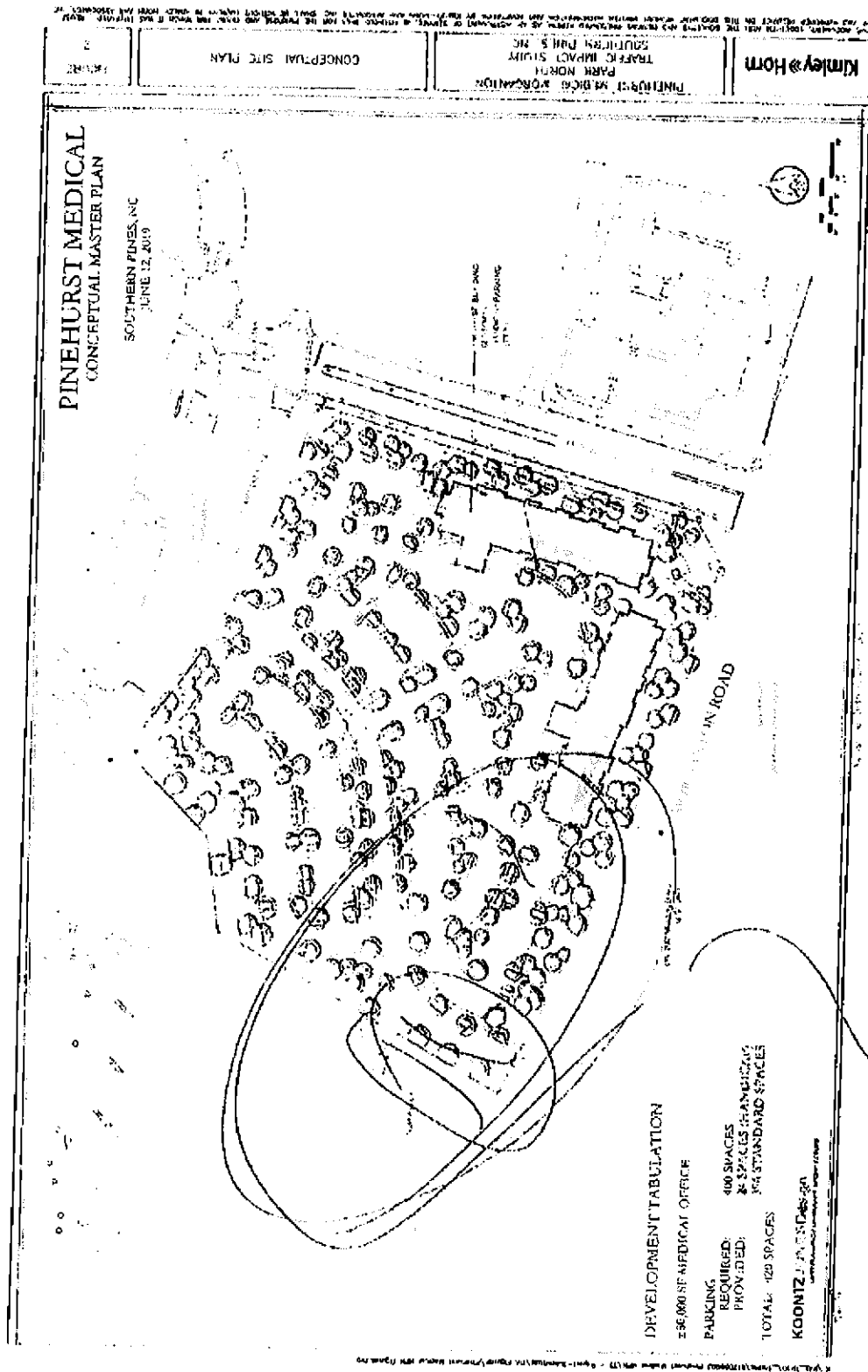
EXHIBIT A

Being all of Tract 1 as described in a map recorded in Plat Cabinet 18 at Slide 239 Moore County Registry reference to which is made for a more complete description. Being a portion of that property described in Deed Book 4593 at Page 407, Moore County Registry. For prior reference see Book 1589, Page 80, Moore County Registry.

Grantors reserve for themselves, and grant unto Grantees, as well as each of Grantors and Grantees heirs, successors, assigns, respective employees, guests, and invitees of Tracts 1 and 2 as shown on Plat Cabinet 18, Slide 239 of the Moore County Registry, or as such Tracts may be subdivided, a shared access easement agreement with the owner of Tract 2 shown on the Plat which shared access easement provides that the owners of Tracts 1 and Tract 2 and their respective, employees, patients, guests, and invitees shall have the right to use those areas of either Tract intended to be used for the movement of passenger vehicles so as to provide passenger vehicular access to Tract 2 over the Morganton Road right in, right out access point on Tract 1 and so as to provide passenger vehicular access to Tract 1 over the Tanglewood Drive access point on Tract 2. The width of each access easement at each access point shall be no less than sixty (60) feet in width and that parking adjacent to each access point be laid out so as not to impede the use of each access point by passenger vehicular traffic The location of the Morganton Road access point shall be substantially as shown on Exhibit B attached hereto and incorporated herein by reference.

EXHIBIT B

This map may not be a certified survey and has not been reviewed by a local government agency for compliance with any applicable land development regulations and has not been reviewed for compliance with recording requirements for plats.



APPOINTMENT OF AGENT

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

1. to submit an application and required supplemental materials;
2. to appear at public meetings and give representation and comments on behalf of the owner(s);
3. to accept conditions or recommendations made by the Town of Southern Pines Town Council for the issuance of an **Architectural Compliance Permit** for improvements to the subject property; and
4. to act on behalf of the owner(s) without limitations with regard to any and all things directly or indirectly connected with or arising out of any application for an **Architectural Compliance Permit** under the Southern Pines Unified Development Ordinance.

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

Signed this 4 day of October, 2022.

David Grantham,
Registered Agent

Property Owner



Property Owner

Daniel Jellicorse DHIC, LLC.
Agent

APPOINTMENT OF AGENT

The undersigned owner(s), Morganton Park Realty Site 2, LLC., hereby appoint(s) DHIC, LLC. as the exclusive agent for the purpose of making an application to the Town of Southern Pines for an **Architectural Compliance Permit** for improvements to the property described in the attached application. The owner(s) hereby agree(s) that this agent has the authority to act for and on behalf of the owner(s) as follows:

1. to submit an application and required supplemental materials;
2. to appear at public meetings and give representation and comments on behalf of the owner(s);
3. to accept conditions or recommendations made by the Town of Southern Pines Town Council for the issuance of an **Architectural Compliance Permit** for improvements to the subject property; and
4. to act on behalf of the owner(s) without limitations with regard to any and all things directly or indirectly connected with or arising out of any application for an **Architectural Compliance Permit** under the Southern Pines Unified Development Ordinance.

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

Signed this 2nd day of October, 2022



Charles Gregg, Registered Agent

Property Owner

Property Owner

Daniel Jellicorse, DHIC, LLC.

Agent

Ascend Morganton Park Apartments
Architectural Compliance Permit

October 03, 2022

ARCHITECTURAL NARRATIVE

Please allow the following to serve as our written narrative to demonstrate compliance with UDO §2.26.7 and UDO §4.10.4.

The proposed development has been located and configured in a manner that is visually harmonious with nearby parcels. The design and configuration of the new buildings, materials, colors are harmonious with nearby buildings. Attention has been paid to the design, including form, mass, scale, height, texture and color.

Building Orientation and Entries

Entrances for the buildings have been located facing the available parking as well as the primary street frontages throughout the site.

Building Dimensions

Building segments are articulated into different features with segments are taller than wide and avoid uninterrupted planes of longer than 200 feet. This has been achieved through the use of material changes, color changes, projecting features, building offsets, and changes in roof height at projections.

Building Materials

The facades are comprised of approximately 50% brick and stone veneer combined. Other materials include cementitious lap and panel siding. Please see attached spreadsheet of detailed material calculations for each building type. The apartment multi-family units are designed to have a residential character. The amount of masonry shown is less than the 80% requirement in order to achieve a welcoming, diverse, elegant design that does not feel institutional or heavy. Careful attention has been put into the overall design to provide a visually pleasant and varied design.

Building Design

Building design incorporates variations heights, color, setback, rooflines, trim, and building sizes to create visual diversity between structures. All units are above grade level and have access to private balconies that are at an average of 70 SF of usable space. Dimensions are all over ten (10) feet width and depth are approximately between five (5) and six (6) feet. Entrances are visible from the sidewalk or public walkway with roofed overhangs. Unit doors further comply with UDO 4.10.8.(C)(7)(b), to not align or to provide screening into an entry vestibule (Building Type 4, Unit A4).

Windows & Doors

Windows include clear glazing that is non-reflective. Windows comply with the vertical proportions' requirement. Elevations at street-facing building facades show compliance with UDO 4.10.4(D)(3) and transparency calculations are indicated on appropriate elevations.

Awnings

A combination of asphalt shingle roof and metal awnings have been included in the design for pedestrian scale. The typical awning projection varies but meets the requirement.

Galleries and Arcades

Galleries and arcades have been provided at the clubhouse but are not required.

Roofs, etc.

Rooflines are broken up by changes in heights and projections in distances complying with requirements.

Mechanical Equipment

Mechanical equipment located between building façade and street shall be screened with landscape per section 4.3.5 of the UDO. Plant materials will meet the requirements as described in 4.3.5 (C) and will be included in the required landscape plan submittal

Signage

All signage for the project will comply with the Town of Southern Pines' sign ordinance.

Please contact me should you have any question or need any additional information.

Respectfully,

Robert E. Nussear, Jr., AIA

Principle

10/17/2022 12:47 PM P:\2208\2208 Morgan Park\Architectural\Drawings\A3.01.02.dwg



BUILDING TYPE 1 - LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

2

GENERAL NOTES - ELEVATIONS

1. THE ARCHITECTURAL DRAWINGS MUST BE USED IN CONJUNCTION WITH THE CIVIL, STRUCTURAL, MEP, FIRE PROTECTION DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION BETWEEN THE DRAWINGS. DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
2. ROUGH AND FINISH GRADES SHALL BE SLOPED AWAY FROM BUILDING FOR POSITIVE DRAINAGE.
3. PROVIDE SEALANT BETWEEN ALL DISSIMILAR MATERIALS UNLESS OTHERWISE NOTED.
4. PROVIDE SEALANT BETWEEN WINDOW AND DOOR FRAMES AND ADJACENT WALL MATERIAL, BOTH SIDES.
5. PROVIDE HARDE SIDING BLOCK AND FLASHING AT ALL EXTERIOR PENETRATIONS; SEE MECHANICAL DRAWINGS FOR PENETRATIONS.
6. CONTRACTOR AND SUB CONTRACTOR TO FOLLOW CEMENTITIOUS PANEL AND TRIM INSTALLATION GUIDELINES TO ENSURE THE PRODUCTS ARE INSTALLED PER MANUFACTURER STANDARDS.
7. CONTRACTOR AND SUBCONTRACTOR SHALL ENSURE THAT ALL CEMENTITIOUS COMPONENTS INCLUDING ANY CUTS, JOINTS, WALL PATTERNS, FINISH ETC. ARE REVIEWED FOR QUALITY CONTROL. THE FINAL PRODUCT INSTALLATION MUST BE CONSISTENT ON ALL FACADES.
8. THE PROJECT TEAM AND INSTALLING SUBCONTRACTOR SHALL REVIEW THE MOCK UP TO ESTABLISH THE LEVEL OF QUALITY EXPECTED FROM THE INSTALLATION.
9. SEE PLUMBING DRAWINGS FOR LOCATIONS OF FREEZE PROOF HOSE BIBS.
10. LIGHT FIXTURES CANNOT PROJECT MORE THAN 4" OFF THE WALL IF INSTALLED BETWEEN 2'-3" AND 6'-6" ABOVE THE FLOOR.
11. ALL EXHAUST VENTS MUST BE PLACED A MINIMUM OF 10'-0" AWAY FROM FRESH AIR INTAKE LOCATIONS. INSTALL ALL VENT CAPS TO BE MIN 8" FROM EDGE OF WINDOW, MIN 9" FROM STUD AT PERPENDICULAR WALLS. NO VENT CAPS SHALL CONFLICT WITH TRIM OR PANEL EDGE.
12. ALIGN CENTERLINE OF ALL VENT CAPS VERTICALLY, ALIGN TOP OF ALL VENT CAPS HORIZONTALLY.

EXTERIOR MATERIALS LEGEND

	ASPHALT SHINGLE ROOF COLOR: HARVARD SLATE
	STANDING SEAM METAL ROOF
	BRICK VENEER GENERAL SHALE COLOR: GRAYSBURG QUEEN
	STONE VENEER ENVIRONMENTAL STONE COLOR: CAROLINA LEDGESTONE
	FIBER CEMENT SIDING TYPE: LAP SIDING
	FIBER CEMENT SIDING TYPE: SMOOTH PANEL SIDING
	FIBER CEMENT TRIM



BUILDING TYPE 1 - REAR ELEVATION
SCALE: 1/8" = 1'-0"

1

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Morganton Park
Southern Pines, North Carolina

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	BUILDING TYPE 1		

A3.01.02



GENERAL NOTES - ELEVATIONS

- THE ARCHITECTURAL DRAWINGS MUST BE USED IN CONJUNCTION WITH THE CIVIL, STRUCTURAL, MEP, FIRE PROTECTION DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION BETWEEN THE DRAWINGS. DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- ROUGH AND FINISH GRADES SHALL BE SLOPED AWAY FROM BUILDING FOR POSITIVE DRAINAGE.
- PROVIDE SEALANT BETWEEN ALL DISSIMILAR MATERIALS UNLESS OTHERWISE NOTED.
- PROVIDE SEALANT BETWEEN WINDOW AND DOOR FRAMES AND ADJACENT WALL MATERIAL, BOTH SIDES.
- PROVIDE HARDIE SIDING BLOCK AND FLASHING AT ALL EXTERIOR PENETRATIONS; SEE MECHANICAL DRAWINGS FOR PENETRATIONS.
- CONTRACTOR AND SUB CONTRACTOR TO FOLLOW CEMENTITIOUS PANEL AND TRIM INSTALLATION GUIDELINES TO ENSURE THE PRODUCTS ARE INSTALLED PER MANUFACTURER STANDARDS.
- CONTRACTOR AND SUBCONTRACTOR SHALL ENSURE THAT ALL CEMENTITIOUS COMPONENTS INCLUDING ANY CUTS, JOINTS, WALL PATTERNS, FINISH ETC. ARE REVIEWED FOR QUALITY CONTROL. THE FINAL PRODUCT INSTALLATION MUST BE CONSISTENT ON ALL FACADES.
- THE PROJECT TEAM AND INSTALLING SUBCONTRACTOR SHALL REVIEW THE MOCK UP TO ESTABLISH THE LEVEL OF QUALITY EXPECTED FROM THE INSTALLATION.
- SEE PLUMBING DRAWINGS FOR LOCATIONS OF FREEZE PROOF HOSE BIBS.
- LIGHT FIXTURES CANNOT PROJECT MORE THAN 4" OFF THE WALL IF INSTALLED BETWEEN 2'-3" AND 6'-6" ABOVE THE FLOOR.
- ALL EXHAUST VENTS MUST BE PLACED A MINIMUM OF 10'-0" AWAY FROM FRESH AIR INTAKE LOCATIONS. INSTALL ALL VENT CAPS TO BE MIN 8" FROM EDGE OF WINDOW, MIN 9" FROM STUD AT PERPENDICULAR WALLS. NO VENT CAPS SHALL CONFLICT WITH TRIM OR PANEL EDGE.
- ALIGN CENTERLINE OF ALL VENT CAPS VERTICALLY, ALIGN TOP OF ALL VENT CAPS HORIZONTALLY.

EXTERIOR MATERIALS LEGEND

	ASPHALT SHINGLE ROOF COLOR: HARVARD SLATE
	STANDING SEAM METAL ROOF
	BRICK VENEER GENERAL SHALE COLOR: GRAYSBURG QUEEN
	STONE VENEER ENVIRONMENTAL STONE COLOR: CAROLINA LEDGESTONE
	FIBER CEMENT SIDING TYPE: LAP SIDING
	FIBER CEMENT SIDING TYPE: SMOOTH PANEL SIDING
	FIBER CEMENT TRIM

S. Carlisle Street

UDO 4.10.4(D)(3) Windows and Doors

Levels 2-3 = 20% Transparency

BUILDING TYPE 3 - LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"

2



W. Morganton Rd & Brucewood Rd.

UDO 4.10.4(D)(3) Windows and Doors

Levels 2-3 = 26% Transparency

BUILDING TYPE 3 - REAR ELEVATION

SCALE: 1/8" = 1'-0"

1



BUILDING TYPE 4 - RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

2

GENERAL NOTES - ELEVATIONS

4. THE ARCHITECTURAL DRAWINGS MUST BE USED IN CONJUNCTION WITH THE CIVIL, STRUCTURAL, MEP, FIRE PROTECTION DRAWINGS, AND SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION BETWEEN THE DRAWINGS. DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
5. ROUGH AND FINISH GRADES SHALL BE SLOPED AWAY FROM BUILDING FOR POSITIVE DRAINAGE.
6. PROVIDE SEALANT BETWEEN ALL WINDOW MATERIALS UNLESS OTHERWISE NOTED.
7. PROVIDE SEALANT BETWEEN WINDOW AND DOOR FRAMES AND ADJACENT WALL MATERIAL, BOTH SIDES.
8. PROVIDE HARDIE Siding BLOCK AND FLASHING AT ALL EXTERIOR PENETRATIONS; SEE MECHANICAL DRAWINGS FOR PENETRATIONS.
9. CONTRACTOR AND SUB CONTRACTOR TO FOLLOW CEMENTITIOUS PANEL AND TRIM INSTALLATION GUIDELINES TO ENSURE THE PRODUCTS ARE INSTALLED PER MANUFACTURER STANDARDS.
10. CONTRACTOR AND SUBCONTRACTOR SHALL ENSURE THAT ALL CEMENTITIOUS COMPONENTS INCLUDING ANY CUTS, JOINTS, MAIL PATTERNS, FINISH ETC. ARE REVIEWED FOR QUALITY CONTROL. THE FINAL PRODUCT INSTALLATION MUST BE CONSISTENT ON ALL FACETS.
11. THE PROJECT TEAM AND INVOLVED SUBCONTRACTOR SHALL REVIEW THE MOCK UP TO ESTABLISH THE LEVEL OF QUALITY EXPECTED FROM THE INSTALLATION.
12. SEE PLUMBING DRAWINGS FOR LOCATIONS OF FREEZE PROOF ROSE BUSHES.
13. LIGHT FIXTURES CANNOT PROJECT MORE THAN 4" OFF THE WALL IF INSTALLED BETWEEN 2'-3" AND 6'-8" ABOVE THE FLOOR.
14. ALL EXHAUST ITEMS MUST BE PLACED A MINIMUM OF 10'-0" AWAY FROM FRESH AIR INTAKE LOCATIONS. INSTALL ALL VENT CAPS TO BE 18" FROM EDGE OF WINDOW. MIN 18" FROM STUD AT PERPENDICULAR WALLS. NO VENT CAPS SHALL CONFLICT WITH TRIM OR PANEL EDGE.
15. ALIGN CENTERLINE OF ALL VENT CAPS VERTICALLY. ALIGN TOP OF ALL VENT CAPS HORIZONTALLY.

EXTERIOR MATERIALS LEGEND

	ASPHALT SHINGLE ROOF COLOR: HARVARD SLATE
	STANDING SEAM METAL ROOF
	BRICK VENER GENERAL SHALE COLOR: GRAYSBURG QUEEN
	STONE VENER ENVIRONMENTAL STONE COLOR: CAROLINA LEDGESTON
	FIBER CEMENT SIDING TYPE: LAP SIDING
	FIBER CEMENT SIDING TYPE: SMOOTH PANEL SIDING
	FIBER CEMENT TRIM



BUILDING TYPE 4 - FRONT ELEVATION
SCALE: 1/8" = 1'-0"

1

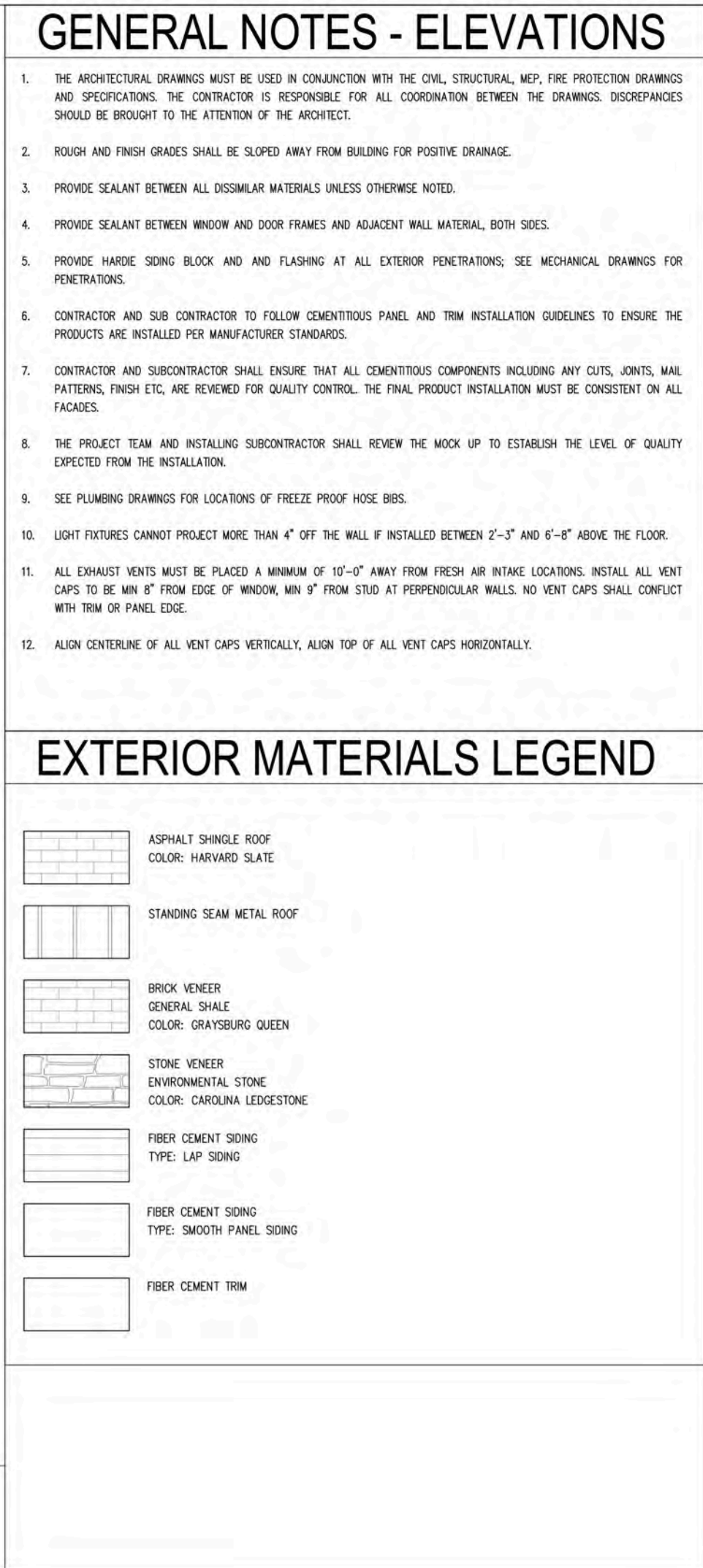
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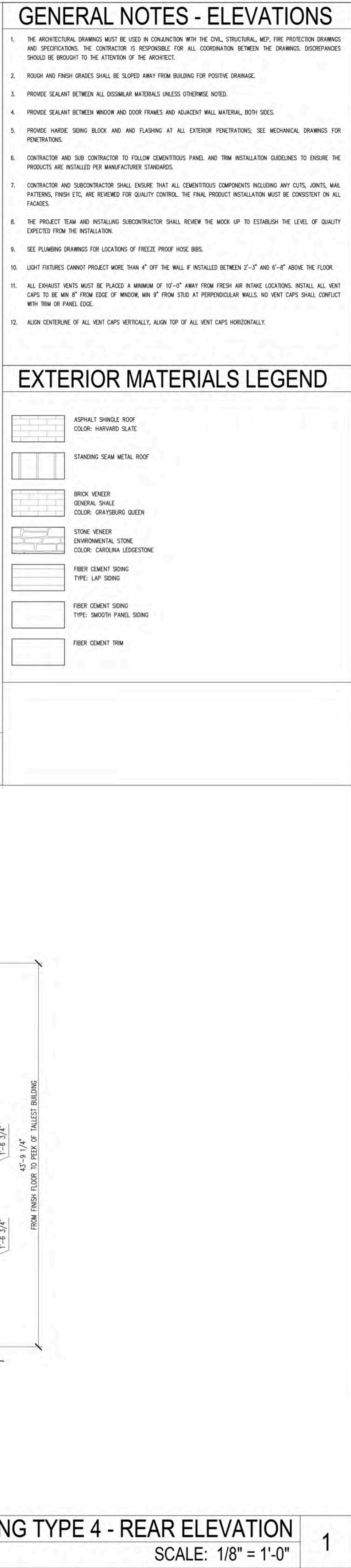


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CONTENT:	EXTERIOR ELEVATIONS		
	BUILDING TYPE 4		

A3.04.01



BUILDING TYPE 4 - LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING TYPE 4 - REAR ELEVATION
SCALE: 1/8" = 1'-0"

1. THE ARCHITECTURAL DRAWINGS MUST BE USED IN CONNECTION WITH THE CIVIL, STRUCTURAL, FIRE PROTECTION DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION BETWEEN THE DRAWINGS. DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
2. ROUGH AND FINISH GRADES SHALL BE SLOPED AWAY FROM BUILDING FOR POSITIVE DRAINAGE.
3. PROVIDE SEALANT BETWEEN ALL DISJUNCT MATERIALS UNLESS OTHERWISE NOTED.
4. PROVIDE SEALANT BETWEEN WINDOW AND DOOR FRAMES AND ADJACENT WALL MATERIAL, BOTH SIDES.
5. PROVIDE HARDE SOUND BLOC AND FLASHING AT ALL EXTERIOR PENETRATIONS; SEE MECHANICAL DRAWINGS FOR PENETRATIONS.
6. CONTRACTOR AND SUB CONTRACTOR TO FOLLOW CEMENTITIOUS PANEL AND TRIM INSTALLATION GUIDELINES TO ENSURE THE PRODUCTS ARE INSTALLED PER MANUFACTURER STANDARDS.
7. CONTRACTOR AND SUBCONTRACTOR SHALL ENSURE THAT ALL CEMENTITIOUS COMPONENTS INCLUDING JOINTS, JOISTS, WALL PANELS, FINISH ETC. ARE REVIEWED FOR QUALITY CONTROL. THE FINAL PRODUCT INSTALLATION MUST BE CONSISTENT ON ALL FACES.
8. THE PROJECT TEAM AND INSTALLING SUBCONTRACTOR SHALL REVIEW THE MOOD UP TO ESTABLISH THE LEVEL OF QUALITY EXPECTED FROM THE INSTALLATION.
9. SEE PLUMBING DRAWINGS FOR LOCATIONS OF FREEZE PROOF HOSE BIBS.
10. LIGHT FIXTURES CANNOT PROJECT MORE THAN 6" OF THE WALL IF INSTALLED BETWEEN 2'-2" AND 6'-6" ABOVE THE FLOOR.
11. ALL EXHAUST VENTS MUST BE PLACED A MINIMUM OF 10'-0" AWAY FROM FRESH AIR INTAKE LOCATIONS. INSTALL ALL VENT CAPS TO BE MIN 9" FROM EDGE OF WINDOW, MIN 9" FROM STUD AT PERPENDICULAR WALLS. NO VENT CAPS SHALL CONTACT WITH TRIM OR PANEL EDGE.
12. ALONG CENTERLINE OF ALL VENT CAPS VERTICALLY, ALIGN TOP OF VENT CAPS HORIZONTALLY.

	ASPHALT SHINGLE ROOF COLOR: HARVARD SLATE
	STANDING SEAM METAL ROOF
	BRICK VENEER GENERAL SHALE COLOR: GRAYSBURG QUEEN
	STONE VENEER ENVIRONMENTAL STONE COLOR: CAROLINA LINGESTONE
	FIBER CEMENT SIDING TYPE: LAP SIDING
	FIBER CEMENT SIDING TYPE: SMOOTH PANEL SIDING
	FIBER CEMENT TRIM



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	CLUBHOUSE	

1

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	ASPHALT SHINGLE ROOF COLOR: HARVARD SLATE
	STANDING SEAM METAL ROOF
	BRICK VENEER GENERAL SHALE COLOR: GRAYSBURG QUEEN
	STONE VENEER ENVIRONMENTAL STONE COLOR: CAROLINA LEDGESTONE
	FIBER CEMENT SIDING TYPE: LAP SIDING
	FIBER CEMENT SIDING TYPE: SMOOTH PANEL SIDING
	FIBER CEMENT TRIM

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Morganton Park
Southern Pines, North Carolina



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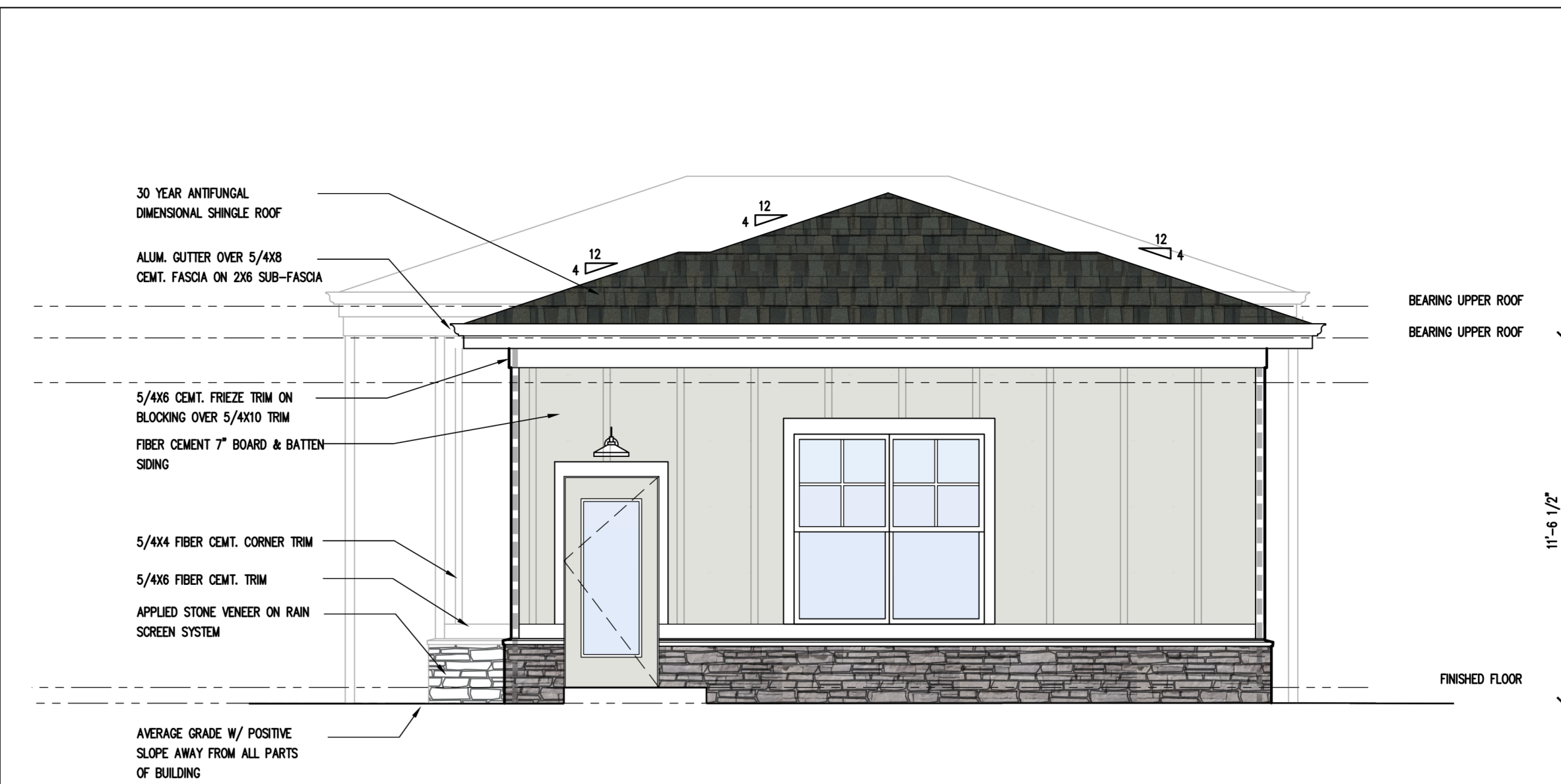
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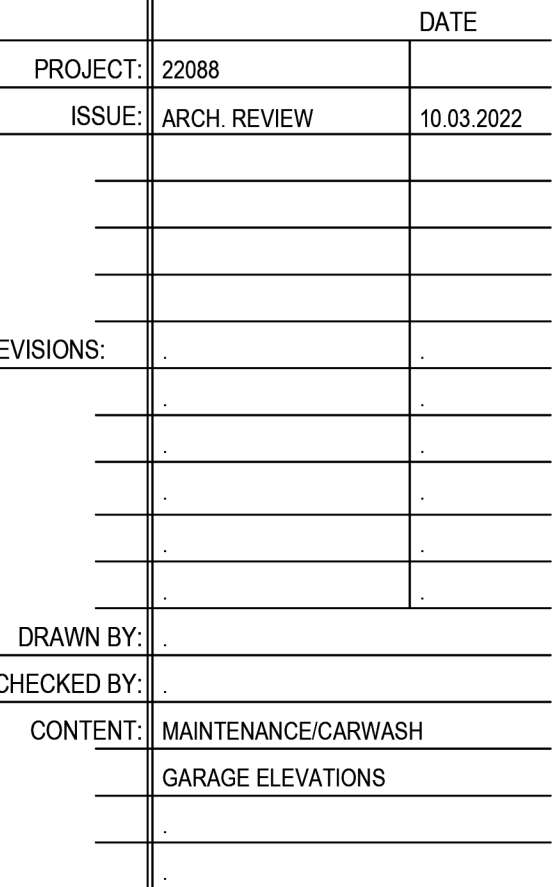
MAINTENANCE/CARWASH/GARAGE BUILDING - SIDE ELEVATION
SCALE: 1/4" = 1'-0"

- THE ARCHITECTURAL DRAWINGS MUST BE USED IN CONFORMANCE WITH THE CIVIL, STRUCTURAL, MEP, FIRE PROTECTION DRAWING AND SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION BETWEEN THE DRAWINGS. DISCREPANCIES SHOULD BE REPORTED TO THE ATTENTION OF THE ARCHITECT.
- ROUGH AND FINISH GRADES SHALL BE SLOPED AWAY FROM BUILDING FOR POSITIVE DRAINAGE.
- PROVIDE SEALANT BETWEEN ALL REGULAR MATERIALS UNLESS OTHERWISE NOTED.
- INSTALL SEALANT BETWEEN WINDOW AND DOOR FRAMES AND ADJACENT WALL MATERIAL, BOTH SIDES.
- PROVIDE HANGING SOUND BLOCK AND FLOORING AT ALL EXTERIOR PENETRATIONS; SEE MECHANICAL DRAWINGS FOR PENETRATIONS.
- CONTRACTOR AND SUB CONTRACTOR TO FOLLOW EXISTENT/US PANEL AND TRIM INSTALLATION GUIDELINES TO ENSURE THE PRODUCTS ARE INSTALLED PER MANUFACTURERS STANDARDS.
- CONTRACTOR AND SUBCONTRACTOR SHALL ENSURE THAT ALL EXISTENT/US COMPONENTS INCLUDING ANY CUTS, JOINTS, MENDS, CRACKS, ETC., ARE REINFORCED FOR QUALITY CONTROL. THE FINAL PRODUCT INSTALLATION MUST BE CONSISTENT ON ALL FACETS.
- THE PROJECT TEAM AND INSTALLED SUBCONTRACTOR SHALL REVIEW THE WORK UP TO ESTABLISH THE LEVEL OF QUALITY EXPECTED FROM THE INSTALLATION.
- SEE PLUMBING DRAWINGS FOR LOCATIONS OF FREEZE PROOF HOSE BIBS.
- LIGHT FIXTURES CANNOT PROJECT MORE THAN 4" OFF THE WALL. IF INSTALLED BETWEEN 2'-3" AND 6'-8" ABOVE THE FLOOR.
- ALL EXHAUST VENTS MUST BE PLACED A MINIMUM OF 10'-0" AWAY FROM FRESH AIR INTAKE LOCATIONS. INSTALL ALL VENT CAPS TO BE AT LEAST 8" FROM EDGE OF WINDOW. IF ANY FROM STUO AT PERPENDICULAR WALLS, NO VENT CAPS SHALL CONFLICT WITH TRIM OR PANEL EDGE.
- ALSO CENTERLINE OF ALL VENT CAPS VERTICALLY, ALIGN TOP OF VENT CAPS HORIZONTALLY.

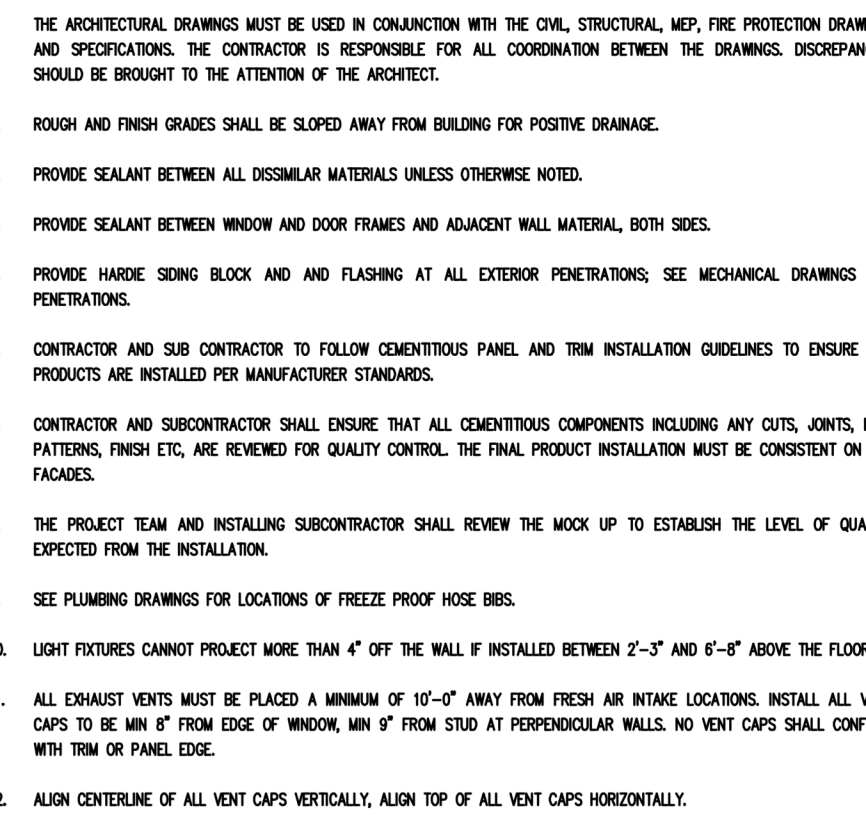
	ASPHALT SHINGLE ROOF COLOR: HARVARD SLATE
	STANDING SEAM METAL ROOF
	BRICK VENEER GENERAL SHALE COLOR: GRAYSBURG QUEEN
	STONE VENEER ENVIRONMENTAL STONE COLOR: CAROLINA LEDESTONE
	FIBER CEMENT SIDING TYPE: LAP SIDING
	FIBER CEMENT SIDING TYPE: SMOOTH PANEL SIDING
	FIBER CEMENT TRIM



DHI Communities
Ascend Morganton
Park North Apartments
Southern Pines, NC

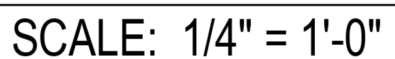


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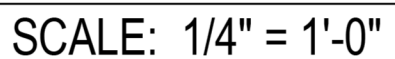


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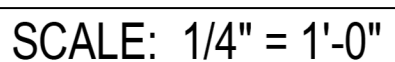
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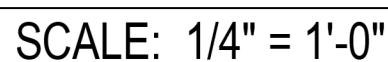
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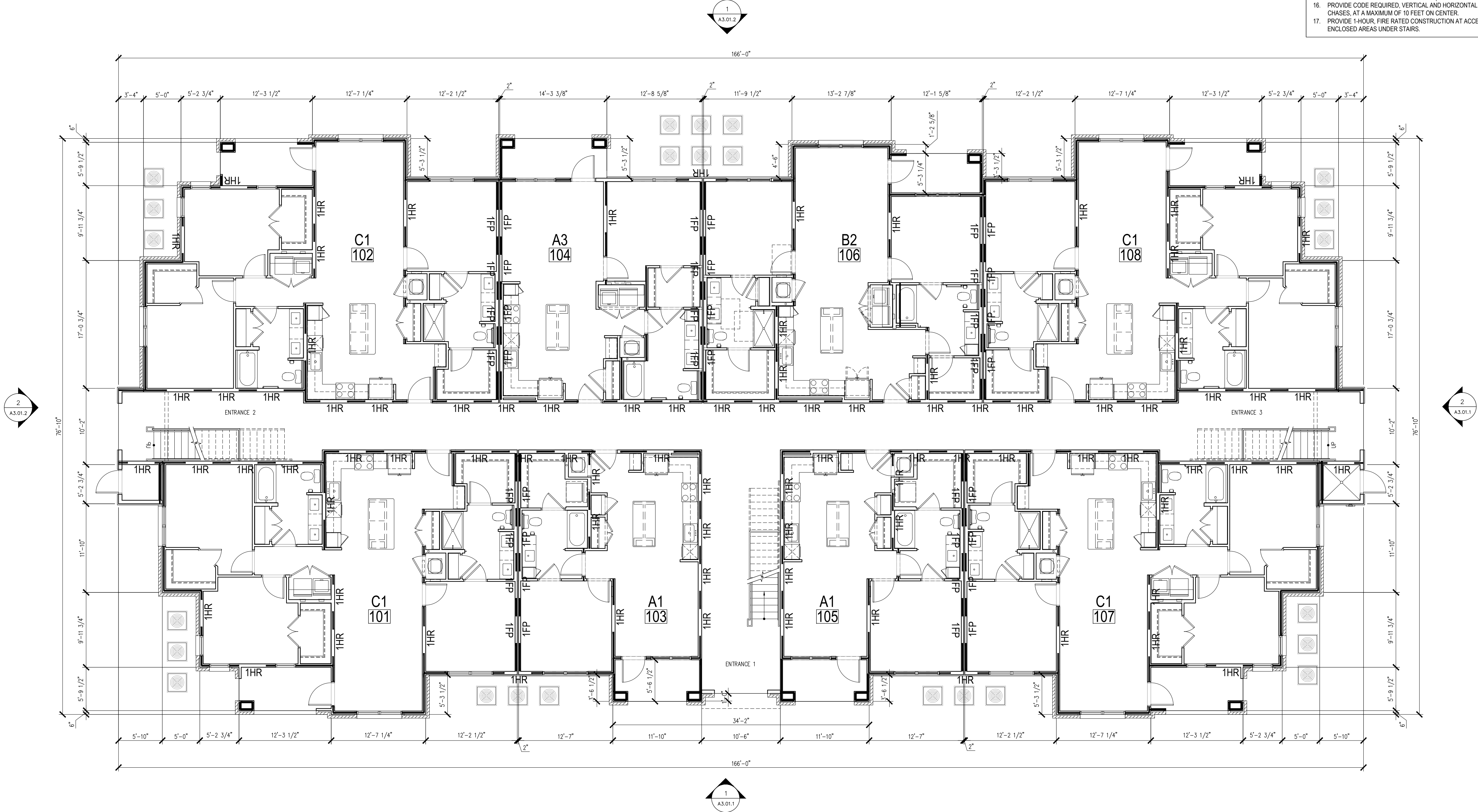
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CONTENT:	TRASH ENCLOSURE
	PLANS & ELEVATIONS

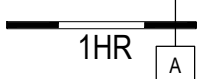
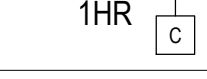
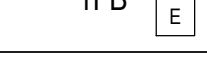
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GENERAL NOTES

- SEE PLUMBING DRAWINGS FOR UNDERGROUND PIPING FROM ROOF DRAINS TO STORM WATER.
- SEE CIVIL DRAWINGS FOR FOUNDATION DRAIN TERMINATION LOCATIONS OR CONNECTION LOCATIONS TO STORMWATER SYSTEM.
- SEE SHEETS A4.00 SERIES FOR ENLARGED UNIT PLANS.
- SEE LANDSCAPE DRAWINGS FOR PLANTING & HARDSCAPE INFORMATION.
- ALL BUILDING SIGNAGE IS "DESIGN / BUILD" BY OWNER.
- ALL R-2 RESIDENTIAL UNIT ENTRY DOORS ARE 60 MINUTE DOORS IN METAL FRAMES W/ SPRING HINGE CLOSER. SEE A11.01 FOR MORE INFO.  INDICATES ACCESSIBLE TYPE "A" UNIT.
- SEE DETAIL # ON A12.00 FOR POOL EQUIPMENT PLANS.
- SEE A12.00 FOR TRASH PLAN.
- SEE DETAIL #1 ON SHEET A6.00 FOR MAIL BOX PLAN.
- REFER TO LIFE SAFETY PLANS (A0.00-A0.00) FOR FIRE EXTINGUISHER CABINET LOCATIONS.
- PER THE 2018 FIRE PREVENTION CODE, THE OWNER SHALL DEVELOP & DESIGNATE A PERSON TO BE THE FIRE PREVENTION PROGRAM SUPERINTENDENT WHO SHALL BE RESPONSIBLE FOR THE FIRE PREVENTION PROGRAM & ENSURE THAT IT IS CARRIED OUT THROUGH COMPLETION OF THE PROJECT (SEE 2018 NC FIRE CODE SECTION 3308.1). SEE THE FIRE CODE FOR REQUIRED MEASURES ON THE FOLLOWING:
 - SECTION 3304.1 - SMOKING ON SITE
 - SECTION 3304.6 - CUTTING & WELDING
 - SECTION 3305.1 - EMERGENCY PHONE
 - SECTION 3310.1 - REQUIRED ACCESS FOR FIRE FIGHTING
 - SECTION 3311.1 - STAIRWAYS REQUIRED
 - SECTION 3312.1 - APPROVED WATER SUPPLY
 - SECTION 3313.1 - STANDPIPES
 - SECTION 3315.1 - PORTABLE FIRE EXTINGUISHERS
- PROVIDE SEALED CONCRETE/GYPSUM TOPPING AT THE MECHANICAL / ELECTRICAL STORAGE CLOSETS IN THE CORRIDORS.
- ALL CARD READERS AND LOW-VOLTAGE WORK NOT INCLUDED IN SCOPE OF WORK AND SHALL BE PROVIDED BY OWNER. CARD READER LOCATIONS INDICATED IN PLANS SHALL BE REVIEWED BY AND APPROVED BY OWNER.
- BUILDINGS SHALL BE PRE-WIRED FOR EMERGENCY RESPONDER RADIO COVERAGE SYSTEM AS REQUIRED BY NC FIRE PREVENTION CODE SECTION 510.1. SYSTEM SHALL BE INSTALLED IF DETERMINED BY FIRE INSPECTOR DURING GRID TEST. PRE-WIRE AND EMERGENCY RADIO RESPONDER COVERAGE SYSTEM IS NOT NEEDED WHERE DETERMINED BY FIRE CODE OFFICIALS. (510.1 - EXCEPTIONS #2) PROVIDE CODE REQUIRED, VERTICAL AND HORIZONTAL TO VERTICAL CHASES, AT A MAXIMUM OF 10 FEET ON CENTER.
- PROVIDE 1-HOUR, FIRE RATED CONSTRUCTION AT ACCESSIBLE, ENCLOSED AREAS UNDER STAIRS.

RATED WALL LEGEND

	1HR	INDICATES 1 HOUR RATED WALL, UL DESIGN U366
	1FP	INDICATES 1 HOUR FIRE PARTITION, UL DESIGN U341
	1HR	INDICATES 1 HOUR RATED WALL, UL DESIGN U305
	1FP	INDICATES 1 HOUR FIRE PARTITION, UL DESIGN U305
	1FB	INDICATES 1 HOUR FIRE BARRIER, UL DESIGN U305
NOTE: ALL UNIT FLOOR/CEILING ASSEMBLIES ARE 1 HR BARRIER, UL DESIGN L521 U.N.O. ALL TOP FLOOR ROOF/CEILING ASSEMBLIES ARE 1 HOUR FIRE BARRIER, UL DESIGN PS22 U.N.O. ALL BREZEWAY AND UNIT PORCH CEILING AT THE TOP FLOORS ARE 1 HOUR RATED FIRE BARRIER, GA RC-2602.		
	FEC	INDICATES LOCATION OF FIRE EXTINGUISHER

NOT FOR CONSTRUCTION

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PROJECT:	22028
ISSUE:	ARCH. REVIEW
DATE:	10.03.2022
REVISIONS:	
DRAWN BY:	
CHECKED BY:	
CONTENT:	BUILDING TYPE 1
	FIRST FLOOR PLAN

A2.01.1

BUILDING TYPE 1 - FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

1

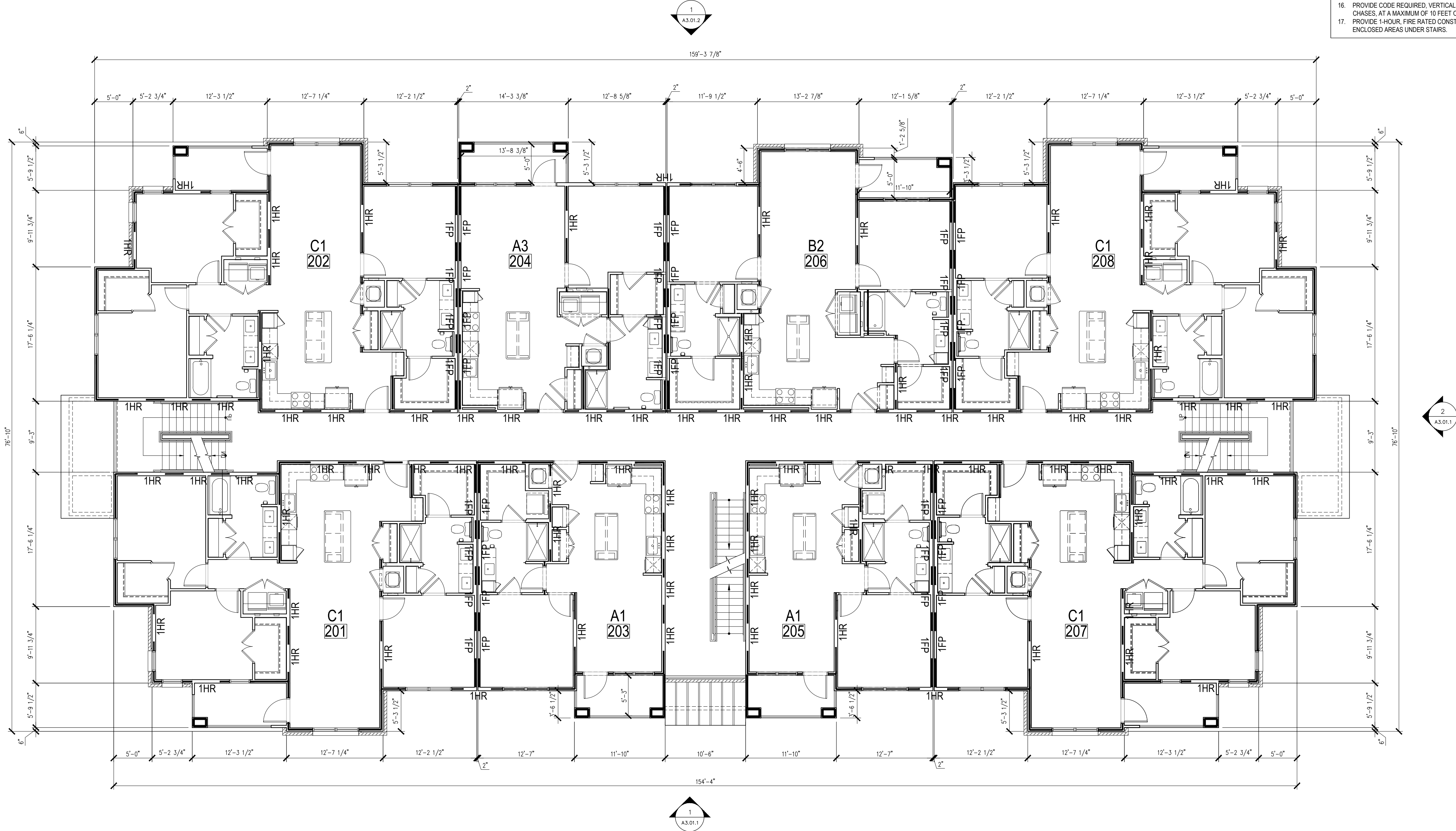
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GENERAL NOTES

- SEE PLUMBING DRAWINGS FOR UNDERGROUND PIPING FROM ROOF DRAINS TO STORM WATER.
- SEE CIVIL DRAWINGS FOR FOUNDATION DRAIN TERMINATION LOCATIONS OR CONNECTION LOCATIONS TO STORMWATER SYSTEM.
- SEE SHEETS A4.00 SERIES FOR ENLARGED UNIT PLANS.
- SEE LANDSCAPE DRAWINGS FOR PLANTING & HARDSCAPE INFORMATION.
- ALL BUILDING SIGNAGE IS "DESIGN / BUILD" BY OWNER.
- ALL R-2 RESIDENTIAL UNIT ENTRY DOORS ARE 60 MINUTE DOORS IN METAL FRAMES W/ SPRING HINGE CLOSER. SEE A11.01 FOR MORE INFO. INDICATES ACCESSIBLE TYPE "A" UNIT.
- SEE DETAIL #1 ON A12.00 FOR POOL EQUIPMENT PLANS.
- SEE A12.00 FOR TRASH PLAN.
- SEE DETAIL #1 ON SHEET A6.00 FOR MAIL BOX PLAN.
- REFER TO LIFE SAFETY PLANS (A0.00-A0.00) FOR FIRE EXTINGUISHER CABINET LOCATIONS.
- PER THE 2018 FIRE PREVENTION CODE, THE OWNER SHALL DEVELOP & DESIGNATE A PERSON TO BE THE FIRE PREVENTION PROGRAM SUPERINTENDENT WHO SHALL BE RESPONSIBLE FOR THE FIRE PREVENTION PROGRAM & ENSURE THAT IT IS CARRIED OUT THROUGH COMPLETION OF THE PROJECT (SEE 2018 NC FIRE CODE SECTION 3308.1). SEE THE FIRE CODE FOR REQUIRED MEASURES ON THE FOLLOWING:
 - a) SECTION 3304.1 - SMOKING ON SITE
 - b) SECTION 3304.6 - CUTTING & WELDING
 - c) SECTION 3305.1 - EMERGENCY PHONE
 - d) SECTION 3310.1 - REQUIRED ACCESS FOR FIRE FIGHTING
 - e) SECTION 3311.1 - STAIRWAYS REQUIRED
 - f) SECTION 3312.1 - APPROVED WATER SUPPLY
 - g) SECTION 3313.1 - STANDPIPES
 - h) SECTION 3315.1 - PORTABLE FIRE EXTINGUISHERS
- PROVIDE SEALED CONCRETE/GYPSUM TOPPING AT THE MECHANICAL / ELECTRICAL STORAGE CLOSETS IN THE CORRIDORS.
- ALL CARD READERS AND LOW-VOLTAGE WORK NOT INCLUDED IN SCOPE OF WORK AND SHALL BE PROVIDED BY OWNER. CARD READER LOCATIONS INDICATED IN PLANS SHALL BE REVIEWED BY AND APPROVED BY OWNER.
- BUILDINGS SHALL BE PRE-WIRED FOR EMERGENCY RESPONDER RADIO COVERAGE SYSTEM AS REQUIRED BY NC FIRE PREVENTION CODE SECTION 510.1. SYSTEM SHALL BE INSTALLED IF DETERMINED BY FIRE INSPECTOR DURING GRID TEST. PRE-WIRE AND EMERGENCY RADIO RESPONDER COVERAGE SYSTEM IS NOT NEEDED WHERE DETERMINED BY FIRE CODE OFFICIALS. (510.1 - EXCEPTIONS #2) PROVIDE CODE REQUIRED, VERTICAL AND HORIZONTAL TO VERTICAL CHASES, AT A MAXIMUM OF 10 FEET ON CENTER.
- PROVIDE 1-HOUR, FIRE RATED CONSTRUCTION AT ACCESSIBLE, ENCLOSED AREAS UNDER STAIRS.

RATED WALL LEGEND

	INDICATES 1 HOUR RATED WALL, UL DESIGN U366
	INDICATES 1 HOUR FIRE PARTITION, UL DESIGN U341
	INDICATES 1 HOUR RATED WALL, UL DESIGN U305
	INDICATES 1 HOUR FIRE PARTITION, UL DESIGN U305
	INDICATES 1 HOUR FIRE BARRIER, UL DESIGN U305
NOTE: ALL UNIT FLOOR/CEILING ASSEMBLIES ARE 1 HR BARRIER, UL DESIGN L521 U.N.O. ALL TOP FLOOR ROOF/CEILING ASSEMBLIES ARE 1 HOUR FIRE BARRIER, UL DESIGN PS22 U.N.O. ALL BREZEWAY AND UNIT PORCH CEILING AT THE TOP FLOORS ARE 1 HOUR RATED FIRE BARRIER, GA RC-2602.	
	INDICATES LOCATION OF FIRE EXTINGUISHER

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PROJECT: 22088		DATE
ISSUE: ARCH. REVIEW		10.03.2022
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CHECKED BY:		
CONTENT: BUILDING TYPE 1		
SECOND FLOOR PLAN		

A2.01.2

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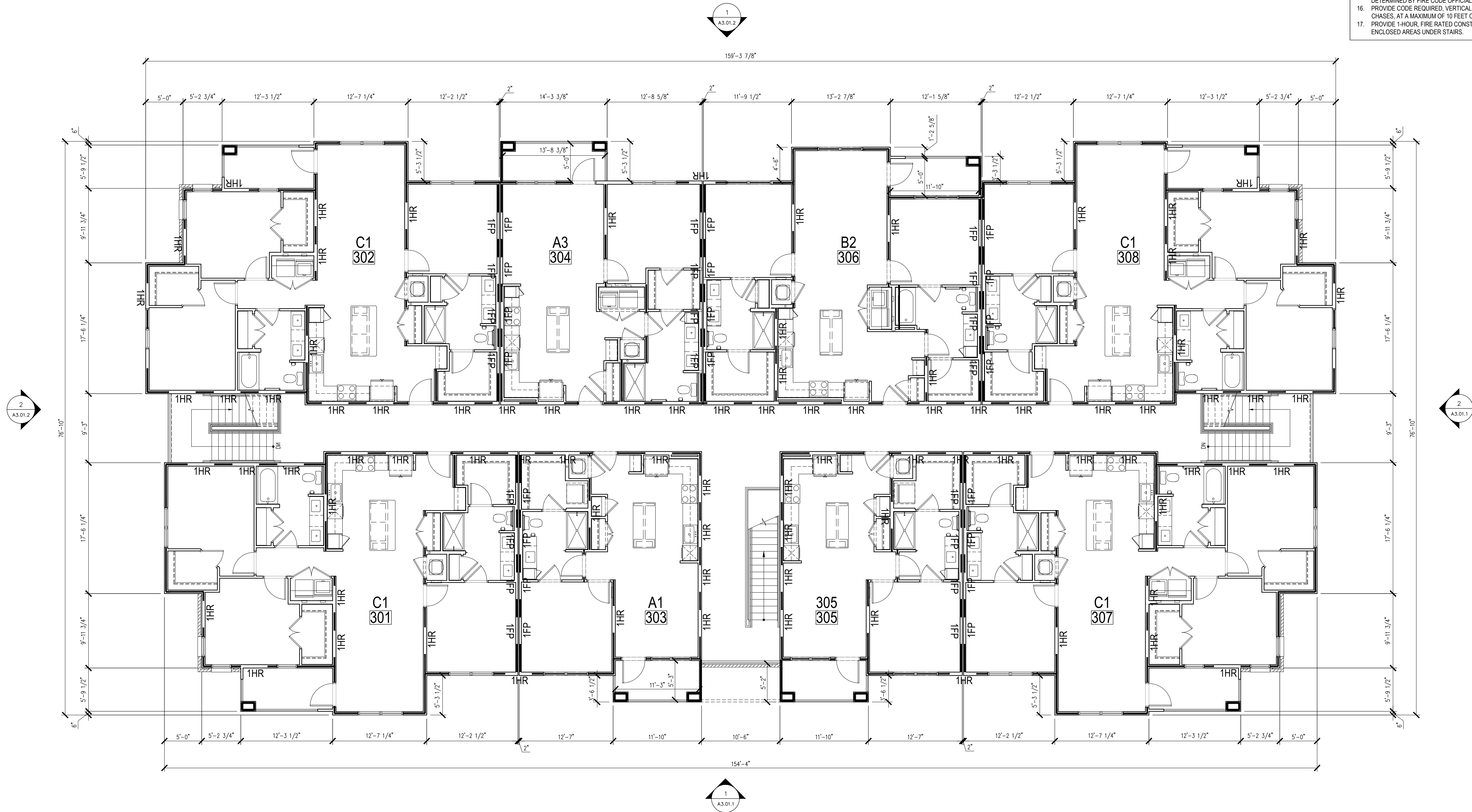


PROJECT: 22088		DATE
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CHECKED BY:		
CONTENT: BUILDING TYPE 1		
SECOND FLOOR PLAN		



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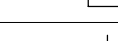
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GENERAL NOTES

1. SEE PLUMBING DRAWINGS FOR UNDERGROUND PIPING FROM ROOF DRAINS TO STORM WATER.
2. SEE CIVIL DRAWINGS FOR FOUNDATION DRAIN TRINATION SYSTEM.
3. LOCATIONS OF CONNECTION LOCATIONS TO STORMWATER SYSTEM.
4. SEE SHEETS M-06A SERIES FOR ENLARGED UTILITY PLANS.
5. SEE LANDSCAPE DRAWINGS FOR PLANTING & HARDSCAPE INFORMATION.
6. ALL BUILDING SIGNAGE IS DESIGN "BUILD OUT".
7. ALL R-2 RESIDENTIAL UNIT ENTRY DOORS ARE 80 MINUTE FIRE RATED GLASS DOORS WITH ALUMINUM CLOSERS. SEE A111.01 FOR MORE INFO.  INDICATES ACCESSIBLE TYPE "A" UNIT.
8. SEE DETAIL N ON A12# FOR ASSEMBLY EQUIPMENT PLANS.
9. SEE A12# AND A12# FOR GAS SERVICE PLAN.
10. SEE DETAIL #1 ON SHEET #60.F FOR MAIL BOX FLUSH PLAN.
11. REFER TO FIRE SAFETY PLANS [A0-M-#] FOR FIRE EXTINGUISHER LOCATION.
12. PER THE 2015 FIRE PREVENTION CODE, THE OWNER SHALL DEVELOP & DESIGNATE A PERSON TO BE THE FIRE PREVENTION PROGRAM SUPERINTENDENT WHO SHALL BE RESPONSIBLE FOR THE FIRE PREVENTION PROGRAM. THE SUPERINTENDENT SHALL BE REQUIRED TO GO THROUGH COMPLETION OF THE PROJECT [SEE 19-0 NC FIRE CODE SECTION 3308.1]. SEE THE FIRE CODE FOR REQUIRED MEASURES ON THE FOLLOWING:
 - a) SECTION 3304 - SMOKING ON SITE
 - b) SECTION 3304.6 - CUTTING & WELDING
 - c) SECTION 3309 - EMERGENCY PHONE
 - d) SECTION 3310.1 - REQUIRED ACCESS FOR FIRE FIGHTING
 - e) SECTION 3311.1 - STAIRWAYS REQUIRED
 - f) SECTION 3312.1 - APPROVED WATER SUPPLY
 - g) SECTION 3313.1 - STANDPIPES
 - h) SECTION 3314.1 - PORTABLE FIRE EXTINGUISHERS
13. PROVIDE SEALED CONCRETE JOISTS TOPPING AT THE MECHANICAL / ELECTRICAL / STORAGE CLOSETS IN THE CORRIDORS.
14. ALL CARD READERS AND LOW-VOLTAGE WORK NOT INCLUDED IN SCOPE OF WORK AND NOT COVERED BY SECTION 11.1 EXCEPTIONS #2. CARD READERS LOCATIONS INDICATED IN PLANS SHALL BE REVIEWED BY AND APPROVED BY OWNER.
15. BUILDINGS SHALL BE PRE-WIRED FOR EMERGENCY RESPONDER COMMUNICATION SYSTEMS REQUIRED BY FIRE PREVENTION CODE SECTION 5101.1. SYSTEM SHALL BE INSTALLED IF DETERMINED BY FIRE INSPECTOR DURING GRID TEST. PRE-WIRE AND EMERGENCY RADIO RESPONDER COVERAGE SYSTEM IS NOT NEEDED WHERE SCOPED OUT OF WORK OR NOT COVERED BY SECTION 11.1 EXCEPTIONS #2.
16. PROVIDE CODE REQUIRED, VERTICAL AND HORIZONTAL TO VERTICAL CHASES, AT A MAXIMUM OF 10 FEET ON CENTER.
17. PROVIDE 1-HOUR FIRE RATED STRUCTURE AT ACCESSIBLE, ENCLOSED AREAS UNDER STAIRS.

RATED WALL LEGEND

	INDICATES 1 HOUR RATED WALL. UL DESIGN U356
	INDICATES 1 HOUR FIRE PARTITION. UL DESIGN U341
	INDICATES 1 HOUR RATED WALL. UL DESIGN U305
	INDICATES 1 HOUR FIRE PARTITION. UL DESIGN U305
	INDICATES 1 HOUR FIRE BARRIER. UL DESIGN U305

NOTE:

ALL UNIT FLOOR/CeILING ASSEMBLIES ARE 1 HR BARRIER, UL DESIGN L521 U.N.O.

ALL TOP FLOOR ROOF/CeILING ASSEMBLIES ARE 1 HOUR FIRE BARRIER, UL DESIGN P522 U.N.O.

ALL BREEZEWAY AND UNIT PORCH CEILINGS AT THE TOP FLOORS ARE 1 HOUR RATED FIRE BARRIER. GA RC-2602.



INDICATES LOCATION OF FIRE EXTINGUISHER

NOTE:
ALL UNIT FLOOR/CEILING ASSEMBLIES ARE 1 HR BARRIER, UL DESIGN L521 U.N.O.
ALL TOP FLOOR ROOF/CEILING ASSEMBLIES ARE 1 HOUR FIRE BARRIER,
UL DESIGN P522 U.N.O.
ALL BREEZEWAY AND UNIT PORCH CEILINGS AT THE TOP FLOORS ARE
1 HOUR RATED FIRE BARRIER, GA RC-2602.

 INDICATES LOCATION OF FIRE EXTINGUISHER

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PROJECT:	22088	
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	THIRD FLOOR PLAN	

A2.01.3

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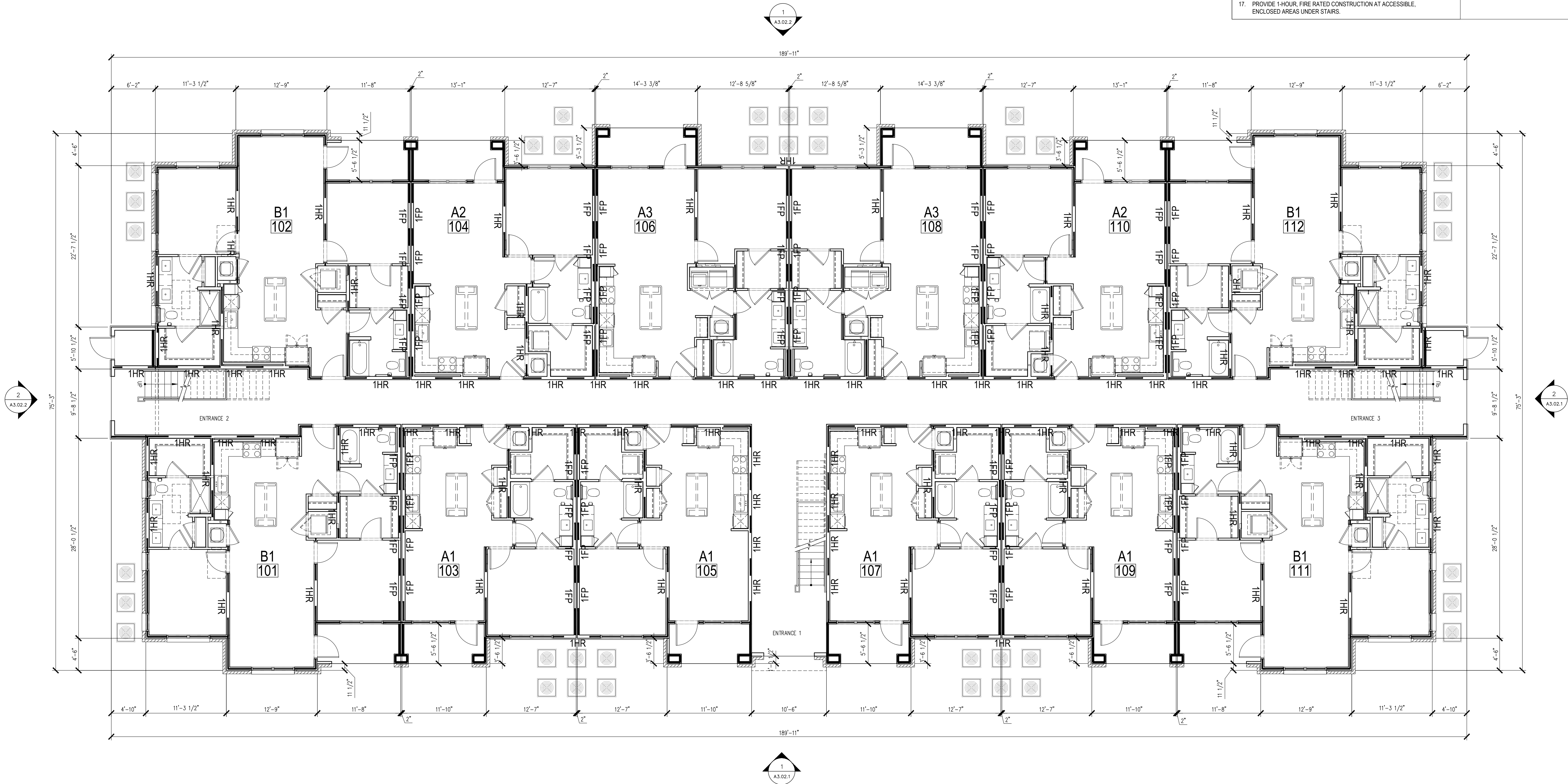
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- GENERAL NOTES**
- SEE PLUMBING DRAWINGS FOR UNDERGROUND PIPING FROM ROOF DRAINS TO STORM WATER.
 - SEE CIVIL DRAWINGS FOR FOUNDATION DRAIN TERMINATION LOCATIONS OR CONNECTION LOCATIONS TO STORMWATER SYSTEM.
 - SEE SHEETS A4.00 SERIES FOR ENLARGED UNIT PLANS.
 - SEE LANDSCAPE DRAWINGS FOR PLANTING & HARDSCAPE INFORMATION.
 - ALL BUILDING SIGNAGE IS "DESIGN / BUILD" BY OWNER.
 - ALL R-2 RESIDENTIAL UNIT ENTRY DOORS ARE 60 MINUTE DOORS IN METAL FRAMES W/ SPRING HINGE CLOSER. SEE A11.01 FOR MORE INFO. INDICATES ACCESSIBLE TYPE "A" UNIT.
 - SEE DETAIL #1 ON A12.01 FOR POOL EQUIPMENT PLANS.
 - SEE A12.01 FOR TRASH PLAN.
 - SEE DETAIL #1 ON SHEET A6.01 FOR MAIL BOX PLAN.
 - REFER TO LIFE SAFETY PLANS (A0.00-A0.05) FOR FIRE EXTINGUISHER CABINET LOCATIONS.
 - PER THE 2018 FIRE PREVENTION CODE, THE OWNER SHALL DEVELOP & DESIGNATE A PERSON TO BE THE FIRE PREVENTION PROGRAM SUPERINTENDENT WHO SHALL BE RESPONSIBLE FOR THE FIRE PREVENTION PROGRAM & ENSURE THAT IT IS CARRIED OUT THROUGH COMPLETION OF THE PROJECT (SEE 2018 NC FIRE CODE SECTION 3308.1). SEE THE FIRE CODE FOR REQUIRED MEASURES ON THE FOLLOWING:
 - SECTION 3304.1 - SMOKING ON SITE
 - SECTION 3304.6 - CUTTING & WELDING
 - SECTION 3305.1 - EMERGENCY PHONE
 - SECTION 3310.1 - REQUIRED ACCESS FOR FIRE FIGHTING
 - SECTION 3311.1 - STAIRWAYS REQUIRED
 - SECTION 3312.1 - APPROVED WATER SUPPLY
 - SECTION 3313.1 - STANDPIPES
 - SECTION 3315.1 - PORTABLE FIRE EXTINGUISHERS
 - PROVIDE SEALED CONCRETE/GYPSUM TOPPING AT THE MECHANICAL / ELECTRICAL STORAGE CLOSETS IN THE CORRIDORS.
 - ALL CARD READERS AND LOW-VOLTAGE WORK NOT INCLUDED IN SCOPE OF WORK AND SHALL BE PROVIDED BY OWNER. CARD READER LOCATIONS INDICATED IN PLANS SHALL BE REVIEWED BY AND APPROVED BY OWNER.
 - BUILDINGS SHALL BE PRE-WIRED FOR EMERGENCY RESPONDER RADIO COVERAGE SYSTEM AS REQUIRED BY NC FIRE PREVENTION CODE SECTION 510.1. SYSTEM SHALL BE INSTALLED IF DETERMINED BY FIRE INSPECTOR DURING GRID TEST. PRE-WIRE AND EMERGENCY RADIO RESPONDER COVERAGE SYSTEM IS NOT NEEDED WHERE DETERMINED BY FIRE CODE OFFICIALS (510.1 - EXCEPTIONS #2) PROVIDE CODE REQUIRED, VERTICAL AND HORIZONTAL TO VERTICAL CHASES, AT A MAXIMUM OF 10 FEET ON CENTER.
 - PROVIDE 1-HOUR, FIRE RATED CONSTRUCTION AT ACCESSIBLE, ENCLOSED AREAS UNDER STAIRS.

RATED WALL LEGEND

	INDICATES 1 HOUR RATED WALL, UL DESIGN U366
	INDICATES 1 HOUR FIRE PARTITION, UL DESIGN U341
	INDICATES 1 HOUR RATED WALL, UL DESIGN U305
	INDICATES 1 HOUR FIRE PARTITION, UL DESIGN U305
	INDICATES 1 HOUR FIRE BARRIER, UL DESIGN U305

NOTE:
ALL UNIT FLOOR/CEILING ASSEMBLIES ARE 1 HR BARRIER, UL DESIGN L521 U.N.O.
ALL TOP FLOOR ROOF/CEILING ASSEMBLIES ARE 1 HOUR FIRE BARRIER, UL DESIGN PS22 U.N.O.
ALL BREZZEWAY AND UNIT PORCH CEILING AT THE TOP FLOORS ARE 1 HOUR RATED FIRE BARRIER, GA RC-2602.

INDICATES LOCATION OF FIRE EXTINGUISHER

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CONTENT:	BUILDING TYPE 2A	
	FIRST FLOOR PLAN	

A2.02.1

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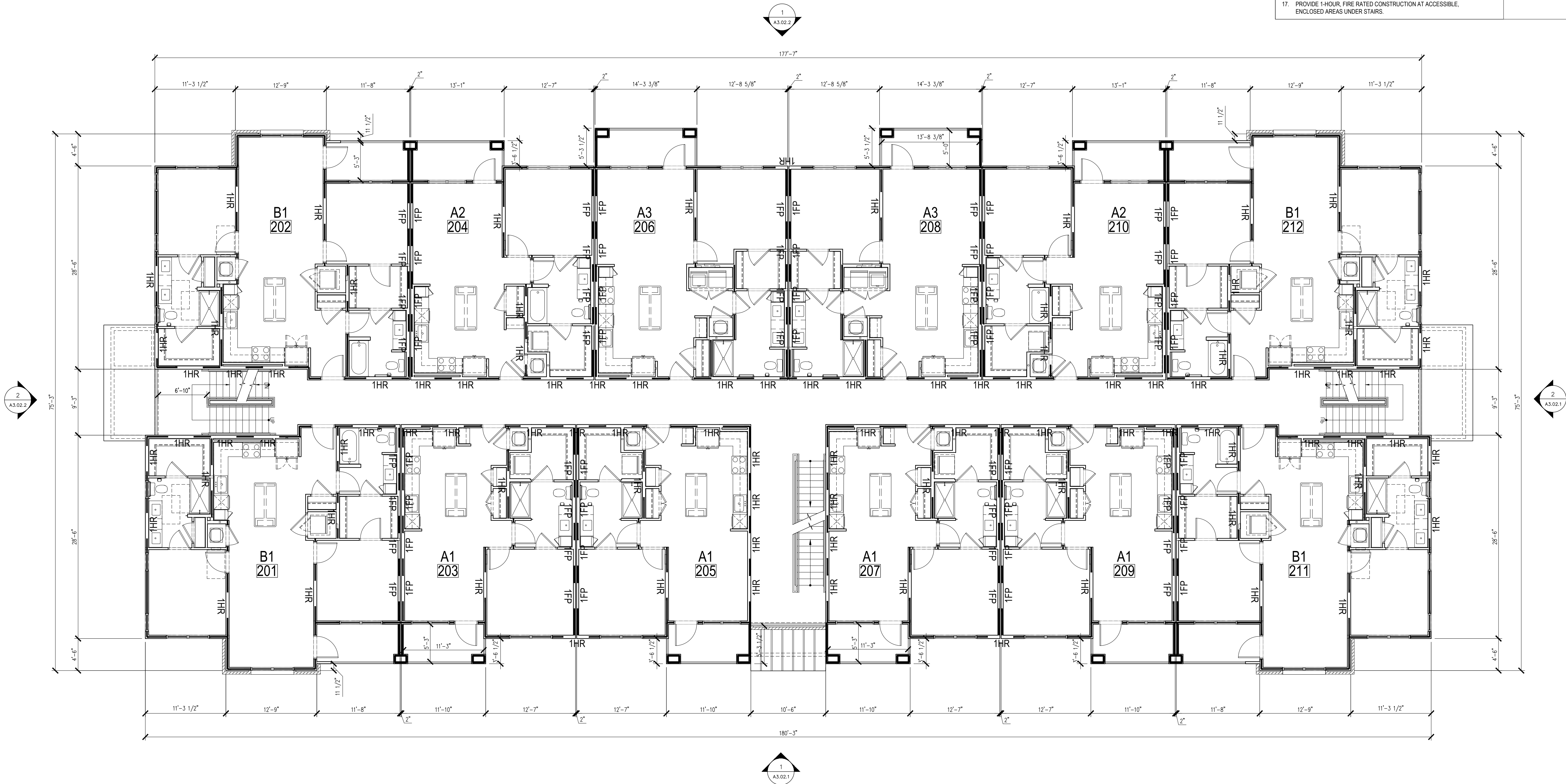
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- GENERAL NOTES**
- SEE PLUMBING DRAWINGS FOR UNDERGROUND PIPING FROM ROOF DRAINS TO STORM WATER.
 - SEE CIVIL DRAWINGS FOR FOUNDATION DRAIN TERMINATION LOCATIONS OR CONNECTION LOCATIONS TO STORMWATER SYSTEM.
 - SEE SHEETS A4.00 SERIES FOR ENLARGED UNIT PLANS.
 - SEE LANDSCAPE DRAWINGS FOR PLANTING & HARDSCAPE INFORMATION.
 - ALL BUILDING SIGNAGE IS "DESIGN / BUILD" BY OWNER.
 - ALL R-2 RESIDENTIAL UNIT ENTRY DOORS ARE 60 MINUTE DOORS IN METAL FRAMES W/ SPRING HINGE CLOSER. SEE A11.01 FOR MORE INFO. INDICATES ACCESSIBLE TYPE "A" UNIT.
 - SEE DETAIL # ON A12 FOR POOL EQUIPMENT PLANS.
 - SEE A12 FOR TRASH PLAN.
 - SEE DETAIL #1 ON SHEET A6 FOR MAIL BOX PLAN.
 - REFER TO LIFE SAFETY PLANS (A0-#A0-#) FOR FIRE EXTINGUISHER CABINET LOCATIONS.
 - PER THE 2018 FIRE PREVENTION CODE, THE OWNER SHALL DEVELOP & DESIGNATE A PERSON TO BE THE FIRE PREVENTION PROGRAM SUPERINTENDENT WHO SHALL BE RESPONSIBLE FOR THE FIRE PREVENTION PROGRAM & ENSURE THAT IT IS CARRIED OUT THROUGH COMPLETION OF THE PROJECT (SEE 2018 NC FIRE CODE SECTION 3308.1). SEE THE FIRE CODE FOR REQUIRED MEASURES ON THE FOLLOWING:
 - a) SECTION 3304.1 - SMOKING ON SITE
 - b) SECTION 3304.6 - CUTTING & WELDING
 - c) SECTION 3302.1 - EMERGENCY PHONE
 - d) SECTION 3310.1 - REQUIRED ACCESS FOR FIRE FIGHTING
 - e) SECTION 3311.1 - STAIRWAYS REQUIRED
 - f) SECTION 3312.1 - APPROVED WATER SUPPLY
 - g) SECTION 3313.1 - STANDPIPES
 - h) SECTION 3315.1 - PORTABLE FIRE EXTINGUISHERS
 - PROVIDE SEALED CONCRETE/GYPSUM TOPPING AT THE MECHANICAL / ELECTRICAL STORAGE CLOSETS IN THE CORRIDORS.
 - ALL CARD READERS AND LOW-VOLTAGE WORK NOT INCLUDED IN SCOPE OF WORK AND SHALL BE PROVIDED BY OWNER. CARD READER LOCATIONS INDICATED IN PLANS SHALL BE REVIEWED BY AND APPROVED BY OWNER.
 - BUILDINGS SHALL BE PRE-WIRED FOR EMERGENCY RESPONDER RADIO COVERAGE SYSTEM AS REQUIRED BY NC FIRE PREVENTION CODE SECTION 510.1. SYSTEM SHALL BE INSTALLED IF DETERMINED BY FIRE INSPECTOR DURING GRID TEST. PRE-WIRE AND EMERGENCY RADIO RESPONDER COVERAGE SYSTEM IS NOT NEEDED WHERE DETERMINED BY FIRE CODE OFFICIALS (510.1 - EXCEPTIONS #2).
 - PROVIDE CODE REQUIRED, VERTICAL AND HORIZONTAL TO VERTICAL CHASES, AT A MAXIMUM OF 10 FEET ON CENTER.
 - PROVIDE 1-HOUR FIRE RATED CONSTRUCTION AT ACCESSIBLE, ENCLOSED AREAS UNDER STAIRS.

RATED WALL LEGEND	
1HR	INDICATES 1 HOUR RATED WALL, UL DESIGN U366
1FP	INDICATES 1 HOUR FIRE PARTITION, UL DESIGN U341
1HR	INDICATES 1 HOUR RATED WALL, UL DESIGN U305
1FP	INDICATES 1 HOUR FIRE PARTITION, UL DESIGN U305
1FB	INDICATES 1 HOUR FIRE BARRIER, UL DESIGN U305
NOTE: ALL UNIT FLOOR/CEILING ASSEMBLIES ARE 1 HR BARRIER, UL DESIGN L521 U.N.O. ALL TOP FLOOR ROOF/CEILING ASSEMBLIES ARE 1 HOUR FIRE BARRIER, UL DESIGN PS22 U.N.O. ALL BREZEWAY AND UNIT PORCH CEILINGS AT THE TOP FLOORS ARE 1 HOUR RATED FIRE BARRIER, GA RC-2602.	
FE2	INDICATES LOCATION OF FIRE EXTINGUISHER

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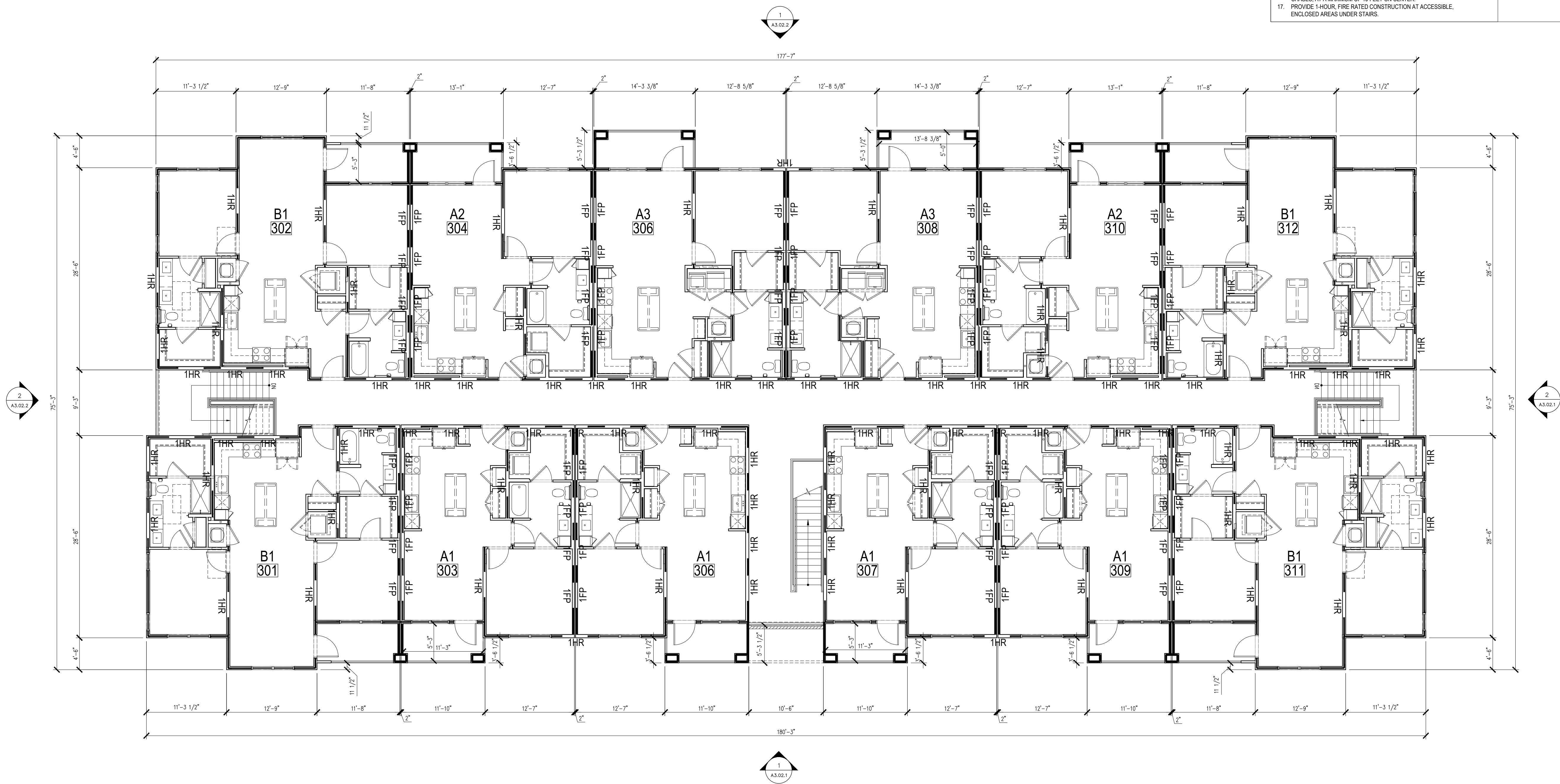
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PROJECT:	22088	DATE
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CONTENT:		
BUILDING TYPE 2A		
SECOND FLOOR PLAN		

A2.02.2

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GENERAL NOTES

1. SEE PLUMBING DRAWINGS FOR UNDERGROUND PIPING FROM ROOF DRAINS TO STORM WATER.
2. SEE PLUMBING DRAWINGS FOR FOUNDATION DRAIN TERMINATION LOCATIONS. OR CONNECTION LOCATIONS TO STORMWATER SYSTEM.
3. SEE SHEETS A4.00 SERIES FOR ENLARGED UNIT PLANS.
4. SEE LANDSCAPE DRAWINGS FOR PLANTING AND HARDSCAPE INFORMATION.
5. ALL BUILDING SCISSOR DESIGN / BUILD BY OWNER.
6. ALL RESIDENTIAL UNIT ENTRY DOORS ARE 8' MINUTE DOORS IN METAL FRAMES W/ SPRING HINGE. ACCESS TYPE A11.01 FOR FLOOR ELEVATION INDICATES ACCESSIBLE TYPE "A" UNIT.
7. SEE DETAIL #12 ON A12 FOR POOL EQUIPMENT PLANS.
8. SEE A12.2# FOR TRASH PLAN.
9. SEE DETAIL #1 ON SHEET #6.6 FOR MAIL BOX PLAN.
10. REFER TO LIFE SAFETY PLANS (A4-##-##) FOR FIRE EXTINGUISHER SCHEDULED LOCATION.
11. PER THE 2018 FIRE PREVENTION CODE, THE OWNER SHALL DEVELOP & DESIGNATE A PERSON TO BE THE FIRE PREVENTION PROGRAM SUPERVISOR. WHO SHALL BE RESPONSIBLE FOR THE FIRE PREVENTION PROGRAM. ENSURE THAT IT IS CARRIED OUT THROUGH COMPLETION OF THE PROJECT (SEE 2018 NC FIRE CODE SECTION 3308.1). SEE THE FIRE CODE FOR REQUIRED MEASURES ON THE FOLLOWING ITEMS:
 - a) SECTION 3304.1 - SMOKING ON SITE
 - b) SECTION 3304.6 - CUTTING & WELDING
 - c) SECTION 3308.1 - EMERGENCY PHONE
 - d) SECTION 3310.1 - REQUIRED AREA FOR FIRE FIGHTING
 - e) SECTION 3311.1 - STAIRWAYS REQUIRED
 - f) SECTION 3312.1 - APPROVED WATER SUPPLY
 - g) SECTION 3313.1 - STAIRWAYS
 - h) SECTION 3315.1 - PORTABLE FIRE EXTINGUISHERS
12. PROVIDE SEALED CONCRETE/GYPSUM TOPPING AT THE MECHANICAL / ELECTRICAL / STORAGE LOCATIONS IN THE CORRIDORS.
13. ALL OTHERS ARE TO BE PROVIDED BY THE OWNER. NOT INCLUDED IN SCOPE OF WORK AND SHALL BE PROVIDED BY OWNER. CARD READER LOCATIONS INDICATED IN PLANS SHALL BE REVIEWED BY AND APPROVED BY OWNER.
14. BUILDING SHALL BE REQUIRED FOR EMERGENCY RESPONDER RADIO COVERAGE SYSTEM AS REQUIRED BY NC FIRE PREVENTION CODE SECTION 510.1. SYSTEM SHALL BE INSTALLED IF DETERMINED BY FIRE INSPECTOR DURING GRID TEST. PRE-WIRE AND EMERGENCY RESPONDER RADIO COVERAGE SHALL BE PROVIDED IF NOT DETERMINED BY FIRE CODE OFFICIALS. (510.1 - EXCEPTIONS 42)
15. PROVIDE CODE REQUIRED, VERTICAL AND HORIZONTAL, TO VERTICAL HORIZONTAL MAXIMUM 12" ON CENTER ON CONSTRUCTION.
16. PROVIDE 1-HOUR, FIRE RATED CONSTRUCTION AT ACCESSIBLE, ENCLOSED AREAS UNDER STAIRS.

RATED WALL LEGEND

	INDICATES 1 HOUR RATED WALL, UL DESIGN U336
	INDICATES 1 HOUR FIRE PARTITION. UL DESIGN U341
	INDICATES 1 HOUR RATED WALL, UL DESIGN U305
	INDICATES 1 HOUR FIRE PARTITION. UL DESIGN U305
	INDICATES 1 HOUR FIRE BARRIER. UL DESIGN U305

NOTE:
 ALL TOP FLOOR/CEILING ASSEMBLIES ARE 1 HR BARRIER, UL DESIGN L521 U.N.O.
 ALL TOP FLOOR ROOF/CEILING ASSEMBLIES ARE 1 HOUR FIRE BARRIER,
 UL DESIGN P322 U.N.O.
 ALL BREEZEWAY AND UNIT PORCH CEILING AT THE TOP FLOORS ARE
 1 HOUR RATED FIRE BARRIER, GA RC-2002.


 INDICATES LOCATION OF FIRE EXTINGUISHER

NOTE:
ALL UNIT FLOOR/CEILING ASSEMBLIES ARE 1 HR BARRIER, UL DESIGN L521 U.N.O.
ALL TOP FLOOR ROOF/CEILING ASSEMBLIES ARE 1 HOUR FIRE BARRIER,
UL DESIGN P522 U.N.O.
ALL BREEZEWAY AND UNIT PORCH CEILINGS AT THE TOP FLOORS ARE
1 HOUR RATED FIRE BARRIER. GA RC-2602.

 INDICATES LOCATION OF FIRE EXTINGUISHER

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J DAVIS

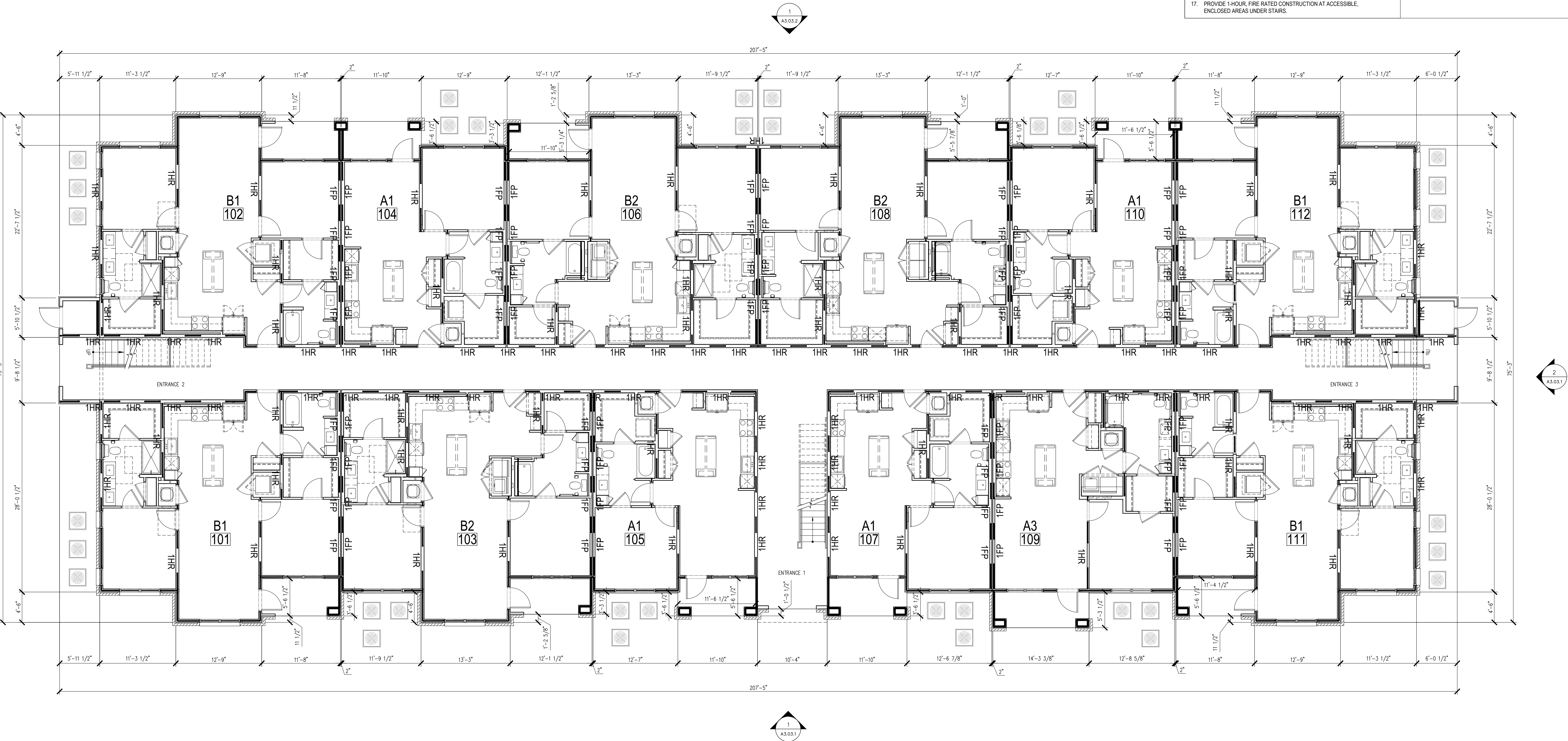
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- ### GENERAL NOTES
- SEE PLUMBING DRAWINGS FOR UNDERGROUND PIPING FROM ROOF DRAINS TO STORM WATER.
 - SEE CIVIL DRAWINGS FOR FOUNDATION DRAIN TERMINATION LOCATIONS OR CONNECTION LOCATIONS TO STORMWATER SYSTEM.
 - SEE SHEETS A4.00 SERIES FOR ENLARGED UNIT PLANS.
 - SEE LANDSCAPE DRAWINGS FOR PLANTING & HARDSCAPE INFORMATION.
 - ALL BUILDING SIGNAGE IS "DESIGN / BUILD" BY OWNER.
 - ALL R-2 RESIDENTIAL UNIT ENTRY DOORS ARE 60 MINUTE DOORS IN METAL FRAMES W/ SPRING HINGE CLOSER. SEE A11.01 FOR MORE INFO.  INDICATES ACCESSIBLE TYPE "A" UNIT.
 - SEE DETAIL # ON A12.# FOR POOL EQUIPMENT PLANS.
 - SEE A12.# FOR TRASH PLAN.
 - SEE DETAIL #1 ON SHEET A6.# FOR MAIL BOX PLAN.
 - REFER TO LIFE SAFETY PLANS (A0.#-A0.#) FOR FIRE EXTINGUISHER CABINET LOCATIONS.
 - PER THE 2018 FIRE PREVENTION CODE, THE OWNER SHALL DEVELOP & DESIGNATE A PERSON TO BE THE FIRE PREVENTION PROGRAM SUPERINTENDENT WHO SHALL BE RESPONSIBLE FOR THE FIRE PREVENTION PROGRAM & ENSURE THAT IT IS CARRIED OUT THROUGH COMPLETION OF THE PROJECT (SEE 2018 NC FIRE CODE SECTION 3308.1). SEE THE FIRE CODE FOR REQUIRED MEASURES ON THE FOLLOWING:
 - a) SECTION 3304.1 - SMOKING ON SITE
 - b) SECTION 3304.6 - CUTTING & WELDING
 - c) SECTION 3309.1 - EMERGENCY PHONE
 - d) SECTION 3310.1 - REQUIRED ACCESS FOR FIRE FIGHTING
 - e) SECTION 3311.1 - STAIRWAYS REQUIRED
 - f) SECTION 3312.1 - APPROVED WATER SUPPLY
 - g) SECTION 3313.1 - STANDPIPES
 - h) SECTION 3315.1 - PORTABLE FIRE EXTINGUISHERS
 - PROVIDE SEALED CONCRETE/GYPSUM TOPPING AT THE MECHANICAL / ELECTRICAL STORAGE CLOSETS IN THE CORRIDORS.
 - ALL CARD READERS AND LOW-VOLTAGE WORK NOT INCLUDED IN SCOPE OF WORK AND SHALL BE PROVIDED BY OWNER. CARD READER LOCATIONS INDICATED IN PLANS SHALL BE REVIEWED BY AND APPROVED BY OWNER.
 - BUILDINGS SHALL BE PRE-WIRED FOR EMERGENCY RESPONDER RADIO COVERAGE SYSTEM AS REQUIRED BY NC FIRE PREVENTION CODE SECTION 510.1. SYSTEM SHALL BE INSTALLED IF DETERMINED BY FIRE INSPECTOR DURING GRID TEST. PRE-WIRE AND EMERGENCY RADIO RESPONDER COVERAGE SYSTEM IS NOT NEEDED WHERE DETERMINED BY FIRE CODE OFFICIALS (510.1 - EXCEPTIONS #2).
 - PROVIDE CODE REQUIRED, VERTICAL AND HORIZONTAL TO VERTICAL CHASES, AT A MAXIMUM OF 10 FEET ON CENTER.
 - PROVIDE 1-HOUR FIRE RATED CONSTRUCTION AT ACCESSIBLE, ENCLOSED AREAS UNDER STAIRS.

RATED WALL LEGEND	
	INDICATES 1 HOUR RATED WALL, UL DESIGN U366
	INDICATES 1 HOUR FIRE PARTITION, UL DESIGN U341
	INDICATES 1 HOUR RATED WALL, UL DESIGN U305
	INDICATES 1 HOUR FIRE PARTITION, UL DESIGN U305
	INDICATES 1 HOUR FIRE BARRIER, UL DESIGN U305
NOTE: ALL UNIT FLOOR/CEILING ASSEMBLIES ARE 1 HR BARRIER, UL DESIGN L521 U.N.O. ALL TOP FLOOR ROOF/CEILING ASSEMBLIES ARE 1 HOUR FIRE BARRIER, UL DESIGN PS22 U.N.O. ALL BREZEWAY AND UNIT PORCH CEILINGS AT THE TOP FLOORS ARE 1 HOUR RATED FIRE BARRIER, GA RC-2602.	
	INDICATES LOCATION OF FIRE EXTINGUISHER

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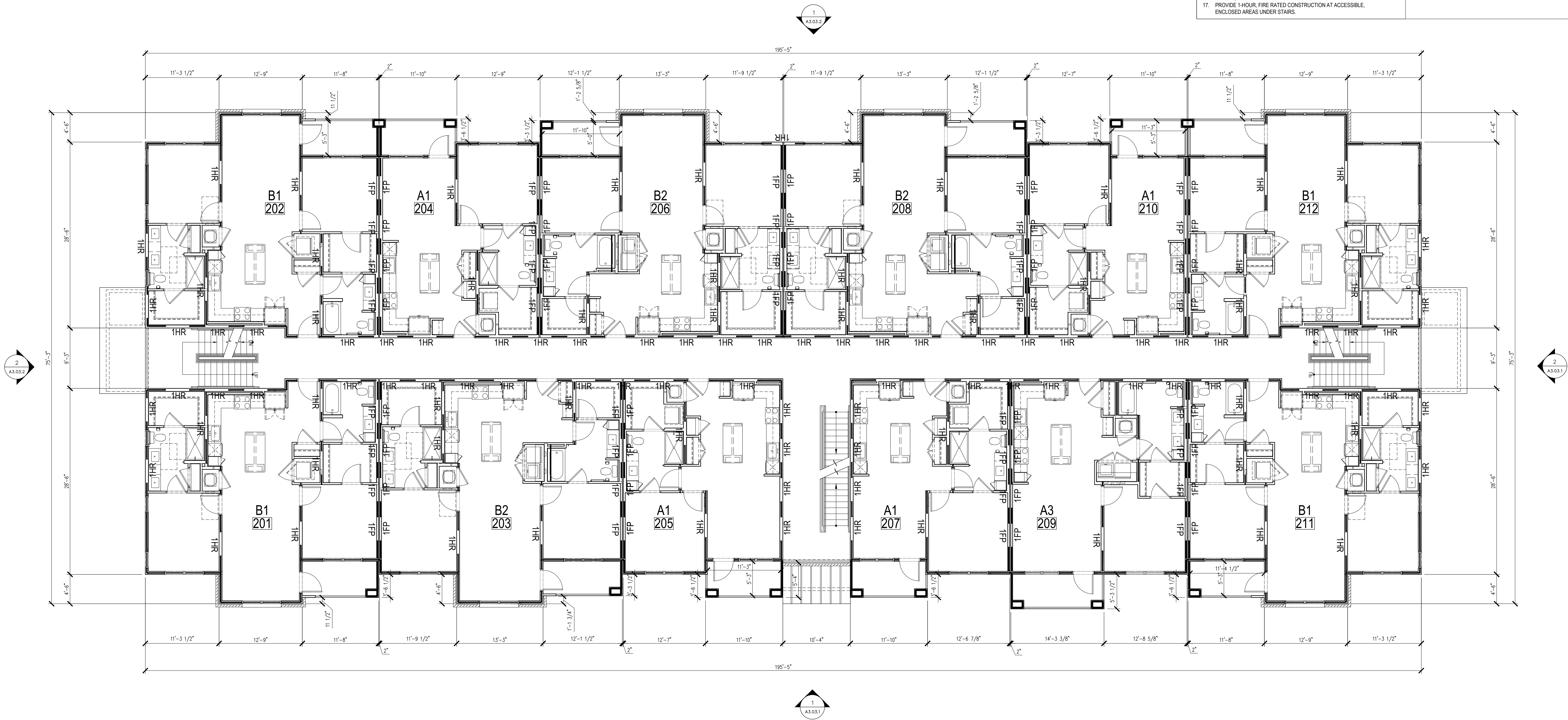
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 - PROVIDE 1-HOUR FIRE RATED CONSTRUCTION AT ACCESSIBLE, ENCLOSED AREAS UNDER STAIRS.

RATED WALL LEGEND

1HR	INDICATES 1 HOUR RATED WALL, UL DESIGN U366
1FP	INDICATES 1 HOUR FIRE PARTITION, UL DESIGN U341
1HR	INDICATES 1 HOUR RATED WALL, UL DESIGN U305
1FP	INDICATES 1 HOUR FIRE PARTITION, UL DESIGN U305
1FB	INDICATES 1 HOUR FIRE BARRIER, UL DESIGN U305

NOTE:
ALL UNIT FLOOR/CEILING ASSEMBLIES ARE 1 HR BARRIER, UL DESIGN L521 U.N.O.
ALL TOP FLOOR ROOF/CEILING ASSEMBLIES ARE 1 HOUR FIRE BARRIER, UL DESIGN PS22 U.N.O.
ALL BREZEWAY AND UNIT PORCH CEILINGS AT THE TOP FLOORS ARE 1 HOUR RATED FIRE BARRIER, GA RC-2602.

FE2 INDICATES LOCATION OF FIRE EXTINGUISHER

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	SECOND FLOOR PLAN	

A2.03.2

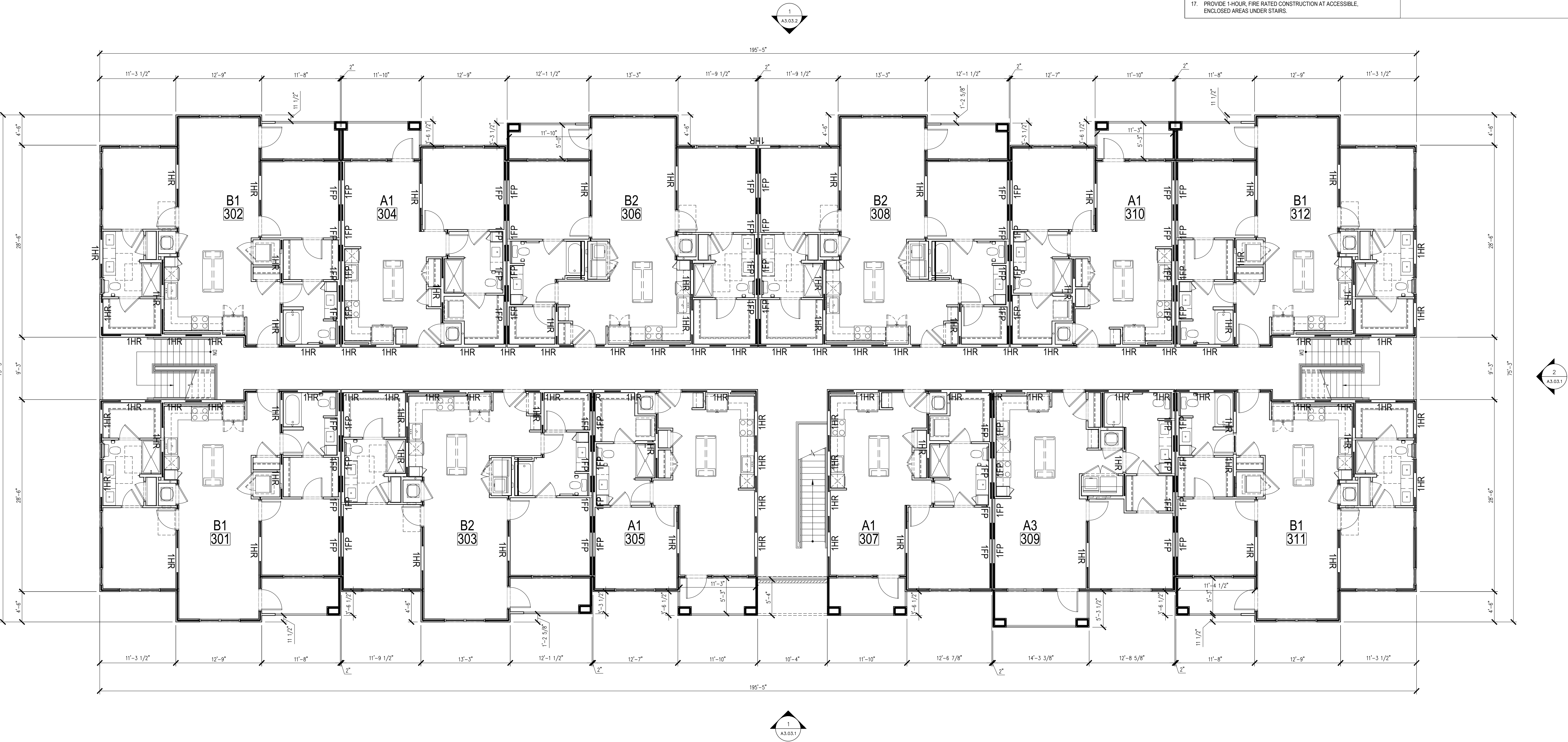
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Morganton Park
Southern Pines, North Carolina

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	DATE
REVIEW	10.03.2022

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- GENERAL NOTES**
- SEE PLUMBING DRAWINGS FOR UNDERGROUND PIPING FROM ROOF DRAINS TO STORM WATER.
 - SEE CIVIL DRAWINGS FOR FOUNDATION DRAIN TERMINATION LOCATIONS OR CONNECTION LOCATIONS TO STORMWATER SYSTEM.
 - SEE SHEETS A4.00 SERIES FOR ENLARGED UNIT PLANS.
 - SEE LANDSCAPE DRAWINGS FOR PLANTING & HARDSCAPE INFORMATION.
 - ALL BUILDING SIGNAGE IS "DESIGN / BUILD" BY OWNER.
 - ALL R-2 RESIDENTIAL UNIT ENTRY DOORS ARE 60 MINUTE DOORS IN METAL FRAMES W/ SPRING HINGE CLOSER. SEE A11.01 FOR MORE INFO.  INDICATES ACCESSIBLE TYPE "A" UNIT.
 - SEE DETAIL # ON A12.# FOR POOL EQUIPMENT PLANS.
 - SEE A12.# FOR TRASH PLAN.
 - SEE DETAIL #1 ON SHEET A6.# FOR MAIL BOX PLAN.
 - REFER TO LIFE SAFETY PLANS (A0.#-A0.#) FOR FIRE EXTINGUISHER CABINET LOCATIONS.
 - PER THE 2018 FIRE PREVENTION CODE, THE OWNER SHALL DEVELOP & DESIGNATE A PERSON TO BE THE FIRE PREVENTION PROGRAM SUPERINTENDENT WHO SHALL BE RESPONSIBLE FOR THE FIRE PREVENTION PROGRAM & ENSURE THAT IT IS CARRIED OUT THROUGH COMPLETION OF THE PROJECT (SEE 2018 NC FIRE CODE SECTION 3308.1). SEE THE FIRE CODE FOR REQUIRED MEASURES ON THE FOLLOWING:
 - a) SECTION 3304.1 - SMOKING ON SITE
 - b) SECTION 3304.6 - CUTTING & WELDING
 - c) SECTION 3309.1 - EMERGENCY PHONE
 - d) SECTION 3310.1 - REQUIRED ACCESS FOR FIRE FIGHTING
 - e) SECTION 3311.1 - STAIRWAYS REQUIRED
 - f) SECTION 3312.1 - APPROVED WATER SUPPLY
 - g) SECTION 3313.1 - STANDPIPES
 - h) SECTION 3315.1 - PORTABLE FIRE EXTINGUISHERS
 - PROVIDE SEALED CONCRETE/GYPSUM TOPPING AT THE MECHANICAL / ELECTRICAL STORAGE CLOSETS IN THE CORRIDORS.
 - ALL CARD READERS AND LOW-VOLTAGE WORK NOT INCLUDED IN SCOPE OF WORK AND SHALL BE PROVIDED BY OWNER. CARD READER LOCATIONS INDICATED IN PLANS SHALL BE REVIEWED BY AND APPROVED BY OWNER.
 - BUILDINGS SHALL BE PRE-WIRED FOR EMERGENCY RESPONDER RADIO COVERAGE SYSTEM AS REQUIRED BY NC FIRE PREVENTION CODE SECTION 510.1. SYSTEM SHALL BE INSTALLED IF DETERMINED BY FIRE INSPECTOR DURING GRID TEST. PRE-WIRE AND EMERGENCY RADIO RESPONDER COVERAGE SYSTEM IS NOT NEEDED WHERE DETERMINED BY FIRE CODE OFFICIALS. (510.1 - EXCEPTIONS #2)
 - PROVIDE CODE REQUIRED, VERTICAL AND HORIZONTAL TO VERTICAL CHASES, AT A MAXIMUM OF 10 FEET ON CENTER.
 - PROVIDE 1-HOUR FIRE RATED CONSTRUCTION AT ACCESSIBLE, ENCLOSED AREAS UNDER STAIRS.

RATED WALL LEGEND	
	INDICATES 1 HOUR RATED WALL, UL DESIGN U366
	INDICATES 1 HOUR FIRE PARTITION, UL DESIGN U341
	INDICATES 1 HOUR RATED WALL, UL DESIGN U305
	INDICATES 1 HOUR FIRE PARTITION, UL DESIGN U305
	INDICATES 1 HOUR FIRE BARRIER, UL DESIGN U305
NOTE: ALL UNIT FLOOR/CEILING ASSEMBLIES ARE 1 HR BARRIER, UL DESIGN L521 U.N.O. ALL TOP FLOOR ROOF/CEILING ASSEMBLIES ARE 1 HOUR FIRE BARRIER, UL DESIGN PS22 U.N.O. ALL BREZEWAY AND UNIT PORCH CEILING AT THE TOP FLOORS ARE 1 HOUR RATED FIRE BARRIER, GA RC-2602.	
	INDICATES LOCATION OF FIRE EXTINGUISHER

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CONTENT:	BUILDING TYPE 3 THIRD FLOOR PLAN

A2.03.3

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Morganton Park
Southern Pines, North Carolina



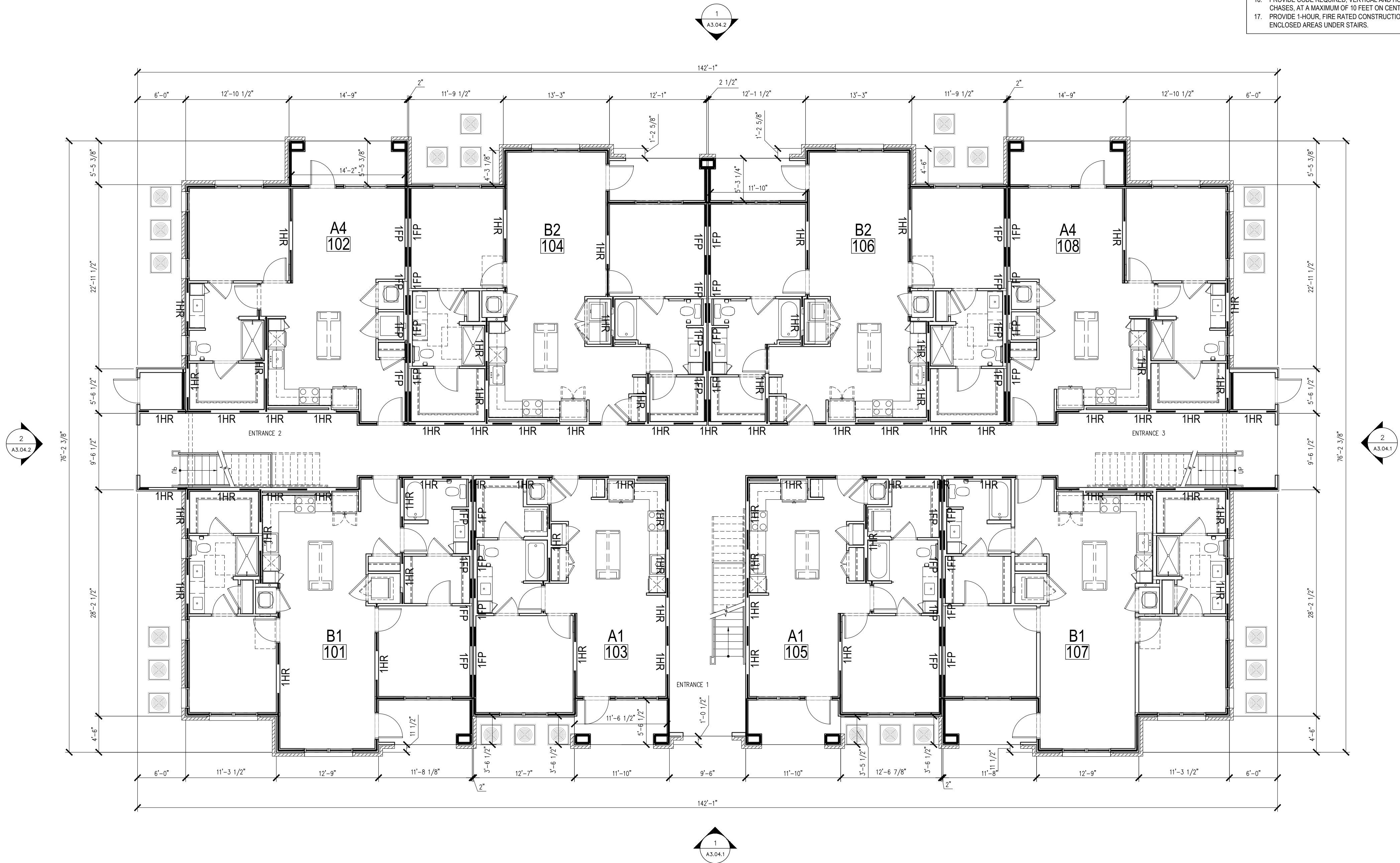
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GENERAL NOTES

- SEE PLUMBING DRAWINGS FOR UNDERGROUND PIPING FROM ROOF DRAINS TO STORM WATER.
- SEE CIVIL DRAWINGS FOR FOUNDATION DRAIN TERMINATION LOCATIONS OR CONNECTION LOCATIONS TO STORMWATER SYSTEM.
- SEE SHEETS A4.00 SERIES FOR ENLARGED UNIT PLANS.
- SEE LANDSCAPE DRAWINGS FOR PLANTING & HARDSCAPE INFORMATION.
- ALL BUILDING SIGNAGE IS "DESIGN / BUILD" BY OWNER.
- ALL R-2 RESIDENTIAL UNIT ENTRY DOORS ARE 60 MINUTE DOORS IN METAL FRAMES W/ SPRING HINGE CLOSER. SEE A11.01 FOR MORE INFO. INDICATES ACCESSIBLE TYPE "A" UNIT.
- SEE DETAIL #1 ON A12.00 FOR POOL EQUIPMENT PLANS.
- SEE A12.00 FOR TRASH PLAN.
- SEE DETAIL #1 ON SHEET A6.00 FOR MAIL BOX PLAN.
- REFER TO LIFE SAFETY PLANS (A0.00-A0.00) FOR FIRE EXTINGUISHER CABINET LOCATIONS.
- PER THE 2018 FIRE PREVENTION CODE, THE OWNER SHALL DEVELOP & DESIGNATE A PERSON TO BE THE FIRE PREVENTION PROGRAM SUPERINTENDENT WHO SHALL BE RESPONSIBLE FOR THE FIRE PREVENTION PROGRAM & ENSURE THAT IT IS CARRIED OUT THROUGH COMPLETION OF THE PROJECT (SEE 2018 NC FIRE CODE SECTION 3308.1). SEE THE FIRE CODE FOR REQUIRED MEASURES ON THE FOLLOWING:
 - a) SECTION 3304.1 - SMOKING ON SITE
 - b) SECTION 3304.6 - CUTTING & WELDING
 - c) SECTION 3309.1 - EMERGENCY PHONE
 - d) SECTION 3310.1 - REQUIRED ACCESS FOR FIRE FIGHTING
 - e) SECTION 3311.1 - STAIRWAYS REQUIRED
 - f) SECTION 3312.1 - APPROVED WATER SUPPLY
 - g) SECTION 3313.1 - STANDPIPES
 - h) SECTION 3315.1 - PORTABLE FIRE EXTINGUISHERS
- PROVIDE SEALED CONCRETE/GYPSUM TOPPING AT THE MECHANICAL / ELECTRICAL STORAGE CLOSETS IN THE CORRIDORS.
- ALL CARD READERS AND LOW-VOLTAGE WORK NOT INCLUDED IN SCOPE OF WORK AND SHALL BE PROVIDED BY OWNER. CARD READER LOCATIONS INDICATED IN PLANS SHALL BE REVIEWED BY AND APPROVED BY OWNER.
- BUILDINGS SHALL BE PRE-WIRED FOR EMERGENCY RESPONDER RADIO COVERAGE SYSTEM AS REQUIRED BY NC FIRE PREVENTION CODE SECTION 510.1. SYSTEM SHALL BE INSTALLED IF DETERMINED BY FIRE INSPECTOR DURING GRID TEST. PRE-WIRE AND EMERGENCY RADIO RESPONDER COVERAGE SYSTEM IS NOT NEEDED WHERE DETERMINED BY FIRE CODE OFFICIALS (510.1 - EXCEPTIONS #2) PROVIDE CODE REQUIRED, VERTICAL AND HORIZONTAL TO VERTICAL CHASES, AT A MAXIMUM OF 10 FEET ON CENTER.
- PROVIDE 1-HOUR FIRE RATED CONSTRUCTION AT ACCESSIBLE, ENCLOSED AREAS UNDER STAIRS.

RATED WALL LEGEND

	1HR	INDICATES 1 HOUR RATED WALL, UL DESIGN U366
	1FP	INDICATES 1 HOUR FIRE PARTITION, UL DESIGN U341
	1HR	INDICATES 1 HOUR RATED WALL, UL DESIGN U305
	1FP	INDICATES 1 HOUR FIRE PARTITION, UL DESIGN U305
	1FB	INDICATES 1 HOUR FIRE BARRIER, UL DESIGN U305
NOTE: ALL UNIT FLOOR/CEILING ASSEMBLIES ARE 1 HR BARRIER, UL DESIGN L521 U.N.O. ALL TOP FLOOR ROOF/CEILING ASSEMBLIES ARE 1 HOUR FIRE BARRIER, UL DESIGN PS22 U.N.O. ALL BREZEWAY AND UNIT PORCH CEILING AT THE TOP FLOORS ARE 1 HOUR RATED FIRE BARRIER, GA RC-2602.		
	FE2	INDICATES LOCATION OF FIRE EXTINGUISHER

NOT FOR CONSTRUCTION

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CONTENT: BUILDING TYPE 4		
FIRST FLOOR PLAN		

A2.04.1

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Southern Pines, North Carolina

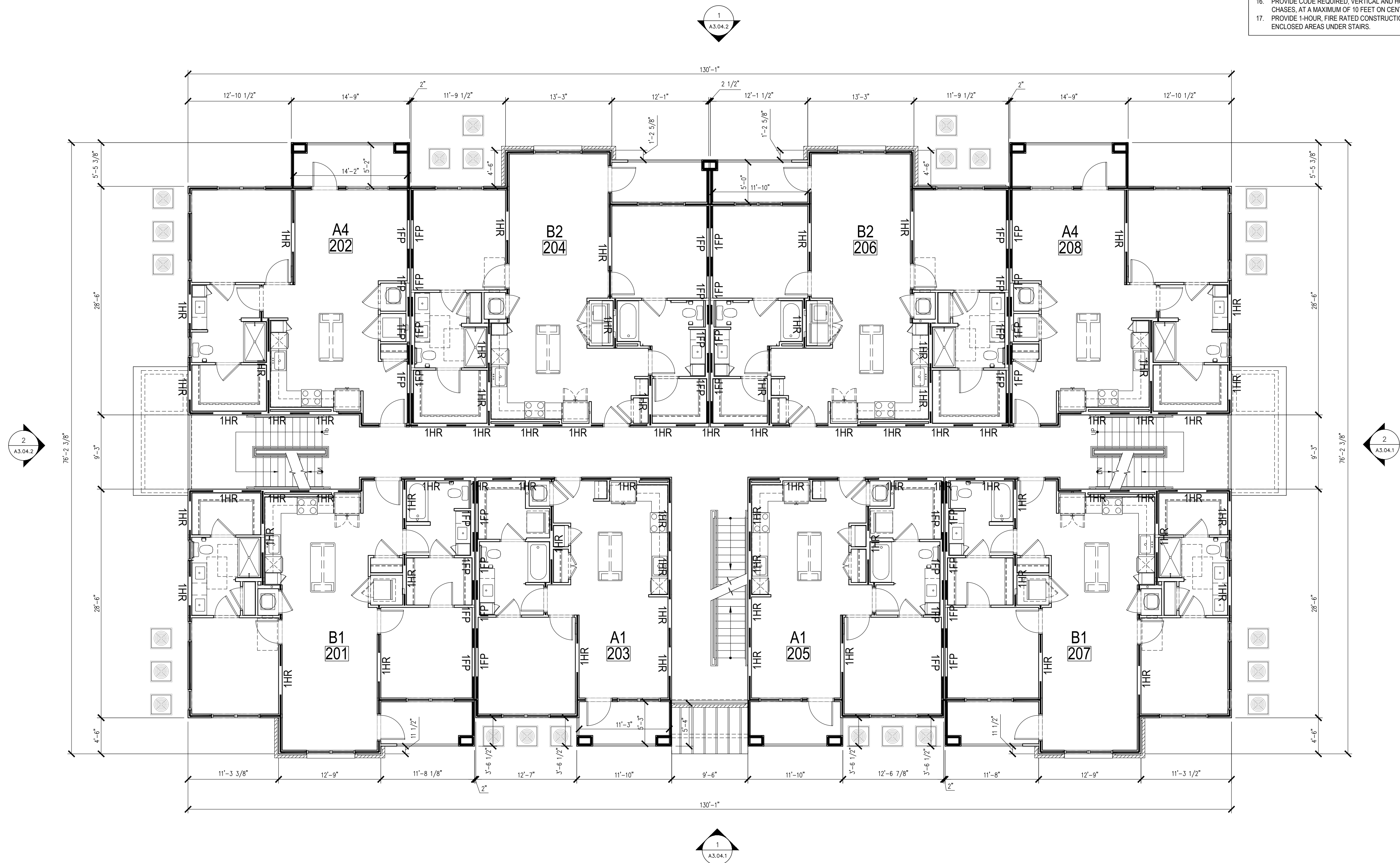
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CHECKED BY:		
CONTENT: BUILDING TYPE 4		
FIRST FLOOR PLAN		



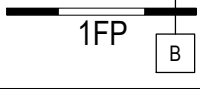
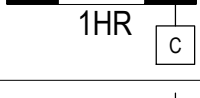
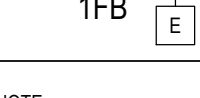
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GENERAL NOTES

1. SEE PLUMBING DRAWINGS FOR UNDERGROUND PIPING FROM ROOF DRAINS TO STORM WATER.
2. SEE CIVIL DRAWINGS FOR FOUNDATION DRAIN TERMINATION LOCATIONS. OR CONNECTION LOCATIONS TO STORMWATER SYSTEM.
3. SEE SHEETS A-01 FOR CONNECTIONS FOR ENLARGED UTILITY PIPES.
4. SEE LANDSCAPE DRAWINGS FOR PLANTINGS & HARDSCAPE INFORMATION.
5. ALL BUILDING SIGNAGE IS "DESIGN / BUILD" BY OWNER.
6. ALL R-2 RESIDENTIAL UTILITY ENTRY DOORS ARE 80 MINUTE DOORS IN METAL FRAMES W/ SPRING-HINGE CLOSER. SEE S11.01 FOR MORE INFO.  INDICATES ACCESSIBLE TYPE "A" UNIT.
7. SEE DETAIL R-01A1# FOR POOL EQUIPMENT PLANS.
8. SEE A12.# FOR TRASH PLAN.
9. SEE DETAIL R-01 ON SHEET A5# FOR MAIL BOX PLAN.
10. REFER TO LIFE SAFETY PLANS (A-01##A3##) FOR FIRE EXTINGUISHER CABINET LOCATIONS.
11. PER THE 2018 FIRE PREVENTION CODE, THE OWNER SHALL DEVELOP & DESIGNATE A PERSON TO THE FIRE PREVENTION PROGRAM SUPERINTENDENT WHO SHALL BE RESPONSIBLE FOR THE FIRE PREVENTION PROGRAM & ENSURE THAT IT IS CARRIED OUT THROUGH COMPLETION OF THE PROJECT (SEE 2018 NC FIRE CODE SECTION 3308.1). SEE THE FIRE CODE FOR REQUIRED MEASURES ON THE FOLLOWING:
 - a) SECTION 3304.1 - SMOKING ON SITE
 - b) SECTION 3304.6 - CUTTING & WELDING
 - c) SECTION 3309.1 - EMERGENCY PHONE
 - d) SECTION 3310.1 - REQUIRED ACCESS FOR FIRE FIGHTING
 - e) SECTION 3311.1 - STAIRWAYS REQUIRED
 - f) SECTION 3312.1 - APPROVED WATER SUPPLY
 - g) SECTION 3313.1 - STANDPIPES
 - h) SECTION 3315.1 - PORTABLE FIRE EXTINGUISHERS
12. PROVIDE SEAT OR CONCRETE/STUCCO TYPING AT THE MECHANICAL / ELECTRICAL / STORAGE CLOSETS IN THE CORRIDORS.
13. ALL CARD READERS AND LOW-VOLTAGE WORK NOT INCLUDED IN SCOPE OF WORK AND SHALL BE PROVIDED BY OWNER. CARD READER LOCATIONS INDICATED IN PLANS SHALL BE RECEIVED BY AND APPROVED BY OWNER.
14. BUILDINGS SHALL BE WIRED FOR EMERGENCY RESPONDER RADIO COVERAGE SYSTEM AS REQUIRED BY NC FIRE PREVENTION CODE SECTION S10.1. SYSTEM SHALL BE INSTALLED IF DETERMINED BY FIRE INSPECTOR DURING GRID TEST. PRE-WIRE AND EMERGENCY RADIO RESPONDER COVERAGE SYSTEM IS NOT NEEDED WHERE DETERMINED BY FIRE CODE OFFICIALS. (S10.1 - EXCEPTIONS #2).
15. PROVIDE CODE REQUIRED, VERTICAL AND HORIZONTAL TO VERTICAL CHARGES, AT A MAXIMUM OF 10 FEET ON CENTER.
16. PROVIDE 1-HOUR, FIRE RATED CONSTRUCTION AT ACCESSIBLE, ENCLOSED AREAS UNDER STAIRS.

RATED WALL LEGEND

	INDICATES 1 HOUR RATED WALL, UL DESIGN U356
	INDICATES 1 HOUR FIRE PARTITION, UL DESIGN U341
	INDICATES 1 HOUR RATED WALL, UL DESIGN U305
	INDICATES 1 HOUR FIRE PARTITION, UL DESIGN U305
	INDICATES 1 HOUR FIRE BARRIER, UL DESIGN U305

NOTE:
ALL UNIT FLOOR/CEILING ASSEMBLIES ARE 1 HR BARRIER, UL DESIGN L521 U.I. NO. 0.
ALL TOP FLOOR ROOF/CEILING ASSEMBLIES ARE 1 HOUR FIRE BARRIER, UL DESIGN P522 U.I. NO. 0.

  INDICATES LOCATION OF FIRE EXTINGUISHER

ALL BREEZEWAY AND UTILITY PORCH CEILINGS AT THE TOP FLOORS ARE 1 HOUR RATED FIRE BARRIER, GA RC-2602.

BUILDING TYPE 4 - SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

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DATE _____

PROJECT:	22088	
ISSUE:	ARCH. REVIEW	10.03.2022
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CONTENT:	BUILDING TYPE 4	
	SECOND FLOOR PLAN	
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A2.04.2

DHI COMMUNITIES

Morganton Park

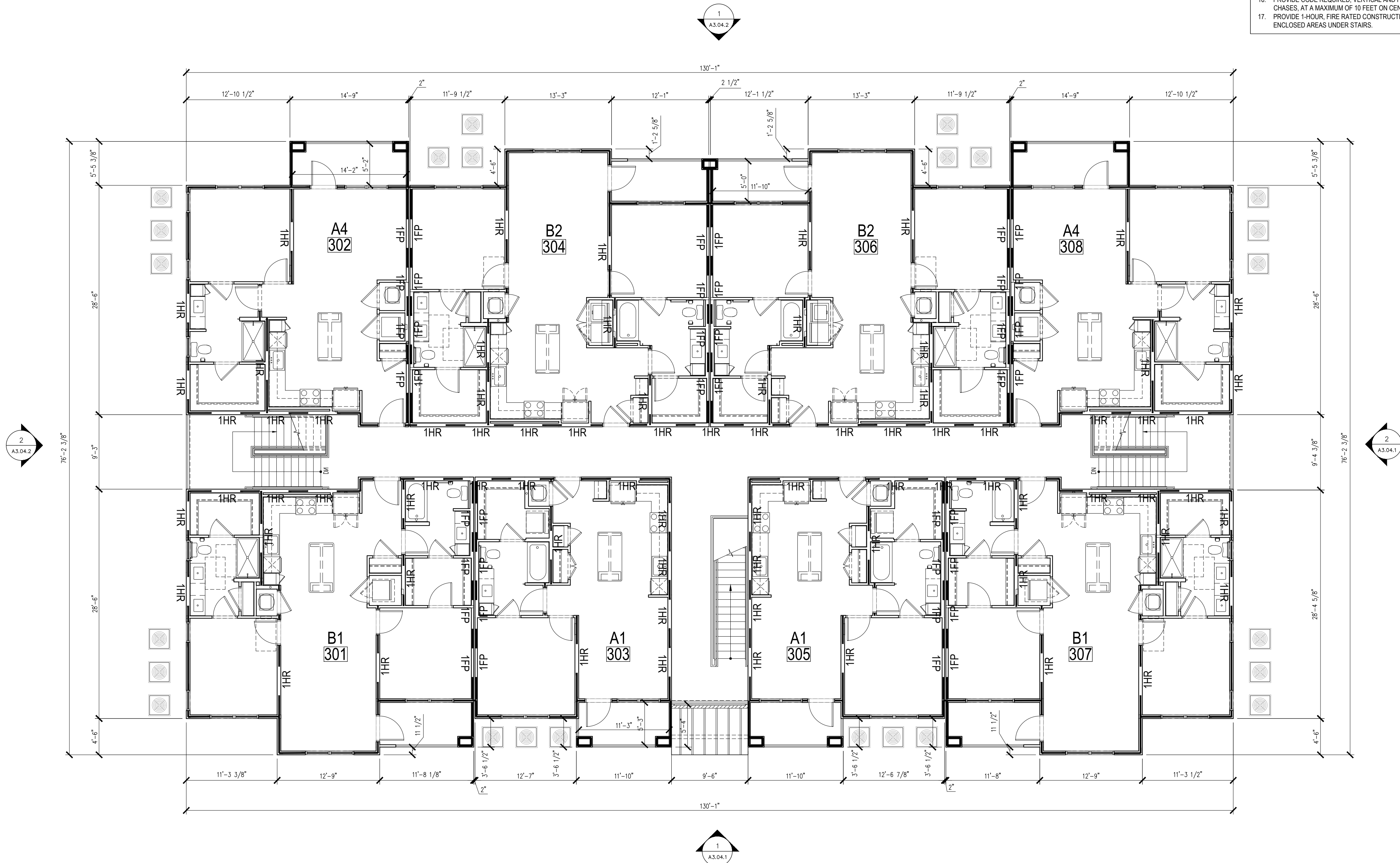
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GENERAL NOTES

- SEE PLUMBING DRAWINGS FOR UNDERGROUND PIPING FROM ROOF DRAINS TO STORM WATER.
- SEE CIVIL DRAWINGS FOR FOUNDATION DRAIN TERMINATION LOCATIONS OR CONNECTION LOCATIONS TO STORMWATER SYSTEM.
- SEE SHEETS A4.00 SERIES FOR ENLARGED UNIT PLANS.
- SEE LANDSCAPE DRAWINGS FOR PLANTING & HARDSCAPE INFORMATION.
- ALL BUILDING SIGNAGE IS "DESIGN / BUILD" BY OWNER.
- ALL R-2 RESIDENTIAL UNIT ENTRY DOORS ARE 60 MINUTE DOORS IN METAL FRAMES W/ SPRING HINGE CLOSER. SEE A11.01 FOR MORE INFO. INDICATES ACCESSIBLE TYPE "A" UNIT.
- SEE DETAIL #1 ON A12.00 FOR POOL EQUIPMENT PLANS.
- SEE DETAIL #1 ON SHEET A6.00 FOR MAIL BOX PLAN.
- REFER TO LIFE SAFETY PLANS (A0.00-A0.00) FOR FIRE EXTINGUISHER CABINET LOCATIONS.
- PER THE 2018 FIRE PREVENTION CODE, THE OWNER SHALL DEVELOP & DESIGNATE A PERSON TO BE THE FIRE PREVENTION PROGRAM SUPERINTENDENT WHO SHALL BE RESPONSIBLE FOR THE FIRE PREVENTION PROGRAM & ENSURE THAT IT IS CARRIED OUT THROUGH COMPLETION OF THE PROJECT (SEE 2018 NC FIRE CODE SECTION 3308.1). SEE THE FIRE CODE FOR REQUIRED MEASURES ON THE FOLLOWING:
 - a) SECTION 3304.1 - SMOKING ON SITE
 - b) SECTION 3304.6 - CUTTING & WELDING
 - c) SECTION 3305.1 - EMERGENCY PHONE
 - d) SECTION 3310.1 - REQUIRED ACCESS FOR FIRE FIGHTING
 - e) SECTION 3311.1 - STAIRWAYS REQUIRED
 - f) SECTION 3312.1 - APPROVED WATER SUPPLY
 - g) SECTION 3313.1 - STANDPIPES
 - h) SECTION 3315.1 - PORTABLE FIRE EXTINGUISHERS
- PROVIDE SEALED CONCRETE/GYPSUM TOPPING AT THE MECHANICAL / ELECTRICAL STORAGE CLOSETS IN THE CORRIDORS.
- ALL CARD READERS AND LOW-VOLTAGE WORK NOT INCLUDED IN SCOPE OF WORK AND SHALL BE PROVIDED BY OWNER. CARD READER LOCATIONS INDICATED IN PLANS SHALL BE REVIEWED BY AND APPROVED BY OWNER.
- BUILDINGS SHALL BE PRE-WIRED FOR EMERGENCY RESPONDER RADIO COVERAGE SYSTEM AS REQUIRED BY NC FIRE PREVENTION CODE SECTION 510.1. SYSTEM SHALL BE INSTALLED IF DETERMINED BY FIRE INSPECTOR DURING GRID TEST. PRE-WIRE AND EMERGENCY RADIO RESPONDER COVERAGE SYSTEM IS NOT NEEDED WHERE DETERMINED BY FIRE CODE OFFICIALS (510.1 - EXCEPTIONS #2). PROVIDE CODE REQUIRED, VERTICAL AND HORIZONTAL TO VERTICAL CHASES, AT A MAXIMUM OF 10 FEET ON CENTER.
- PROVIDE 1-HOUR, FIRE RATED CONSTRUCTION AT ACCESSIBLE, ENCLOSED AREAS UNDER STAIRS.

RATED WALL LEGEND

	INDICATES 1 HOUR RATED WALL, UL DESIGN U366
	INDICATES 1 HOUR FIRE PARTITION, UL DESIGN U341
	INDICATES 1 HOUR RATED WALL, UL DESIGN U305
	INDICATES 1 HOUR FIRE PARTITION, UL DESIGN U305
	INDICATES 1 HOUR FIRE BARRIER, UL DESIGN U305
NOTE: ALL UNIT FLOOR/CEILING ASSEMBLIES ARE 1 HR BARRIER, UL DESIGN L521 U.N.O. ALL TOP FLOOR ROOF/CEILING ASSEMBLIES ARE 1 HOUR FIRE BARRIER, UL DESIGN PS22 U.N.O. ALL BREZEWAY AND UNIT PORCH CEILING AT THE TOP FLOORS ARE 1 HOUR RATED FIRE BARRIER, GA RC-2602.	
	INDICATES LOCATION OF FIRE EXTINGUISHER

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CONTENT:	BUILDING TYPE 4	
	THIRD FLOOR PLAN	

A2.04.3

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Morganton Park
Southern Pines, North Carolina

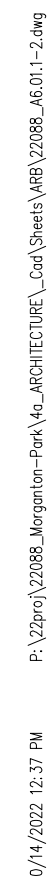
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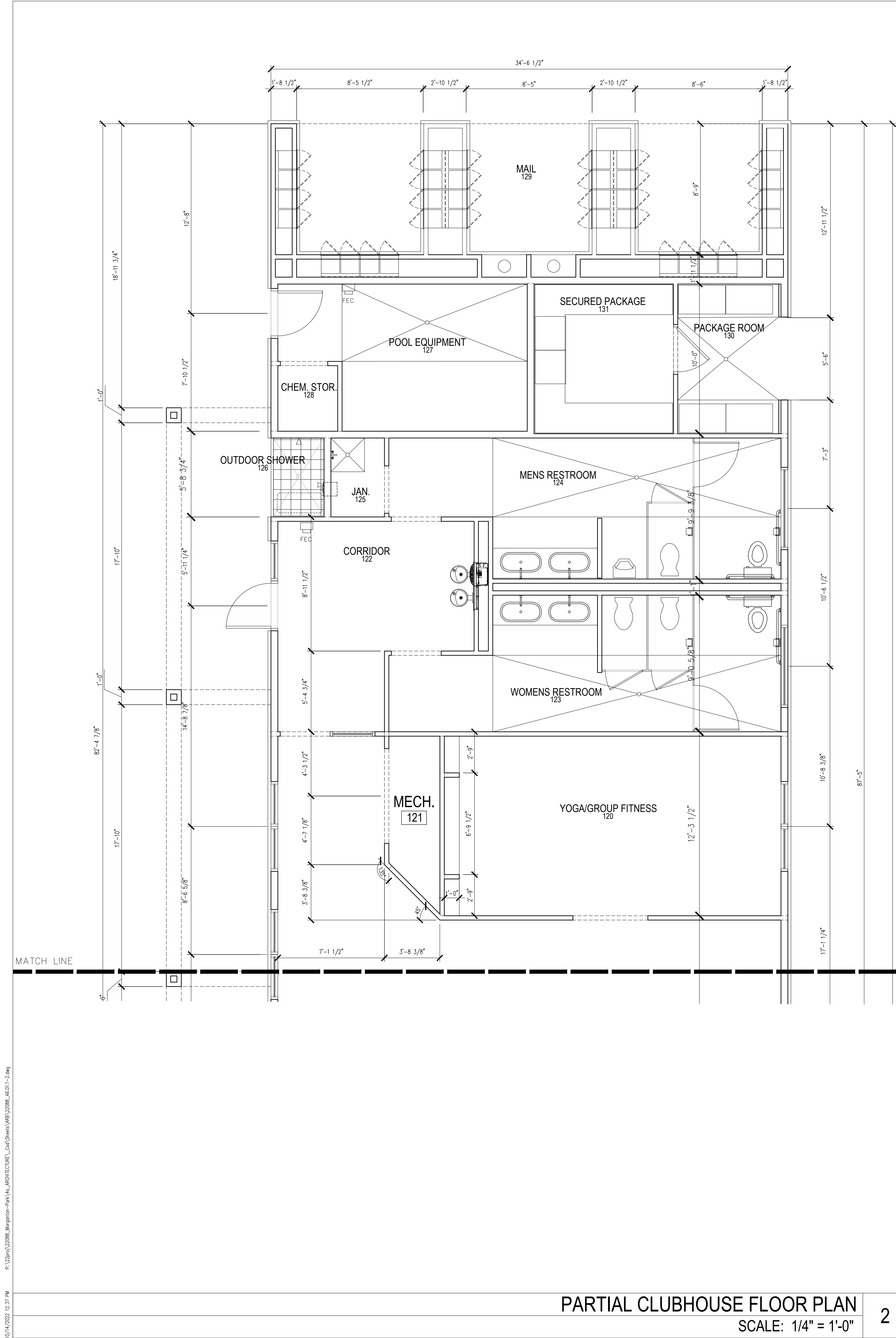
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CONTENT:	BUILDING TYPE 4	
	THIRD FLOOR PLAN	



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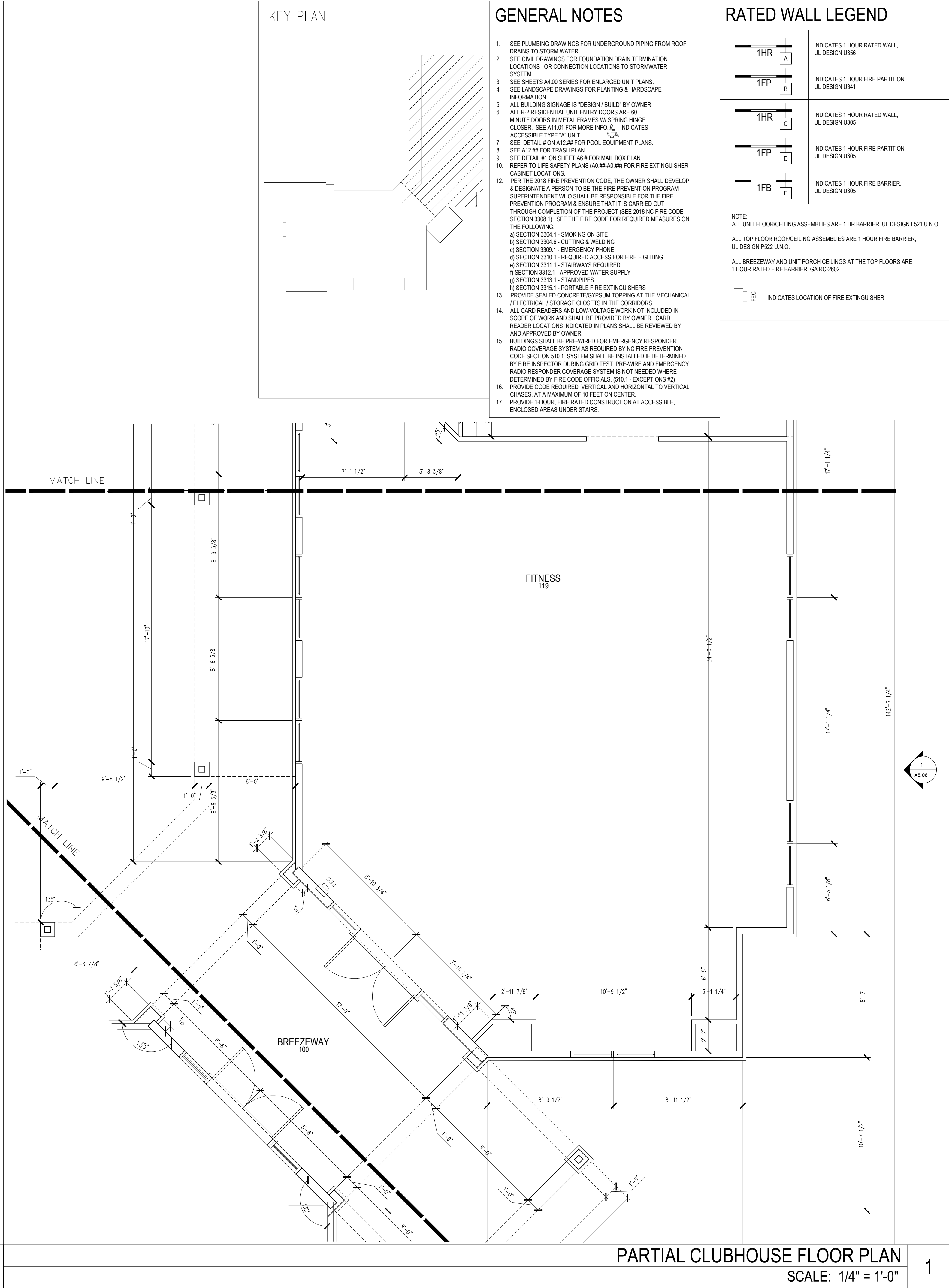


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PARTIAL CLUBHOUSE FLOOR PLAN
SCALE: 1/4" = 1'-0"

2



PARTIAL CLUBHOUSE FLOOR PLAN
SCALE: 1/4" = 1'-0"

1

KEY PLAN

GENERAL NOTES

RATED WALL LEGEND

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DHI COMMUNITIES

Morganton Park

Southern Pines, North Carolina

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10.03.2022

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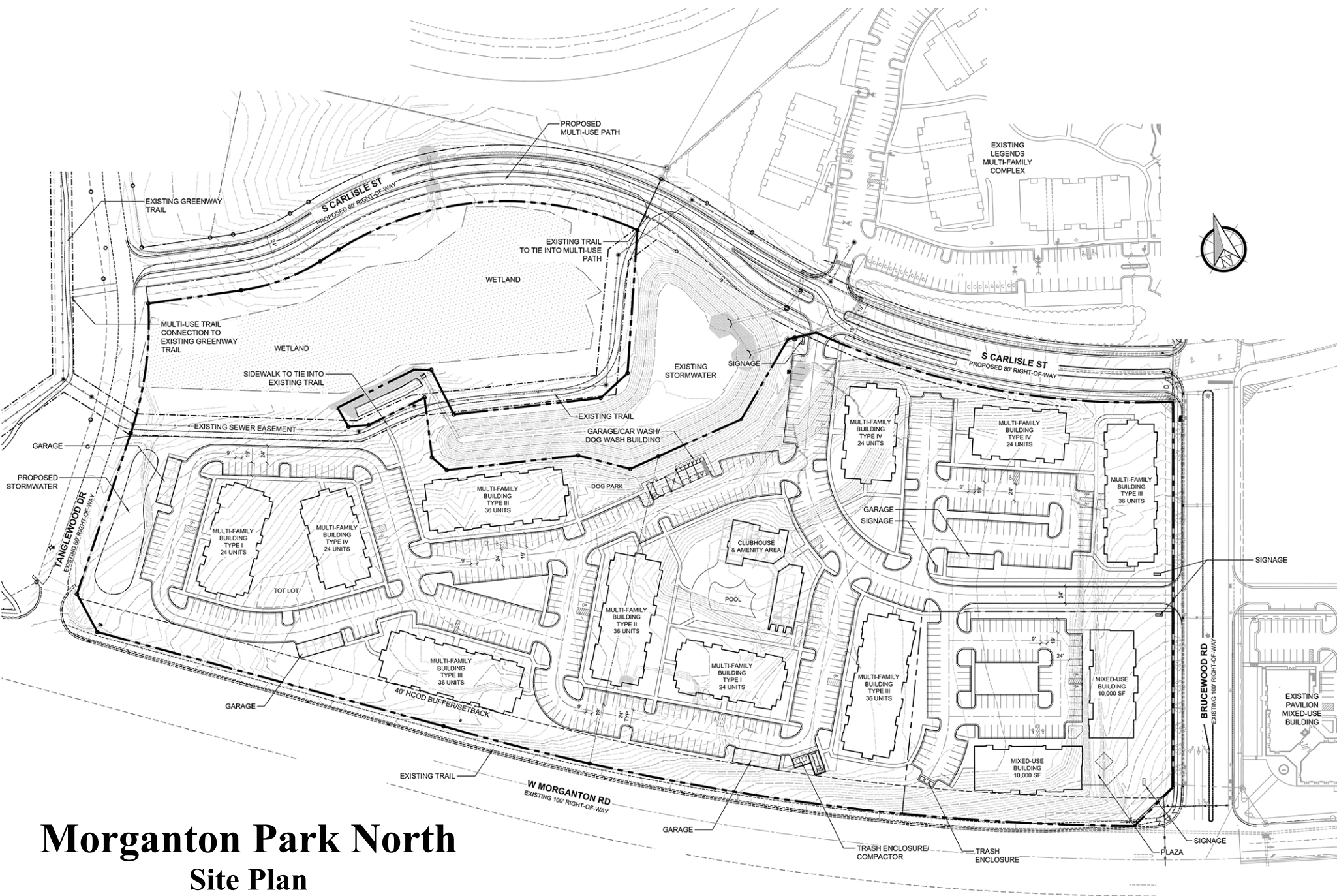
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CONTENT: PARTIAL CLUBHOUSE FLOOR PLAN

A6.02



	TOTAL AREA OF BUILDING FAÇADE (A)	TOTAL AREA OF WINDOWS & DOORS (B)	TOTAL AREA OF MATERIALS (C)	BRICK (D1)		STONE (D2)		MASONRY TOTAL (D)	HORIZONTAL SIDING (FIBER CEMENT)		PANEL BOARD & TRIM (FIBER CEMENT)		NON- MASONRY TOTAL	SUM OF TOTAL MASONRY MATERIAL (E) (%)		SUM OF NON- MASONRY MATERIAL (%)	
BUILDING	SQUARE FOOTAGE	SQUARE FOOTAGE	SQUARE FOOTAGE	SQUARE FOOTAGE	PERCENT OF TOTAL	SQUARE FOOTAGE	PERCENT OF TOTAL	SQUARE FOOTAGE TOTAL	SQUARE FOOTAGE	PERCENT OF TOTAL	SQUARE FOOTAGE	PERCENT OF TOTAL	SQUARE FOOTAGE TOTAL	REQUIRED	ACTUAL	NOT TO EXCEED (%)	ACTUAL
TOTALS	70,904	16,621	54,283	18,343	34%	3,617	7%	21,960	14,216	26%	11,719	22%	25,935	80%	40%	20%	48%
BUILDING TYPE 1	15,280	3,567	11,713	4,965	42%	1,034	9%	5,999	3,118	27%	2,596	22%	5,714	80%	51%	20%	49%
FRONT ELEVATION	5,185	1,216	3,969	1,452	37%	516	13%	1,968	1,014	26%	987	25%	2,001	80%	50%	20%	50%
REAR ELEVATION	5,199	1,133	4,066	1,565	38%	492	12%	2,057	1,192	29%	817	20%	2,009	80%	51%	20%	49%
LEFT SIDE ELEVATION	2,448	609	1,839	974	53%	13	1%	987	456	25%	396	22%	852	80%	54%	20%	46%
RIGHT SIDE ELEVATION	2,448	609	1,839	974	53%	13	1%	987	456	25%	396	22%	852	80%	54%	20%	46%
BUILDING TYPE 2	16,441	3,728	12,713	4,056	32%	1,202	9%	5,258	4,025	32%	3,430	27%	7,455	80%	41%	20%	59%
FRONT ELEVATION	5,930	1,402	4,528	1,248	28%	658	15%	1,906	1,005	22%	1,617	36%	2,622	80%	42%	20%	58%
REAR ELEVATION	5,763	1,454	4,309	1,292	30%	518	12%	1,810	1,258	29%	1,241	29%	2,499	80%	42%	20%	58%
LEFT SIDE ELEVATION	2,374	436	1,938	758	39%	13	1%	771	881	45%	286	15%	1,167	80%	40%	20%	60%
RIGHT SIDE ELEVATION	2,374	436	1,938	758	39%	13	1%	771	881	45%	286	15%	1,167	80%	40%	20%	60%
BUILDING TYPE 3	17,655	4,299	13,356	5,133	38%	947	7%	6,080	3,749	28%	3,527	26%	7,276	80%	46%	20%	54%
FRONT ELEVATION	6,487	1,761	4,726	1,773	38%	436	9%	2,209	1,016	21%	1,501	32%	2,517	80%	47%	20%	53%
REAR ELEVATION	6,420	1,666	4,754	1,844	39%	485	10%	2,329	971	20%	1,454	31%	2,425	80%	49%	20%	51%
LEFT SIDE ELEVATION	2,374	436	1,938	758	39%	13	1%	771	881	45%	286	15%	1,167	80%	40%	20%	60%
RIGHT SIDE ELEVATION	2,374	436	1,938	758	39%	13	1%	771	881	45%	286	15%	1,167	80%	40%	20%	60%
BUILDING TYPE 4	13,419	3,306	10,113	4,189	41%	434	4%	4,623	3,324	33%	2,166	21%	5,490	80%	46%	20%	54%
FRONT ELEVATION	4,253	1,342	2,911	1,291	44%	180	6%	1,471	670	23%	770	26%	1,440	80%	51%	20%	49%
REAR ELEVATION	4,330	1,092	3,238	1,164	36%	228	7%	1,392	866	27%	980	30%	1,846	80%	43%	20%	57%
LEFT SIDE ELEVATION	2,418	436	1,982	867	44%	13	1%	880	894	45%	208	10%	1,102	80%	44%	20%	56%
RIGHT SIDE ELEVATION	2,418	436	1,982	867	44%	13	1%	880	894	45%	208	10%	1,102	80%	44%	20%	56%
CLUBHOUSE	8,109	1,721	6,388	0	0%	996	16%	996	2,657	42%	2,738	43%	5,395	80%	16%	20%	84%
FRONT ELEVATION	2,433	560	1,873	0	0%	338	18%	338	815	44%	723	39%	1,538	80%	18%	20%	82%
REAR ELEVATION	2,370	432	1,938	0	0%	240	12%	240	594	31%	1,104	57%	1,698	80%	12%	20%	88%
LEFT SIDE ELEVATION	1,755	316	1,439	0	0%	229	16%	229	626	44%	584	41%	1,210	80%	16%	20%	84%
RIGHT SIDE ELEVATION	1,551	413	1,138	0	0%	189	17%	189	622	55%	327	29%	949	80%	17%	20%	83%



Morganton Park North

Site Plan

MEMORANDUM

To: Reagan Parsons, Town Manager

From: Jessica Roth, Assistant Town Manager

Re: Appearance Commission Project: W. New Hampshire Ave. Tree Replacements

Date: November 15, 2022

BACKGROUND

At the November 9, 2022 agenda meeting, Council reviewed final recommendations from staff and the Appearance Commission on the tree replacement project in the 100 block of W. New Hampshire Ave. and the parking lot near the library and Sunrise Theater (\$62,713).

These trees, in their present condition, are hazardous and create safety and liability concerns for pedestrians, cars, and adjoining property. It is necessary to remove them at this time, whether replacement trees are planted or not. Approximately \$56,000 is associated with removing the existing trees, grinding their stumps, and performing needed work to the surrounding pavers with the remaining funds allocated toward the purchase and installation of new trees and landscaping. Attached are the plans created by Town Arborist Jeff Grey which identify the suggested tree species and approximate locations of the new trees.

Based on direction from Council, staff has prepared Ordinance #2034 appropriating \$62,713 from Fund Balance for this project, to be considered on the November 15th regular agenda.



**TOWN OF SOUTHERN PINES ORDINANCE #2034
AMENDING THE 2022/2023 FISCAL YEAR BUDGET
Capital – Bldgs., Structures & Imp**

BE IT ORDAINED AND ESTABLISHED by the Town Council of the Town of Southern Pines in regular session assembled this 15th day of November, 2022 that the Operating Budget for the Fiscal Year 2022/2023 be and hereby is amended as follows:

<u>DEPARTMENT</u>	<u>LINE ITEM</u>	<u>CODE</u>	<u>INCREASE</u>	<u>DECREASE</u>
Buildings and Grounds	Capital- Bldgs, Structures & Imp	10-640-7405	\$62,713.00	
General Fund	Fund Balance Appropriations	10-397-1000	\$62,713.00	

I certify that this ordinance was adopted by the Town Council of the Town of Southern Pines at its meeting of November 11, 2022 as shown in the minutes of the Town Council for that date.

Elizabeth Robertson, Town Clerk

2- Acer rubrum 'Franksred'

3-Ulmus parviflora 'Allee'

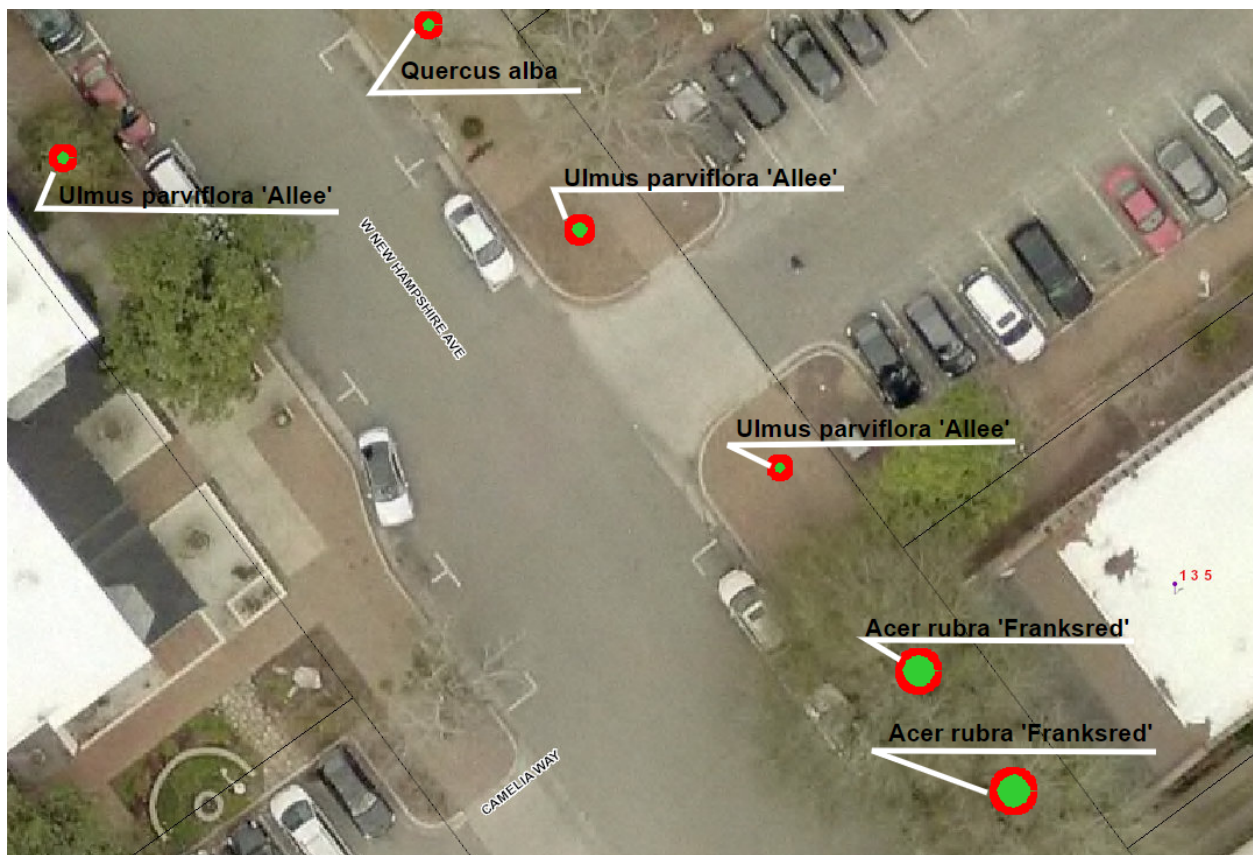
1-Quercus alba

2-Quercus phellos will need to be removed.

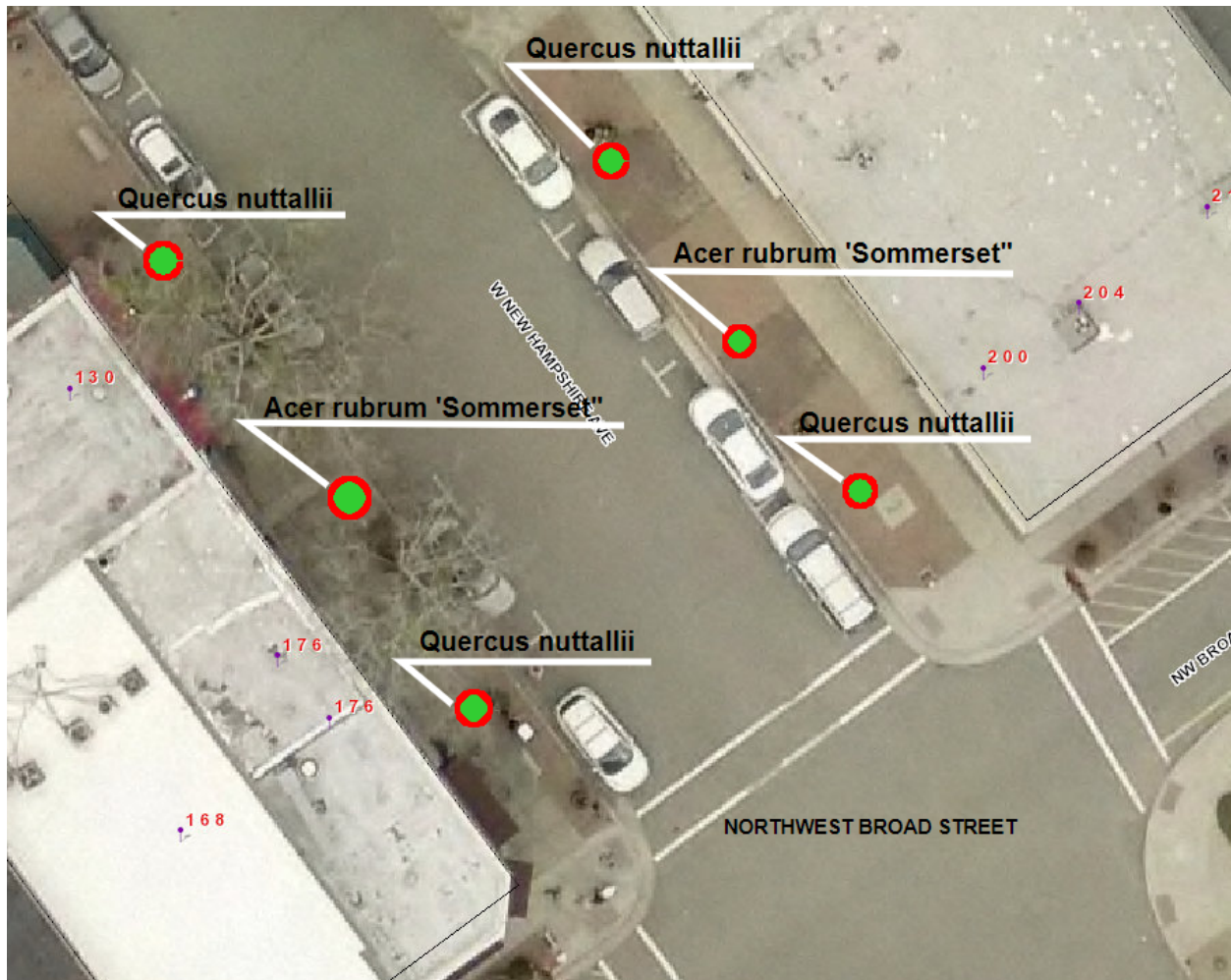
1-Ulmus Americana will need to be removed

1-Ilex opaca will need to be removed

2-Tree wells will be added



- 4- Quercus nuttallii
- 2- Acer rubrum 'Sommerset'
- 2-Existing Quercus phellos will be removed
- 6- Will need to make 6 new tree wells for the 6 new trees



3-Carpinus caroliniana

2-Quercus virginiana

2-Chionanthus retusus

9-Acer rubrum will be removed

2-Ilex opaca will be removed

1-Magnolia grandiflora will be removed.



**TOWN OF SOUTHERN PINES ORDINANCE #2041
AMENDING THE 2022/2023 FISCAL YEAR BUDGET
Capital – Bldgs., Structures & Imp**

BE IT ORDAINED AND ESTABLISHED by the Town Council of the Town of Southern Pines in regular session assembled this 15th day of November, 2022 that the Operating Budget for the Fiscal Year 2022/2023 be and hereby is amended as follows:

<u>DEPARTMENT</u>	<u>LINE ITEM</u>	<u>CODE</u>	<u>INCREASE</u>	<u>DECREASE</u>
Buildings and Grounds	Capital- Bldgs, Structures & Imp	10-640-7405	\$15,000.00	
General Fund	Fund Balance Appropriations	10-397-1000	\$15,000.00	

I certify that this ordinance was adopted by the Town Council of the Town of Southern Pines at its meeting of November 15, 2022 as shown in the minutes of the Town Council for that date.

Elizabeth Robertson, Town Clerk

MEMORANDUM

To: Reagan Parsons, Town Manager
From: Jessica Roth, Assistant Town Manager
Re: Recommended Funding Appropriations for Recreation Improvements
Date: November 15, 2022

BACKGROUND

At the November 9, 2022 agenda meeting, Council reviewed final recommendations from staff on various projects associated with recreation improvements. Based on direction from Council, staff has prepared a budget amendment which appropriates a total of \$324,460 from Fund Balance to complete the following projects:

Memorial Park Field B Lighting: \$160,000

This project adds LED lighting to field B at Memorial Park, the only field in that park with no lighting. Staff has engaged in conversations with the Optimist Club about this project. The Club supports the project and has agreed to provide \$16,000 toward this project.

Campbell House Fencing: \$30,000

It is necessary to remove fencing around the Campbell House property that is rotted, beyond repair, and presents safety hazards. Council expressed consensus with staff's recommendation not to install new fencing along E. Connecticut Avenue as it does not serve an operational purpose for parks and recreation.

Based on an on-site discussion with a fencing contractor, staff has recommended an appropriation of \$30,000 in order to 1) remove and dispose all of the fencing that is in disrepair; 2) install a partial section of fencing at the basketball court; and 3) install new fencing that is necessary in order to deter vehicle conflicts with park users or property.

Pool Park Maintenance: \$134,460

There are some urgent projects at Pool Park that need attention in order to address existing public health and safety concerns and to protect the Town's assets from further deterioration.

The first project is replacing the deteriorated storage shed roof, with a total appropriation of \$10,000.

The second project will include the installation of new concrete pavers over the existing pool deck and some minor routine maintenance needs, for a total of \$124,460.

TOWN OF SOUTHERN PINES ORDINANCE #2032
AMENDING THE RECREATION IMPROVEMENT PROJECT FUND BUDGET

BE IT ORDAINED, by the Town of Southern Pines Town Council, that pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project budget is hereby amended:

Section 1: The project authorized is for the purpose of various recreation & park improvements.

Section 2: The officers of this unit are hereby directed to proceed with the capital project within the terms of the budget contained herein.

Section 3: The following additional amount is appropriated for the project:

Construction	<u>\$ 324,460.00</u>
Total Additional Project Appropriation	<u>\$ 324,460.00</u>

Section 4: The following additional revenue is anticipated to be available for this project:

Transfer In General Fund	<u>\$ 324,460.00</u>
Total Additional Project Revenues	<u>\$ 324,460.00</u>

Section 5: Copies of this capital project ordinance shall be furnished to the Clerk to the Governing Board, and to the Finance Officer for direction in carrying out this project.

Section 6: This amended ordinance becomes effective November 15, 2022.

I certify that this ordinance was adopted by the Town Council of the Town of Southern Pines at its meeting of November 15, 2022 as shown in the minutes of the Town Council for that date.

Elizabeth Robertson, Town Clerk

**TOWN OF SOUTHERN PINES ORDINANCE #2037
AMENDING THE 2022/2023 FISCAL YEAR BUDGET
CP Recreation Improvements**

BE IT ORDAINED AND ESTABLISHED by the Town Council of the Town of Southern Pines in regular session assembled this 15th day of November, 2022 that the Operating Budget for the Fiscal Year 2022/2023 be and hereby is amended as follows:

<u>DEPARTMENT</u>	<u>LINE ITEM</u>	<u>CODE</u>	<u>INCREASE</u>	<u>DECREASE</u>
General Fund	Transfer to – CP Recreation Improvements	10-670-5800	\$324,460.00	
General Fund	Fund Balance Appropriations	10-397-1000	\$324,460.00	

I certify that this ordinance was adopted by the Town Council of the Town of Southern Pines at its meeting of November 15, 2022 as shown in the minutes of the Town Council for that date.

Elizabeth Robertson, Town Clerk

To: Cindi King

Date: 10/30/22

From: Bryan Moore

First, just want to express my Thanks to you and the Southern Pines P&R staff for working with the Sandhills Optimist Club over the years to bring Youth Baseball to so many kids in our community. You have provided fields for us to play our league and have prepared them for us each night of our season. For that we are grateful and very appreciative. Without this partnership, we could not do what we do for the kids. For over 40 years we have partnered together, and supported each other to be able to provide a top notch program. Together we have made needed improvements to the Memorial Field complex as well as the Armory and Optimist Fields. Some of those projects were, putting up fencing, building the C-Field building and A-Field concession stand and bathrooms, installing the existing batting cage and building the dugouts. We also helped with the new light installation at A-Field, Optimist and Armory field. This year, we put up a new scoreboard at A-Field and are in the process of redoing the batting cage to make it a better, more efficient space for teams to use.

The Optimist club would like to give our support to the proposed project for putting lights on the B-Field at the memorial complex. This is a much needed project because it will allow us to play and practice more during the early spring and Fall seasons when darkness limits us. Our program has grown steadily over the last 4 years with last year being the biggest in our history. We had in 3 leagues, ages 6 to 12, a total of 29 teams with over 330 players in the league. This year we expect that number to grow even more because of the interested we are seeing in the community. I anticipate we could use that field 4 or 5 days a week with over 600 kids on that field during a week. We cannot grow without the support of the 3 town P&R departments support. We would definitely be able to use the fields if lights were added and as a club we would also like to help financially. We would like to offer a sum of \$8000.00 for 2 years in Feb 2023 & in Feb 2024. That would be a total of \$16,000 toward the project. We hope that our partnership will last for many more years and will always be there to support any project the Southern Pines P&R proposes. Thanks again for always being there for our club and the awesome working relationship we have.

Yours in service to kids,

Bryan Moore

Sandhills Optimist Club Athletic Director

Agenda Item

To: Reagan Parsons, Town Manager

From: B.J. Grieve, Planning Director
Cindy Williams, Planning Technician

Subject: AX-05-22: Set Hearing Date for Voluntary Annexation of .41 acres Contiguous to the Corporate Limits of the Town of Southern Pines; Applicant: Veronica Lofton

Date: November 15, 2022

I. SUMMARY OF APPLICATION REQUEST:

Veronica Lofton is requesting voluntary annexation of .41 acres that is currently outside of the corporate limits of the Town of Southern Pines. The deed recorded in Book 5881 at Page 586 describes the property as “Lots Numbers Twelve (12), Fourteen (14) and Fifteen (15) in Block One as shown on a map entitled ‘Westhaven Grove’ which is recorded in Map Book 3 at page 100 in the Office of the Register of Deeds of Moore County.” Per the Moore County tax records, the subject property is identified as PIN 857216729769 (PARID 00033536).

II. PRIOR TOWN COUNCIL ACTION:

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

III. PROJECT INFORMATION:

A. Physical Address:

W. Indiana Avenue
Southern Pines, NC 28387

B. Property Owner/Applicant:

Veronica Donell Lofton
4894 Downing Drive
Columbus, OH 43232

C. Property Identification & Parcel Identification Number:

PIN 857216729769; PARID 00033536

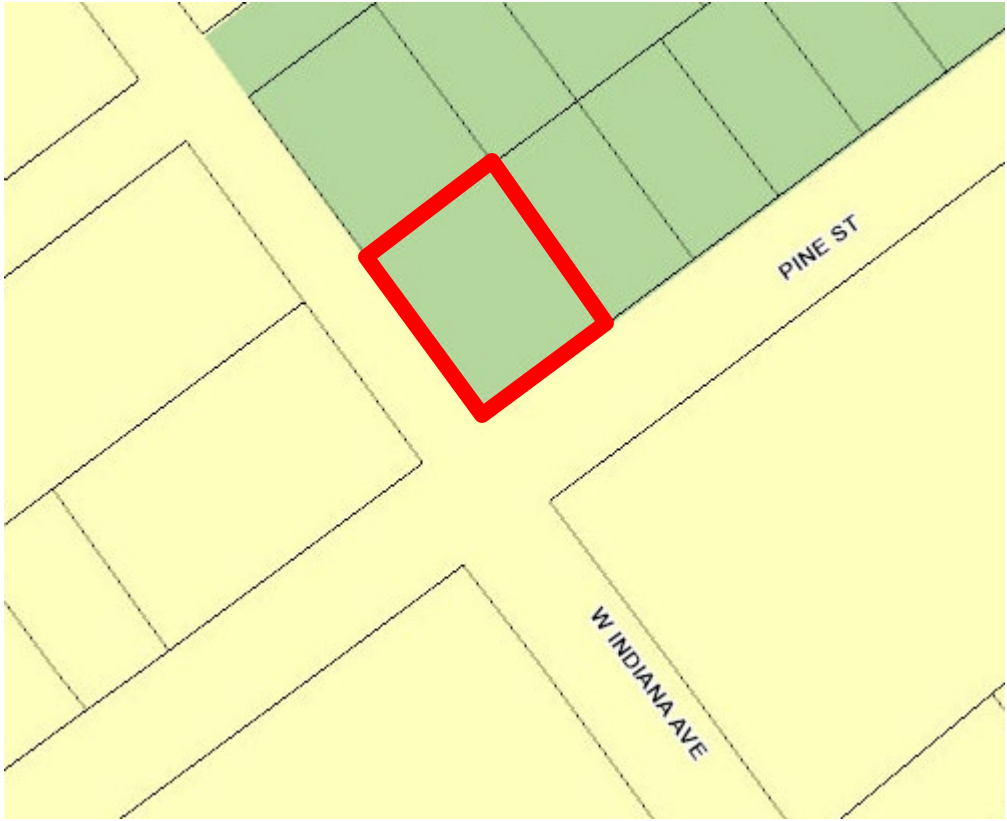
D. Size of Property:

Total area: .41 acre

IV. STAFF COMMENTS:

- The applicant has submitted a Petition for Voluntary Annexation accompanied by a survey and written metes and bounds description of the subject property.
- The written metes and bounds description of the area to be annexed has been approved by the Moore County Tax Mapper.
- The request is a voluntary request for contiguous annexation as the adjacent property is within the corporate limits of the Town of Southern Pines (see Figure 1).
- The subject property is presently zoned RS-1 (Residential Single-Family). The adjacent properties are also zoned RS-1.
- At the October 24, 2022 Town Council Work Session, the Town Clerk was directed to investigate the sufficiency of the petition for voluntary annexation of the subject property.
- The purpose of this agenda item is for the Town Council to adopt a *Resolution Fixing Date of Public Hearing on Question of Annexation Pursuant to G.S. 160A-31, As Amended*.
- **Comprehensive Long Range Plan Analysis:**
 - The subject property is identified as “Residential” on the Comprehensive Long Range Plan (CLRP) Future Land Use Map (see Figure 3). Per the CLRP 2015-2016 update:
“This designation encompasses the majority of Southern Pines’ residential land, providing for single-family and attached housing at development densities ranging from one unit per acre in areas that are less intensively developed to up to twelve units per acre in places that are clearly more urban. Elementary schools, civic uses, parks and neighborhood scale commercial services may be authorized through the rezoning process without amending the future land use map.”

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



 Town of Southern Pines Corporate Limits  Town of Southern Pines ETJ

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



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



V. ATTACHMENTS:

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

VI. TOWN COUNCIL ACTION:

Upon receiving a Certificate of Sufficiency from the Town Clerk, the Town Council may fix a date for the public hearing to consider the annexation request. The Town Council may choose one of the following motions, or any alternative they wish:

- 1) Per the Town Clerk's Certificate of Sufficiency, I move to adopt a Resolution establishing **December 13, 2022** as the date of the public hearing for the voluntary annexation of property as defined in the submitted written metes and bounds description under application AX-05-22.

-or-

- 2) I move to not adopt a Resolution establishing **December 13, 2022** as the date of the public hearing for the voluntary annexation of property as defined in the submitted written metes and bounds description under application AX-05-22.

PETITION FOR VOLUNTARY ANNEXATION

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

1. I/We the undersigned owner(s) of real property respectfully request that the area described in the attached Exhibit A be annexed to the Town of Southern Pines.
2. The area to be annexed is **contiguous** to the Town of Southern Pines and the boundaries of such territory are described in the attached metes and bounds description, Exhibit A.

3. The area is identified as PIN: 857216729769; PARID: 00033536
**Deed is attached* 480 Pine St. Southern Pines, N.C. 28387

Property Owner(s):

Name: Veronica Lofton

Signature: Veronica Lofton

Address: 4893 Downing Drive

Columbus, OH. 43232

Name: _____

Signature: _____

Address: _____

Name: _____

Signature: _____

Address: _____

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

7-28-21

Metes and bounds description of Parcel ID# 00033536

A certain tract or parcel of land situate in McNeill Township, Moore County, North Carolina, fronting and lying on the northwest side of Pine Street (80' Public right of way) and the northeast side of Indiana Avenue (60' Public right of way), being further described by metes and bounds as follows:

BEGINNING on the concrete monument found at the intersection of the northwest right of way line of Pine Street and the northeast right of way boundary of Indiana Avenue, said monument being the South corner of Lot 15, Westhaven Grove subdivision (see Map Book 3, Page 100, in the Moore County Register of Deeds Office);

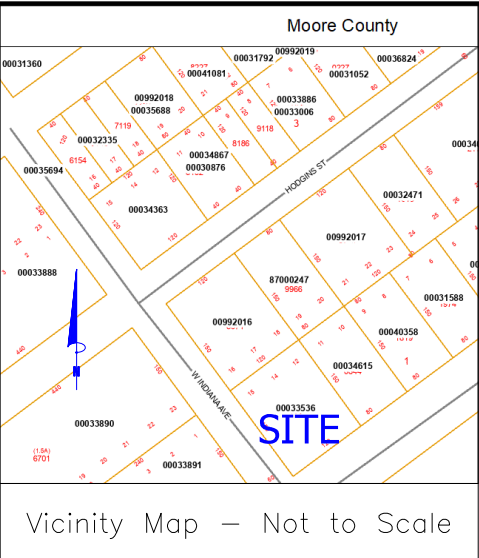
running thence from said beginning corner with said northeast right of way line of Indiana Avenue North 36°29' West a distance of 150.00 feet to a concrete monument found, said monument being the West corner of said Lot 15 and the South corner of Lot 18 and Parcel ID# 00992018 described in Book 1552, Page 338;

thence with the northwest lines of Lots 15, 14 and 12, said lines being common with the southeast line of said Parcel ID# 00992018, North 53°30' East a distance of 119.99 feet to a concrete monument found, said monument being the North corner of Lot 12, the East corner of Lot 18, the South corner of Lot 19 and Parcel ID# 87000247, the West corner of Lot 11 and Parcel ID# 0034615;

thence with the common line of said Lots 12 and 11 South 36° 29' East a distance of 150.00 feet to a concrete monument found in said northwest right of way line of Pine Street, said monument being East corner of said Lot 12, the South corner of said Lot 11 and said Parcel ID# 0034615;

thence with said northwest right of way line of Pine Street South 53°30' West a distance of 120.00 feet to the BEGINNING, containing 18,000 square feet (0.41 acres), and being all of said Lots 12, 14 and 15 of said Westhaven Grove subdivision.

The bearings applied herein are based on the North Carolina coordinate grid system (NAD'83 (2011)) by means of GPS/VRS observations using a Carlson BRx7 receiver and the N. C. Realtime Network.



Notes: This map is not prepared for recording in accordance with GS 47-30.

Area by coordinate method.

Contours interval at one foot, from 2014 LIDAR Data.

The property shown hereon lies within Zone X, minimal flood hazard area, per ncfloodmaps.com.

All distances shown hereon are horizontal ground distances unless otherwise noted.

Subject property is currently zoned RS-1.

Legend: IPF= Iron Pipe Found
IRF= Iron Rod Found
ISF= Iron Stake Found
CMF= Concrete Monument Found
IRS= Iron Rod Set
CMS= Concrete Monument Set
PP= Power/Utility Pole
MH= Sewer Manhole
WM= Water Meter
FH= Fire Hydrant
S/T= Sewer Tap

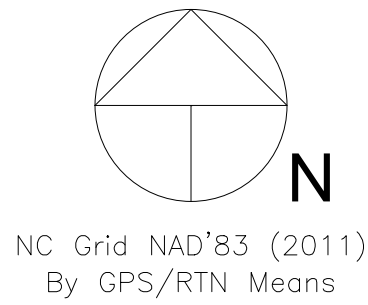
Reference: Map Book 3 Page 100
Book 5881 Page 586
Moore County Registry

I hereby certify that this map was drawn by me from my actual field survey (deed description recorded in Book 5881 Page 586; that the boundaries not surveyed are indicated as drawn from information in M.B. 3 Page 100; that the ratio of precision is better than 1:7500; and that this map meets the requirements of the Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600).

This ____ Day of _____, 2022.

Emmett S. Raynor, PLS L-2521

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



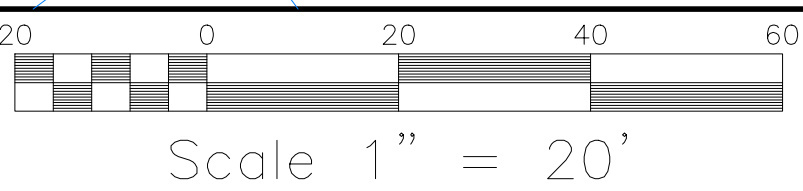
Hodgins Street (60' Public R/W)

Indiana Avenue (60' Public R/W)

Pine Street (80' Public R/W)

Pine Street (80' Public R/W Not Open)

Indiana Avenue (80' Public R/W)



****Preliminary Map****
Not for recording, conveyances or sales.

	DRAWN BY: ESR	APPROVED BY:	REVISIONS	PROJECT Survey of PID# 00033536, Lots 12, 14 & 15, Block 1 Westhaven Grove Subdivision McNeill Township, Moore County, Southern Pines, North Carolina	SHT. NAME The Property of Veronica Donell Lofton	SHT. NO.	
	DATE: 08.01.2022	PROJ. NO.					
	DWG. NO.:	DWG. PID00033536.dwg					

TOWN OF SOUTHERN PINES RESOLUTION #1033
CERTIFICATE OF SUFFICIENCY
AX-05-22: Pine Street

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

I, Elizabeth Robertson, Town Clerk, do hereby certify that I have investigated the attached petition and hereby make the following findings:

The petition contains an adequate property description of the area proposed for annexation, which is identified as follows:

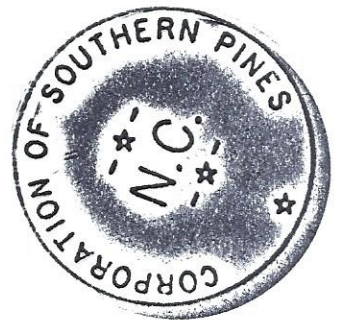
- PIN 857216729769 (PARID: 00033536)

The petition is signed by and includes addresses of all owners of real property lying in the area described herein. Per the Moore County Tax Department and Moore County Register of Deeds, the property owner is listed as Veronica Donell Lofton.

The area described in the petition is contiguous to the Town of Southern Pines primary corporate limits, as defined by N.C.G.S. 160A-31.

In witness whereof, I have hereunto set my hand and affixed the seal of the Town of Southern Pines, North Carolina, this 3rd day of November, 2022.


Elizabeth Robertson, Town Clerk



TOWN OF SOUTHERN PINES RESOLUTION #1034
SETTING DATE OF PUBLIC HEARING FOR ANNEXATION APPLICATION
AX-05-22: Pine Street

WHEREAS, a petition requesting annexation of an area described herein has been received; and

WHEREAS, the Town Council has by resolution directed the Town Clerk to investigate the sufficiency thereof; and

WHEREAS, certification by the Town Clerk as to the sufficiency of said petition has been made;

NOW, THEREFORE BE IT RESOLVED by the Town Council of the Town of Southern Pines, North Carolina:

Section 1. That a public hearing on the question of annexation of the area described herein will be held at the Douglass Community Center at 6:00 pm on December 13, 2022.

Section 2. The area proposed for annexation is described as follows:

Property Owners/Applicants:

Veronica Donell Lofton
4894 Downing Drive
Columbus, OH 43232

Property Identification Number (PIN) and Parcel Identification:

PIN: 857216729769; PARID: 00033536

Size of Property:

Total Acreage: 0.41 acres

Meets & Bounds Description:

A certain tract or parcel of land situated in McNeill Township, Moore County, North Carolina, fronting and lying on the northeast side of Indiana Avenue (60' Public right-of-way), being further described by metes and bounds as follows:

BEGINNING on the concrete monument found at the intersection of the northwest right-of-way line of Pine Street and the northeast right-of-way boundary of Indiana Avenue, said monument being the South corner of Lot 15, Westhaven Grove subdivision (see Map Book 3, Page 100, in the Moore County Register of Deeds Office);

Running thence from said beginning corner with said northeast right-of-way line of Indiana Avenue North 36°29' West a distance of 150.00 feet to a concrete monument found, said monument being the West corner of said Lot 15 and the South corner of Lot 18 and Parcel ID #00992018 described in Book 1552, Page 338;

Thence with the northwest lines of Lots 15, 14 and 12, said lines being common with the southeast line of said Parcel ID#00992018, North 53°30' East a distance of 119.99 feet to a concrete monument found, said monument being the North corner of Lot 12, the East corner of Lot 18, the South corner of Lot 19 and Parcel ID #87000247, the West corner of Lot 11 and Parcel ID #0034615;

Thence with the common line of said Lots 12 and 11 South 36°29' East a distance of 150.00 feet to a concrete monument found in said northeast right-of-way line of Pine Street, said monument being east corner of said Lot 12, the South corner of said Lot 11 and said Parcel ID # 0034615;

Thence with the common line of said Lots 12 and 11 South 36°29' East a distance of 150.00 feet to a concrete monument found in said northwest right of way line of Pine Street, said monument being East corner of said Lot 12, the south corner of said Lot 11 and said Parcel ID #0034615;

Thence with said northwest right of way line of Pine Street South 53°30’ West a distance of 120.00 feet to the BEGINNING, containing 18,000 square feet (0.41 acres), and being all of said Lots 12,14 and 15 of said Westhaven Grove subdivision.

Section 3. Notice of said public hearing shall be published in The Pilot, a newspaper having general circulation in the Town of Southern Pines, at least ten (10) days prior to the date of said public hearing.

Adopted this 15th day of November, 2022.

ATTEST:

TOWN OF SOUTHERN PINES

Elizabeth Robertson, Town Clerk

Carol R. Haney, Mayor

I certify that this resolution was adopted by the Town Council of the Town of Southern Pines at its meeting of November 15, 2022 as shown in the minutes of the Town Council for that date.

Elizabeth Robertson, Town Clerk

Agenda Item

To: Reagan Parsons, Town Manager

From: B.J. Grieve, Planning Director
Cindy Williams, Planning Technician

Subject: AX-06-22: Set Hearing Date for Voluntary Annexation of .56 of An Acre Contiguous to the Corporate Limits of the Town of Southern Pines; Applicant: Moore HL Properties, Inc.

Date: November 15, 2022

I. SUMMARY OF APPLICATION REQUEST:

Dewey Holderfield, on behalf of Moore HL Properties, Inc., is requesting voluntary annexation of .56 of an acre that is currently outside of the corporate limits of the Town of Southern Pines. Per the Moore County tax records, the subject properties are identified as PIN 858220804641 (PARID 00032386) and PIN 858220805642 (PARID 20020514) and are owned by Moore HL Properties, Inc. The request also includes annexation of the portion of Duncan Road that abuts the subject property as well as the intersection of Duncan Road and Petty Street.

II. PRIOR TOWN COUNCIL ACTION:

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

III. PROJECT INFORMATION:

A. Physical Address:

520 Petty Street
Southern Pines, NC 28387

B. Property Owner/Applicant:

Moore HL Properties, Inc.
55 Walnut Creek Road
Pinehurst, NC 28374

C. Property Identification & Parcel Identification Numbers:

PIN 858220804641 (PARID 00032386)
PIN 858220805642 (PARID 20020514)

D. Size of Property:

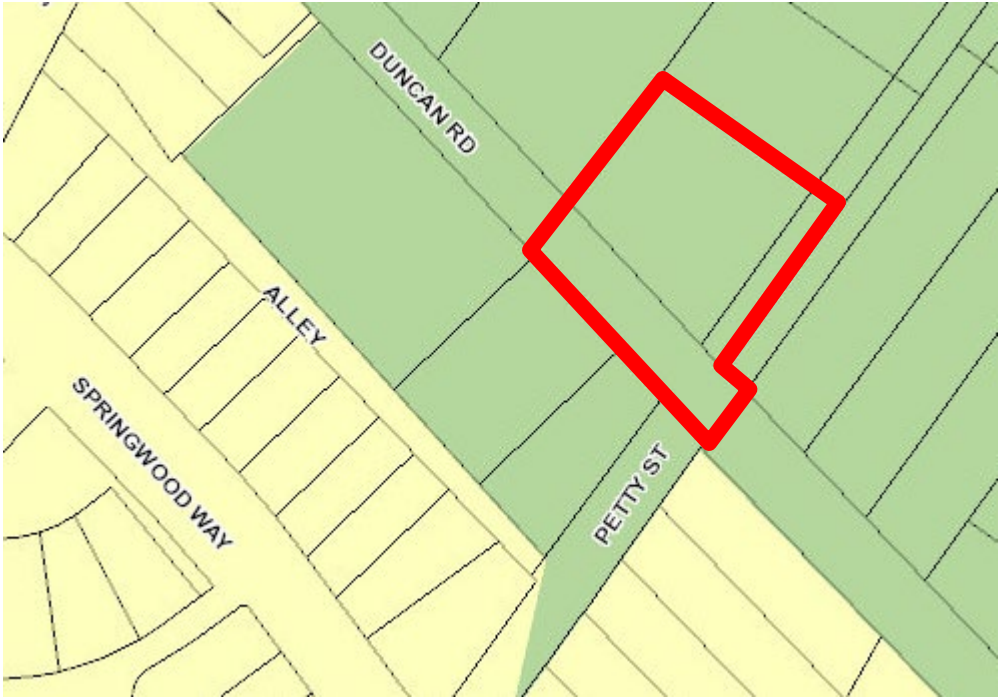
Total area: .56 of an acre

IV. STAFF COMMENTS:

- The applicant has submitted a Petition for Voluntary Annexation accompanied by a survey and written metes and bounds description of the subject properties.
- The written metes and bounds description of the area to be annexed has been approved by the Moore County Tax Mapper.
- The request is a voluntary request for contiguous annexation as the adjacent properties are within the corporate limits of the Town of Southern Pines (see Figure 1).
- The subject properties are presently zoned RS-1 (Residential Single-Family). The adjacent properties are also zoned RS-1.
- At the October 24, 2022 Town Council Work Session, the Town Clerk was directed to investigate the sufficiency of the petition for voluntary annexation of the subject properties.
- The purpose of this agenda item is for the Town Council to adopt a *Resolution Fixing Date of Public Hearing on Question of Annexation Pursuant to G.S. 160A-31, As Amended*.
- **Comprehensive Long Range Plan Analysis:**
 - The subject properties are identified as “Residential” on the Comprehensive Long Range Plan (CLRP) Future Land Use Map (see Figure 3). Per the CLRP 2015-2016 update:

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

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



 Town of Southern Pines Corporate Limits  Town of Southern Pines ETJ

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



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



V. ATTACHMENTS:

1. Petition
2. Written metes and bounds descriptions
3. Survey of subject properties

VI. TOWN COUNCIL ACTION:

Upon receiving a Certificate of Sufficiency from the Town Clerk, the Town Council may fix a date for the public hearing to consider the annexation request. The Town Council may choose one of the following motions, or any alternative they wish:

- 1) Per the Town Clerk's Certificate of Sufficiency, I move to adopt a Resolution establishing **December 13, 2022** as the date of the public hearing for the voluntary annexation of property as defined in the submitted written metes and bounds description under application AX-06-22.

-or-

- 2) I move to not adopt a Resolution establishing **December 13, 2022** as the date of the public hearing for the voluntary annexation of property as defined in the submitted written metes and bounds description under application AX-06-22.

PETITION FOR VOLUNTARY ANNEXATION

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

1. I/We the undersigned owner(s) of real property respectfully request that the area described in the attached Exhibit A be annexed to the Town of Southern Pines.
2. The area to be annexed is **contiguous** to the Town of Southern Pines and the boundaries of such territory are described in the attached metes and bounds description, Exhibit A.
3. The area is identified as PIN: 858220804641 ; PARID: 00032386 .

Property Owner(s):

Name: Moore HL Properties, Inc. Signature: 

Address: 55 Walnut Creek Rd.
Pinehurst, NC 28374

Name: _____ Signature: _____

Address: _____

Name: _____ Signature: _____

Address: _____

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

Metes and Bounds Description of Lots 73, 75 & 77 and a portion of (abandoned) right-of-way
Of Petty Street in the Subdivision of Lots 31 through 42 of the Edgemore Heights Division
Prepared for Voluntary Annexation into the Town of Southern Pines, North Carolina.

A certain tract, parcel or parcels of land situated in McNeill Township, Moore County, near Southern Pines, North Carolina, fronting and lying on the north side of Duncan Road (S.R. 2031) and the west side of the abandoned right-of-way of Petty Street, and being further described by metes and bounds as follows:

BEGINNING at an iron rod found in the north right-of-way line of Duncan Road where it intersects with the centerline of the (abandoned) Petty Street, said rod being the Westernmost corner of that parcel described in Book 2067, Page 39, in the Moore County Registry, said rod also being the Southernmost corner of that parcel of said (abandoned) Petty Street described in Book 5230, Page 276; running thence from said beginning corner with the north right-of-way line of Duncan Road North 43°03'51" West a distance of 25.61 feet to concrete monument found, said monument being the South corner of Lot 77; thence continuing with the north right-of-way line of Duncan Road, North 43°50'17" West a distance of 50.67 feet to an iron rod found, said rod being the common corner of Lot 77 and Lot 75; thence continuing with the north right-of-way line of Duncan Road North 43°50'17" West a distance of 50.88 feet to an iron rod found, said rod being the common corner of Lot 75 and Lot 73; thence continuing with the north right-of-way line of Duncan Road North 43°50'17" West a distance of 50.88 feet to a concrete monument found, said monument being the common corner of Lot 73 and Lot 71; thence with the common line of said Lot 73 and Lot 71 North 35°28'59" East a distance of 122.21 feet to a concrete monument found, said monument being the common corner of Lot 73 and Lot 73A situate in the southeast line of Lot 71; thence with the common line of Lot 73 and Lot 73A South 54°27'20" East a distance of 50.00 feet to an iron rod found, said being the common corner of Lot 73, Lot 73A, Lot 75A and Lot 75; thence with the common line of Lot 75 and Lot 75A South 54°27'20" East a distance of 50.00 feet to an iron rod found, said iron rod being the common corner of Lot 75, Lot 75A, Lot 77A and Lot 77; thence with the common line of Lot 77 and Lot 77A South 54°27'20" East a distance of 49.98 feet to a concrete monument found, said monument being the common corner of Lot 77, Lot 77A situate in the (original) northwest right-of-way line of Petty Street, said rod also being a corner of the aforementioned parcel of the (abandoned) Petty Street; thence with the northeast line of the aforementioned parcel South 54°27'20" East a distance of 25.18 feet to the common corner of the aforementioned parcel and that parcel described in Book 2067, Page 47, situate in the northwest line of that parcel described in Book 2067, Page 39; thence with the common line of said parcels, South 35°34'57" West a distance of 155.35 feet to the BEGINNING, containing 24,244 square feet, and being all of that land described in Book 5230, Page 276, in the Moore County Registry.

Metes and Bounds description of a portion of
Duncan Road and Petty Street
For Annexation into the Town of Southern Pines
Corporate Limits.

A certain tract or parcel of land situated in McNeill Township, Moore County, North Carolina, being further described by metes and bounds as follows:

BEGINNING on a concrete monument found in the northeast right of way of line of Duncan Road (NCSR# 2031), said monument being the common corner of Lots 71 and 73 as shown in Map Book 1, Section 1, Page 1, in the Moore County Register of Deeds Office; running thence from said beginning corner, crossing Duncan Road, South 46°09'43" West a distance of 40 feet to the southwest right of way line of said road; thence with said right of way line South 43°50'17" East a distance of 160.06 feet to the intersection of said right of way line with the northwest right of way line of Petty Street; thence crossing Petty Street, continuing South 43°50'17" East, a distance of 50.89 feet to the intersection of the southeast right of way line of Petty Street and the southwest right of way line of Duncan Road; thence crossing Duncan Road North 46°16'22" East a distance of 40 feet to the northeast right of way line of said Duncan Road; thence with said right of way line North 43°43'38" West a distance of 33.02 feet to an iron rod found, said iron rod being the South corner of PID# 20020514 (described in Book 5230, Page 276); thence continuing with said right of way line North 43°03'51" West a distance of 25.61 feet to a concrete monument found, said monument being the South corner of Lot 77; thence continuing with said right of way line North 43°50'17" West a distance of 50.67 feet to an iron rod found, said rod being the South corner of Lot 75; thence continuing with said right of way line North 43°50'17" West a distance of 50.88 feet to an iron rod found, said rod being the South corner of Lot 73; thence continuing North 43°50'17" West a distance of 50.88 feet the BEGINNING, containing 8,464 square feet, more or less.

TOWN OF SOUTHERN PINES RESOLUTION #1035
CERTIFICATE OF SUFFICIENCY
AX-06-22: Petty Street

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

I, Elizabeth Robertson, Town Clerk, do hereby certify that I have investigated the attached petition and hereby make the following findings:

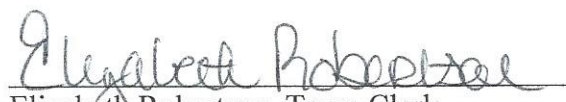
The petition contains an adequate property description of the area proposed for annexation, which is identified as follows:

- PIN 858220804641 (PARID: 00032386)
- PIN 858220805642 (PARID: 20020514)

The petition is signed by and includes addresses of all owners of real property lying in the area described herein. Per the Moore County Tax Department and Moore County Register of Deeds, the property owner is listed as Moore HL Properties, Inc. The application is signed by Dewey Holderfield, President of Moore HL Properties, Inc. per the Secretary of State of North Carolina.

The area described in the petition is contiguous to the Town of Southern Pines primary corporate limits, as defined by N.C.G.S. 160A-31.

In witness whereof, I have hereunto set my hand and affixed the seal of the Town of Southern Pines, North Carolina, this 3RD day of November, 2022.


Elizabeth Robertson, Town Clerk



**TOWN OF SOUTHERN PINES RESOLUTION #1036
SETTING DATE OF PUBLIC HEARING FOR ANNEXATION APPLICATION
AX-06-22: Petty Street**

WHEREAS, a petition requesting annexation of an area described herein has been received; and

WHEREAS, the Town Council has by resolution directed the Town Clerk to investigate the sufficiency thereof; and

WHEREAS, certification by the Town Clerk as to the sufficiency of said petition has been made;

NOW, THEREFORE BE IT RESOLVED by the Town Council of the Town of Southern Pines, North Carolina:

Section 1. That a public hearing on the question of annexation of the area described herein will be held at the Douglass Community Center at 6:00 pm on December 13, 2022.

Section 2. The area proposed for annexation is described as follows:

Property Owners/Applicants:

Moore HL Properties, Inc./ Dewey T. Holderfield
55 Walnut Creek Road
Pinehurst, NC 28374

Property Identification Number (PIN) and Parcel Identification:

PIN: 858220804642; PARID: 00032386

PIN: 858220805642; PARID: 20020514

Size of Property:

Total Acreage: 0.56 acres

Meets & Bounds Description:

A certain tract, parcel or parcels of land situated in McNeill Township, Moore County, near Southern Pines, North Carolina, fronting and lying on the north side of Duncan Road (S.R. 2031) and the west side of the abandoned right-of-way of Petty Street, and being further described by metes and bounds as follows:

BEGINNING at an iron rod found in the north right-of-way line of Duncan Road where it intersects with the centerline of the (abandoned) Petty Street, said rod being the westernmost corner of that parcel described in Book 2067, Page 39, in the Moore County Registry, said rod also being the southernmost corner of that parcel of said (abandoned) Petty Street described in Book 5230, Page 276;

running thence from said beginning corner with the north right-of-way line of Duncan Road North 43°03'51" West a distance of 25.61 feet to concrete monument found, said monument being the South corner of Lot 77;

thence continuing with the north right-of-way line of Duncan Road, North 43°50'17" West a distance of 50.67 feet to an iron rod found, said rod being the common corner of Lot 77 and Lot 75;

then continuing with the north right-of-way line of Duncan Road North 43°50'17" West a distance of 50.88 feet to an iron rod found, said rod being the common corner of Lot 75 and Lot 73;

thence continuing with the north right-of-way line of Duncan Road North 43°50'17" West a distance of 50.88 feet to a concrete monument found, said monument being the common corner of Lot 73 and Lot 71;

thence with the common line of said Lot 73 and Lot 71 North 35°28'59" East a distance of 122.21 feet to a concrete monument found, said monument being the common corner of Lot 73 and Lot 73A situate in the southeast line of Lot 71;

thence with the common line of Lot 73 and Lot 73A South 54°27'20" East a distance of 50.00 feet to an iron rod found, said being the common corner of Lot 73, Lot 73A, Lot 75A and Lot 75;

thence with the common line of Lot 75 and Lot 75A south 54°27'20" East a distance of 50.00 feet to an iron rod found, said iron rod being the common corner of Lot 75, Lot 75A, Lot 77A and Lot 77;

thence with the common line of Lot 77 and Lot 77A South 54°27'20" East a distance of 49.98 feet to a concrete monument found, said monument being the common corner of Lot 77, Lot 77A situate in the (original) northwest right-of-way line of Petty Street, said rod also being a corner of the aforementioned parcel of the (abandoned) Petty Street;

thence with the northeast line of the aforementioned parcel South 54°27'20" East a distance of 25.18 feet to the common corner of the aforementioned parcel and that parcel described in Book 2067, Page 47, situate in the northwest line of that parcel described in Book 2067, Page 39;

thence with the common line of said parcels, South 35°34'57" West a distance of 155.35 feet to the BEGINNING, containing 24,244 square feet, and being all of that land described in Book 5230, Page 276, in the Moore County Registry.

Section 3. Notice of said public hearing shall be published in The Pilot, a newspaper having general circulation in the Town of Southern Pines, at least ten (10) days prior to the date of said public hearing.

Adopted this 15th day of November, 2022.

ATTEST:

TOWN OF SOUTHERN PINES

Elizabeth Robertson, Town Clerk

Carol R. Haney, Mayor

I certify that this resolution was adopted by the Town Council of the Town of Southern Pines at its meeting of November 15, 2022 as shown in the minutes of the Town Council for that date.

Elizabeth Robertson, Town Clerk



MINUTES

Wednesday, October 5, 2022: 6:00 PM

Town Council Agenda Meeting

C. Michael Haney Community Room: Southern Pines Police Department
450 W. Pennsylvania Ave

1. CALL TO ORDER

Mayor Haney called the meeting to order. The following members of Town Council were present: Mayor Carol Haney; Taylor Clement; Paul Murphy; Bill Pate; and Ann Petersen.

2. TOWN MANAGER'S COMMENTS

Town Manager Reagan Parsons reviewed the agenda.

Town Manager Parsons recognized staff for their work during the previous week's storm.

3. ACTION ITEMS

4. REVIEW PUBLIC HEARING APPLICATIONS FOR UPCOMING BUSINESS MEETING AGENDA

a. ZE-01-22: Zoning Exemption Hearing for Arts Council of Moore County Mural Program

The Arts Council of Moore County (ACMC) requests an exemption from the UDO in order to install an artistic mural on private property as part of an art program sponsored by the ACMC. The UDO has a very broad definition of a sign which includes any depiction that is visible off-site and that attracts attention. The proposed mural meets the technical definition of a sign, so the ACMC an exemption to the sign code in order to install the mural.

Mayor Haney gave a brief overview of the item.

b. AX-04-22: Annexation of 2.32 acres at corner of S. Carlisle St. and Brucewood Rd.

S & S Partners, LLP and Morganton Park North Master Association, Inc. request voluntary annexation of contiguous parcels. The 2.32 acres are located at the intersection of S.

Carlisle St. and Brucewood Road, outside the corporate limits of Southern Pines.

Principal Planner Pam Graham gave a brief overview of the application.

Discussion ensued.

5. REVIEW PROPOSED ACTION ITEMS FOR UPCOMING BUSINESS MEETING AGENDA

a. AR-12-22: Waterworks Plus

PTAH, LLC is applying for an Architectural Compliance Permit for a second commercial building at the Waterworks Planned Development located at 1605 Central Drive, across the road from the entrance to Reservoir Park. The proposed 11,000 square foot building will be located behind the existing building that was recently approved for a significant expansion.

Principal Planner Pam reviewed the request for the Council.

Discussion ensued.

Andy Bledgie, the applicant, addressed the Council and requested a continuance to the next month (November) and addressed changes they've made to the plans.

Discussion ensued.

Council agreed to move the item to the November Town Council Business Meeting.

b. RA-03-22: Resolution of Intent to Vacate Right of Way

Bantembo, LLC requests the abandonment of 867.92 square feet of town right-of-way located at the corner of W. Wisconsin Ave. and S. Bennett St. The property is adjacent to the parcel currently owned by Bantembo, LLC and identified as PIN 858100075283 (PARID 20190227).

Town Engineer James Michel reviewed the item for the Council.

Discussion ensued.

c. WP-02-22: Watershed Protection Permit for Bantembo, LLC

Bantembo, LLC requests 1.22 acres of Watershed Exemption Allocation in order to develop the Townhomes on Bennett project with up to 70% built-upon area. The project is located at S. Bennett St. and W. Wisconsin Ave. and was approved by the Town Council on January 11, 2022 for 20 attached townhome units.

Town Manager Parsons gave a brief overview of the item.

d. Request for Relief from §50.035 of the Town Code of Ordinances: McNeil Rd.

Mr. Sean Butler requests relief from §50.035 of the Town Code of Ordinances that would otherwise require the extension of about 2,300 LF of water line to serve 5 new lots along McNeil Rd.

Town Engineer Michel reviewed the request for the Council.

Councilmember Pate disclosed a conflict with this item and requested that the Council recuse him. The Council agreed unanimously.

Town Manager Parsons requested the item be removed from the Consent Agenda and placed under the Action Items so that the vote could be recorded. The Council agreed unanimously.

The applicant briefly addressed the Council regarding the request.

Discussion ensued.

e. Board Appointments: Historic District Commission

The Town has received two applications to fill two open seats on the Historic District Commission. Staff recommends confirming these appointees at the October 24th work session, so the current members of the HDC can complete their review of a pending project.

Mayor Haney reviewed the item.

f. Budget Amendments

Council discussion to finalize the projects and allocations related to revenue replacement, for a budget amendment to be considered on the October 11th agenda. Staff also recommends amending the FY 22-23 General Fund budget related to the new contract for legal services.

Town Manager Parsons reviewed the proposed items for the Council.
Discussion ensued.

The Council discussed and asked to see the following:

- Wait on the Library bathroom remodel and the installation of an ADA ramp at the Administration Building. Staff to request prices on just the push button for library bathroom doors.
- Staff to get pricing on a new pool deck and/or options to repair the existing pool deck.
- Staff to price improvements to the Douglass Community Center bathrooms.
- Staff to price the installation of fencing at the Campbell House.
- Staff to price the repair or installation of a new roof on the storage building located at the pool.

Council agreed that the budget amendment to pay for the new town attorney should be approved.

6. REVIEW PROPOSED CONSENT AGENDA FOR BUSINESS MEETING

a. Authorize the Mayor to Execute a Waterline Easement at the Moore County Airport

The airport intends to extend new waterlines to provide water service and fire protection for their hangar expansion project. A draft of the easement is included with the packet. The Airport Authority has approved the language as shown and has forwarded it to the County Commissioners for their consent. If Council approves the easement as written, staff asks that Council authorize the Mayor to execute the easement after approval by the County Commissioners.

Town Manager Parsons gave a brief overview of the request.

b. Board Appointment: Planning Board

Kim Wade's term on the Planning Board has recently expired. She is interested in serving a second term.

Town Manager Parsons gave a brief overview of the request.

c. Code of Ordinances Administrative Updates: Library Fee Schedule

As part of the administrative updates to the Town's Code of Ordinances, staff has reviewed the Library's fee schedule, located in Chapter 98. Staff will review the recommended revisions.

Town Manager Parsons gave a brief overview of the request to incorporate the changes discussed at the October Work Session meeting.
Discussion ensued.

d. Code of Ordinances Administrative Updates: Public Works Fee Schedule

As part of the administrative updates to the Town's Code of Ordinances, staff has reviewed the Public Works fee schedule, located in Chapter 50. This is not a schedule that is generally assessed to the general public, but rather when the department has to perform billable work and the Town's expenses should be recouped. Staff will share some approaches with how an update could be addressed for this schedule.

Asst. Town Manager Roth gave an overview of the item.
Discussion ensued.

e. Approve Town Council Minutes

Draft minutes for Council approval.

No changes were requested.

i. February 28, 2022 Closed Session Minutes

ii. June 27, 2022 Closed Session Minutes

iii. August 3, 2022 Closed Session Minutes

7. ADJOURNMENT

Upon motion by Councilmember Clement, seconded by Councilmember Petersen, and carried unanimously, the Council adjourned at 7:16 pm.

Respectfully submitted:

Elizabeth Robertson, Town Clerk



MINUTES

Tuesday, October 11, 2022: 6:00 PM

Town Council Business Meeting

Douglass Community Center: 1185 W. Pennsylvania Ave

1. CALL TO ORDER

Mayor Haney called the meeting to order. The following members of Town Council were present: Mayor Carol Haney; Taylor Clement; Paul Murphy; Bill Pate; and Ann Petersen.

2. PLEDGE OF ALLEGIANCE

3. TOWN MANAGER'S COMMENTS

Town Manager Reagan Parsons reviewed the agenda.

a. Code of Ordinances Administrative Updates: Public Works Fee Schedule

As part of the administrative updates to the Town's Code of Ordinances, staff has reviewed the Public Works fee schedule, located in Chapter 50. This is not a schedule that is generally assessed to the general public, but rather when the department has to perform billable work and the Town's expenses should be recouped. The schedule also includes fees for development inspections. This item was originally planned for October 11th, but has been postponed to the October 24th work session agenda.

Discussion ensued.

Delay action after speaking to the town attorney and will be addressed at the next work session.

4. PUBLIC COMMENTS

Timothy Allen of 175 Oak Drive, Southern Pines, is a retired employee who is concerned by our garbage, recycling and debris pick-up and does not feel citizens are getting the level of service they had in the past.

Lynn Thompson, 957 Sandavis Road, Southern Pines, a retired employee, speaking regarding ARPA Funds, questioned the town's use of the funds and feels that the citizens should have more input as to where the money is spent.

James Rhyman of Vass, NC, spoke to the Council regarding what he feels is the 'death of Hwy 1

and the birth of the super highway' as evidenced by the addition of numerous advertising billboards along Hwy 1 which he feels is an eyesore, a distraction and dangerous.

Suzanne Coleman, 225 N May Street, Southern Pines, ARPA Funds reviewed the four areas that ARPA funds are authorized to be spent on per her research on the subject.

Suzanne Coleman also advised the Council that Nick Robinson has agreed to represent the Little Free Library effort at the Historic District Commission Meeting on Thursday.

5. PUBLIC HEARINGS

a. UDO Exemption for Arts Council of Moore County Mural Installation

The Arts Council of Moore County (ACMC) requests an exemption from the UDO to facilitate the installation of an artistic mural on private property as part of a program sponsored by the ACMC. The proposed mural meets the technical definition of a sign, requiring an exemption from the sign code.

Councilmember Pate moved to open the hearing for Ordinance #2029 - UDO Exemption for Arts Council of Moore County Mural Installation, seconded by Mayor Pro Tem Murphy; the vote was unanimous.

Motion passed

Principal Planner Pam Graham presented the application and staff report to the Council.

Mr. Chris Dunn, 305 Stormaway - Director of the Arts Council of Moore County and President of the Southern Pines Mural Committee spoke to the Council with details of the project and some history of the artist. Mr. Dunn reiterated that no town funds are being used. Mayor Haney voiced her appreciation of the project.

Suzanne Coleman of 225 N May Street, Southern Pines voiced her appreciation for the project.

Councilmember Clement questioned the citizen's recourse if they don't agree with upcoming projects. Mr. Dunn stated that the Arts Council can incorporate public recourse into the process for future projects.

Councilmember Pate moved to close the hearing for Ordinance #2029 - UDO Exemption for Arts Council of Moore County Mural Installation, seconded by Mayor Pro Tem Murphy; the vote was unanimous.

Motion passed.

Councilmember Pate moved to approve Ordinance #2029 - UDO Exemption for Arts Council for Moore County Mural Installation, seconded by Mayor Pro Tem Murphy; the vote was unanimous.

Motion passed.

b. AX-04-22: Annexation of 2.32 acres at corner of S. Carlisle St. and Brucewood Rd.

S & S Partners, LLP and Morganton Park North Master Association, Inc. request voluntary annexation of contiguous parcels. The 2.32 acres are located at the intersection of S. Carlisle St. and Brucewood Road, outside the corporate limits of Southern Pines.

Councilmember Clement moved to open the hearing for AX-04-22, seconded by Mayor Pro Tem Murphy; the vote was unanimous.

Motion passed.

Principal Planner Graham gave a brief overview of the request.

Town Manager Parsons clarified the boundaries and provided some additional details of the proposed project.

No Public Comments were voiced

Councilmember Clement moved to close the hearing for AX-04-22; Annexation 2.32 acres at the corner of S. Carlisle St. and Brucewood Rd., seconded by Councilmember Petersen; the vote was unanimous.

Motion passed.

Councilmember Pate moved to approve the voluntary annexation AX-04-22; Annexation 2.32 acres at the corner of S. Carlisle St. and Brucewood Rd., seconded by Mayor Pro Tem Murphy; the vote was unanimous.

Motion passed.

6. ACTION ITEMS

a. WP-02-22: Watershed Protection Permit for Bantembo, LLC

Bantembo, LLC requests 1.22 acres of Watershed Exemption Allocation in order to develop the Townhomes on Bennett project with up to 70% built-upon area. The project is located at S. Bennett St. and W. Wisconsin Ave. and was approved by the Town Council on January 11, 2022 for 20 attached townhome units.

Councilmember Petersen questioned the impact of the permit on a proposed sidewalk. Town Manager Parsons reminded the Council of the past works session where Town Engineer Michel spoke regarding this project and advised that the sidewalks were taken into consideration in the review of the application.

Councilmember Pate moved to approve WP-02-22; Watershed Protection Permit for Bantembo, LLC., seconded by Mayor Pro Tem Murphy; the vote was as follows:

Mayor Haney - aye

Mayor Pro Tem - aye

Councilmember Pate - aye

Councilmember Clement - aye
Councilmember Petersen - nay
Motion passed.

b. Request for Relief from §50.035 of the Town Code of Ordinances: McNeil Rd.

Mr. Sean Butler requests relief from §50.035 of the Town Code of Ordinances that would otherwise require the extension of about 2,300 LF of water line to serve 5 new lots along McNeil Rd.

Councilmember Pate was recused from this vote due to a conflict.

Principal Planner Graham reminded the Council of the Town Engineer Michel's findings contained in the staff report.

Councilmember Clement moved to approve the Request for Relief from §50.035 of the Town Code of Ordinances McNeil Rd., seconded by Council Petersen; the vote was as follows:

Mayor Haney - aye
Mayor Pro Tem Murphy - aye
Councilmember Pate - abstain
Councilmember Clement - aye
Councilmember Petersen - aye
Motion passed.

7. CONSENT AGENDA

Councilmember Clement requested the removal of Item 'e' from the Consent Agenda and for it to be voted on separately.

Councilmember Petersen moved to approve the Consent Agenda with the exception of Item 'e', seconded by Mayor Pro Tem Murphy.

Discussion ensued.

Town Manager Parsons asked for the approval of the amendments pertaining to the law director, the \$110,000 from the Fund Balance for the current Sidewalk Project because there is a time limit attached to them and the amendment regarding appropriation of Fund Balance in regards to ARPA funds that is needed for bookkeeping purposes.

Discussion ensued.

Councilmember Petersen withdrew her motion.

Councilmember Clement moved to remove Item 7e from the Consent Agenda, seconded by Councilmember Petersen; the vote was unanimous.

Motion passed.

Councilmember Clement moved to approve the revised Consent Agenda, seconded by Mayor Pro Tem Murphy; the vote was unanimous.

Motion passed

Town Manager Parsons confirmed what the Council wanted approved and what they would like to be removed from Item 7e.

Discussion ensued.

More information is requested on the projects around New Hampshire Ave.

Councilmember Clement moved to approve the budget amendments listed in Item 7e as discussed with the exception of Ordinance #2032, Ordinance #2034 and Ordinance #2037, seconded by Mayor Pro Tem Murphy; the vote was unanimous.

Motion passed.

a. Authorize the Mayor to Execute a Waterline Easement at the Moore County Airport

The airport intends to extend new waterlines to provide water service and fire protection for their hangar expansion project. The Airport Authority has approved the language as shown and has forwarded it to the County Commissioners for their consent. If Council approves the easement as written, staff asks that Council authorize the Mayor to execute the easement after approval by the County Commissioners.

b. Re-Appoint Kim Wade to the Planning Board, Term to Expire August 12, 2025

Kim Wade's term on the Planning Board has recently expired. She is interested in serving a second term, which will expire on August 25, 2025.

c. Adopt Ordinance #2027: Updated Library Fee Schedule

As part of the administrative updates to the Town's Code of Ordinances, staff has reviewed the Library's fee schedule, located in Chapter 98.

d. Approve RA-03-22: Resolution of Intent to Vacate Right of Way

Bantembo, LLC requests the abandonment of 867.92 square feet of town right-of-way located at the corner of W. Wisconsin Ave. and S. Bennett St. The property is adjacent to the parcel currently owned by Bantembo, LLC and identified as PIN 858100075283 (PARID 20190227).

e. Approve Amendments to FY 22-23 Budget

This amendment authorizes several capital projects related to revenue replacement as well as legal services for the Town's new Attorney.

f. Approve Town Council Minutes

Draft minutes for Council approval.

i. February 28, 2022 Closed Session Minutes

ii. June 27, 2022 Closed Session Minutes

iii. August 3, 2022 Closed Session Minutes

8. ADJOURNMENT

Upon a motion by Councilmember Pate, seconded by Mayor Pro Tem Murphy and carried unanimously, Council adjourned at 6:51 pm.

Respectfully submitted:

Elizabeth Robertson, Town Clerk



MINUTES

Monday, October 24, 2022: 3:00 PM

Town Council Work Session

**C. Michael Haney Community Room: Southern Pines Police Department
450 W. Pennsylvania Ave**

1. CALL TO ORDER

Mayor Haney called the meeting to order. The following members of Town Council were present: Mayor Carol Haney; Taylor Clement; Paul Murphy; Bill Pate; and Ann Petersen.

2. TOWN MANAGER'S COMMENTS

Town Manager Reagan Parsons reviewed the agenda.

3. COUNCIL UPDATES AND DISCUSSION

a. Town Branding Presentation

The Town is currently updating the Comprehensive Long Range Plan (CLRP) and is under contract with City Explained, Inc. for this work. The contract outlines "planning cycle 0" as a Town Wide Branding Strategy. Tripp Muldrow will virtually present the proposed branding concept, which includes a new logo for the Town.

Trip Muldrow of City Explained, Inc. presented their proposed branding concepts and logo ideas to the Council utilizing Zoom and a virtual presentation.

Mayor Haney feels that Mr. Muldrow has captured the town's feel with the mission statement. Councilmember Clement stated that she likes the tweaks that have occurred since the CAC meeting but feels there is something missing from the impression the design gives.

Mayor Pro Tem Murphy likes the relationship between the name and color choices, and agrees with Councilmember Clement that while its a great conceptual idea, he feels the end result is a little artificial looking and suggested that perhaps the pinecone image be used from a different perspective.

Councilmember Pate stated that he likes the font chosen but is not sure about the logo.

Councilmember Petersen stated that she feels the longleaf pine is the only choice for the Town brand, but does not like the current depiction of the pinecone and feels it needs to be re-imagined. She did express approval of the updated seal with the pinecones in the image.

Councilmember Petersen advised the Council that she feels the re-branding should wait until after a new CLRP is adopted.

Mayor Haney does not agree.

Discussion ensued.

Councilmember Clement feels that Mr. Muldrow compiling data from local business owners of their vision and perspective of the local community for use in his brand concept design, the

Town now has a pool of opinions to use while developing the CLRP.

Mayor Pro Tem Murphy agrees that the gathering of data is beneficial. Mayor Pro Tem Murphy also referenced the perception of movement with the current design of the Town banners as an example to Mr. Muldrow of what the Town is looking for.

Councilmember Clement suggested that they take Mr. Muldrow's design ideas and then incorporate them with ideas from Denise Baker, who designed the current Town banners, and the community.

Mayor Haney likes the statement that Mr. Muldrow scripted.

The Council was asked if the colors and font were of their liking. Councilmember Clement feels there are a lot of colors and is not sure of the lighter green, but the overall scheme is good.

Mayor Haney feels the green should be darker - more pine colored. She does agree that there are a lot of colors depicted. Mayor Haney also likes the font used.

Discussion ensued.

b. Planning & Community Development Specialist Update

Planning & Community Development Specialist Rachel Mann will present a summary of work undertaken since her last update in May.

Planning & Community Development Specialist Rachel Mann presented a PowerPoint presentation to the Council providing them with an update of the work she has done in the last 6 months.

Council thanked Rachel for all of her accomplishments and hard work.

c. DFI Phase II Project Update

Sarah Odio from DFI will attend to present an update.

Sarah Odio of Development Finance Initiative at UNC Chapel Hill School of Government addressed the Council and presented an updated recommendation for development along Morganton Road.

Discussion ensued.

Mayor Pro Tem Murphy questioned what effect the increase in traffic will have on Stevens Street to Carlisle while emphasizing that West Southern Pines needs to remain as unchanged as possible while promoting economic development in the area and cautioned that they don't want to undermine the opportunities there for the center while attempting to control traffic.

Mayor Pro Tem Murphy added that a new street or connector street needs to keep Stevens as its name or incorporate it into a new name in some way to connect old and new.

Councilmember Petersen feels input is needed from the Community Connectors before the Council makes any decision.

Councilmember Pate pointed out that the way a street is designed can encourage connectivity while limiting speed.

Discussion ensued.

Ms. Odio did caution that a land swap agreement is still needed for the final plan.

Ms. Odio requested that the Town start the Conceptual Development Plan process to move the project forward with the goal of submitting an application for the Low Income Housing Tax Credit in January 2024. As of now, the projected start of commercial development would be in the 4th quarter of 2024.

Councilmember Petersen requested public input before the final vote on the project.

Town Manager Parsons clarified that this is a question of dedicating staff time, not a request for a formal vote on the project.

Discussion ensued with the Council reaching the consensus to direct the Planning Director to start the CDP process.

d. Waste Services Discussion

Councilmember Clement has requested a discussion regarding the Town transitioning from contracted waste services to performing this service with Town employees.

Town Manager Parsons opened the subject.

Discussion ensued.

Councilmember Clement will meet with staff and any other members of Council who wish to attend to discuss numbers before presenting the question to the Council for vote.

e. Continued Revenue Replacement Discussion

Staff will provide additional information on proposed projects.

Town Manager Parsons advised the Council that this item would revisit the projects removed at the Town Council business meeting.

Kate Schwin and Cynthia Dowdy from the appearance commission speaking on the W. New Hampshire street scape.

Discussion ensued.

Recreation and Parks Director Cindi King presented her request for a budget amendment to fund the installation of lighting at one of the ball fields.

Discussion ensued.

Recreation and Parks Director King and Asst. Town Manager Roth updated the Council on the needs and budget needed to repair the pool decking and the pool itself.

Discussion ensued.

Recreation and Parks Director King updated the Council on the state of the fence at Campbell House which is falling down in parts and needs to be removed.

Discussion ensued.

4. ACTION ITEMS

a. Consider Appointments to the Historic District Commission

The Town has received two applications to fill two open seats on the Historic District Commission due to recent resignations. These appointees will serve the balance of the unexpired terms.

Mayor Haney opened the discussion.

Councilmember Petersen moved to approve the appointment of Sandra Carroll, term to expire 3-9-2024, and Michelle Peele, term to expire 7-12-2025, to the Historic District Commission, seconded by Councilmember Pate; the vote was unanimous.

Motion passed.

i. Appoint Sandra Carroll, term to expire March 9, 2024

ii. Appoint Michelle Peele, term to expire July 12, 2025

b. Consider Updated Public Works Fee Schedule

As part of the administrative updates to the Town's Code of Ordinances, staff has reviewed the Public Works fee schedule, located in Chapter 50. This is not a schedule that is generally assessed to the general public, but rather when the department has to perform billable work and the Town's expenses should be recouped. The schedule also includes fees for development inspections. Updates to this fee schedule have previously been discussed and reviewed by Council on September 26th, October 5th, and October 11th and posted publicly.

Town Manager Parson reviewed the item.

Councilmember Pate moved to approve the Updated Public Works Fee Schedule, seconded by Mayor Pro Tem Murphy; the vote was unanimous.

Motion passed.

c. Consider Planning Board Appointment(s)

There have been some recent applications that could be considered for current vacancies on the Planning Board.

Mayor Haney opened the discussion and recommended Matthew Walden for the open position.

Discussion ensued

Councilmember Petersen moved to appoint Matthew Walden to the Planning Board, seconded by Mayor Pro Tem Murphy; the vote was unanimous.

Motion passed.

d. AX-05-22 Pine Street - Direct Clerk to Investigate

Veronica Lofton is requesting voluntary annexation of .41 acres that is currently outside of the corporate limits of the Town of Southern Pines. Per the Moore County tax records, the subject property is identified as PIN 857216729769 (PARID 00033536).

Town Manager Parsons reviewed the item.

Councilmember Clement moved to approve Resolution #1031 Directing the Clerk to Investigate a Petition received Under G.S. 160A-31 for AX-05-22: Pine Street, seconded by Mayor Pro Tem Murphy; the vote was unanimous.

Motion passed.

e. AX-06-22 Petty Street - Direct Clerk to Investigate

Dewey Holderfield, on behalf of Moore HL Properties, Inc., is requesting voluntary annexation of .461 acres that is currently outside of the corporate limits of the Town of Southern Pines. Per the Moore County tax records, the subject property is identified as PIN 858220804641 (PARID 00032386).

Councilmember Clement moved to approve Resolution #1032 Directing the Clerk to Investigate a Petition received Under G.S. 160A-31 for AX-06-22: Petty Street, seconded by Councilmember Petersen; the vote was unanimous.

Motion passed.

f. AR-09-20 EDS Modular Extension Request

Jill Connett, Head of School at Episcopal Day School requests a one-year extension of Architectural Compliance Permit AR-09-20 which granted the school the ability to maintain a modular classroom for three years. The original permit approving a modular classroom (AR-04-17) was approved in 2017 for an initial three-year period and then extended via AR-09-20 for a second three-year period.

Jill Coinnett, Head of School at Episcopal Day School, addressed the Council requesting a one-year extension of the Architectural Compliance Permit AR-09-20.

Councilmember Clement moved to approve a One-Year Extension of the Architectural Compliance Permit AR-09-20, seconded by Mayor Pro Tem Murphy; the vote was unanimous. Motion passed.

g. Authorize the Mayor to Execute a Lease with Welcome to Southern Pines, Inc.

This is a lease renewal with Welcome to Southern Pines, Inc. to operate a Welcome Center in the train station. In accordance with NCGS §160A-272, the Town Council adopted a Resolution of Intent providing notice of the proposed lease at the September 13th meeting. Town Manager Parsons reviewed the item.

Councilmember Pate moved to approve the Mayor to Execute a Lease with Welcome to Southern Pines, Inc., seconded by Councilmember Petersen; the vote was unanimous. Motion passed.

h. Authorize the Mayor to Execute a Lease with Verizon Wireless for the Weymouth Water Tank

This is a lease renewal with Verizon Wireless for an antenna on the Town's Weymouth water tank on Ridge Street. In accordance with NCGS §160A-272, the Town Council adopted a Resolution of Intent providing notice of the proposed lease at the September 13th meeting. Town Manager Parsons reviewed the item. Discussion ensued.

Councilmember Petersen moved to approve the Mayor to Execute a Lease with Verizon Wireless for the Weymouth Water Tank, seconded by Mayor Pro Tem Murphy; the vote was unanimous. Motion passed.

i. Approve Town Council Meeting Minutes for September 2022

- September 7, 2022
- September 13, 2022
- September 26, 2022

Staff has prepared draft meeting minutes for September. No changes were requested.

Councilmember Petersen moved to approve the Town Council Meeting Minutes for September 2022, to include September 7, September 13 and September 26, 2022, seconded by Mayor Pro Tem Murphy; the vote was unanimous. Motion passed.

5. CLOSED SESSION

Councilmember Pate moved to enter Closed Session for the purpose of Town Manager Parsons annual review as authorized in N.C.G.S. §143-318.11(a)(6), seconded by Mayor Pro Tem Murphy; the vote was unanimous.

Motion passed.

Councilmember Pate moved to exit Closed Session, seconded by Mayor Pro Tem Murphy; the vote was unanimous.

Motion passed.

- a. Closed session as authorized in N.C.G.S. §143-318.11(a)(6).

Council will conduct the Town Manager's annual review.

6. ADJOURNMENT

Upon a motion by Councilmember Pate, seconded by Mayor Pro Tem Murphy and carried unanimously, Council adjourned at 9:30 pm.

Respectfully submitted:

Elizabeth Robertson, Town Clerk