



AGENDA

Tuesday, February 14, 2023: 6:00 PM

Town Council Business Meeting

Douglass Community Center: 1185 W. Pennsylvania Ave

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. TOWN MANAGER'S COMMENTS

4. PRESENTATION

a. Consider and Present Resolution #1040 Honoring the 100-Year Anniversary of the Chartering of West Southern Pines

The Town of West Southern Pines was chartered on March 3, 1923. This resolution recognizes the 100th anniversary of this event and some of the history, residents, and cultural assets in West Southern Pines that have contributed to the history and culture of Southern Pines, Moore County, and North Carolina.

5. PUBLIC COMMENTS

6. CONSENT AGENDA

a. Adopt Resolution #1039 Condemning Hatred and Discrimination

In response to recent displays of hatred, discrimination, and indignity that have been shown to some citizens in Southern Pines and the greater Moore County area, this resolution condemns hatred and discrimination and asserts that everyone should be treated with respect and dignity.

b. Approve Town Council Meeting Minutes for January 2023

Staff has prepared meeting minutes for approval

- January 3, 2023
- January 10, 2023
- January 24, 2023

c. Approve Ordinances #2053, #2054, #2055, and #2056 for Budget Amendments

- Ordinance #2053 closes the America Rescue Plan Act Grant Special Revenue Fund since the Town elected the standard allowance for revenue replacement and transferred the funds to the General and Enterprise Funds accordingly.
- Ordinance #2054 amends the General Capital Reserve Project Budget to allocate \$24,009 of interest revenue associated with ARPA.
- Ordinance #2055 amends the Water & Sewer Upgrades Capital Project Fund to allocate \$4,584 of interest revenue associated with ARPA.

- Ordinance #2056 amends the 2022/2023 Fiscal Year Budget to appropriate \$230,458 of fund balance in order to complete the purchase of two vehicles that were ordered in FY 21-22 and not received in that fiscal year due to supply chain delays.

7. ACTION ITEMS

a. Consider AR-24-22 Fort Bragg Federal Credit Union

Architectural Compliance Permit on behalf of Fort Bragg Federal Credit Union for development of a retail bank on the west side of Brucewood Road, between TerraBella senior living facility and Residence Inn by Marriott.

b. Consider Ordinance #2057 Amending the FY 22/23 Budget to Purchase Vehicles for Yard Debris Collection Services

This ordinance appropriates \$726,000 from the General Fund fund balance to order three vehicles that can be used to collect yard debris, bulk items, and white goods. The Town intends to bring this collection service in-house effective January 1, 2024.

c. Consider SU-07-22: Southern Pines Country Club

Mid-Pines Development Group, LLC requests a special use permit to construct ten guest cottages at the Southern Pines Country Club. The development proposal is for ten detached golf cottages with fifty-six guest rooms, associated parking, and amenities such as a putting green and practice tee. This hearing was completed and closed on January 10 and Council postponed action on the decision to February 14.

8. EVIDENTIARY (QUASI-JUDICIAL) PUBLIC HEARING

a. SU-06-22: MidSouth Modifications (hearing continued from 01/10/23)

Plantation Investors, LLC requests a special use permit and a major subdivision preliminary plat for various modifications to the MidSouth development. Modifications include adding two residential lots near the north entrance and subdividing the property on which the north gatehouse is located. The subject property is identified as PIN: 857200264820 (PARID: 00041026701).

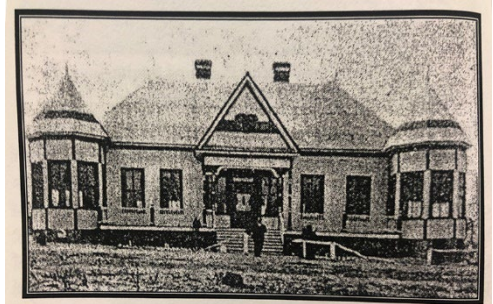
9. ADJOURNMENT

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

**TOWN OF SOUTHERN PINES RESOLUTION #1040
HONORING THE 100-YEAR ANNIVERSARY OF THE
CHARTERING OF WEST SOUTHERN PINES**

WHEREAS, the residents of West Southern Pines have a proud history of self-reliance, entrepreneurship and ingenuity. The community's early residents were vital to the construction and operation of the resort areas of Southern Pines and Pinehurst. West Southern Pines citizens also established thriving neighborhood businesses, including restaurants, grocery stores, laundromats, automotive garages, and barbershops to support the community; and

WHEREAS, West Southern Pines filled an important medical need when the highly contagious tuberculosis epidemic was infecting large numbers of Americans in the late 1800s and early 1900s. The disease was especially troubling for African Americans since they were not only four times more likely to contract it, but also had limited treatment options due to segregation. On September 10, 1897, Raleigh physician Dr. Andrew Scruggs opened the Pickford Sanitarium on W. New York Avenue the first sanitarium in the southeast to treat African Americans; and



WHEREAS, West Southern Pines was one of North Carolina's first African-American incorporated towns, receiving its charter on March 3, 1923. The first mayor was J. Pleasant Hines and commissioners included Keene Addison, Benjamin Armstrong, James Bethea, C.F. Martin, and Reverend Evander McIver. The commissioners first met on March 16, 1923, joined by Town Attorney J. Talbot Johnson; and

WHEREAS, the Town of West Southern Pines prospered in the 1920s with its own police force, jail, school, hospital, bank, credit union, doctor, dentist, tradesmen, and recreation facilities. One of the most notable successes of this era was the funding and construction of the West



Southern Pines Rosenwald School in 1925. The community donated land, materials, and labor and then self-funded the \$21,000 needed for construction, which equates to over \$350,000 today. The school campus served area African-American students until integration was fully achieved in 1969 as a result of the merger of Southern Pines School District into Moore County Schools; and

WHEREAS, the Town of West Southern Pines lost its charter in 1931 and the former town was annexed into the larger Town of Southern Pines; and

WHEREAS, the West Southern Pines school continued to serve as an important institution for the African-American community, inspiring its students to "enter to learn, go forth to serve." Many alumni went on to attend college, having a positive influence in the community through their professional careers. The community also has a longstanding history of military service. The West Southern Pines community has a strong service ethic among its residents that still exists today; and

WHEREAS, despite the charter revocation, West Southern Pines residents demonstrated a culture of resiliency, unity, and service to community by forming the West Southern Pines Civic Club in 1943, which continues to operate and encourages citizen involvement. Through the Club's efforts, West Southern Pines was one of the first areas in the South to get an African-American resident appointed to the local School Board. The community has continued to persevere with its recent acquisition of the Southern Pines Primary School (the campus which housed the former West Southern Pines School) to develop the Center for African-American History, Cultural Arts, and Business; and

WHEREAS, West Southern Pines has generated many servant leaders, benefitting Southern Pines, Moore County, North Carolina, and our nation. One leader is Felton Capel, recognized as a driving force for integration in Moore County and helping other African Americans to prosper in the business world. Capel was the first African-American member of the Southern Pines Rotary Club and went on to be the first African American to serve as Rotary district governor. He also served five terms as a Councilmember for Southern Pines. During his time on the Town Council, Capel was instrumental in getting the dirt roads of West Southern Pines paved; and



WHEREAS, Reverend John W. Peek is another notable leader from West Southern Pines. As pastor of Harrington Chapel Free Will Baptist Church and president of the West Southern Pines Civic Club, Reverend Peek was credited for working with Town leaders to end discrimination. At his urging, the Town Council unanimously formed the biracial Good Neighbor Council in 1963, whose members would use “persuasion and not pressure” as they worked toward ending racial discrimination in Southern Pines. Based on Reverend Peek’s influence, the Council also adopted a resolution affirming the town government’s policy of non-discrimination, which was especially notable since there were no federal or state civil rights laws in place at that time which governed employment or access to public accommodations; and



WHEREAS, Emanuel Stephens “Jug” Douglass, for whom the E.S. Douglass Community Center is named, is another remarkable leader. He served on the Southern Pines Town Council for two decades and was also Southern Pines' first African-American Mayor, elected by voters in 1977. Mayor Douglass was known for mentoring the area’s youth and had a legacy of service that extended far beyond Southern Pines, including three years of service to the U.S. military as a First Sergeant during World War II; and



WHEREAS, Reverend Fred Walden spent nearly his entire adult life in service to our community. He graduated from West Southern Pines High School in 1955 and, after graduation, served as an assistant chaplain in the U. S. Army. He was a charter member of The Rotary Club of the Sandhills and served as a chaplain for the club for over 25 years. Reverend Walden was a pastor of Faith Missionary Baptist Church and owned and operated West Side Garage for four decades. Walden served four terms on the Southern Pines Town Council before his death in 2018; and

WHEREAS, many of the historic buildings in West Southern Pines are vital cultural assets which continue to serve the community today. The E.S. Douglass Community Center first opened in 1942 as Our Lady of Victory School and eventually became the first integrated school in Moore County. Trinity AME Zion Church was completed in 1923 and continues to serve an active congregation 100 years later. The Amos Broadway Theater and Beer Garden, which was once a thriving entertainment venue but is currently vacant, represents an economic development opportunity. In addition to residential homesteads, other historic West Southern Pines assets include Pool Park, Purcell Funeral Home, the Masonic Building and Pugh Funeral Home on S. Gaines Street.



NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Southern Pines, North Carolina in regular session assembled this 14th day of February, 2023, that:

1. The current Southern Pines Town Council and staff regret the decades of tension and mistrust that resulted between the residents of West Southern Pines and the Town’s government from the annexation.
2. We recognize March 3, 2023 as the 100th anniversary of the chartering of West Southern Pines as a North Carolina municipality.
3. We value the rich history, residents, and cultural assets of West Southern Pines and embrace it as an important contributor to the history and culture of Southern Pines, Moore County, and North Carolina.
4. We owe gratitude to the many past and current West Southern Pines residents who

epitomize servant leadership. All of Southern Pines has benefited from these leaders who have contributed time and knowledge and have legacies of service to our community, state, and nation.

- 5. We have the utmost respect for the West Southern Pines residents who fought racial discrimination and segregation locally and beyond. Their collaborative, peaceful practices effectively opened our community’s eyes to the fear and bias experienced by African Americans. Their resiliency and perseverance have made Southern Pines a richer community where we can appreciate and celebrate the diversity of perspectives, experiences, and backgrounds of all our citizens.
- 6. We are humbled to receive a \$75,000 Underrepresented Communities Grant from the National Park Service to formally survey, document, and recognize the African-American historic and cultural resources in West Southern Pines. We are honored to lead this important project so that we can better recognize the contributions that these resources provide to the Town’s history and social makeup.
- 7. We applaud current West Southern Pines residents who are actively celebrating the community’s vibrant history during this anniversary year of the original charter date. We encourage all residents of Southern Pines to commemorate the 100-year anniversary of West Southern Pines with their fellow community members and take advantage of the many opportunities that will be available over the next year.

Adopted this 14th day of February, 2023.

TOWN OF SOUTHERN PINES

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 the 14th day of February, 2023 as shown in the minutes of the Town Council for that date.

Elizabeth Robertson, Town Clerk

**TOWN OF SOUTHERN PINES RESOLUTION #1039
CONDEMNING HATRED AND DISCRIMINATION
IN SOUTHERN PINES AND MOORE COUNTY, NORTH CAROLINA**

WHEREAS, we, the Town Council of Southern Pines, firmly believe that everyone should be treated with respect and dignity. Our nation was built on the principles of human equality and equity; and

WHEREAS, we are committed to ensuring that Southern Pines is a safe, inclusive, and diverse community free of fear and bias where every individual is valued and respected. Our diversity of perspectives, experiences, and backgrounds makes us a richer, more creative community and enhances our quality of life; and

WHEREAS, we are saddened by the recent displays of hatred, discrimination, and indignity that have been shown to some citizens in Southern Pines and the greater Moore County area.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Southern Pines, North Carolina in regular session assembled this 14th day of February, 2023, that:

1. The Town of Southern Pines condemns all forms of discrimination and bias on the basis of age, race/color, gender identity, sexual orientation, religion, nationality or ethnic origin, disability, ideology, social or economic class, or any other distinction that leads to inequality of opportunities, abuse, or injustice.
2. The Town of Southern Pines affirms that all individuals should be treated with respect and we recognize the value and contributions of all.
3. The Town of Southern Pines supports efforts to advance equality, equity, and justice.
4. The Town of Southern Pines affirms that hatred and violence have no place in our behaviors, actions, policies, and practices.

Adopted this 14th day of February, 2023.

TOWN OF SOUTHERN PINES

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 the 14th day of February, 2023 as shown in the minutes of the Town Council for that date.

Elizabeth Robertson, Town Clerk



MINUTES

Tuesday, January 3, 2023: 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 gave an overview of the Mobil 311 system that the Town uses which is hosted by the County.

Town Manager Parsons would like to add to the agenda:

- the appointment of Ms. Harvey to the Planning Board in an ETJ position
- the Council's Organization Roles yearly review.
- reorder the meeting items for the next Business Meeting, making the quasi-judicial hearings last so that those not involved can leave.

3. ACTION ITEMS

4. REVIEW PUBLIC HEARING APPLICATIONS FOR UPCOMING BUSINESS MEETING AGENDA

a. SU-07-22: Southern Pines Country Club (hearing continued from 12/13/22 meeting)

This is a continuation of a public hearing that was opened at the December 13, 2022 Regular Meeting. On behalf of Mid-Pines Development Group, LLC, Mr. Bob Koontz with KoontzJones Design has submitted an application for a special use permit for the development of ten guest cottages on a portion of property that formerly served as the Southern Pines Elks Club Facilities, also known as the Southern Pines Country Club. The development proposal is for ten detached golf cottage temporary dwellings housing a total of fifty-six guest rooms with associated parking and amenities such as a putting green and practice tee. No subdivision of property is proposed for the site, which constitutes a portion of the +/-292.11 total acreage of the property.

b. SU-06-22: MidSouth Modifications

On behalf of Plantation Investors, LLC, Mr. Jeremy Sparrow with Koontz Jones Design has submitted an application for a special use permit and a major subdivision preliminary plat for various modifications to the MidSouth development. Modifications include adding two residential lots near the north entrance, subdividing off the property on which the north gatehouse is located, and amending the boundary of the 1988 MidSouth Master Plan to remove 9.26 acres between Knoll Road and Midland Road. The subject property is identified as PIN: 857200264820 (PARID: 00041026701).

Quasi-Judicial Hearing

Councilmember Pate requests to be recused from the hearing due to professional conflicts.

Mayor Pro Tem Murphy moved to excuse Councilmember Pate from the SU-06-22 MidSouth Modification Hearing, seconded by Councilmember Clement, the vote was as follows:

Mayor Haney - aye
Mayor Pro Tem Murphy - aye
Councilmember Pate - recused
Councilmember Clement - aye
Councilmember Petersen - aye

Motion passed

c. PD-12-22 Caropines Phases 3B & 4

Mr. Bob Koontz has submitted an application on behalf of Caropines Ventures, LLC and 71st Partners, LLC for a Planned Development - Preliminary Development Plan and Major Subdivision Preliminary Plat to create 75 lots in two additional phases of the Caropines development located off Airport Road across from the Moore County Airport. The proposed 75 units consist of 12 detached single-family lots with 8,000 square-foot minimum lot sizes and 11 smaller "cottage lots" with 5,000 square-foot minimum lot sizes in Phase 3B, and 52 attached single-family (townhome) lots with 2,000 square-foot per unit minimum lot sizes in Phase 4.

Quasi-Judicial Hearing

Councilmember Pate requests to be recused from the hearing due to professional conflicts.

Mayor Pro Tem Murphy moved to excuse Councilmember Pate from the PD-12-22 CaroPines Phases 3B & 4 Hearing, seconded by Councilmember Clement, the vote was as follows:

Mayor Haney - aye
Mayor Pro Tem Murphy - aye
Councilmember Pate - recused
Councilmember Clement - aye
Councilmember Petersen - aye

Motion passed

d. OA-04-22 Various Text Amendments to the Unified Development Ordinance

The Town of Southern Pines Planning Department is proposing to amend the Unified Development Ordinance (UDO) with a variety of text amendments and is requesting Town Council review and approval per UDO §2.17. The proposed amendments cover 9 topics, and the specific text of each amendment is depicted in a markup copy of the UDO that is attached to the staff report that is part of the Town Council meeting packet.

Town Manager Parsons asked if there were any questions regarding the amendments.

Mayor Haney likes the format of the changes. Councilmember Petersen and Clement agree.

5. REVIEW PROPOSED ACTION ITEMS FOR UPCOMING BUSINESS MEETING AGENDA

a. AR-24-22 Fort Bragg Federal Credit Union

KoontzJones Design is requesting an Architectural Compliance Permit on behalf of Fort Bragg Federal Credit Union for development of a retail bank on an undeveloped parcel of land within the Southern Pines Village development. The undeveloped parcel of land is located on the west side of Brucewood Road, between TerraBella senior living facility and Residence Inn by Marriott.

Senior Planner Alaina Mallette presented the application and staff report.

Councilmember Clement asked for a postponement of the hearing so staff had a chance to update the staff report since a lot of information was missing in the original application.

Mr. Dean Koontz of DeanKoontz Design for the applicant was present and ready to present the missing details. Councilmember Petersen feels the hearing should be postponed.

Council agrees that the hearing should be postponed to the February meeting.

6. REVIEW PROPOSED CONSENT AGENDA FOR UPCOMING BUSINESS MEETING AGENDA

Town Manager Parsons reviewed the Consent Agenda.

Discussion ensued.

a. Approve Resolution #1038: Records Retention and Disposition Schedule

Staff asks that the Council approve Resolution #1038 - Record Retention and Disposition Schedule per NCGS 121-5(c) and 132-8.

b. Budget Amendments

Staff requests approval on a number of budget amendments which are detailed in the attached memo.

- Ordinance #2042 - Amending the Sanitary Sewer Modernization Capital Project Fund
- Ordinance #2047 - Budget Ordinance for Municipal Service District Revenue Fund
- Ordinance #2048 - Amending the 2022/2023 Fiscal Year Budget - Move Leases
- Ordinance #2049 - Amending the 2022/2023 Fiscal Year Budget - Water Plant-Veolia
- Ordinance #2050 - Amending the 2022/2023 Fiscal Year Budget - ARPA monies to Enterprise Fund
- Ordinance #2051 - Amending the 2022/2023 Fiscal Year Budget - ARPA-Salaries

c. Town Council Meeting Minutes for December 13, 2022

Staff has prepared the December 13, 2022, meeting minutes for review.

7. ADJOURNMENT

Upon motion by Councilmember Pate, seconded by Mayor Pro Tem Murphy and carried unanimously, Council adjourned at 6:40 pm.

Respectfully submitted:

Elizabeth Robertson, Town Clerk



MINUTES

Tuesday, January 10, 2023: 6:00 PM

Town Council Business Meeting

Douglass Community Center: 1185 W. Pennsylvania Ave

1. CALL TO ORDER

Mayor Haney called the meeting to order. The following members of Town Council were present: Mayor Carol Haney; Taylor Clement; Paul Murphy; Bill Pate; and Ann Petersen.

Mayor Haney reminded everyone of the Whitehall public meeting on Thursday at 6:00 pm.

Martin Luther King Jr. Remembrance Day - some events planned is a breakfast on Saturday at 10:00 am, an evening service on Sunday, and the regular walk downtown.

Mayor Haney asked the Council for support in adopting a resolution proclaiming the community as a welcoming and inclusive place to visit and live. Council voiced their support, 5-0.

2. PLEDGE OF ALLEGIANCE

3. TOWN MANAGER'S COMMENTS

Town Manager Reagan Parsons reviewed the agenda.

4. PUBLIC COMMENTS

Lynn Thompson of 957 San Davis Road commented on the budget amendments and voiced her request that the Town provide a tracking of the ARPA funds being spent.

Town Manager Parsons advised that no ARPA funds had been spent yet on projects and that tracking will be provided once the Town starts spending them.

5. CONSENT AGENDA

Councilmember Pate moved to approve the Consent Agenda, seconded by Councilmember Clement; the vote was unanimous.

Motion passed.

Mayor Haney welcomed Monica Harvey to the Planning Board.

a. Appoint Monica Harvey to Planning Board - ETJ Position

Town Council has received an application from Monica Harvey of 506 S. Glenwood Trail to be appointed to the Planning Board. Ms. Harvey is applying for one of two positions on the Planning Board that are specifically for residents of the town's Extra-Territorial Jurisdiction (ETJ). The appointment is for a three-year term. If appointed on January 10, 2023, Ms. Harvey's term would expire on January 9, 2026.

b. Confirm Council Assignments for 2023

Re-appointment of individual members to various positions and Boards.

i. Mayor Pro-Tem: Councilmember Murphy

ii. Treasurer and (Vice-Treasurer): Councilmember Pate and (Councilmember Clement)

iii. Partners in Progress Delegate: Mayor Haney

iv. Triangle J Delegate and (Alternate): Mayor Haney and (Councilmember Pate)

c. Approve Town Council Meeting Minutes for December 13, 2022

Staff has prepared meeting minutes for approval.

d. Budget Amendments

Staff requests approval on a number of budget amendments which are detailed in the attached memo.

- Ordinance #2042 - Amending the Sanitary Sewer Modernization Capital Project Fund
- Ordinance #2047 - Budget Ordinance for Municipal Service District Revenue Fund
- Ordinance #2048 - Amending the 2022/2023 Fiscal Year Budget - Move Leases
- Ordinance #2049 - Amending the 2022/2023 Fiscal Year Budget - Water Plant-Veolia
- Ordinance #2050 - Amending the 2022/2023 Fiscal Year Budget - ARPA monies to Enterprise Fund
- Ordinance #2051 - Amending the 2022/2023 Fiscal Year Budget - ARPA-Salaries

6. LEGISLATIVE PUBLIC HEARINGS

a. OA-04-22 Various Text Amendments to the Unified Development Ordinance

The Town of Southern Pines Planning Department is proposing to amend the Unified Development Ordinance (UDO) with a variety of text amendments and is requesting Town Council review and approval per UDO §2.17. The proposed amendments cover 9 topics, and the specific text of each amendment is depicted in a markup copy of the UDO that may be reviewed on the Planning Department's website, linked here: <https://www.southernpines.net/840/Pending-Applications>

Planning Director BJ Grieve gave a detailed overview of the proposed changes to the UDO. Discussion ensued.

Councilmember Pate moved to approve OA-04-22, seconded by Mayor Pro Tem Murphy, the vote was unanimous.
Motion passed.

Councilmember Pate exited the meeting.

7. EVIDENTIARY (QUASI-JUDICIAL) HEARINGS

a. SU-07-22: Southern Pines Country Club (hearing continued from 12/13/22 meeting)

This is a continuation of a public hearing that was opened at the December 13, 2022 Regular Meeting. On behalf of Mid-Pines Development Group, LLC, Mr. Bob Koontz with KoontzJones Design has submitted an application for a special use permit for the development of ten guest cottages on a portion of property that formerly served as the Southern Pines Elks Club Facilities, also known as the Southern Pines Country Club. The development proposal is for ten detached golf cottage temporary dwellings housing a total of fifty-six guest rooms with associated parking and amenities such as a putting green and practice tee. No subdivision of property is proposed for the

site, which constitutes a portion of the +/-292.11 total acreage of the property.
Continuation from December 13, 2023, Regular Business Meeting.

Mayor Haney swore in pending witnesses for the hearing.

Principal Planner Pam Graham advised the Council of several changes to the request. The applicant asked for 2 additional conditions to be added to the agreement. #6 that any fire pits or entertainment areas associated with the cottages be located on the golf course side of the cottages and #7; that individual rooms be limited to an occupancy of 2 adults.

Andy Petisch, of Andy Petisch Law, representing the homeowners Dennis and Lindsay Hunt of 775 S. Ridge, Michele Kiser of 770 S. Ridge Rd., Scott and Rene Weaver, who reside on S. Ridge and also own 2 rental properties, Ken and Holly McDonald of 749 S. Ridge, Bob Gallagher of 545 Highland Road and John and Debra Asset on 761 S. Ridge gave his opening statement.

Mr. Petisch called Mr. Dennis Hunt to testify and stated his name and address, described his home and neighborhood as a very quiet and small neighborhood. Mr. Hunt testified that he could hear maintenance of the golf course and golfers talking from inside his home. Mr. Hunt also testified that there is very little outside traffic and that the neighborhood has a number of walkers along the street. Mr. Petisch asked Mr. Hunt to point to his home on a map and Mr. Hunt pointed to the 2nd to last parcel on the left if traveling towards the end of S. Ridge Road.

Mr. Gosch, on cross examination, asked Mr. Hunt if he was aware of an active social club on the property when he moved in and Mr. Hunt answered yes. Mr. Gosch also questioned if Mr. Hunt knew about the other commercial properties located on the golf course with Mr. Hunt answering that he was aware of some of the businesses but not the restaurant. Mr. Hunt, when questioned regarding a privacy fence around his property, stated that he had recently built one due to golfers urinating in the back area of his property, in open view of his back seating area.

Councilmember Petersen questioned Mr. Hunt regarding:

- the pool and when it was open = during summer months
- what time the pool closes = around 7 pm
- number of homes on the street = around 15 homes
- how many are rentals = no rentals that he knows of aside from one gentleman who has just been deployed.
- was he aware of the restaurant = no, only the club
- majority of traffic = only traffic is golfers and pool users - very little after dark.
- how old is Mr. Hunt's home = approximately 1940
- how old are the other homes on the street = Mr. Hunt believes they were built around the 1940's also.
- are the other homes the same size, approximately 2000 sq. ft, as Mr. Hunts = some houses the same size. The houses are not cookie cutter homes and there are approximately 2 or 3 homes that are double the size of his home.

Councilmember Clement asked Mr. Hunt if he built the privacy fence due to golfers urinating on property with Mr. Hunt answering yes. Mr. Hunt observed the golfer himself, urinating in the morning when he was out drinking his coffee and, upset at the occurrence, wanted the fence as high as possible but it was restricted to 6 feet due to code. Mr. Hunt's house is sitting at a higher elevation and he can still see the parking lot and the drivers coming in and out.

Mr. Gosch, on cross examination, asked Mr. Hunt if he lives next to a rental property and Mr. Hunt answered yes.

Mr. Petisch called Mr. Scott Weaver of 776 S. Ridge Street, a 12-year resident, and currently owns 2 rental properties on S. Ridge Street: 780 S. Ridge, 793 S. Ridge and 776 S. Ridge Street. Mr. Weaver pointed out his residence, the 2nd to last parcel on the right when driving on S Ridge towards the end

of the street, and the rentals being the last 2 properties on S. Ridge Street which abut the subject applicant's property. Mr. Weaver testified that his rentals are long-term rentals and criminal background checks were completed on renters prior to renting. When Mr. Weaver was asked to describe the noise level and street scape on S. Ridge Street and indicated that it was a great old, narrow street with older homes and a lot of pine streets, quaint and quiet with a lot of outdoor activity and abundant wildlife. Mr. Weaver also testified that there are a lot of kids playing, people exercising, people walking dogs or roller skating without a lot of ambient noise other than dogs barking. Mr. Weaver testified to the size of the homes on the street, stating that he had looked them up on the website Zillow and Moore County and indicated that lost cars had to turn around in his driveway as S. Ridge is a dead end street. Mr. Weaver then described the area as beautiful; the view to the west is the golf course but all you can see is woods and you cannot see the golf course (high point elevation). Mr. Weaver observed the Elks Club as quiet with the gatherings not being too loud or lasting too late.

Mr. Gosch, on cross examination, asked Mr. Weaver to confirm that he had testified that he couldn't see the golf course from Ridge Street and Mr. Weaver answered yes.

Councilmember Petersen questioned Mr. Weaver:

- are you a member of the Elks Club = no
- have you played golf there = yes
- have you eaten there = Mr. Weaver stated that his wife would go there on Sunday mornings for breakfast when Sheldon Moody was there.
- was it open for dinner = unaware of it.
- how old are the houses you own? 1923, 2013, 2011
- what are the ages of other houses on the street per your Zillow check = only 3 newer houses on the ridge, the rest were in the 1940's
- were you ever aware of anything that made a lot of noise during the evening hours, including but not limited to the pool = no.

Mr. Petisch entered excerpts from the Town CLRP into evidence (Exhibit 7)

Mr. Brian voiced an objection to the consideration of the CLRP as it's not a criteria for the permit. Mr. Petisch answered that the applicant themselves, asked that judicial notice of the CLRP be taken and included in the case and it was granted. Mayor Haney agreed.

Mr. Petisch entered into evidence a printout of the Golf Club website (Exhibit 8) and a printed excerpt from the Town UDO and definitions from Webster's and [Dictionary.com](https://www.dictionary.com) (Exhibit 9).

Mr. Petisch addressed the Council speaking about the standards of review and the applicant's burden of making a prima fascia case on all of the criteria set out in the UDO for a Special Use Permit to be granted, then the burden shifts to the opposition to provide competent substantial and material evidence contradictory to what has been submitted. UDO2.21.06 is where the criteria for granting a Special Use Permit is found and the applicant must meet all criteria.

Mr. Petisch questions whether the development design standards have been met per UDO 4.1.0 which requires evidence of the compatibility of the design of the buildings, since there are no drawings or elevations included with the application and should the Special Use Permit be granted, Mr. Petisch claims that the applicant would have to come back to the Council with an application for an Architectural Compliance Permit.

Mr. Petisch then addresses Subsection b "the proposed special use shall conform to the character of the neighborhood of which it is located and shall not injure the use and enjoyment of the property in the immediate vicinity for the purposes already permitted." Mr. Petisch claims that this does not require the testimony of an expert on property values and spoke of the residents, Mr. Hillison, Ms. Coty, Mr. Weaver, Mr. McDonald and Mr. Hunt, who have testified to the damage that they feel this project will have to the existing neighborhood, which is quiet with a lot of outdoor activity. Ms. Coty has testified that the restaurant is not open for dinner though the applicants have submitted

evidence that the restaurant is open from 7 am - 7 pm and Mayor Pro Tem Murphy stated he had been to dinner at the restaurant.

Mr. Petisch noted that throughout the application that the applicant highlights the positive references towards golf and recreation within the CLRP and Mr. Petisch, with the use of Exhibit 7, has shown the references in the CLRP to compatibility with adjacent neighborhoods and the supposed intention within the CLRP to show the importance of balancing the development of commercial areas, the protection and enhancement of golf recreation with the existing communities and neighborhoods. Mr. Petisch ended his argument by reading aloud several sections from his submitted handouts (Exhibit 7, 8 and 9) and detailed how the applicant has failed to meet the requirements for a Special Use Permit and how the project will not conform and would, in fact, injure the existing community and neighborhood.

Mr. Gosch advised the Council of his intention to call a rebuttal witness. Mr. Petisch objected, stating that the applicant had closed their argument. The Mayor ruled that the applicants could continue with their rebuttal.

Mr. Gosch called Mr. Kelly Miller of 301 Grove Road, who is a managing member of MidPines Development Group, LLC that owns Southern Pines Golf Club, to testify to the Council regarding the existence of a restaurant on the property and Mr. Miller stated that there is a restaurant on the property that is open from 6:30 am to the last golfer, which time can vary depending on the season, and the restaurant predates his arrival in 1981. Mr. Gosch then questioned Mr. Miller regarding the Club's maintenance department's adherence to the Town's noise ordinances which Mr. Miller stated that the Club had instructed the maintenance team to adhere to the local ordinances and that he was unaware of any violations by Southern Pines. Mr. Petisch objected to Mr. Miller's knowledge of the noise ordinance. Councilmember Petersen asked Mr. Miller what the times are for the Town's noise ordinance and when Mr. Miller could not answer, then asked how he could comply with a noise ordinance if he didn't know what it was to which Mr. Miller stated that he would have been told if the Club had received any violations and to his knowledge they had not.

Councilmember Petersen then questioned Mr. Miller:

- have you spoken with anyone on the Council regarding this project = no.
- have you spoken with Mr. Parsons regarding this project = perhaps

Mr. Gosch called Mr. Koontz for rebuttal and Mr. Koontz spoke to the Council regarding the addition of the 2 new conditions that were added at the beginning of tonight's hearing - one for the location of the fire pits and the second limiting the individual room occupancy. Mr. Koontz then spoke to the Council regarding the character of the neighborhood and showed slides with depictions and elevations of the proposed buildings and spoke about the similarities. Mr. Koontz addressed the home sizes in the area and the sizes of their buildings in the proposed development. Mr. Koontz then showed pictures of the buffers, taken by them the previous week, and the level of coverage between the development and the neighboring homes.

Councilmember Clement asked why the service road was closed to emergency traffic only. Mr. Koontz stated that the applicant closed the road voluntarily and the UDO and Fire Marshall do require a second emergency access. Mr. Petisch stated that his clients feel the location of the secondary access will increase traffic no matter the intent.

Town Manager Parsons clarified that the driveways surrounding the building were for golf carts only and Mr. Koontz confirmed that it was for golf carts only but would be built to support emergency vehicles should they be needed.

Councilmember Clement asked about the type of barrier that would be put across the access and Mr. Koontz stated that a gate with a "knox box" that the Fire Marshall would have keys to open.

Mr. Koontz showed the Council how the spacing and design of the buildings was done to mirror the existing neighborhood in an effort to match or conform to existing style and character.

Mr. Gosch questioned Mr. Koontz on the square footage of the buildings and the reasoning behind

choosing the site for the project. Mr. Koontz advised the Council that the existing infrastructure was why this particular site was chosen and that was discussed with the Town planning staff. There are other locations on the property that had water lines already, but this was the only location with both water and sewer already existing.

Councilmember Petersen questioned Mr. Koontz regarding his assertion that the cottages reflected the residential area and Mr. Koontz clarified that the scale was reflected.

Mr. Petisch questioned Mr. Koontz, in his testimony that the project was more consistent with a 1 unit/acre ratio than the 1 unit per 5.9 acres ratio that Mr. Petisch has previously asserted and asked if any evidence in the CLRP would support Mr. Koontz's claim, Mr. Koontz was unable to provide anything. Mr. Petisch asked Mr. Koontz for clarification on some of the aerial photos provided in Mr. Koontz's presentation. (Exhibit 10)

Mr. Gosch recalled Mr. Frank Dean, a real estate appraiser, who presented a brief overview of home sales within a golf club showing value comparisons and surmised an overall positive result. Real Estate Handout (Exhibit 11) Mr. Petisch

Councilmember Clement pointed out that all the comparisons Mr. Dean presented is for housing that is within 315ft of the golf lodging. Will houses farther away be detrimentally affected and Mr. Dean's opinion is that they will not be detrimentally affected.

Councilmember Petersen confirmed that Mr. Dean did not provide any comparisons for properties outside of the golf communities nor did he provide any data for a community that existed before a golf resort was built within it.

Mayor Pro Tem Murphy questioned Mr. Dean: when if considering the former usage of the property, the fact that the former structure on the property has been demolished, and the proposed set back of the parking lot from the residential areas, could the cottages decrease in value and Mr. Dean responded that he did not feel the cottages would decrease in value.

Mr. Gosch questioned Mr. Dean for a summary of his prior analysis of the impact of the proposed project on the property values within the community and Mr. Dean responded that the impact was positive. Mr. Gosch confirmed that Mr. Dean is NAI certified, which is the highest one available for land appraisal, and asked what the appropriate method to demonstrate impact value would be and Mr. Dean responded that what he did was the appropriate method.

Mr. Petisch verified with Mr. Dean that his analysis of the impact in value on properties a mile away from the resort was not supported by any data, only by Mr. Dean's expert opinion. Mr. Petisch then gave Mr. Dean a printed page and asked for Mr. Dean to read the website printed on it out loud. Mr. Brian objected to the printed page as the information on it is hearsay without foundation. Mr. Petisch stated that the Council has the final say on the legitimacy of the item with Mr. Brian responded that hearsay is not admissible as evidence. Mayor Haney sustained the objection.

Councilmember Clement questioned Mr. Dean on analyzing the price of home sales prior to the existence of short-term rentals. Mr. Gosch presented his closing arguments.

Councilmember Clement questioned Mr. Weaver regarding a prior concern regarding traffic on S. Ridge Street. Town Attorney McCarley advised Councilmember Clement that any knowledge of this prior concern should not be used during this application because there is not anyone present who could authenticate the report given previously.

Mr. Brian renewed his objection and asked that all testimony and argument in this case be stricken from the record on the grounds that there is lack of standing shown, that no actual competent substantial material evidence has been shown that this project is going to have any negative impact on any properties in the area. Mr. Brian stated that actual evidence is required to be submitted, as Mr. Petisch knows, per the Cherry Case in Raleigh, that Mr. Petisch was on.

Mr. Petisch responded to Mr. Brian's claim by stating that he did not knowingly state anything to the Council that he knows to be untrue and has provided and/or will provide evidence to support his assertions on standing to the Council.

Mr. Petisch clarified his assertions that by expanding the area, it will maintain that the noise from such maintenance will increase and will be heard by the neighbors and that since it is exempted by the Town noise ordinance, it has the potential to be even louder.

Mr. Petisch clarified that the elevations given are not binding as they would be under development standards and not a condition of the application.

Mr. Petisch addressed his questions to Mr. Koontz regarding the aerial photos Mr. Koontz provided and does not believe that they prove that the current buffer is sufficient to screen the proposed cottages from the neighborhood.

Mayor Haney closed the hearing,

Councilmember Clement moved to approve Finding of Fact #1: the Council finds that the application is complete and that the facts submitted are relevant to the case because the request for Special Use Permit approval has fully 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 Special Use Permit, and the evidence submitted was sworn testimony by qualified experts or provided through substantiated documentation. Councilmember Petersen seconded the motion and the vote was as follows:

Mayor Haney - aye

Mayor Pro Tem - aye

Councilmember Pate - recused

Councilmember Clement - aye

Councilmember Petersen - aye

Motion passed.

Upon discussion of Finding of Fact #2 Councilmember Clement requested additional time to review the Town's UDO and the evidence given before making a decision. Discussion ensued.

Upon motion by Councilmember Petersen, seconded by Mayor Pro Tem Murphy, the Council will continue the quasi-judicial hearing for SU-07-22: Southern Pines Country Club, to the next Town Council Business meeting on February 14, 2023. The vote was as follows:

Mayor Haney - aye

Mayor Pro Tem - aye

Councilmember Pate - recused

Councilmember Clement - aye

Councilmember Petersen - aye

Motion passed.

b. PD-12-22 Caropines Phases 3B & 4

Mr. Bob Koontz has submitted an application on behalf of Caropines Ventures, LLC and 71st Partners, LLC for a Planned Development - Preliminary Development Plan and Major Subdivision Preliminary Plat to create 75 lots in two additional phases of the Caropines development located off Airport Road across from the Moore County Airport. The proposed 75 units consist of 12 detached single-family lots with 8,000 square-foot minimum lot sizes and 11 smaller "cottage lots" with 5,000 square-foot minimum lot sizes in Phase 3B, and 52 attached single-family (townhome) lots with 2,000 square-foot per unit minimum lot sizes in Phase 4.

Mayor Haney swore in pending witnesses for the hearing. She asked Councilmembers to disclose the following relative to the application and property: any specialized knowledge; a fixed opinion not subject to change; close relation to the applicant or property owner; and/or a financial interest in the

outcome.

Attorney for the applicant: John Scarborough with Scarborough, Scarborough, Scarborough and Shaw.

Planning Director Grieve presented the Staff Report (Exhibit A) and PowerPoint presentation (Exhibit B) providing the Council with a detailed overview of the proposed project and its history.

Discussion ensued regarding the paving of the Road of the Carolinas. A condition has been included in Finding of Fact #2 by staff that states: *The first phase developed pursuant to this PDP approval, either Phase 3b or Phase 4, shall include engineering plans for paving and completion of the entirety of the Avenue of the Carolinas and that no final plat be approved for Phase 3b or Phase 4 until the entirety of the Avenue of the Carolinas is paved and completed and approved by the Town Engineer. Paving and completion of the entirety of the Avenue of the Carolinas shall not be allowed to be further delayed per a subdivision performance guarantee because it was already required to be completed in March of 2022 per the black and white triangular Section 10 of the CDP.* Staff have discussed this condition with the applicant and agreed to.

Mayor Haney opened the hearing.

Mr. Scarborough gave his opening statement.

Mr. Paul Saathoff, representing the developer Caropines Ventures, LLC., shared a PowerPoint presentation (Exhibit C) with the Council providing additional details of the proposed project.

Public Comment Linda Holmes of 695 Avenue of the Carolinas, shared her concerns regarding the property and its development timeline.

Councilmember Clement asked Mr. Saathoff if there had been any type of neighborhood meeting on the project and was told that there was one during the CDP process but not as part of this, PDP, process.

Mr. Perry Shelley, developer, provided additional background and details of the project to the Council.

Councilmember Clement moved to Adopt Attachment A of the staff report, as drafted, as Findings of Fact regarding the proposed Preliminary Development Plan PD-12-22, seconded by Councilmember Petersen; the vote was as follows:

Mayor Haney - aye

Mayor Pro Tem Murphy - aye

Councilmember Pate - recused

Councilmember Clement - aye

Councilmember Petersen - aye

Motion passed.

Councilmember Clement moved to approve the Preliminary Plan for PD-12-22 with the following conditions of approval as written in the staff report and presented to Council, seconded by Mayor Pro Tem Murphy; the vote was as follows:

Mayor Haney - aye

Mayor Pro Tem Murphy - aye

Councilmember Pate - recused

Councilmember Clement - aye

Councilmember Petersen - aye

Motion passed.

Councilmember Clement moved to Adopt Attachment B of the staff report, as drafted, as Findings of Fact regarding the proposed Preliminary Plat, seconded by Councilmember Petersen; the vote was as follows:

Mayor Haney - aye

Mayor Pro Tem Murphy - aye

Councilmember Pate - recused

Councilmember Clement - aye

Councilmember Petersen - aye

Motion passed.

Councilmember Clement moved to approve the Preliminary Plat for PD-12-22, seconded by Mayor Pro Tem Murphy; the vote was as follows:

Mayor Haney - aye

Mayor Pro Tem Murphy - aye

Councilmember Pate - recused

Councilmember Clement - aye

Councilmember Petersen - aye

Motion passed.

c. SU-06-22: MidSouth Modifications

On behalf of Plantation Investors, LLC, Mr. Jeremy Sparrow with Koontz Jones Design has submitted an application for a special use permit and a major subdivision preliminary plat for various modifications to the MidSouth development. Modifications include adding two residential lots near the north entrance, subdividing off the property on which the north gatehouse is located, and amending the boundary of the 1988 MidSouth Master Plan to remove 9.26 acres between Knoll Road and Midland Road. The subject property is identified as PIN: 857200264820 (PARID: 00041026701).

Councilmember Petersen moved to continue the quasi-judicial hearing for SU-06-22: MidSouth Modifications to the next Town Council Business Meeting on February 14, 2023, seconded by Councilmember Clement, the vote was as follows:

Mayor Haney - aye

Mayor Pro Tem Murphy - aye

Councilmember Pate - recused

Councilmember Clement - aye

Councilmember Petersen - aye

Motion passes.

8. ADJOURNMENT

Upon motion by Councilmember Petersen, seconded by Mayor Pro Tem Murphy and carried unanimously, Council adjourned at 11:03 pm.

Respectfully submitted:

Elizabeth Robertson, Town Clerk



MINUTES

Tuesday, January 24, 2023: 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. ACTION ITEMS

a. Consider Written Decision for PD-12-22: Caropines Phases 3B & 4 PDP

Staff has prepared a formal Written Decision document for the application PD-12-22 Caropines Phases 3B & 4 PDP that was approved by the Town Council at the January 10, 2023 Regular Meeting.

Councilmember Petersen questioned the clarity of Findings of Fact #2 (2) and (3) within the Written Decision and after discussion with Planning Director Grieve, the Town staff feels the language is adequate as is.

Mayor Pro Tem Murphy moved to adopt the Written Decision for PD-12-22: Caropines Phases 3B & 4 PDP, seconded by Councilmember Clement; the vote was as follows:

Mayor Haney

Mayor Pro Tem Murphy - aye

Councilmember Pate - recused

Councilmember Clement - aye

Councilmember Petersen - aye

Motion passed.

4. COUNCIL UPDATES AND DISCUSSION

a. Review Draft Resolution Condemning Hatred and Discrimination

As requested by Mayor Haney during the January 10 business meeting and in response to

recent displays in Southern Pines and Moore County, staff has prepared a draft resolution condemning hatred and discrimination.

Mayor Haney reviewed the proposed resolution with the Council.

Councilmember Clement asked that on item #4 the word 'has' be replaced with the word 'have' so that it is grammatically correct and Councilmember Petersen agreed.

Councilmember Clement then stated that she felt that the wording in item #3 'to advance equality and equity' is too vague.

Discussion ensued.

'The Town of Southern Pines supports efforts to advance equality, equity, and justice.' was the wording agreed to by the Council. Staff will make the changes prior to the January 10th meeting.

b. Solid Waste Assessment Update

Consultants from DavenportLawrence will provide a status update on the assessment that is currently underway to evaluate the Town's solid waste collection services. This is not the final recommendation, but rather an update on the initial work that has been completed.

Asst. Town Manager and Fire Chief Mike Cameron introduced Mr. Dave Harvale of DavenportLawrence and then they both proceeded to speak to the Council and shared a PowerPoint presentation that included an assessment of our current service, the Town's needs and the options for solid waste disposal in the future.

Discussion ensued.

The Council approved Mr. Harvale to negotiate an 18-month contract starting July 1, 2023. Mr. Harvale will return with more information in March.

c. Historic District Commission Annual Report

Planning staff will present a brief history of the downtown Historic District Overlay and a summary of work by the Historic District Commission (HDC) in 2022. Planning staff will also present a summary of the HDC's "to-do" list for 2023.

Principal Planner Pam Graham presented the Historic District Commission's annual report to the Council.

Discussion ensued.

Councilmember Clement proposed having updates done throughout the year by all the Town committees.

d. Confirm Date for Council Budget Retreat

Review Council availability to schedule the annual budget retreat for early/mid April.

Town Manager Parsons reviewed proposed dates for the Annual Town Council Budget Retreat.

Discussion ensued.

The Council chose April 13, 2023, and will meet at 8:00 am at Fire Station #2.

5. ADJOURNMENT

Councilmember Petersen asked about the process for citizens requesting a speed limit sign referencing a citizen as a meeting last year who asked for a speed limit sign on S. Ridge Street. Town Manager Parsons explained the Town's procedures.

Councilmember Petersen cited UDO 4.11.11 which states that a cul-de-sac should be built on all dead end streets on S. Ridge Street, and questioned why the Town hadn't installed one on S. Ridge St.? Town Manager Parson's and Planning Director Grieve explained that that pertains to new development and wouldn't cause the Town to install one after the fact.

Upon motion by Mayor Pro Tem Murphy, seconded by Councilmember Clement, and carried unanimously, Council adjourned at 5:32 pm.

Respectfully submitted:

[Name and Title Goes Here]

MEMORANDUM

TO: Town Council
Reagan Parsons, Town Manager

FROM: Tess Brubaker - Speis, Finance Director

DATE: February 2, 2023

SUBJECT: Closing of Grant Special Revenue Fund for ARPA Funds

I am requesting the authorization to close the Grant Special Revenue Fund established for the America Rescue Plan Funds.

The Fund was established in fiscal year 2021 to account for the funding, expenditures and reporting of ARPA funds. All federal funds have been allocated using the standard allowance, revenue replacement designation and have been transferred to the General and Enterprise Funds accordingly.

I am requesting authorization to close of the Grant Special Revenue Fund. In addition, I am requesting authorization to transfer the remaining balance of interest revenue in the amount of \$28,593 to the General Capital Reserve Fund (\$24,009) and Water & Sewer Upgrade Fund (\$4,584) capital project funds.

Thank you in advance for your consideration.

**TOWN OF SOUTHERN PINES ORDINANCE #2053
AMENDING THE AMERICA RESCUE PLAN ACT GRANT SPECIAL
REVENUE FUND**

BE IT ORDAINED by the town council of the Town of Southern Pines, North Carolina that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following grant project ordinance is hereby adopted:

Section 1: This ordinance is to amend the budget for a project to be funded by the Coronavirus State and Local Fiscal Recovery Funds of H.R. 1319 American Rescue Plan Act of 2021 (ARP/CSLFRF). The Town of Southern Pines has received a total of \$4,671,148 of CSLFRF funds. These funds may be used for the following categories of expenditures, to the extent authorized by state law.

1. Support public health expenditures, by funding COVID-19 mitigation efforts, medical expenses, behavioral healthcare, and certain public health and safety staff;
2. Address negative economic impacts caused by the public health emergency, including economic harms to workers, households, small businesses, impacted industries, and the public sector;
3. Replace lost public sector revenue, using this funding to provide government services to the extent of the reduction in revenue experienced due to the pandemic;
4. Provide premium pay for essential workers, offering additional support to those who have borne and will bear the greatest health risks because of their service in critical infrastructure sectors; and,
5. Invest in water, sewer, and broadband infrastructure, making necessary investments to improve access to clean drinking water, support vital wastewater and stormwater infrastructure, and to expand access to broadband internet.

Section 2: The Town has elected to take the standard allowance, as authorized by 31 CFR Part 35.6(d)(1) and expend all its ARP/CSLFRF funds for the provision of government services.

Section 3: The following additional amount is appropriated for the project:

Transfer to Capital Project Fd - General Capital Reserve Fund	\$24,009
Transfer to Capital Project Fd – Water Upgrade	\$ 4,584

Section 4: The additional revenue is appropriated for this project:

Interest on Investment	\$28,593
------------------------	----------

Section 5: The Finance Officer is hereby directed to maintain sufficient specific detailed accounting records to satisfy the requirements of the grantor agency and the grant agreements, including payroll documentation and effort certifications, in accordance with 2 CFR 200.430 & 2 CFR 200.431 and the Town’s Uniform Guidance Allowable Costs and Cost Principles Policy.

Section 6: Copies of this grant project ordinance shall be furnished to the Budget Officer, the Finance Officer and to the Clerk to Town Council.

Section 7: This grant project ordinance expires on December 31, 2026, or when all the ARP/CSLFRF funds have been obligated and expended by the Town, whichever occurs sooner.

Section 8: This amended ordinance becomes effective February 14, 2023.

I certify that this ordinance was adopted by the Town Council of the Town of Southern Pines at its meeting of February 14, 2023 as shown in the minutes of the Town Council for that date.

Elizabeth Robertson, Town Clerk

TOWN OF SOUTHERN PINES ORDINANCE #2054
AMENDING THE GENERAL CAPITAL RESERVE PROJECT BUDGET

BE IT ORDAINED, by the Town of Southern Pines Town Council, that pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital reserve project budget is hereby amended:

Section 1: The project authorized is for the purpose of acquisition, renovation, and/or construction of major capital facilities and improvements to the Town’s infrastructure.

Section 2: The officers of this unit are hereby directed to proceed with the capital reserve fund within the terms of the budget contained herein.

Section 3: The following additional amount is appropriated for the project:

Transfer to Capital Project Funds	<u>\$ 24,009</u>
Total Additional Project Appropriation	<u>\$ 24,009</u>

Section 4: The following additional revenue is anticipated to be available for this project:

Transfer In - Special Revenue Fund - ARPA	<u>\$ 24,009</u>
Total Additional Project Revenues	<u>\$ 24,009</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 February 14, 2023.

I certify that this ordinance was adopted by the Town Council of the Town of Southern Pines at its meeting of February 14, 2023 as shown in the minutes of the Town Council for that date.

Elizabeth Robertson, Town Clerk

TOWN OF SOUTHERN PINES ORDINANCE #2055
AMENDING WATER & SEWER UPGRADES CAPITAL PROJECT FUND

BE IT ORDAINED, by the Town of Southern Pines Town Council, that pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital reserve project budget is hereby amended:

Section 1: The project authorized is to establish a fund for the purpose of upgrading and repairing the Town’s water distribution system and sewer collection system.

Section 2: The officers of this unit are hereby directed to proceed with the capital reserve fund within the terms of the budget contained herein.

Section 3: The following amount is appropriated for the project:

Construction	<u>\$ 4,584</u>
Total Additional Project Appropriation	<u>\$ 4,584</u>

Section 4: The following additional revenue is anticipated to be available for this project:

Transfer In - ARPA Special Revenue Fund - Water	<u>\$ 4,584</u>
Total Additional Project Revenues	<u>\$ 4,584</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 February 14, 2023.

I certify that this ordinance was adopted by the Town Council of the Town of Southern Pines at its meeting of February 14, 2023 as shown in the minutes of the Town Council for that date.

Elizabeth Robertson, Town Clerk



(910) 692-2720

www.southernpines.net/fire

500 West Pennsylvania Avenue

To: Town Council

From: Mike Cameron, Fire Chief

Date: January 24, 2023

Re: Request for Budget Amendment

The Fire Department is requesting to transfer a total of \$197,000.00 in a budget amendment.

The Southern Pines Fire Department ordered a brush truck in FY 21/22. Due to Covid, there was a delay in the order, and the purchase was on hold. We are requesting this budget amendment in order to complete the purchase in FY 22/23. The brush truck is scheduled to be delivered in April 2023.

Thank you for your assistance.

Cc: Reagan Parsons, Town Manager

Tess Brubaker, Finance Director

Memo

Street Department

To: Tess Brubaker-Speis, Finance Director

From: Cory Albers

cc: James Michel, Town Engineer

Date: February 1, 2023

Re: Budget Amendment

In budget year 2021-2022 the B&G Department was to replace the current maintenance Van with a Ford F250 truck and bed cap with ladder rack and tool boxes for the Facility Division. Due to delays in production of the new Ford F250, the truck did not arrive until November 2022 which placed it in the 2022-2023 budget year. The cost of the F250 was \$33,457.65. The funds budgeted in 2021-2022 were not used for this purchase. We propose a budget amendment in the amount of \$33,457.65 to Account Code 10-640-7403 for the purchase of this vehicle in budget year 2022-2023.

Thank you,

Cory Albers

**TOWN OF SOUTHERN PINES ORDINANCE #2056
AMENDING THE 2022/2023 FISCAL YEAR BUDGET
Fire Department Brush Truck**

BE IT ORDAINED AND ESTABLISHED by the Town Council of the Town of Southern Pines in regular session assembled this 14th day of February, 2023 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>
Fire Department	Capital – Motor Vehicles	10-530-7402	\$ 197,000.00	
Buildings & Grounds	Capital – Motor Vehicles	10-640-7402	\$ 33,458.00	
General Fund	Fund Balance Appropriations	10-397-1000	\$ 230,458.00	

I certify that this ordinance was adopted by the Town Council of the Town of Southern Pines at its meeting of February 14, 2023 as shown in the minutes of the Town Council for that date.

Elizabeth Robertson, Town Clerk

Agenda Item

To: Reagan Parsons, Town Manager
From: Alaina Mallette, Senior Planner
Subject: AR-24-22, Southern Pines Village Brucewood Road
Fort Bragg Federal Credit Union
Date: February 14, 2023

I. SUMMARY OF APPLICATION REQUEST

The applicant, Koontz Jones Design, is requesting an Architectural Compliance Permit on behalf of the legal property owner, Fort Bragg Federal Credit Union, for development the property owner's wooded lot within Southern Pines Village located on the west side of Brucewood Road between TerraBella senior living facility and Residence Inn by Marriott. Fort Bragg Federal Credit Union is a not-for-profit financial cooperative (i.e., a bank), thus is commercial in nature. The site is located in the General Business Southern Pines Village Conditional District in an area that allows for only office and neighborhood business uses with general business standards and requirements. The new development proposed will include 5,992 square feet of commercial space, three teller lines (including one outdoor ATM), and an enclosed dumpster.

II. PROJECT INFORMATION

A. Property Owner

PIN 857106383435 (**PARID** 20050318)
Fort Bragg Federal Credit Union
1650 Skibo Road
Fayetteville, NC 28303

B. Applicant and Authorized Agent

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

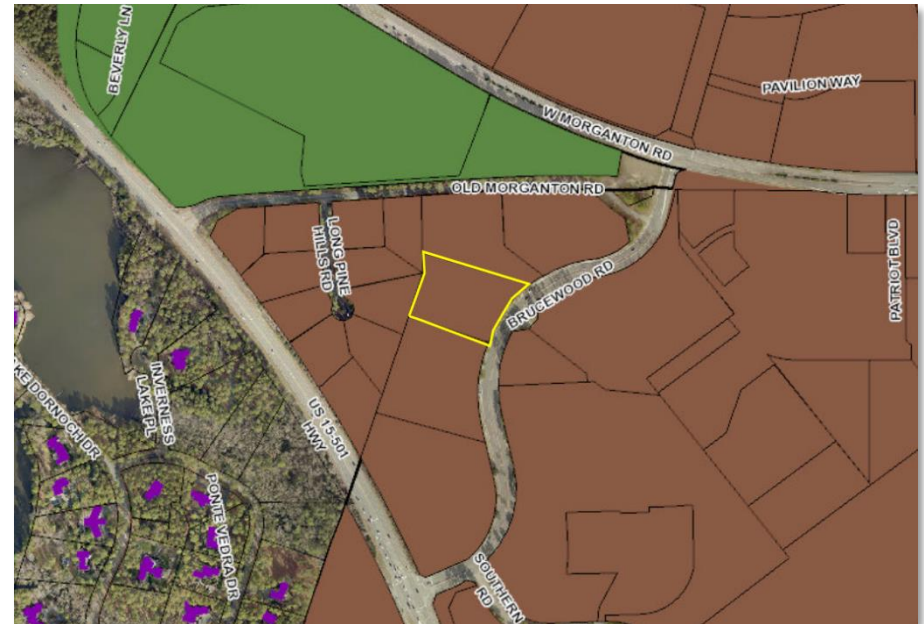
Figure 1 Southern Pines Village Conditional District Site Layout and Proposed Lot (in red)



Figure 2. Zoning and Vicinity Map for Subject Property Outlined in Yellow. The subject property is located about halfway between W. Morganton Rd. and US 15 501 Hwy on Brucewood Rd. Though it is close to these important highway corridors, the subject property does not front either. Structures on properties are shown in purple. The solid fill of parcels shows zoning districts. The subject property is in the General Business Southern Pines Village Conditional District and adjacent parcels are also zoned General Business Conditional District, as well as Residential Single-Family (30,000 SF lots; located in the extraterritorial jurisdiction). The broader community includes the Southern Pines Village conditional district, planned development, residential, and Facilities, Resources, and Recreation.



Figure 3. CLRP Future Land Use Map Designation with Subject Property Outlined in Yellow. The zones filled with brown, including the subject property, have a Future Land Use Map designation as “traditional mixed use” while the green areas are “parks/open space”.



Figures 4-6. Images of Subject Property.

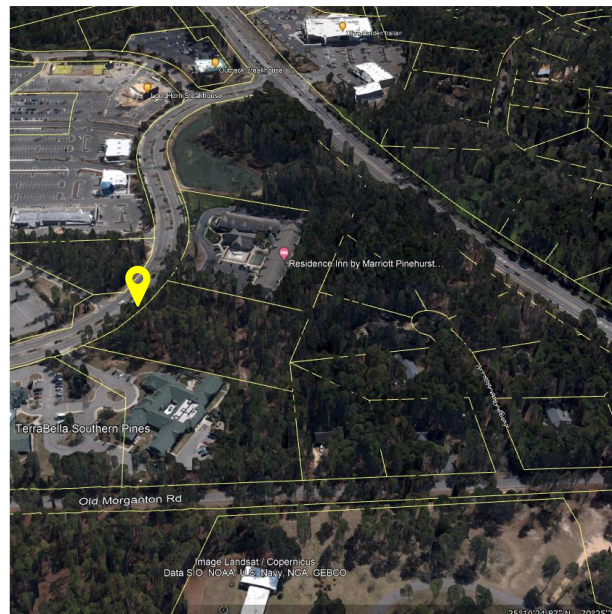
Google Streetview Image of the Subject Property © 2022 Google.



Google Earth Pro Image of Subject Property Looking North Along Brucewood Rd. Towards W. Morganton Rd.



Google Earth Pro Image of Subject Property Looking South Towards US 15 501 Hwy.



III. STAFF REVIEW

1. Review Process

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

2. Application Review Dates

Application Submitted: **December 9, 2022**

Application Complete: **December 16, 2022**

Town Council Agenda Meeting: **January 3, 2023 – Application continued to allow staff time to review new information**

2nd Town Council Agenda Meeting: **February 7, 2023**

Town Council Regular Meeting: **February 14, 2023**

3. Criteria for Review per UDO §2.26.7 and Staff Comments

✓ = compliant ✗ = not compliant

⚡ = compliance has not been determined

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;*

✓ No inconsistency with the CLRP has been identified.

(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;*

✓ This specific use must comply with UDO sections 3.5.9, 4.3.5, 4.10, 5.8, and 5.12. Southern Pines Village master plan authorizes Office and Neighborhood Business uses only with general business standards and requirements. The design—as proposed in the application and subsequent correspondence and phone call—conforms with UDO 3.5.9 General Business district standards for Southern Pines Village conditional zoning district, UDO 4.3.5 Landscape Screens, three out of the seven applicable design standards in UDO 4.10, UDO 5.8 Drive-Through Facilities, and confirmation is needed for UDO 5.12(B) regarding the height of the stone walls surrounding the trash and mechanical equipment.

(C) *The application is consistent with applicable conditions of prior Development approvals; and*

✓ To the planning staff's knowledge, this proposed *development and application* are consistent with prior development approvals for similar projects.

(D) *The development as proposed will be compatible with neighboring development and has mitigated potential conflicts.*

- ✓ The credit union is compatible with other mixed uses within Southern Pines Village, such as the movie theater, hotel lodging, retail shopping, and assisted living community.

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 new development includes the clearing of a wooded lot for the construction of a 5,992 square-foot building, parking area with 35 parking spaces, a retaining wall on three of the four sides of the building, a dumpster, and monument sign. Staff has reviewed the project for compliance with UDO §4.10.4 *Building Design Requirements*. See staff comments for each requirement below.

- **Applicant requires a deviation** for UDO §4.10.4 (A), *which states that the front of buildings shall face and have the primary customer entry facing the street. Maximum spacing or distance between customer entries shall not exceed the standards in Exhibit 4-15, 150 feet in the General Business Zone, which may be increased for buildings located at least 40 feet back from the sidewalk.*
 - ✗ The applicant is proposing that the primary customer entry face the parking area adjacent to the interior lot line on the north/right elevation, which does not face Brucewood Road. There will be no entry on the street-facing elevation. However, the walls of the street-facing façade will be glass, in effect allowing some visibility of the primary customer entry on the north/right elevation. The east/street-facing façade will be oriented towards Brucewood Road. In email correspondence dated January 3, 2023, applicant further explained, “The architectural icon (tower) is intended to announce the location of the entrance. Including the actual doors on the side of the building facing the parking lot makes wayfinding to the building entrance more convenient and appropriate. If the entrance is on the front of the building it would be a bit more awkward to get to entrance and would limit some of the planting on the front of the building to provide a lead walk.”
- **Applicant is generally compliant** for UDO §4.10.4 (B), *which states (2) in other districts, the width of buildings or building segments shall not be more than twice the building height. (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.*
 - ✓ Sufficient segmenting on each elevation is proposed through changing roofline, building offsets, and materials to fulfill the width-no-more-than-twice-the-height regulation.

- **Applicant requires a deviation** 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.*
 - ✗ The proposed design of each elevation has less than 80% brick, excluding doors and windows. The use of stone and stucco accents cover between 25% to 38% of each elevation. However, the proposed materials provide an element of character to each elevation while maintaining brick as the primary building material. The Town Council may consider approving the use of alternative building materials that establish an equivalent appearance and have equal or greater durability as well as alternative building materials that satisfy minimum building code standards on walls that are screened and not visible from public streets, which would include the north/right elevation, south/left elevation, and west/rear elevation.
- **Applicant is generally compliant** for UDO §4.10.4 (D), *which states that windows shall be glazed in non-reflective clear glass. The following standards apply in the GB district: windows and doors shall comprise at least twenty-five (25) percent of street-facing building façades between the elevations of two (2) and ten (10) feet above the grade of the building entry.*
 - ✓ Windows will be non-reflective, glazed and will cover 71% of the street-facing façade. According to email correspondence with the applicant, the glass will have a “slight [gray] tint for energy code purposes.”
- **Applicant requires a deviation** for UDO §4.10.4 (E), *which states that (1) awnings are encouraged and may encroach up to six feet into any street side setback within the GB 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 are proposed above customer entries on the north/right elevation as well as the east/street-facing elevation, according to the color rendering submitted with the application. No awning encroachment is occurring within lot setback requirements. The awnings are proposed to have 9 feet and 9 inches clearance height between the lowest point of the canopy and the sidewalk, which is compliant. However, the material proposed is aluminum metal. The Town Council may still approve the canopy as proposed.
- **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 requires a deviation** for UDO §4.10.4 (G), *which states that in the GB zone buildings may use parapets with cornices, gable or hip roofs. Changes in parapet height or design, gables or other changes in the roofline as viewed from any public street shall be required for any building that is wider than 100 feet. For buildings that are wider than 100 feet, changes in rooflines shall be used to avoid uninterrupted planes of longer than 200 feet. 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.*
 - ✓ The building length is 122 feet deep. There are several changes in roofline, which satisfies UDO requirements.
 - ✓ The proposed non-reflective metal roof panels on will be dark green in color with a matte-like finish (see Attachment 8), which is compliant with the regulation prohibiting brightly colored roofing.
 - ✓ According to an applicant telephone conference with Planning staff, the applicant clarifies that the teller lanes will use the same roofing material and color as the rest of the building.
 - ✗ Pursuant to UDO §3.5.9(D)(2) District Development Standards, “*Building sides facing streets shall have parapets, mansard or false mansard roofs or shingled or standing seam roofs with a minimum pitch of 6:12 (vertical rise: horizontal run).*” However, the applicant is proposing a roof pitch of 4:12, which is less than the established minimum threshold. According to an applicant telephone conference with Planning staff, the applicant and their architect and client believe that the craftsman-style character of the building necessitates a flatter roof pitch to avoid steep rectangular peaks.
- **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.*
 - ✓ The applicant states that mechanical equipment will be at ground level behind the drive-through teller lanes and completely “screened to meet the requirements as described in the UDO.” Note that a six to eight-foot wall is required to properly screen fixed machinery, pursuant to UDO §5.12 Outside Storage. The south/left building elevation renderings provided by the applicant post-submittal show a wall made with real stone behind the teller lanes. According to an applicant telephone conference with Planning staff, all mechanical equipment will be screened in that area.
- **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.*

- ▲ Despite applicant's referral to teller lanes in the application narrative and staff's mention of teller lanes in the previous staff report, teller lanes do not apply to this criterion. The applicant confirmed there will be no garage doors or loading 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.*
 - ▲ According to an applicant telephone conference with Planning staff, application(s) for sign permit(s) will be submitted for review at a later date and are not being submitted for review at this time as part of this Architecture Compliance Permit application.

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

The applicant is proposing the development of a building totaling 5,992 ft². As mentioned in this report, there are four deviations that are required for the permit to be approved (building entries, building materials, awnings, and roofs). The proposed design is generally compliant with three of the seven applicable design standards (building dimensions, windows, and mechanical equipment), and the remaining three design standards do not apply to this application (galleries and arcades, loading zones and garage bays, and signage). Planning Staff emailed the applicant on December 22, 2022, requesting additional information to determine compliance for these design standards, and again on December 28, 2022. The applicant provided additional information (Attachments 8-10) that assisted Planning staff with determining compliance with design standards via email on January 3, 2023, and over the phone on February 1, 2023.

Note that this specific use must comply with UDO sections 3.5.9, 4.3.5, 4.10, 5.8, and 5.12. Southern Pines Village master plan authorizes Office and Neighborhood Business uses only with general business standards and requirements.

Staff recommend approval of AR-24-22 with the following deviations:

- Regarding UDO §4.10.4 (A) Building Orientation and Entries, the Planning Department recommends granting the deviation considering the applicant's additional justification mentioned previously.
- Regarding UDO §4.10.4 (C) Building Materials, the Planning Department recommends granting the deviation, since the mixture of brick and other masonry gives the building character and brick remains the primary building material.
- Regarding UDO §4.10.4 (E) Awnings, the Planning Department recommends granting a deviation. An aluminum awning provides a similar effect as a canvas awning with potentially greater durability.
- Regarding UDO §4.10.4 (G) Roofs, the Planning Department recommends granting a deviation for the 4:12 roof pitch to satisfy the craftsman character of

the building. Furthermore, there is significant changes in roofline that avoid creating an undesirable “boxy” design.

IV. ATTACHMENTS PROVIDED BY THE APPLICANT

1. Completed Application, including Appointment of Agent Form
2. Deed
3. Narrative Addressing Building Design Requirements
4. Site Layout
5. Landscaping Plan (as submitted with the site plan review application)
6. Exterior Building Elevations and Renderings
7. Staff Communication with Applicant
8. Additional Submitted Color Renderings and Roofing Color
9. Additional Submitted Building Elevation Details
10. Additional Communication with Applicant

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-24-22;
2. Approve AR-24-22 with the following conditions:

3. Deny AR-24-22.



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: Fort Bragg Federal Credit Union
Street Address: Brucewood Rd (unassigned)
PIN: 857106383435 Parcel ID: 20050318 Zoning: GBCD
Type of building (retail, office, etc.): Bank / Credit Union Total square footage: ±5,992 SF

Applicant:

Name: Koontz Jones Design - 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): Fort Bragg Federal Credit Union - C/O Todd Kenthack
Email: todd@fortbraggfcu.org Phone: 910 864-2232
Mailing Address: 1650 Skibo Road Fayetteville, NC 28303

Date: 12/2/22


Applicant

1/12/22

APPOINTMENT OF AGENT

The undersigned owner(s), Fort Bragg Federal Credit Union, hereby appoint(s) Koontz Jones Design 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 1st day of December, 2022.



Property Owner
Fort Bragg FCU - Todd Kenthack

Property Owner



Agent
Koontz Jones Design - Bob Koontz

1/12/22

For Registration Register of Deeds

Judy D. Martin

Moore County, NC

Electronically Recorded

October 21, 2022 4:11:52 PM

Book: 5928 Page: 480 - 482 #Pages: 3

Fee: \$26.00 NC Rev Stamp: \$1,300.00

Instrument# 2022017653

Excise Tax: \$1,300.00

Recording Time, Book and Page

Parcel Identifier No.: **20050318**

Mail after recording to: Grantee

This instrument was prepared by: David T. Pryzwansky, The Pryzwansky Law Firm, P.A.
(without title examination)

Brief description for the Index: 2.54 acres, PC12-339

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 20th day of October, 2022, by and between

GRANTOR	GRANTEE
First Scotland Financial, LLC, a North Carolina corporation, 1227 Rockingham Road Rockingham, NC 28379	Fort Bragg Federal Credit Union, 4172 Hefner Drive Fort Bragg, NC 28310

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.

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

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

BEING all of that 2.54 acre tract as shown on that plat "Survey for Dr. Kenneth Rhea, 2.54 acre parcel, portion of Lot No. 3, W. M. Pinehurst Associates, Ltd, Property", recorded in Plat Cabinet 12, Slide 339, Moore County Registry.

The Property conveyed herein does not include the primary residence of Grantor.

The Property was acquired by Grantor by deed recorded in Book 3119, page 204, Moore County Registry.

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

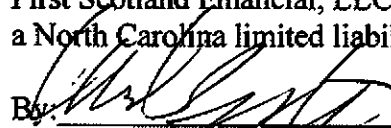
And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to those easement, restrictions and rights of way of record and ad valorem property taxes for 2022 and subsequent years.

[signature on following page]

IN WITNESS WHEREOF, Grantor has hereto set its hand the day and year first above written.

First Scotland Financial, LLC,
a North Carolina limited liability company

By: 
Neil Robinette, Manager

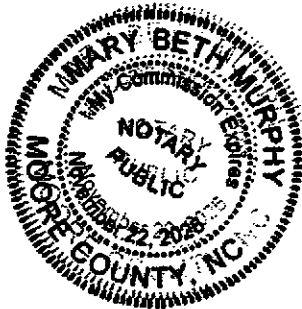
STATE OF NORTH CAROLINA :
COUNTY OF MOORE :

I, the undersigned Notary Public, certify that Neil Robinette, Manager of First Scotland Financial, LLC, a North Carolina limited liability company personally came before me this day and being duly authorized acknowledged the execution of the foregoing instrument on behalf of the company.

Witness my hand and official seal, this the 20 day of October, 2022.


Notary Public

My Commission expires: 11/22/2026
AFFIX SEAL



FORT BRAGG FEDERAL CREDIT UNION ARCHITECTURAL COMPLIANCE PERMIT

The proposed Fort Bragg Federal Credit Union will be located on the west side of Brucewood Road between the existing TerraBella Senior Living facility and the Residence Inn. The property is zoned GBCD which permits Credit Unions & Banks. The following narrative describes how the proposed architecture complies with the standards set forth in section 4.10.4 of the Southern Pines UDO.

Building Orientation and Entries

Entrances for the building have been located to face the customer parking area. The main entrance and architectural icon are situated to be visible from Brucewood Road. Spacing between entrances complies with exhibit 4-15 of the UDO.

Building Dimensions

The building height is 31'-4" at the peak; a mean height of 28'-6". Building segments have been created so that no continuous wall length is greater than twice the building height. Building segments have been created by variations in wall plane projection, changes in roofline, and changes in color and material.

Building Materials

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

Elevation	Brick	Stone	Stucco	(Overall masonry)
North	69%	16%	15%	85%
East	62%	14%	24%	76%
West	75%	15%	10%	90%
South	71%	18%	11%	89%
Overall	69%	16%	15%	85%

Overall, the building averages 85% durable masonry material for all elevations. The primary building material is brick. To add interest to the facades, stone and different colors of brick have been added. Stucco is only used for accents and on the battered columns at the buildings front entrance feature. The battered columns serve as accents to the overall building character and identify the entrance area of the facility. Battering the columns would be very difficult, if not impossible, to achieve with a masonry material such as brick or stone.

Windows

Windows are non-reflective glazed and meet the proportional requirements. Windows cover 71% of the street facing façade from 2' to 10' of the building elevation as required by the UDO.

Awnings

A prefabricated aluminum canopy is located at the main and secondary entrances of the building. Canopies do not protrude into streets, parking areas, or setbacks and are designed as a building accent at



a pedestrian scale. Canopy areas are designed to be consistent in height around the architectural feature at the front of the building and measure 9'-9" in height. The canopies are wide enough to protect pedestrians in the event of inclement weather.

Roofs

Rooflines are broken up by changes in heights and projections complying with the sizing requirements. The overall building length is 122'. Rooflines measure +/- 27.5' at the front entrance icon feature, 62.5' in the central lower roof section and 32' on the 2-story rear section of the building. Roofing material will be non-reflective metal paneling in a green color that complies with the requirements of the UDO.

Mechanical Equipment

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

Loading Zones

Proposed bank teller lanes are located on the side of the building and do not face the street. Stacking for teller lanes will be located on the 'rear' of the building. Perimeter landscaping will be provided to meet the requirements described in the UDO.

Signage

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

In addition to the standards described in section 4.10.4, an architectural compliance permit must meet the criteria set forth in section 2.26.7 of the Town of Southern Pines UDO. Below are listed the four (4) criteria required to approve an architectural compliance permit. Following the individual criteria is an explanation, indicated in **red**, describing how the project demonstrates compliance with each of these criteria.

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

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

The CLRP designates this area as Traditional Mixed Use. The proposed development of a Credit Union is consistent with the CLRP and meets the requirements of the GBCD zoning district. The proposed use is in harmony with the surrounding properties which consist of a mixture of lodging, retail, & commercial uses.

(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;

The Credit Union building conforms to Section 4.10.4 of the UDO, other design provisions related to commercial design and the standards of the GBCD district where the building will be located.

(C) The application is consistent with applicable conditions of prior Development approvals; and

The property is zoned GBCD. Credit Unions are permitted within this district and the proposed development meets the requirements of the conditional district approval. Site and building permit plans will be submitted to the Town of Southern Pines for review and must meet applicable requirements before approval.

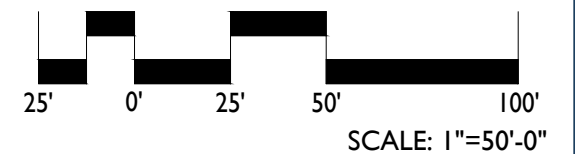
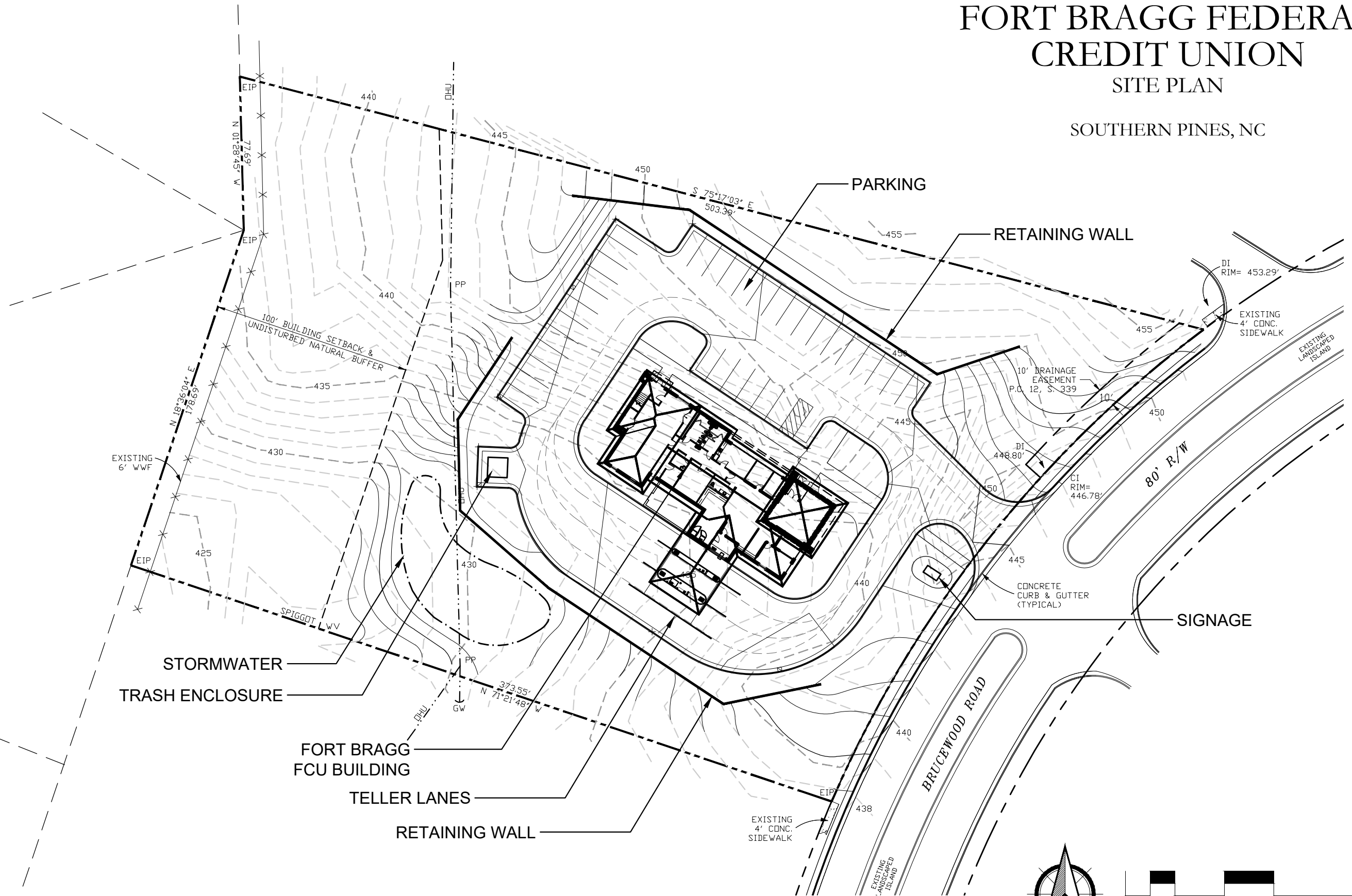
(D) The Development as proposed will be compatible with neighboring Development and has mitigated potential conflicts.

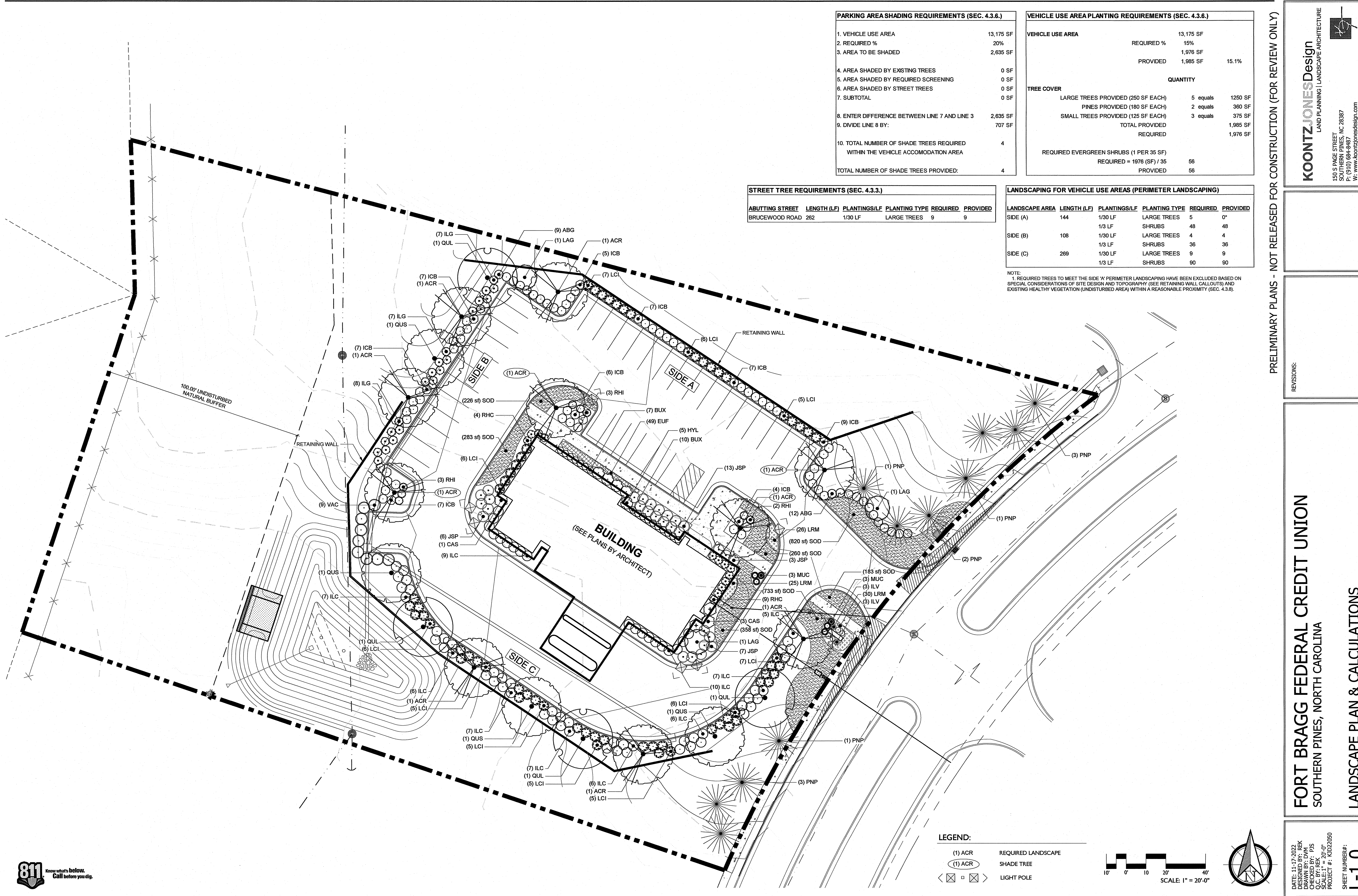
The neighboring properties consist of hotel lodging, assisted living, a movie theater and retail shopping center. The proposed development of a Credit Union is compatible with the neighboring developed area.

FORT BRAGG FEDERAL CREDIT UNION

SITE PLAN

SOUTHERN PINES, NC





PARKING AREA SHADING REQUIREMENTS (SEC. 4.3.6.)	
1. VEHICLE USE AREA	13,175 SF
2. REQUIRED %	20%
3. AREA TO BE SHADED	2,635 SF
4. AREA SHADED BY EXISTING TREES	0 SF
5. AREA SHADED BY REQUIRED SCREENING	0 SF
6. AREA SHADED BY STREET TREES	0 SF
7. SUBTOTAL	0 SF
8. ENTER DIFFERENCE BETWEEN LINE 7 AND LINE 3	2,635 SF
9. DIVIDE LINE 8 BY:	707 SF
10. TOTAL NUMBER OF SHADE TREES REQUIRED WITHIN THE VEHICLE ACCOMODATION AREA	4
TOTAL NUMBER OF SHADE TREES PROVIDED:	4

VEHICLE USE AREA PLANTING REQUIREMENTS (SEC. 4.3.6.)			
VEHICLE USE AREA	REQUIRED %	13,175 SF	15%
	PROVIDED	1,976 SF	15.1%
	QUANTITY		
TREE COVER			
LARGE TREES PROVIDED (250 SF EACH)		5 equals	1250 SF
PINES PROVIDED (180 SF EACH)		2 equals	360 SF
SMALL TREES PROVIDED (125 SF EACH)		3 equals	375 SF
TOTAL PROVIDED			1,985 SF
REQUIRED			1,976 SF
REQUIRED EVERGREEN SHRUBS (1 PER 35 SF)			
REQUIRED = 1976 (SF) / 35		56	
PROVIDED		56	

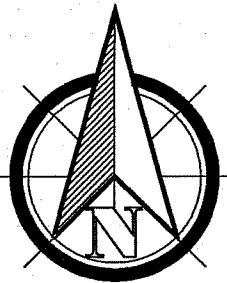
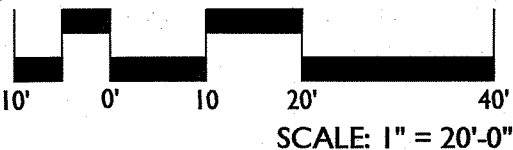
STREET TREE REQUIREMENTS (SEC. 4.3.3.)					
ABUTTING STREET	LENGTH (LF)	PLANTINGS/LF	PLANTING TYPE REQUIRED	REQUIRED	PROVIDED
BRUCEWOOD ROAD	282	1/30 LF	LARGE TREES	9	9

LANDSCAPING FOR VEHICLE USE AREAS (PERIMETER LANDSCAPING)					
LANDSCAPE AREA	LENGTH (LF)	PLANTINGS/LF	PLANTING TYPE	REQUIRED	PROVIDED
SIDE (A)	144	1/30 LF	LARGE TREES	5	0*
		1/3 LF	SHRUBS	48	48
SIDE (B)	108	1/30 LF	LARGE TREES	4	4
		1/3 LF	SHRUBS	36	36
SIDE (C)	269	1/30 LF	LARGE TREES	9	9
		1/3 LF	SHRUBS	90	90

NOTE:
1. REQUIRED TREES TO MEET THE SIDE 'A' PERIMETER LANDSCAPING HAVE BEEN EXCLUDED BASED ON SPECIAL CONSIDERATIONS OF SITE DESIGN AND TOPOGRAPHY (SEE RETAINING WALL CALLOUTS) AND EXISTING HEALTHY VEGETATION (UNDISTURBED AREA) WITHIN A REASONABLE PROXIMITY (SEC. 4.3.8).

LEGEND:

- (1) ACR REQUIRED LANDSCAPE
- (1) ACR SHADE TREE
- < □ □ □ > LIGHT POLE



FORT BRAGG FEDERAL CREDIT UNION
SOUTHERN PINES, NORTH CAROLINA

LANDSCAPE PLAN & CALCULATIONS

DATE: 11-17-2022
DESIGNED BY: REK
DRAWN BY: DVM
CHECKED BY: REK
SCALE: 1" = 20'-0"
PROJECT #: KID22050
SHEET NUMBER:
L-1.0

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

REVISIONS:

KOONTZ JONES Design

LAND PLANNING | LANDSCAPE ARCHITECTURE

110 S DACE STREET

SOUTHERN PINES, NC 28387

P: (910) 684-8487

W: www.koontzjonesdesign.com

TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	CONT.	CAL.	NOTES	
	ACR	10	Acer rubrum 'October Glory' TM / October Glory Maple	-	-	-	2-1/2 -3" Cal.		
	PNP	11	Pinus palustris / Longleaf Pine	8-10'	-	-	2" Cal.	Container Grown	
	QUL	4	Quercus laurifolia / Laurel-leaved Oak	-	-	-	2-1/2 -3" Cal.		
	QUS	4	Quercus shumardii / Shumard Oak	-	-	-	2-1/2 -3" Cal.		
SMALL TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	CONT.	CAL.	NOTES	
	LAG	3	Lagerstroemia indica x faurei 'Natchez' / Natchez Crape Myrtle	6-8'	-	-	1-1/2 - 2" Cal.	Multi-stem	
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	CONT.	SPACING	NOTES	
	ABG	21	Abelia x grandiflora / Glossy Abelia	24-30"	-	Cont.	-		
	BUX	17	Buxus microphylla japonica / Japanese Boxwood	18-24"	-	Cont.	-		
	CAS	4	Camellia sasanqua 'Yuletide' / Yuletide Camellia	30-36"	-	Cont.	-		
	HYL	5	Hydrangea paniculata 'Limelight' / Limelight Panicle Hydrangea	24"-30"	-	Cont.	-		
	ICB	59	Ilex comuta 'Burfordii Nana' / Dwarf Burford Holly	24-30"	-	Cont.	-		
	ILC	70	Ilex crenata / Japanese Holly	24"-30"	-	Cont.	-		
	ILG	22	Ilex glabra / Inkberry Holly	24-30"	-	Cont.	-		
	ILV	6	Ilex vomitoria 'Stoke's Dwarf' / Stoke's Dwarf Yaupon	18-24"	-	Cont.	-		
	JSP	29	Juniperus squamata 'Expansa Parsonii' / Expansa Parsonii Juniper	24-30"	-	Cont.	-		
	LCI	63	Loropetalum chinense rubrum / Chinese Fringe Flower	24-30"	-	Cont.	-		
	RHI	8	Rhapiolepis indica / Indian Hawthorn	24-30"	-	Cont.	-		
	RHC	13	Rhododendron x 'Autumn Carnation' / Encore Autumn Carnation Azalea	24-30"	-	Cont.	-		
	VAC	9	Viburnum awabuki 'Chindo' / Chindo Viburnum	30"-36"	30-36"	Cont.	-		
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	CONT.	SPACING	NOTES	
	MUC	6	Muhlenbergia capillaris / Pink Muhly	18-24"	-	3 GAL	36" O.C.		
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	CONTAINER	SPACING	NOTES	
	EUF	49	Euonymus fortunei / Wintercreeper	12-18"	-	Cont.	18" O.C.		
	LRM	81	Liriope muscari 'Evergreen Giant' / Evergreen Giant Border Grass	12-18"	-	Cont.	18" O.C.		
SEED/SOD	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	CONTAINER	SPACING	NOTES	
	SOD	2,863 sf	Cynodon dactylon / Bermuda Grass	-	-	-		Or Approved Equal	



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

REVISIONS:

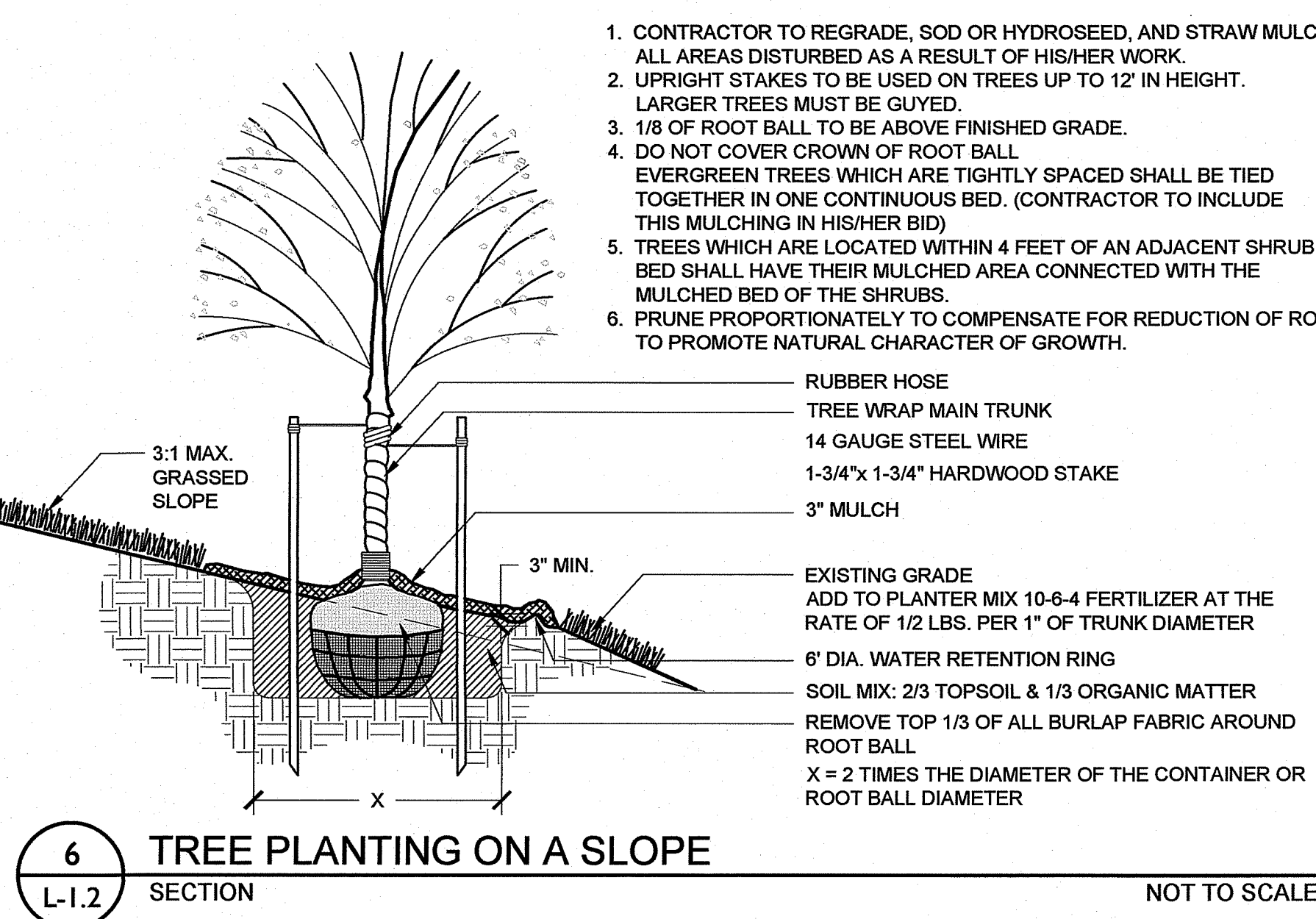
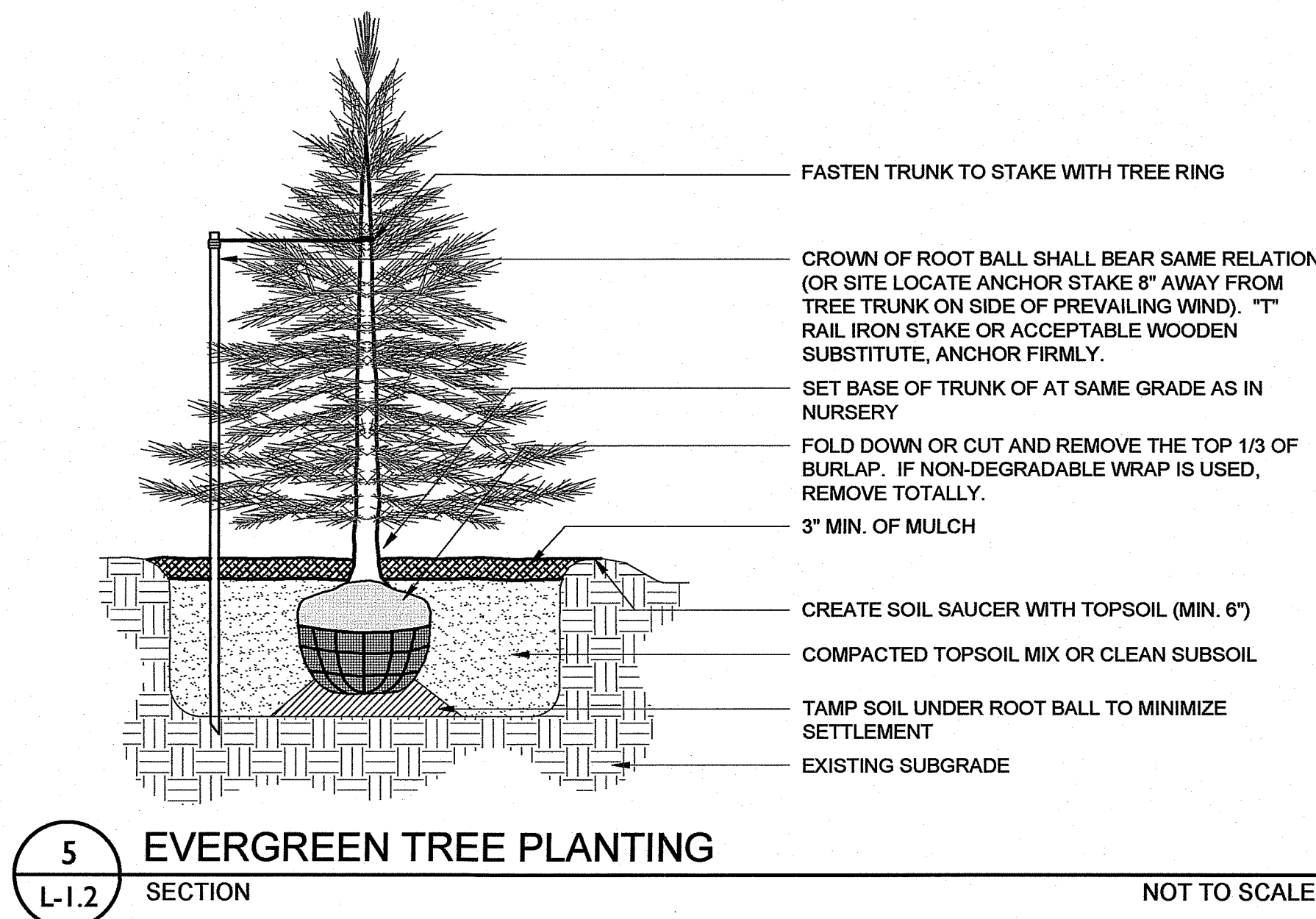
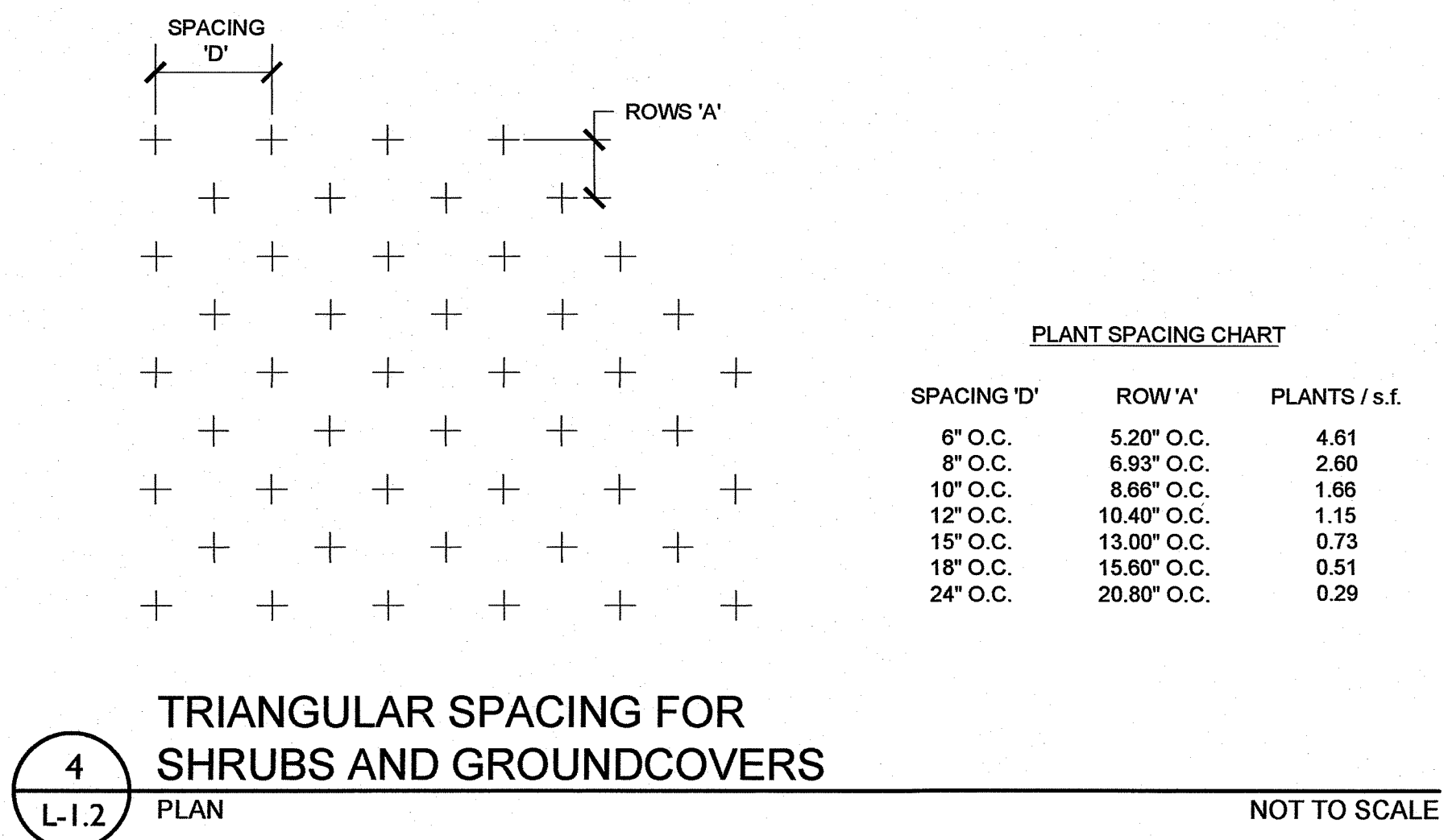
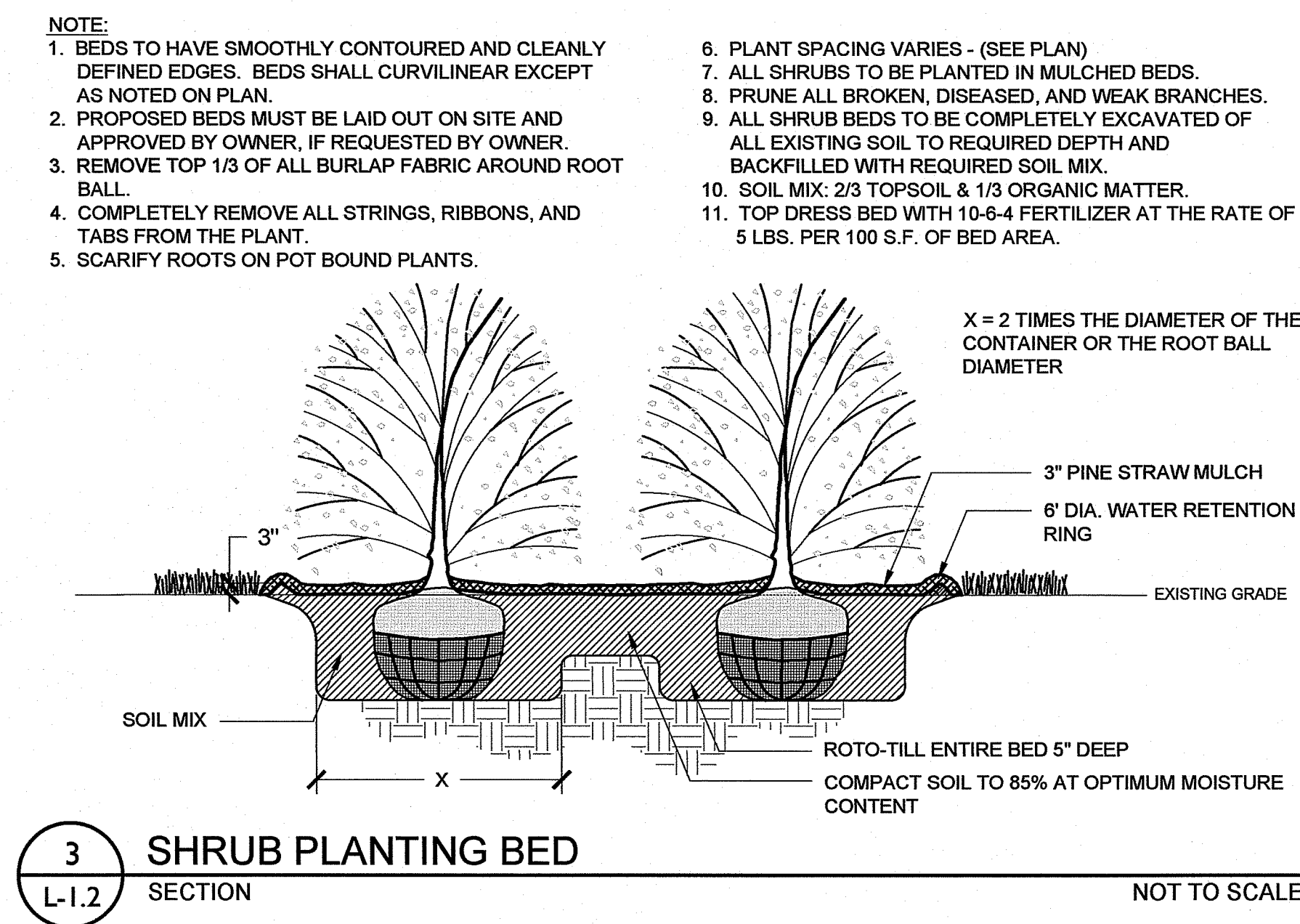
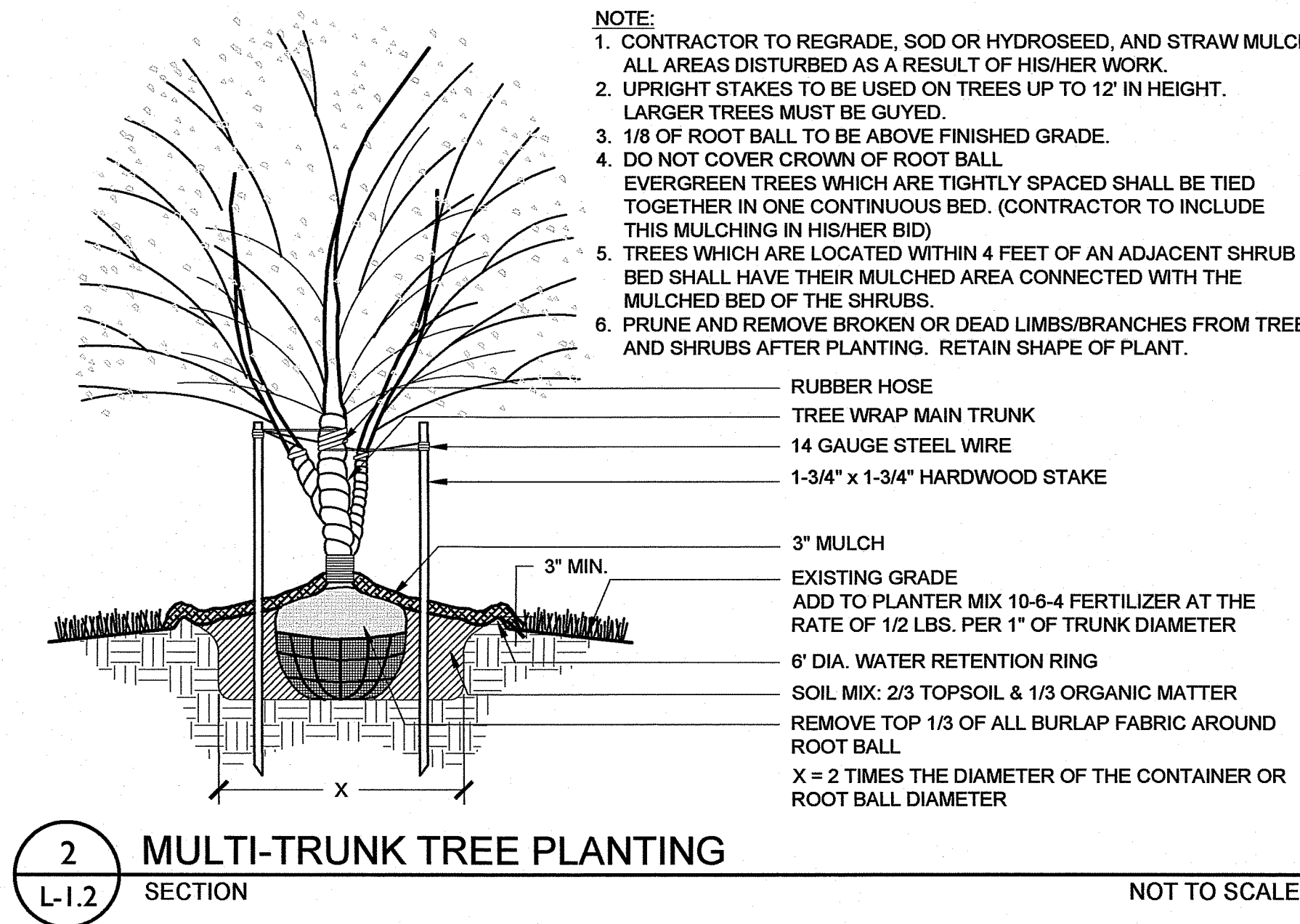
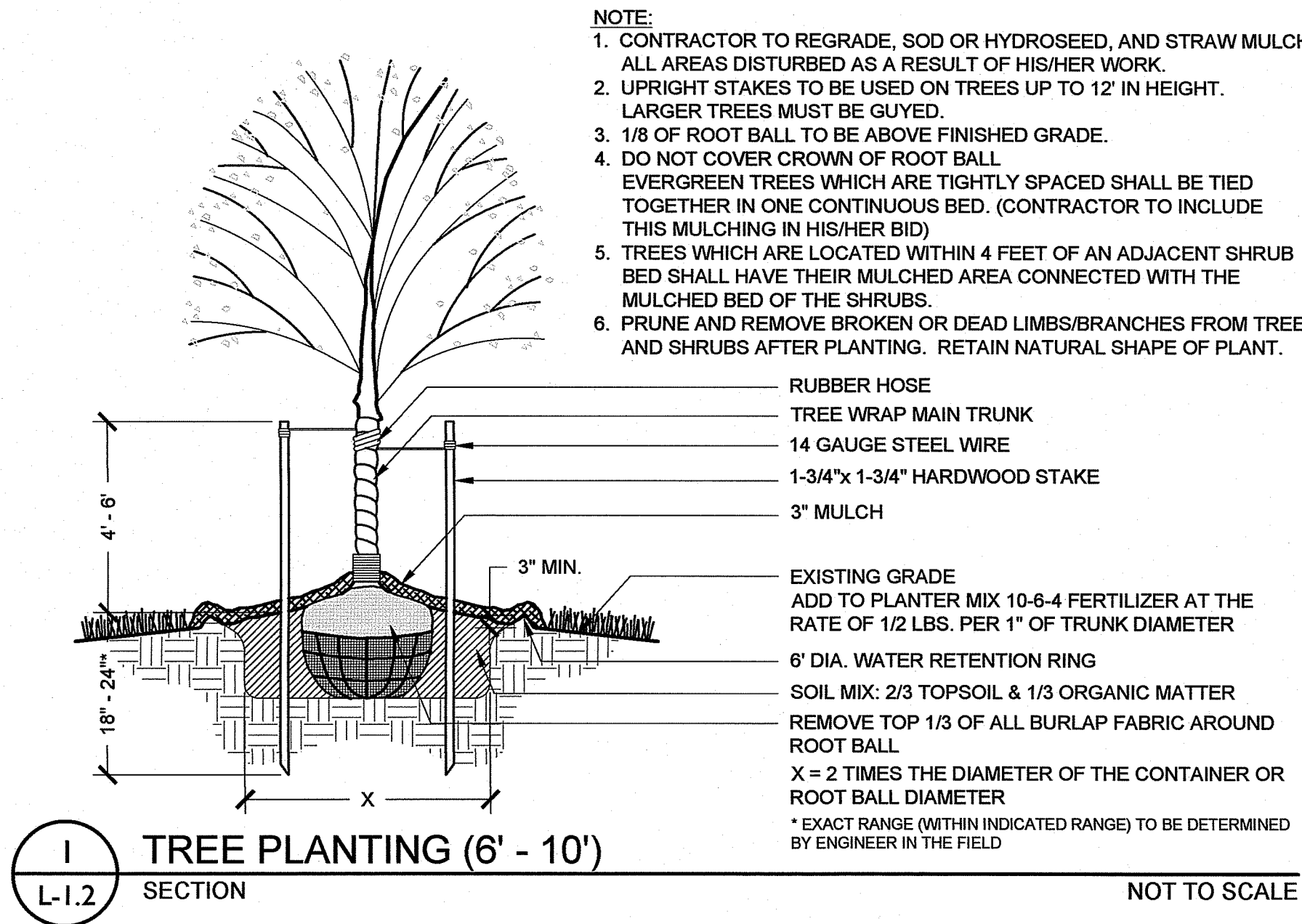
FORT BRAGG FEDERAL CREDIT UNION
SOUTHERN PINES, NORTH CAROLINA

LANDSCAPE PLAN

DATE: 11-17-2022
DESIGNED BY: REK
DRAWN BY: DVM
CHECKED BY: PJS
Q.C. BY: REK
SCALE: N/A
PROJECT #: KTD220

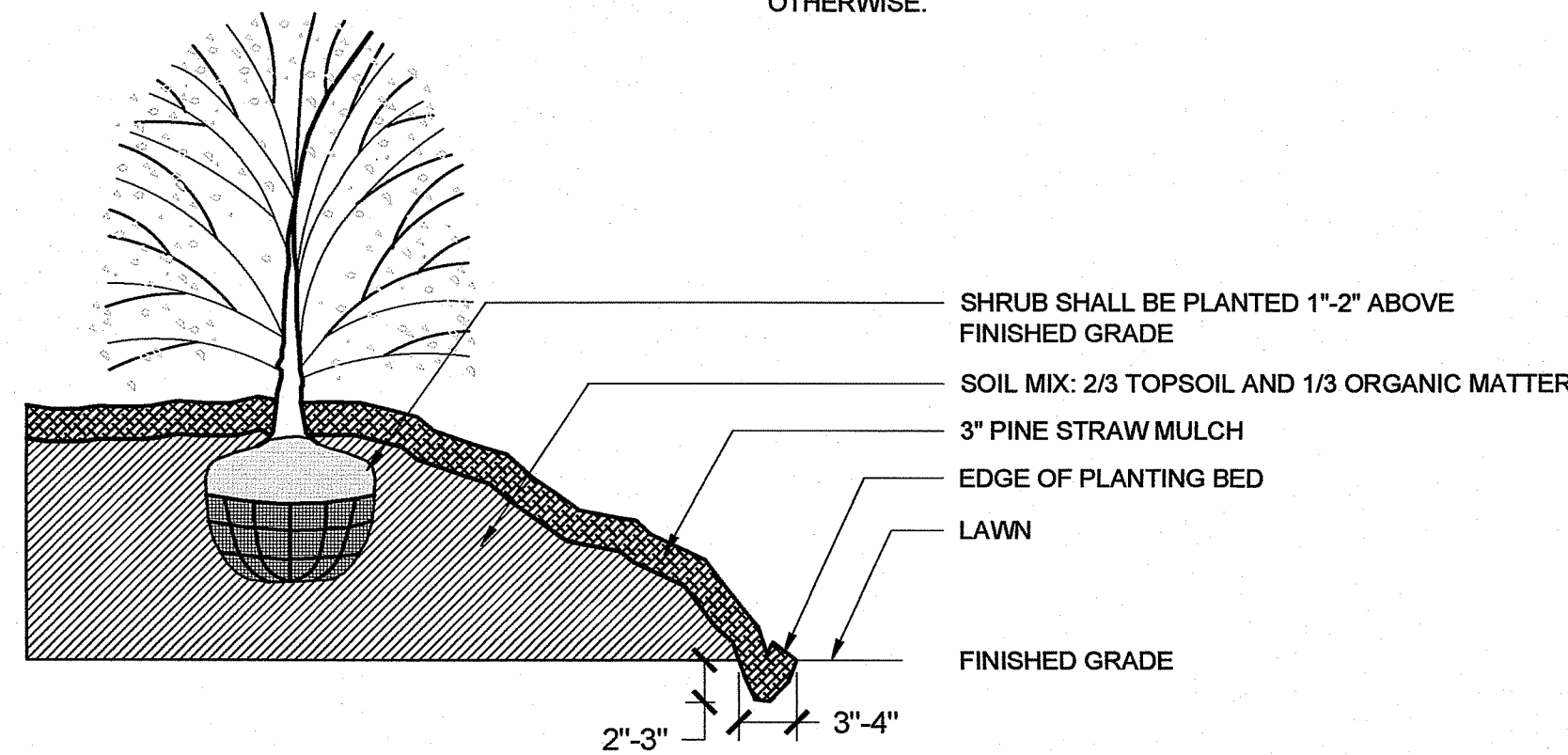
SHEET NUMBER#:

SHEET NUMBER#: L-1.1



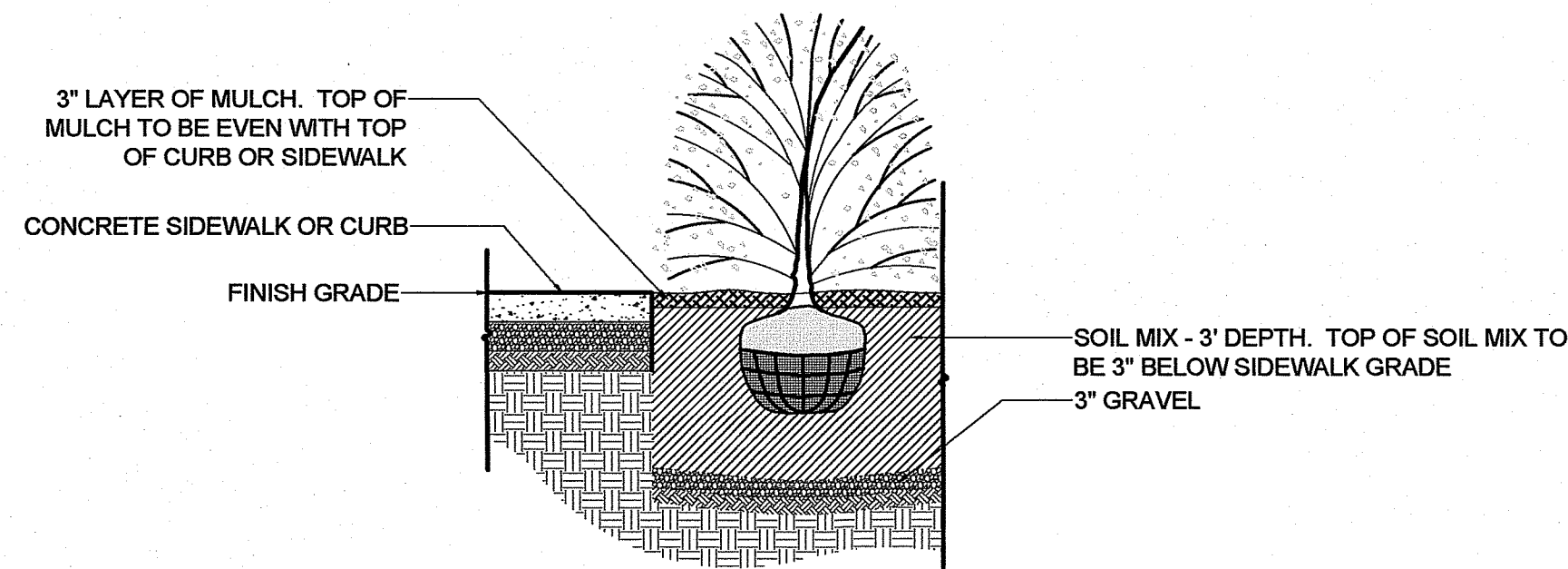
NOTE:

1. MULCH BEDS SHALL BE SET BACK FROM WALKS AND CURBS THE WIDTH OF ONE MOWING STRIP OF GRASS UNLESS NOTED OTHERWISE.

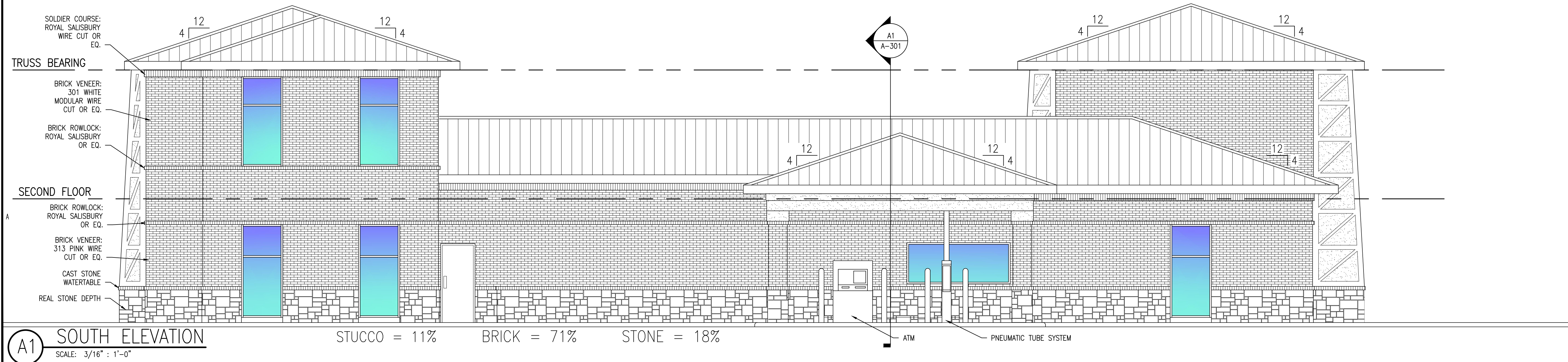
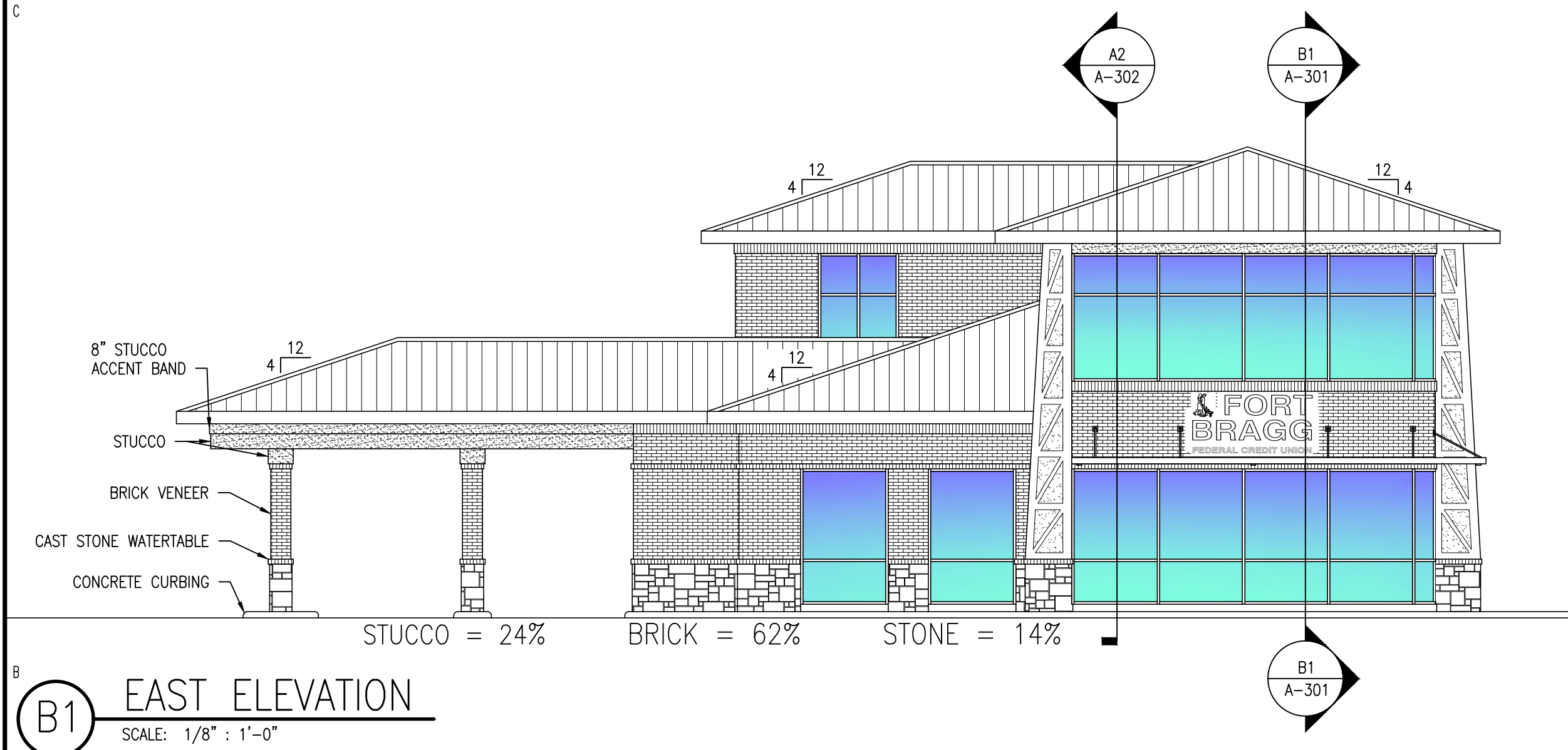
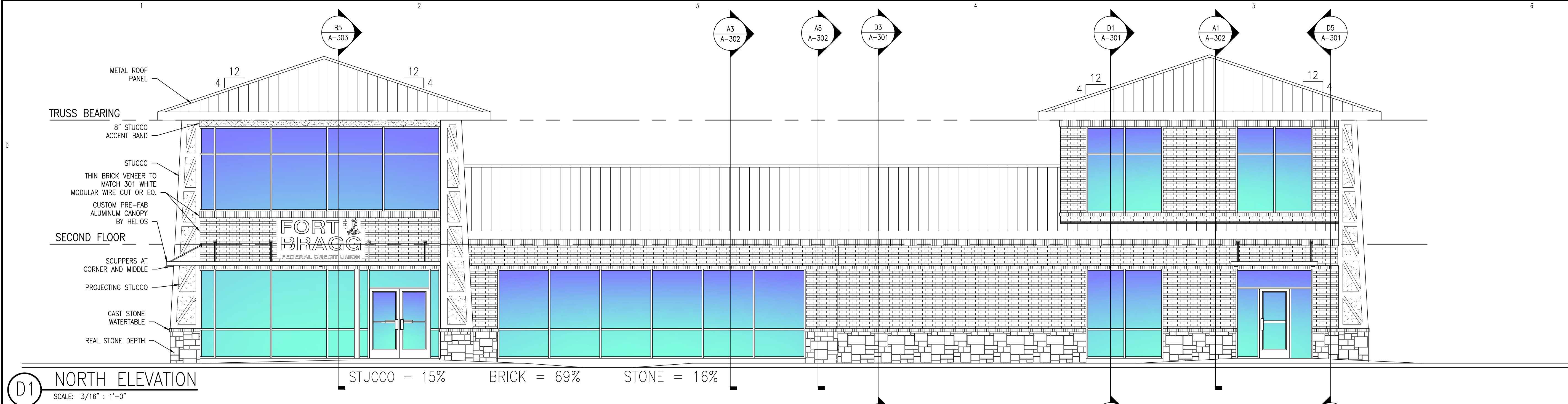


NOTE:

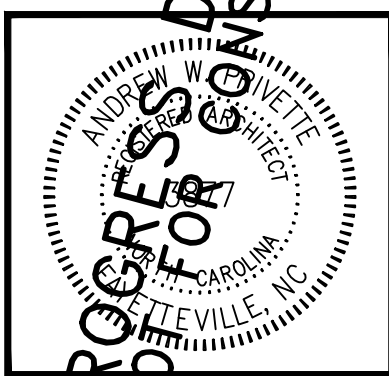
1. PROPOSED BEDS MUST BE LAID OUT ON SITE AND APPROVED BY OWNER, IF REQUESTED BY OWNER.
2. REMOVE TOP 1/3 OF ALL BURLAP FABRIC AROUND ROOT BALL.
3. COMPLETELY REMOVE ALL STRINGS, RIBBONS, AND TABS FROM THE PLANT.
4. SCARIFY ROOTS ON POT BOUND PLANTS.
5. PLANT SPACING VARIES - (SEE PLAN)
6. ALL SHRUBS TO BE PLANTED IN MULCHED BEDS.
7. PRUNE ALL BROKEN, DISEASED, AND WEAK BRANCHES.
8. ALL SHRUB BEDS TO BE COMPLETELY EXCAVATED OF ALL EXISTING SOIL TO REQUIRED DEPTH AND BACKFILLED WITH REQUIRED SOIL MIX.
9. SOIL MIX: 2/3 TOPSOIL & 1/3 ORGANIC MATTER.
10. TOP DRESS BED WITH 10-6-4 FERTILIZER AT THE RATE OF 5 LBS. PER 100 S.F. OF BED AREA.



ALL NOTES APPLY TO ALL DRAWINGS AND ALL TRADES. IT IS THE RESPONSIBILITY OF ALL CONTRACTORS AND TRADES TO COORDINATE THE INSTALLATION OF THEIR WORK WITH THE INSTALLATION OF WORK BY ALL OTHER CONTRACTORS AND TRADES. CONTRACTORS SHALL FOLLOW MANUFACTURER'S INSTALLATION INSTRUCTIONS. THE REQUIREMENTS OF THE DRAWINGS, GENERAL REQUIREMENTS AND ALL ITEMS OF THE CONTRACT DOCUMENTS ARE EQUALLY BINDING ON ALL CONTRACTORS AND TRADES. EACH CONTRACTOR IS REQUIRED TO MAINTAIN FULL SETS OF THE CONTRACT DOCUMENTS FOR HIS EMPLOYEES' USE ON THE PROJECT TO ASSURE THAT ALL WORK IS PROPERLY COORDINATED AND INSTALLED WITH THE WORK OF OTHER CONTRACTORS AND TRADES.



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FORT BRAGG FEDERAL CREDIT UNION
SOUTHERN PINES BRANCH
105 BRUCEWOOD ROAD
SOUTHERN PINES, NORTH CAROLINA

NO.	DATE	DESCRIPTION	CHK.

JOB CODE: 22FBFCU SO PINES
DRAWN BY: J. PAZ
CHECKED BY: A. PRIVETTE
COPYRIGHT:
DESIGNED TO BUILD

SHEET TITLE:
EXTERIOR ELEVATIONS
SEPTEMBER , 2022

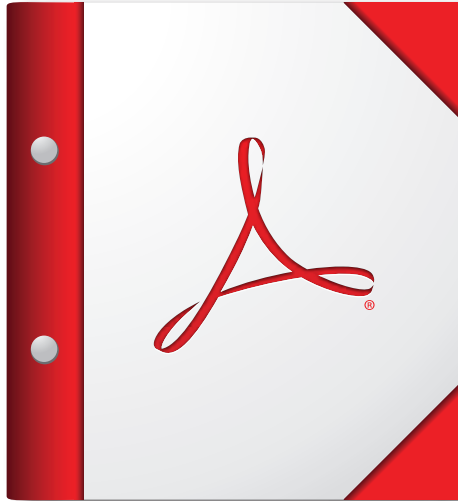
A-201
SHEET 5 OF 10

PERMITTING STAMP:

EACH CONTRACTOR IS REQUIRED TO INCLUDE ALL MINOR ITEMS, WHETHER OR NOT SHOWN ON PLANS, AS REQUIRED BY CODE AND FOR WORKING SYSTEMS, IN INITIAL COST OF WORK, AND AT NO ADDITIONAL COST TO THE OWNER. ANY DEVIATIONS FROM THESE DRAWINGS AND SPECIFICATIONS BY THE OWNER OR CONTRACTOR MUST BE APPROVED BY THE ARCHITECT IN WRITING AND PRIOR TO CONSTRUCTION. COPYRIGHT © ALL RIGHTS RESERVED BY DESIGNED TO BUILD. NOT TO BE COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSION.





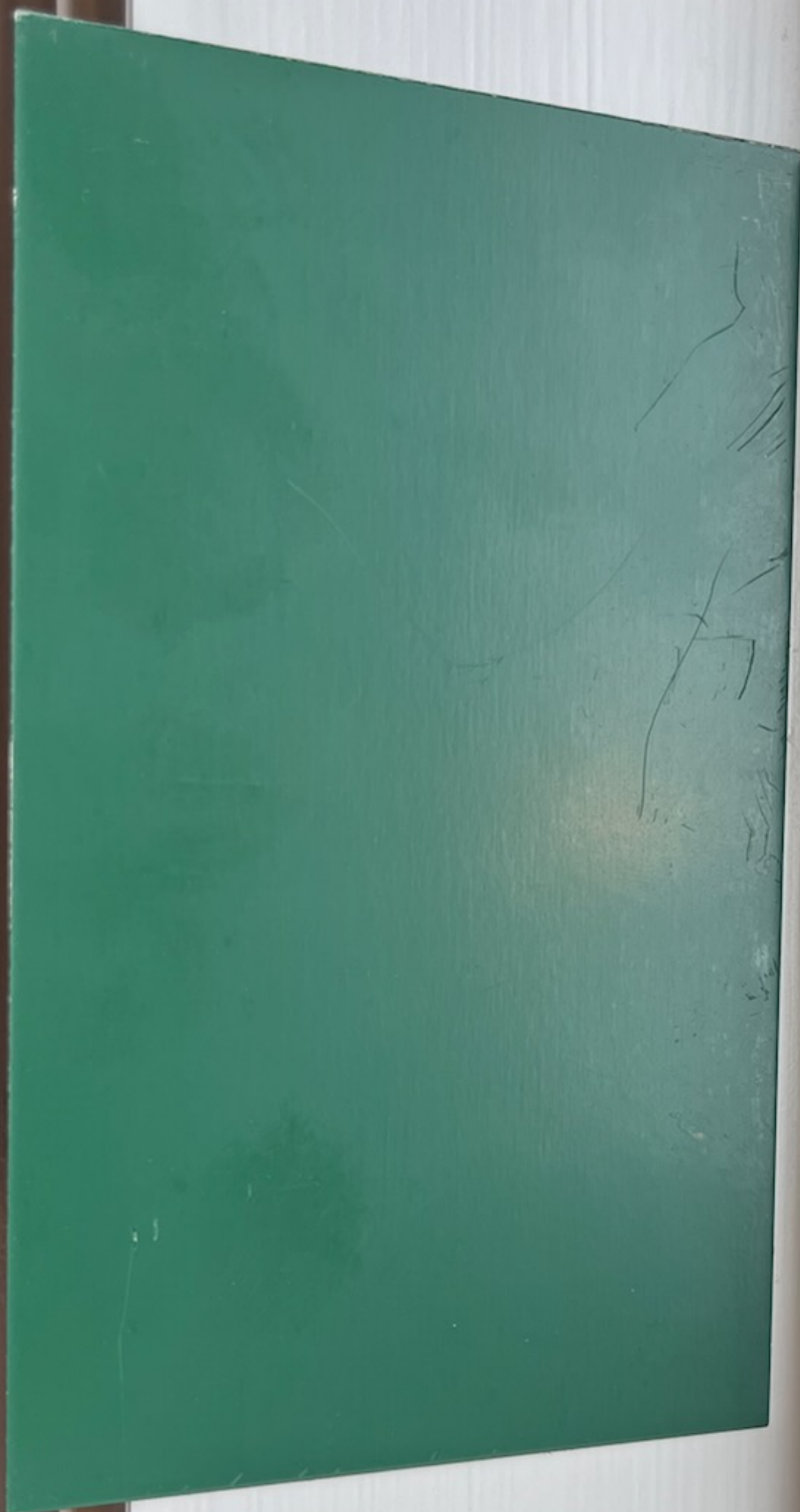


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1		2	
2018 BUILDING CODE SUMMARY - APPENDIX B			
Name of Project: Fort Bragg Federal Credit Union, Southern Pines Branch			
Address: 105 Brucewood Road, Southern Pines, NC			
Owner/Authorized Agent: Todd Kenthack		Phone # (910) 864-2232	
Owned By:		E-Mail toddk@fortbraggfcu.org	
Code Enforcement Jurisdiction:		City/County Private/Nonprofit State	
City/County		Private/Nonprofit State	
City Southern Pines		County State	

CONTACT: ANDREW W. PRIVETTE, AIA					
DESIGNER	FIRM	NAME	LICENSE	TELEPHONE	E-MAIL
Architectural	DESIGNED TO BUILD	ANDREW PRIVETTE	3877	910.485.8567	andy@designedtobuild.com
Civil	TBD				
Electrical	COASTAL PLAINS ENG.	CHRIS LOCKLEAR	20193	910.491.0404	coastalplainseng@gmail.com
Fire Alarm	COASTAL PLAINS ENG.	CHRIS LOCKLEAR	20193	910.491.0404	coastalplainseng@gmail.com
Plumbing	COASTAL PLAINS ENG.	CHRIS LOCKLEAR	20193	910.491.0404	coastalplainseng@gmail.com
Mechanical	COASTAL PLAINS ENG.	CHRIS LOCKLEAR	20193	910.491.0404	coastalplainseng@gmail.com
Sprinkler-Standpipe	TBD				
Structural	KIRK EDMUNDS, PE, LLC	KIRK EDMUNDS	2047	843-437-7131	kedmonds.pe@gmail.com
Retaining Walls >5' High	TBD				
Other	TBD				

2018 NC BUILDING CODE: ☒ New Building ☐ Shell/Core ☐ 1st Time Interior Completions

☐ Addition ☐ Phased Construction-Shell Core

2018 NC EXISTING BUILDING CODE: ☐ Prescriptive ☐ Alteration Level 1 ☐ Historic Property

☐ Repair ☐ Alteration Level 2 ☐ Change of Use

☐ Chapter 14 ☐ Alteration Level 3

CONSTRUCTED: (date) _____ CURRENT OCCUPANCY(S) (Ch. 3): _____

RENOVATED: (date) _____ PROPOSED OCCUPANCY(S) (Ch. 3): _____

OCCUPANCY CATEGORY (Table 1604.5): Current: N/A Proposed: II

BASIC BUILDING DATA

Construction Type: ☐ I-A ☐ II-A ☐ III-A ☐ IV ☐ V-A

☐ I-B ☐ II-B ☐ III-B ☒ V-B

Sprinklers: ☒ No ☐ Partial ☐ NFPA 13 ☐ NFPA 13R ☐ NFPA 13D

Standpipes: ☒ No ☐ Class 1 ☐ II ☐ III ☐ Wet ☐ Dry

Primary Fire District: ☒ No ☐ Yes **Flood Hazard Area:** ☒ No ☐ Yes

Special Inspections Required: ☒ No ☐ Yes **Fire Flow:** 1750 gpm for 2 hours

GROSS BUILDING AREA TABLE			
FLOOR	EXISTING (SQ FT)	NEW (SQ FT)	SUB-TOTAL
3 rd Floor			
2 nd Floor		1,144	
Mezzanine			
1 st Floor		4,848	
Basement			
Total		5,992	

ALLOWABLE AREA

Primary Occupancy Classification(s):

Assembly ☐ A-1 ☐ A-2 ☐ A-3 ☐ A-4 ☐ A-5

Business ☒

Educational ☐

Factory ☐ F-1 Moderate ☐ F-2 Low

Hazardous ☐ H-1 Detonate ☐ H-2 Deflagrate ☐ H-3 Combust ☐ H-4 Health ☐ H-5 HPM

Institutional ☐ I-1 ☐ I-2 ☐ I-3 ☐ I-4

I-3 Condition ☐ 1 ☐ 2

I-2 Condition ☐ 1 ☐ 2

I-3 Condition ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5

Mercantile ☐

Residential ☐ R-1 ☐ R-2 ☐ R-3 ☐ R-4

Storage ☐ S-1 Moderate ☐ S-2 Low ☐ High Piled

☐ Parking Garage ☐ Open ☐ Enclosed

Utility and Miscellaneous ☐

Accessory Occupancy Classification(s): N/A

Incidental Uses (Table 509): N/A

Special Uses (Chapter 4 – List Code Sections): N/A

Special Provisions (Chapter 5 – List Code Sections): N/A

Mixed Occupancy: ☒ No ☐ Yes Separation: _____ Hr. Exception: _____

☐ Non-separated Use (508.3)

☐ Separated Use (508.4) - See below for area calculations for each story.

$$\frac{\text{Actual Area of Occupancy A}}{\text{Allowable Area of Occupancy A}} + \frac{\text{Actual Area of Occupancy B}}{\text{Allowable Area of Occupancy B}} + \dots \leq 1$$

STORY NO.	DESCRIPTION AND USE	(A) BLDG AREA PER STORY (ACTUAL)	(B) TABLE 506.2 ⁴ AREA	(C) AREA FOR FRONTAGE INCREASES ^{1,2}	(D) ALLOWABLE AREA PER STORY OR UNLIMITED ^{2,3}
2	BUSINESS	1,144	9,000	6,750	15,750
1	BUSINESS	4,848	9,000	6,750	15,750

¹ Frontage area increases from Section 506.2 are computed thus:

- Perimeter which fronts a public way or open space having 20 feet minimum width = ALL
- Total Building Perimeter = ALL
- Ratio (F/P) = 1.0 (F/P)
- W = Minimum width of public way = 30 (W)
- Percent of frontage increase $I_f = 100[F/P - 0.25] \times W/30 = 75\%$ (W)

² Unlimited area applicable under conditions of Section 507.

³ Maximum Building Area = total number of stories in the building x D (maximum 3 stories) (506.2).

⁴ The maximum area of open parking garages must comply with Table 406.5.4. The maximum area of air traffic control towers must comply with Table 412.3.1.

⁵ Frontage increase is based on the unsprinklered area value in Table 506.2.

ALLOWABLE HEIGHT			
	ALLOWABLE	SHOWN ON PLANS	CODE REFERENCE
Building Height in Feet (Table 504.3)	40	28	
Building Height in Stories (Table 504.4)	2	2	

⁶ Provide code reference if the "Shown on Plans" quantity is not based on Table 504.3 or 504.4.

FIRE PROTECTION REQUIREMENTS							
BUILDING ELEMENT	FIRE SEPARATION DISTANCE (FEET)	REQ'D	RATING PROVIDED (w/ REDUCTION)	DETAIL # AND SHEET #	DESIGN # FOR RATED ASSEMBLY	SHEET # FOR RATED PENETRATION	SHEET # FOR RATED JOINTS
Structural Frame including columns, girders, trusses		0	0				
Bearing Walls		0	0				
Exterior		0	0				
North	>30'	0	0				
East	>30'	0	0				
West	>30'	0	0				
South	>30'	0	0				
Interior		0	0				
Nonbearing Walls and Partitions		0	0				
Exterior		0	0				
North		0	0				
East		0	0				
West		0	0				
South		0	0				
Interior		0	0				
Floor Construction including supporting beams and joists		0	0				
Floor Ceiling Assembly		0	0				
Columns Supporting Floors		0	0				
Roof Construction including supporting beams and joists		0	0				
Roof Ceiling Assembly		0	0				
Columns Supporting Roof		0	0				
Shaft Enclosures - Exit		N/A	N/A				
Shaft Enclosures - Other		N/A	N/A				
Corridor Separation		N/A	N/A				
Occupancy/Fire Barrier Separation		N/A	N/A				
Party/Fire Wall Separation		N/A	N/A				
Smoke Barrier Separation		N/A	N/A				
Smoke Partition		N/A	N/A				
Tenant/Dwelling Unit/Sleeping Unit Separation		N/A	N/A				
Incidental Use Separation		N/A	N/A				

* Indicate section number permitting reduction

PERCENTAGE OF WALL OPENING CALCULATIONS			
FIRE SEPARATION DISTANCE (FEET) FROM PROPERTY LINES	DEGREE OF OPENINGS PROTECTION (TABLE 705.8)	ALLOWABLE AREA (%)	ACTUAL SHOWN ON PLANS (%)
North >30'	UP, NS	NO LIMIT	60%
East >30'	UP, NS	NO LIMIT	10%
West >30'	UP, NS	NO LIMIT	5%
South >30'	UP, NS	NO LIMIT	40%

LIFE SAFETY SYSTEM REQUIREMENTS

Emergency Lighting: ☒ Yes ☐ No

Exit Signs: ☒ Yes ☐ No

Fire Alarm: ☐ Yes ☒ No

Smoke Detection System: ☐ Yes ☒ No **Except as required by the Mechanical Code**

Carbon Monoxide Detection ☐ Yes ☒ No

This building may be required to meet the requirements of Section 510 of the NC Fire Code for Emergency Responder Radio Coverage. Verify with the Fire Marshal.

LIFE SAFETY PLAN REQUIREMENTS

Life Safety Plan Sheet #: _____

☐ Fire and/or smoke rated wall locations (Chapter 7)

☐ Assumed and real property line locations (if not on the site plan)

☐ Exterior wall opening area with respect to distance to assumed property lines (705.8)

☒ Occupancy Use for each area as it relates to occupant load calculation (Table 1004.1.2)

☒ Occupant loads for each area

☒ Exit access travel distances (1017)

☒ Common path of travel distances (Tables 1006.2.1 & 1006.3.2(1))

☐ Dead end lengths (1020.4)

☒ Clear exit widths for each exit door

☒ Maximum calculated occupant load capacity each exit door can accommodate based on egress width (1005.3)

☒ Actual occupant load for each exit door

☐ A separate schematic plan indicating where fire rated floor/ceiling and/or roof structure is provided for purposes of occupancy separation

☐ Location of doors with panic hardware (1010.1.10)

☐ Location of doors with delayed egress locks and the amount of delay (1010.1.9.7)

☐ Location of doors with electromagnetic egress locks (1010.1.9.9)

☐ Location of doors equipped with hold-open devices

☐ Location of emergency escape windows (1030)

☐ The square footage of each fire area (202)

☐ The square footage of each smoke compartment for Occupancy Classification I-2 (407.5)

☐ Note any code exceptions or table notes that may have been utilized regarding the items above

ACCESSIBLE DWELLING UNITS (SECTION 1107) - N/A						
TOTAL UNITS	ACCESSIBLE UNITS REQUIRED	ACCESSIBLE UNITS PROVIDED	TYPE A UNITS REQUIRED	TYPE A UNITS PROVIDED	TYPE B UNITS REQUIRED	TYPE B UNITS PROVIDED

ACCESSIBLE PARKING (SECTION 1106)					
LOT OR PARKING AREA	TOTAL # OF PARKING SPACES		# OF ACCESSIBLE SPACES PROVIDED		
	REQUIRED	PROVIDED	REGULAR WITH 5' ACCESS AISLE	VAN SPACES WITH 132" ACCESS AISLE	8' ACCESS AISLE
TOTAL					

PLUMBING FIXTURE REQUIREMENTS (TABLE 2902.1)											
USE	WATERCLOSETS			URINALS	LAVATORIES			SHOWERS / TUBS	DRINKING FOUNTAINS		SERVICE SINK
	MALE	FEMALE	UNISEX		MALE	FEMALE	UNISEX		REGULAR	ACCESSIBLE	
EXIST'G											
NEW	1	2	3	2	1	1	3	0	1	1	1
REQ'D			3				4		1	1	1

A total of 60 occupants @ 100 SF/person Business Occupancy

SPECIAL APPROVALS

Special approval: (Local Jurisdiction, Department of Insurance, OSC, DPI, DHHS, etc., describe below)

ENERGY SUMMARY

ENERGY REQUIREMENTS:

Existing building envelope complies with code: ☐ (If checked, the remainder of this section is not applicable.)

Exempt Building: ☐ Provide code or statutory reference:

Climate Zone: ☒ 3A ☐ 4A ☐ 5A

Method of Compliance:

Energy Code: ☐ Performance ☒ Prescriptive

ASHRAE 90.1: ☐ Performance ☒ Prescriptive

Other: ☐ Performance (If "Other" specify source here) _____

THERMAL ENVELOPE (Prescriptive method only)

Roof/ceiling Assembly (each assembly)

Description of assembly: Attic space

U-Value of total assembly: 0.0231

R-Value of insulation: R-38

Skylights in each assembly: N/A

U-Value of skylight: N/A

total square footage of skylights in each assembly: N/A

Exterior Walls (each assembly)

Description of assembly: Wood stud with batt and various finishes

U-Value of total assembly: 0.0378

R-Value of insulation: R-20

Openings (windows or doors with glazing)

U-Value of assembly: 0.38 or better per manufacturer

Solar Heat Gain Coefficient: 0.33 or better per manufacturer

Projection Factor: varies

Door R-Values: 0.77 or better per manufacture

Walls below grade (each assembly)

Description of assembly: NONE

U-Value of total assembly: _____

R-Value of insulation: _____

Floors over unconditioned space (each assembly)

Description of assembly: NONE

U-Value of total assembly: _____

R-Value of insulation: _____

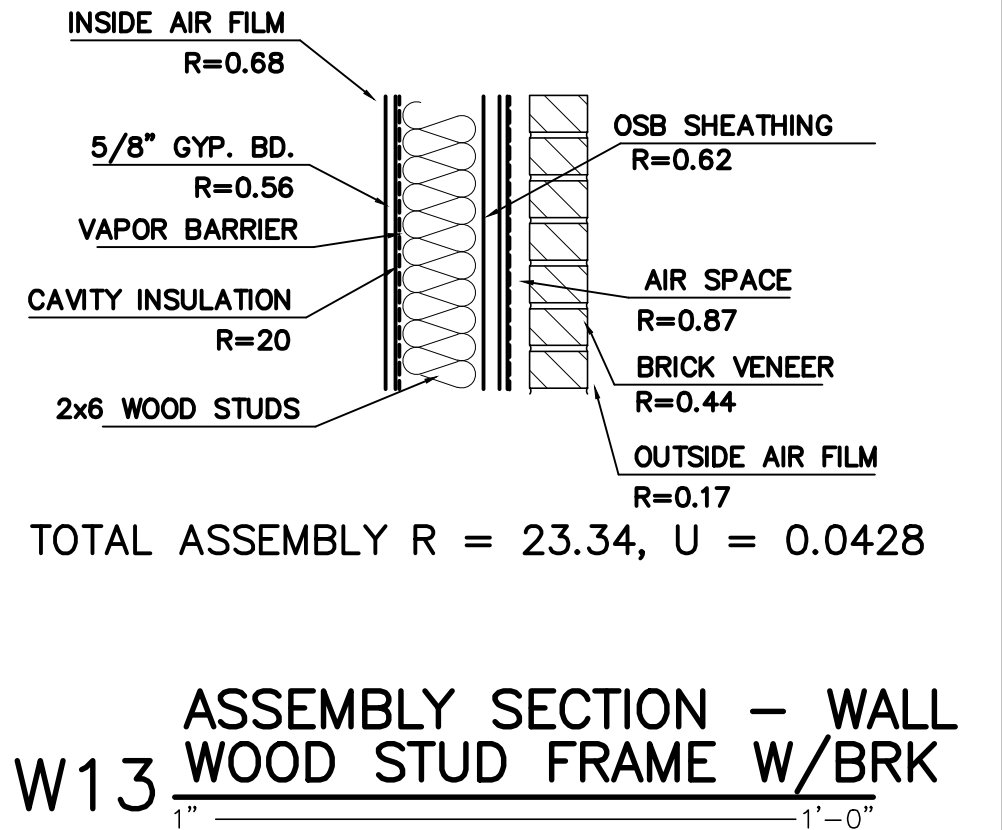
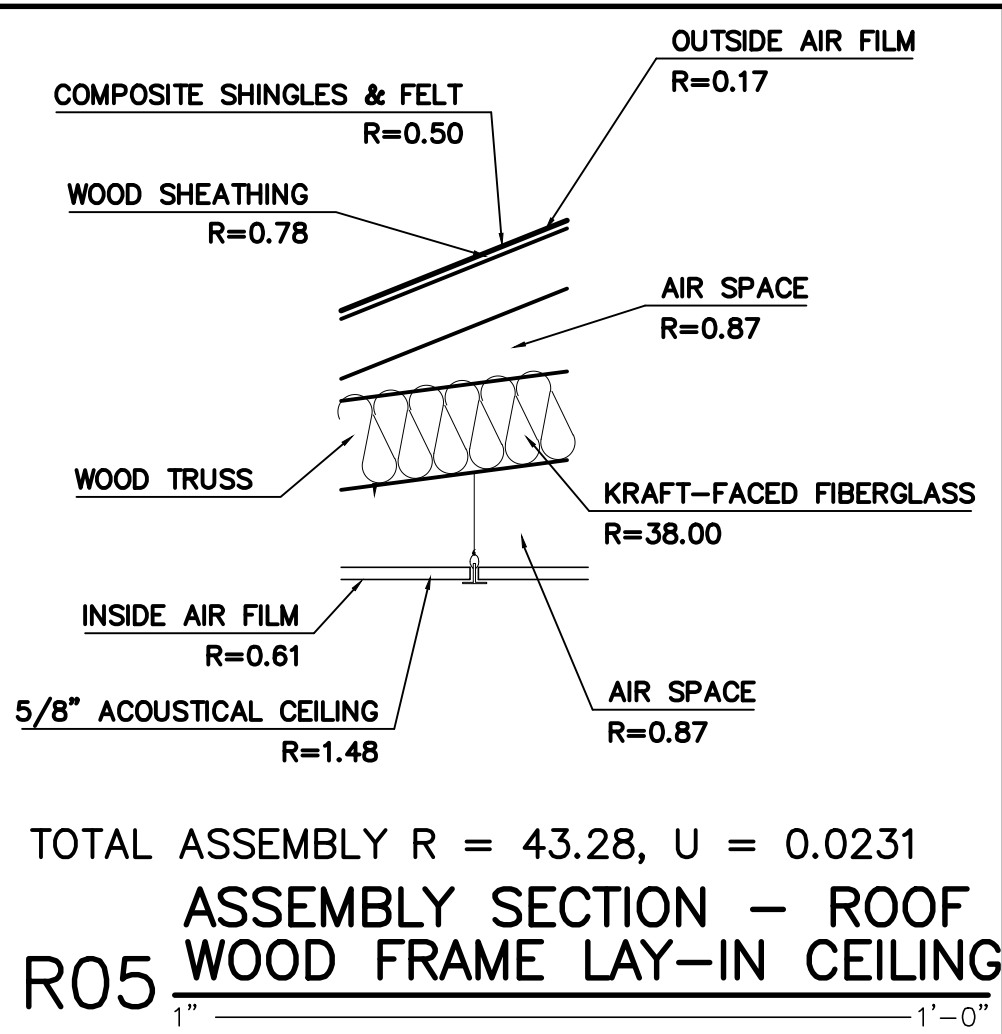
Floors slab on grade

Description of assembly: NONE

U-Value of total assembly: N/A

R-Value of insulation: N/A

Horizontal/vertical requirement: N/A



FORT BRAGG FEDERAL CREDIT UNION SANFORD BRANCH AT SHOPPES AT SANFORD



ANDREW W. PRIVETTE, ARCHITECT

1920 FT. BRAGG ROAD - FAYETTEVILLE, N.C. 28303 - (910) 485-8567



NOVEMBER 09, 2022

LIST OF DRAWINGS:

- INFORMATIONAL
- G-101 COVER SHEET & N.C. BUILDING CODE SUMMARY
 - G-102 LIFE SAFETY PLAN
 - G-103 ACCESSIBILITY GUIDELINES
 - G-104 UL DESIGN NO. L528 1HR. FLOOR CEILING 2x4 TRUSSES (SHEET 1 OF 2)
 - G-105 UL DESIGN NO. L528 1HR. FLOOR CEILING 2x4 TRUSSES (SHEET 2 OF 2)
 - G-106 UL DESIGN NO. U469 1HR. SHAFT WALL & ASSEMBLY
 - G-107 UL DESIGN NO. U305 INTERIOR WALL ASSEMBLY.

STRUCTURAL

- S-101 STRUCTURAL NOTES
- S-102 STRUCTURAL FOUNDATION PLAN
- S-103 STRUCTURAL ROOF FRAMING PLAN
- S-104 STRUCTURAL WALL SECTIONS
- S-105 STRUCTURAL DETAILS

ARCHITECTURAL

- A-001 WALL TYPES
- A-101 DIMENSION FLOOR PLAN
- A-102 INFORMATION PLAN
- A-103 REFLECTED CEILING PLAN
- A-104 ROOF PLAN
- A-105 FINISH SCHEDULE FLOOR PLAN
- A-201 EXTERIOR ELEVATIONS
- A-202 COLUMN DETAILS & SECTION
- A-301 BUILDING SECTIONS
- A-302 WALL SECTIONS
- A-303 DETAILS
- A-401 ENLARGED RESTROOM PLAN
- A-601 DOOR SCHEDULE & STOREFRONT ELEVATIONS

ELECTRICAL

- E-1 ELECTRIC PANEL & ELECTRIC CODE SUMMARY
- E-2 LIGHTING PLAN
- E-3 POWER PLAN
- E-4 LUMINAIRE SCHEDULE

MECHANICAL

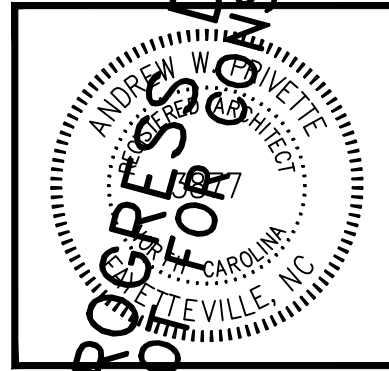
- M-1 HVAC SCHEDULE, NOTES & DETAILS
- M-2 HVAC PLAN

PLUMBING

- P-1 PLUMBING RISER, DETAIL & NOTES
- P-2 PLUMBING PLAN & SCHEDULE

Designed to Build
A Sensible Approach

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FORT BRAGG FEDERAL CREDIT UNION
SOUTHERN PINES BRANCH
105 BRUCEWOOD ROAD
SOUTHERN PINES, NORTH CAROLINA

NO.	DATE	DESCRIPTION	CHK

JOB CODE: 22FBCU SO PINES

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CHECKED BY: A. PRIVETTE

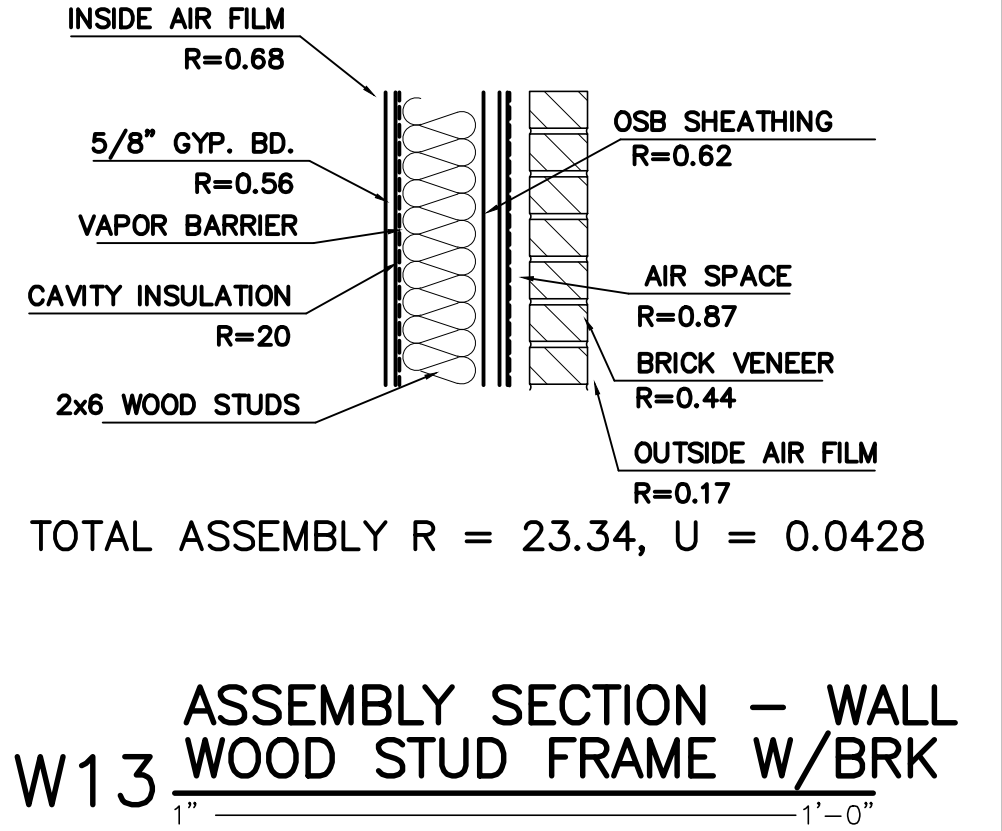
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SHEET TITLE:
**BUILDING CODE SUMMARY
COVER SHEET**

G-101
SHEET 1 OF 7

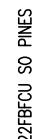
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P-1 PLUMBING RISER DETAIL & N



PERMITTING STAMP:

Page 59 of 225

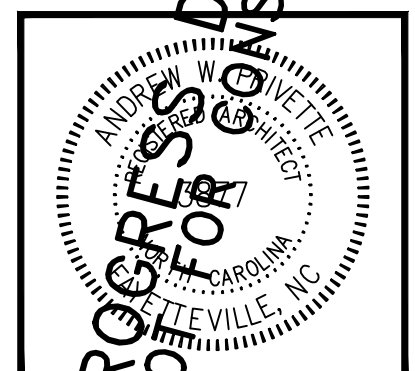




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FORT BRAGG FEDERAL CREDIT UNION
SOUTHERN PINES BRANCH
105 BRUCEWOOD ROAD
SOUTHERN PINES, NORTH CAROLINA

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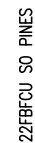
SHEET TITLE:

WALL TYPES

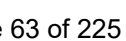
A-001

SHEET 1 OF 8

PERMITTING STAMP:



63 of 225



63 of 225

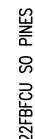
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63 of 225

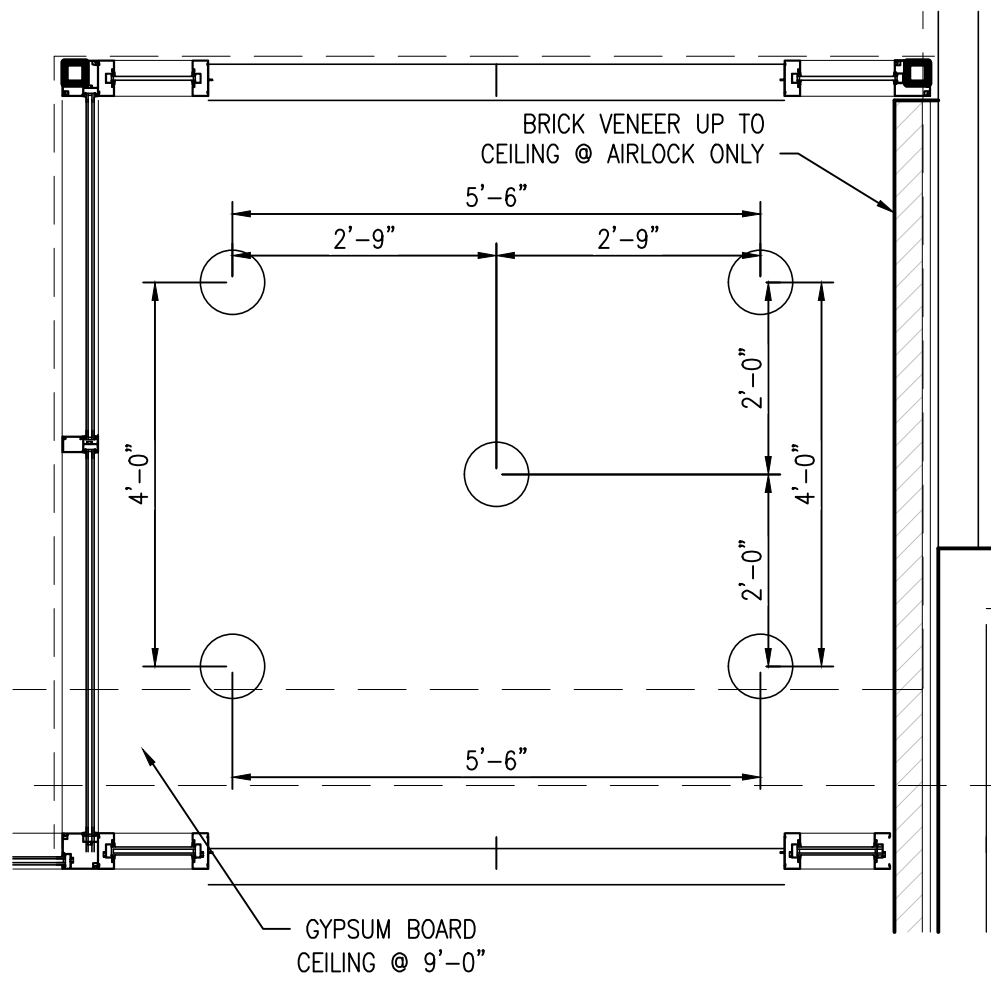
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63 of 225

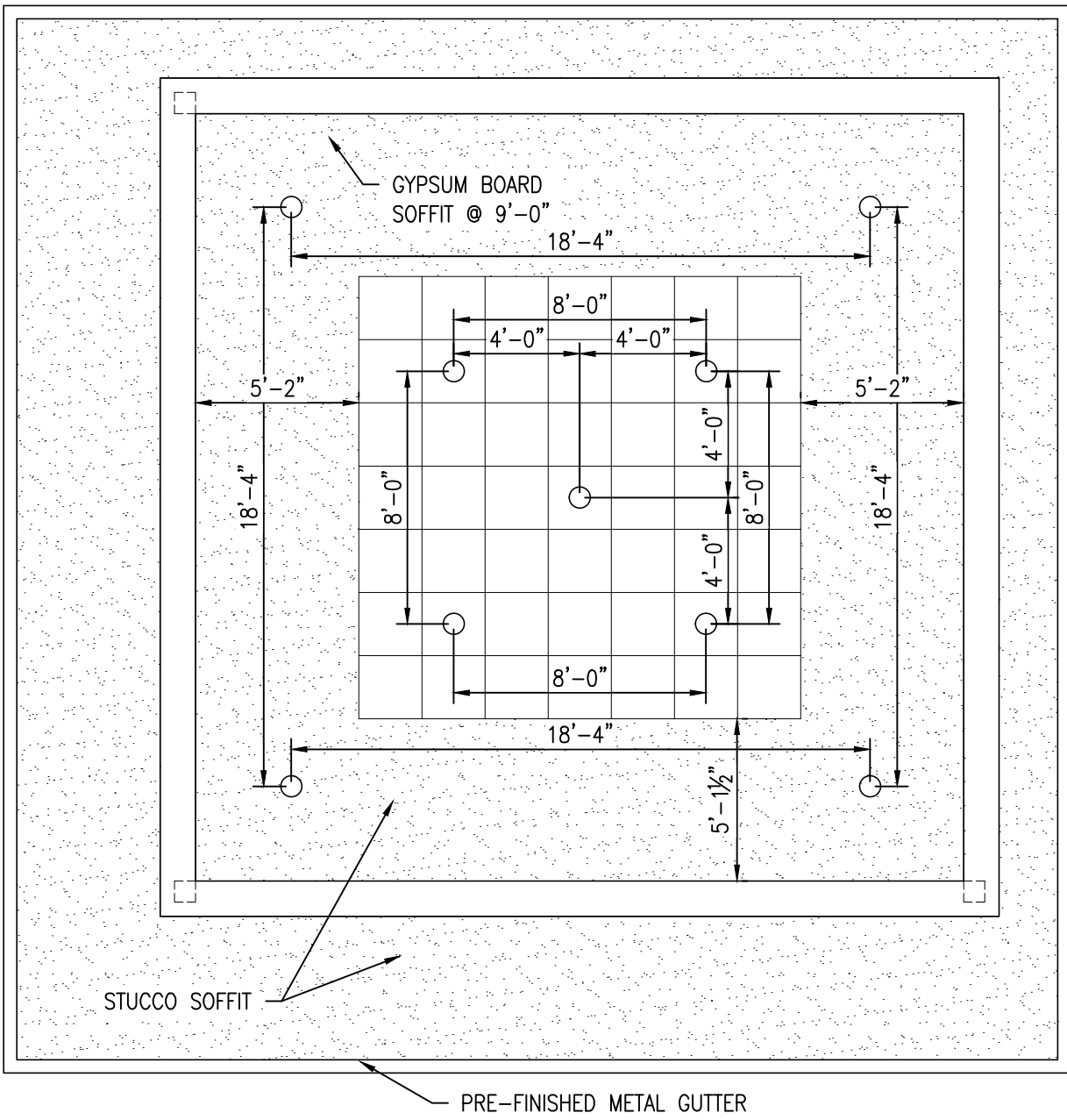
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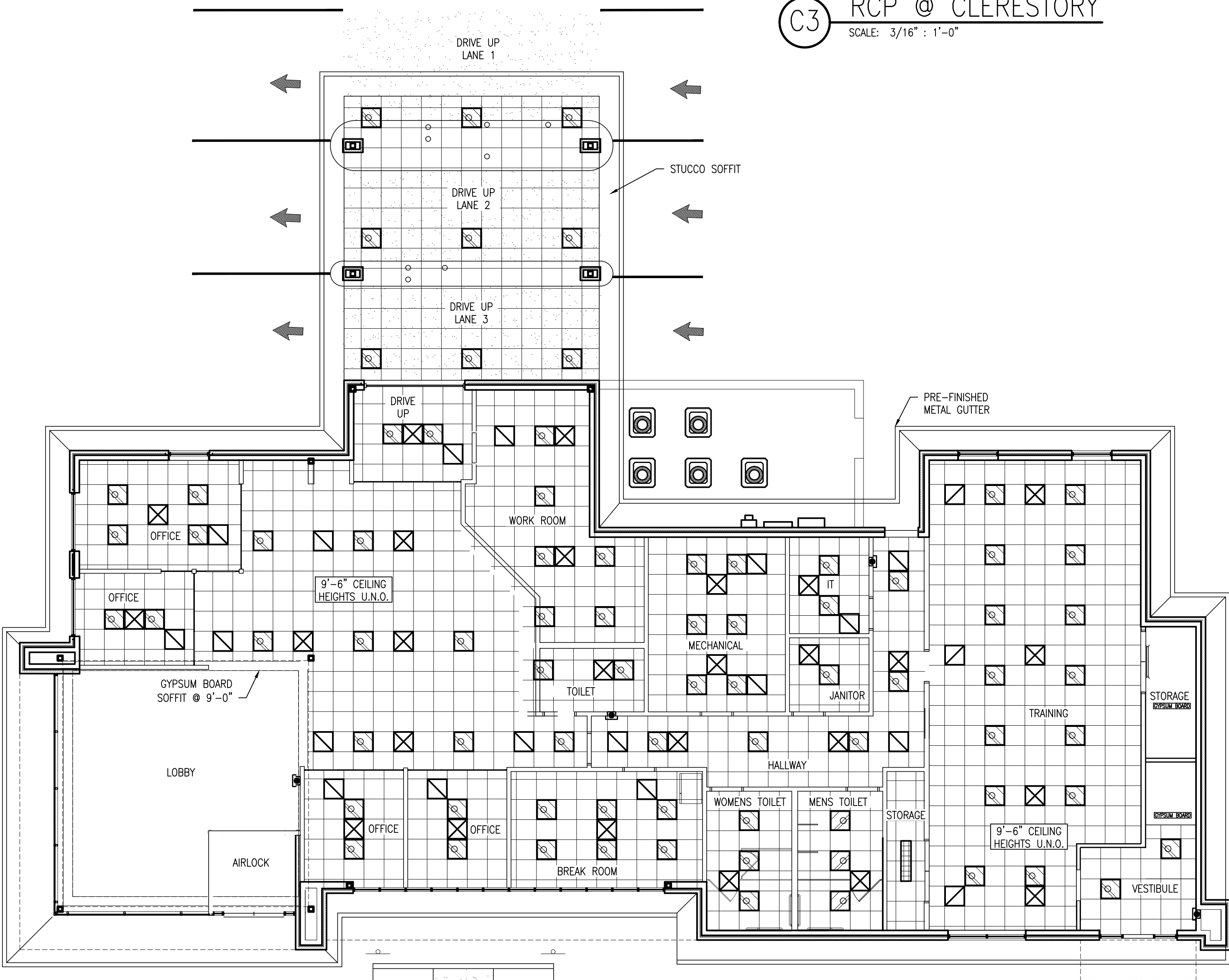
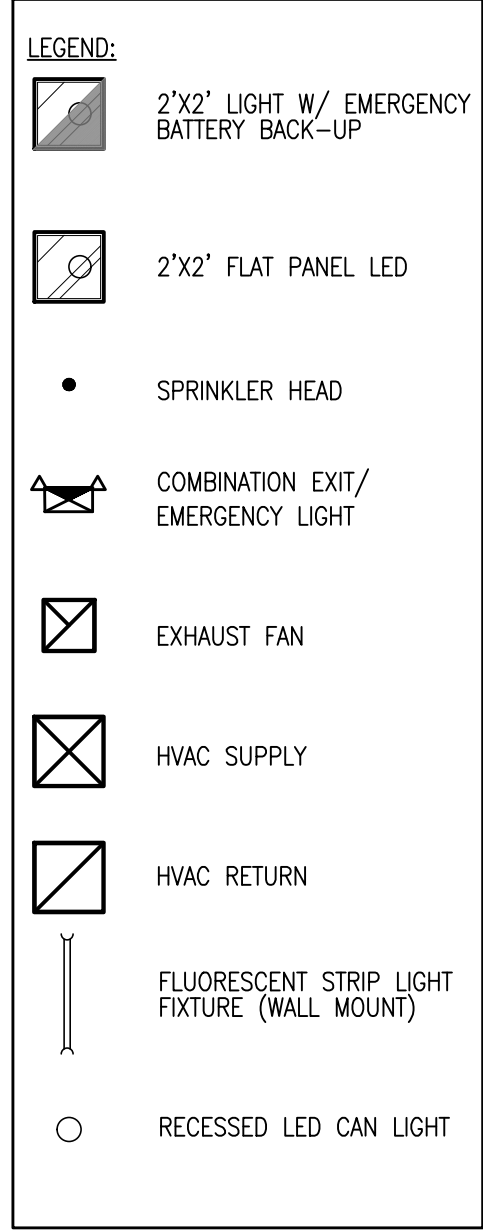
ALL NOTES APPLY TO ALL DRAWINGS AND ALL TRADES. IT IS THE RESPONSIBILITY OF ALL CONTRACTORS AND TRADES TO COORDINATE THE INSTALLATION OF THEIR WORK WITH THE INSTALLATION OF WORK BY ALL OTHER CONTRACTORS AND TRADES. CONTRACTORS SHALL FOLLOW MANUFACTURER'S INSTALLATION INSTRUCTIONS. THE REQUIREMENTS OF THE DRAWINGS, GENERAL REQUIREMENTS AND ALL ITEMS OF THE CONTRACT DOCUMENTS ARE EQUALLY BINDING ON ALL CONTRACTORS AND TRADES. EACH CONTRACTOR IS REQUIRED TO MAINTAIN FULL SETS OF THE CONTRACT DOCUMENTS FOR HIS EMPLOYEES' USE ON THE PROJECT TO ASSURE THAT ALL WORK IS PROPERLY COORDINATED AND INSTALLED WITH THE WORK OF OTHER CONTRACTORS AND TRADES.



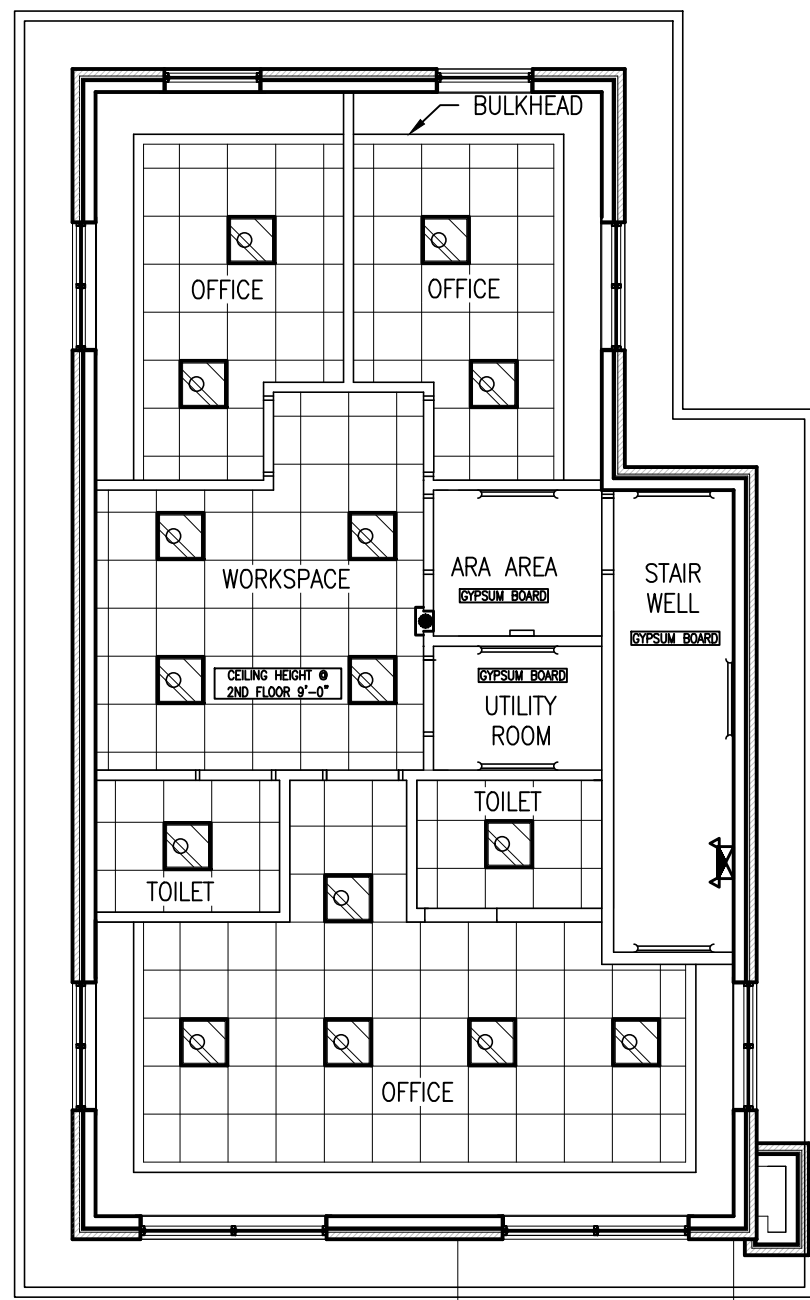
D1 RCP @ AIRLOCK
SCALE: 1/2" : 1'-0"



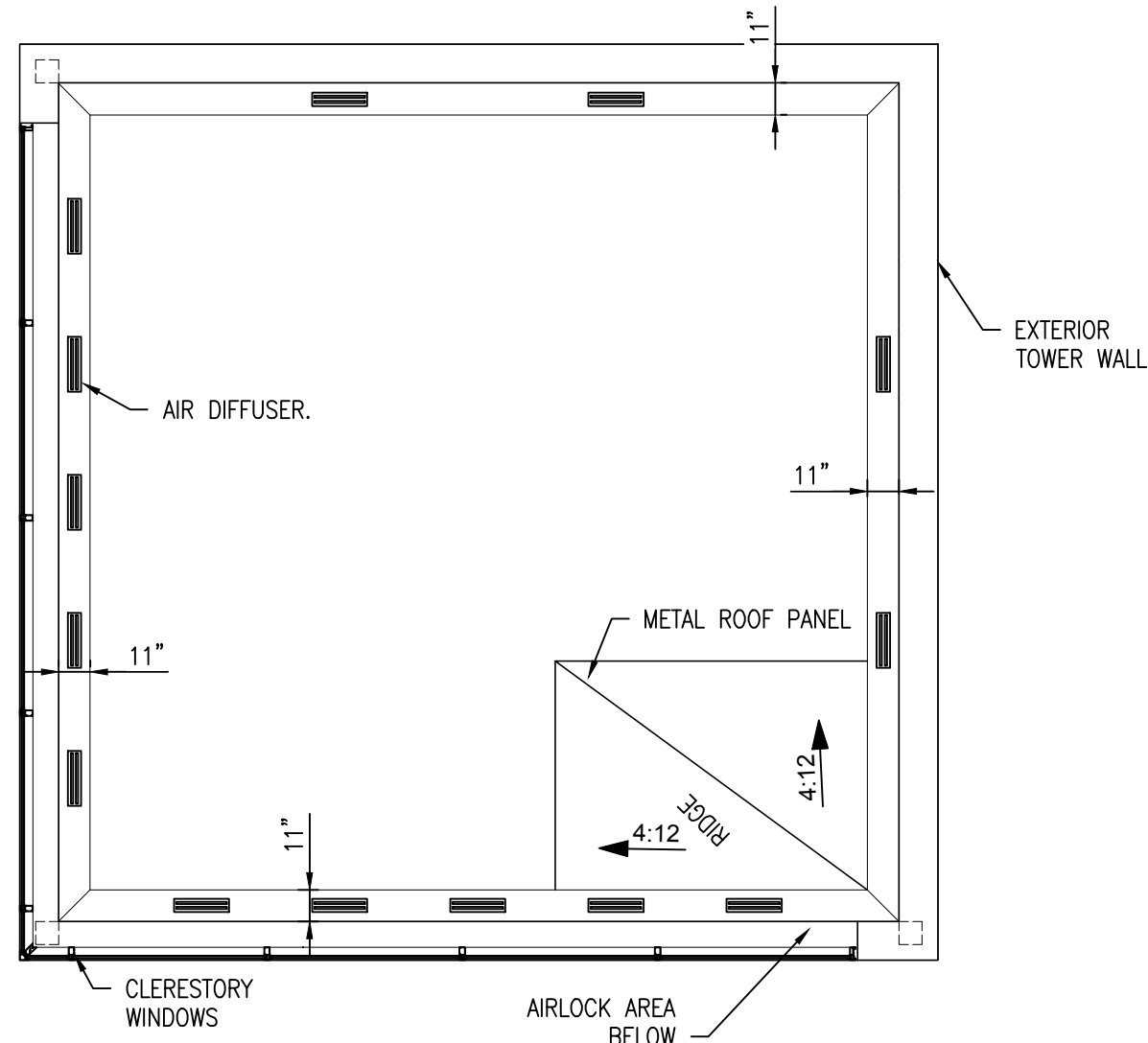
C3 RCP @ CLERESTORY
SCALE: 3/16" : 1'-0"



A1 RCP @ FIRST FLOOR
SCALE: 1/8" : 1'-0"



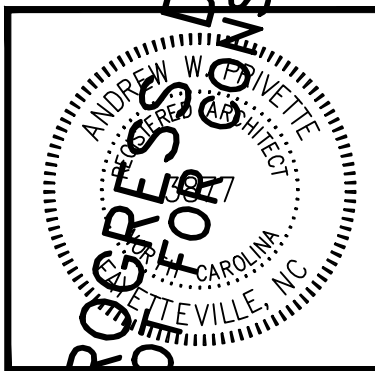
A4 RCP @ SECOND FLOOR
SCALE: 1/8" : 1'-0"



B5 TOWER INSIDE VIEW PLAN
SCALE: 1/4" : 1'-0"



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FORT BRAGG FEDERAL CREDIT UNION
SOUTHERN PINES BRANCH
105 BRUCEWOOD ROAD
SOUTHERN PINES, NORTH CAROLINA

MARK	DATE	DESCRIPTION	CHK

JOB CODE: 22FBF00 SO PINES
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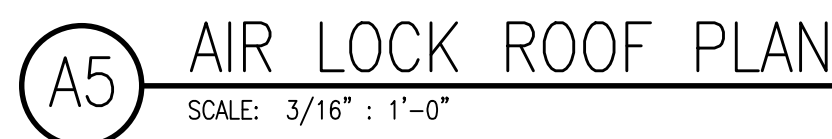
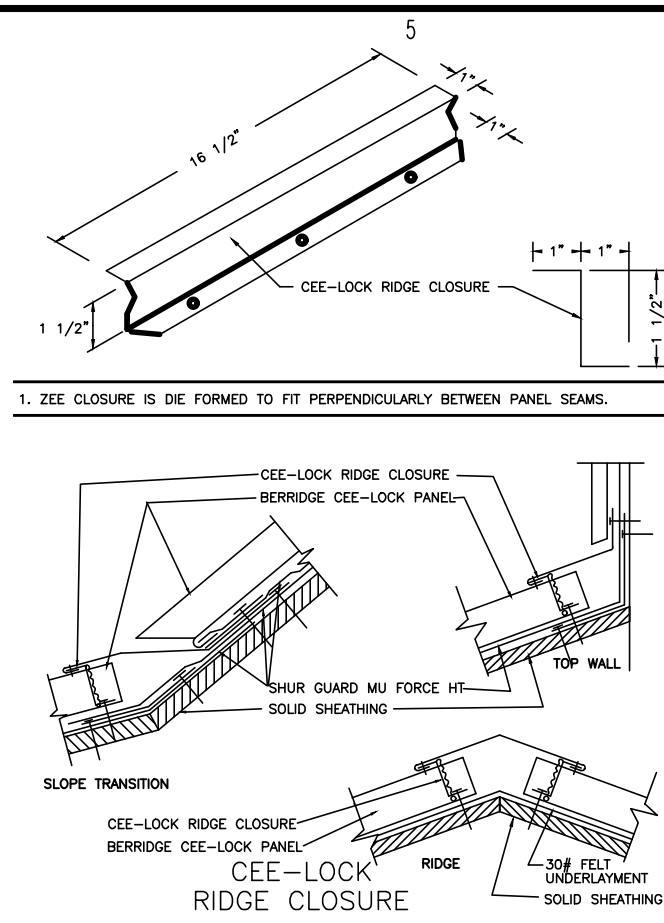
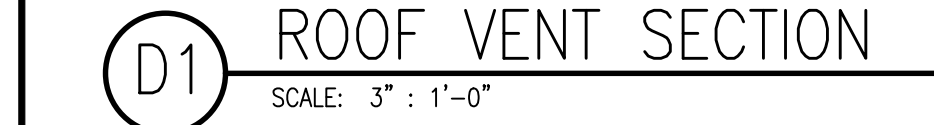
SHEET TITLE:
REFLECTED CEILING
PLAN
SEPTEMBER, 2022

A-103
SHEET 4 OF 8

PERMITTING STAMP:

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22FBFCU 50 PINES

[illegible]

SHEET TITLE:

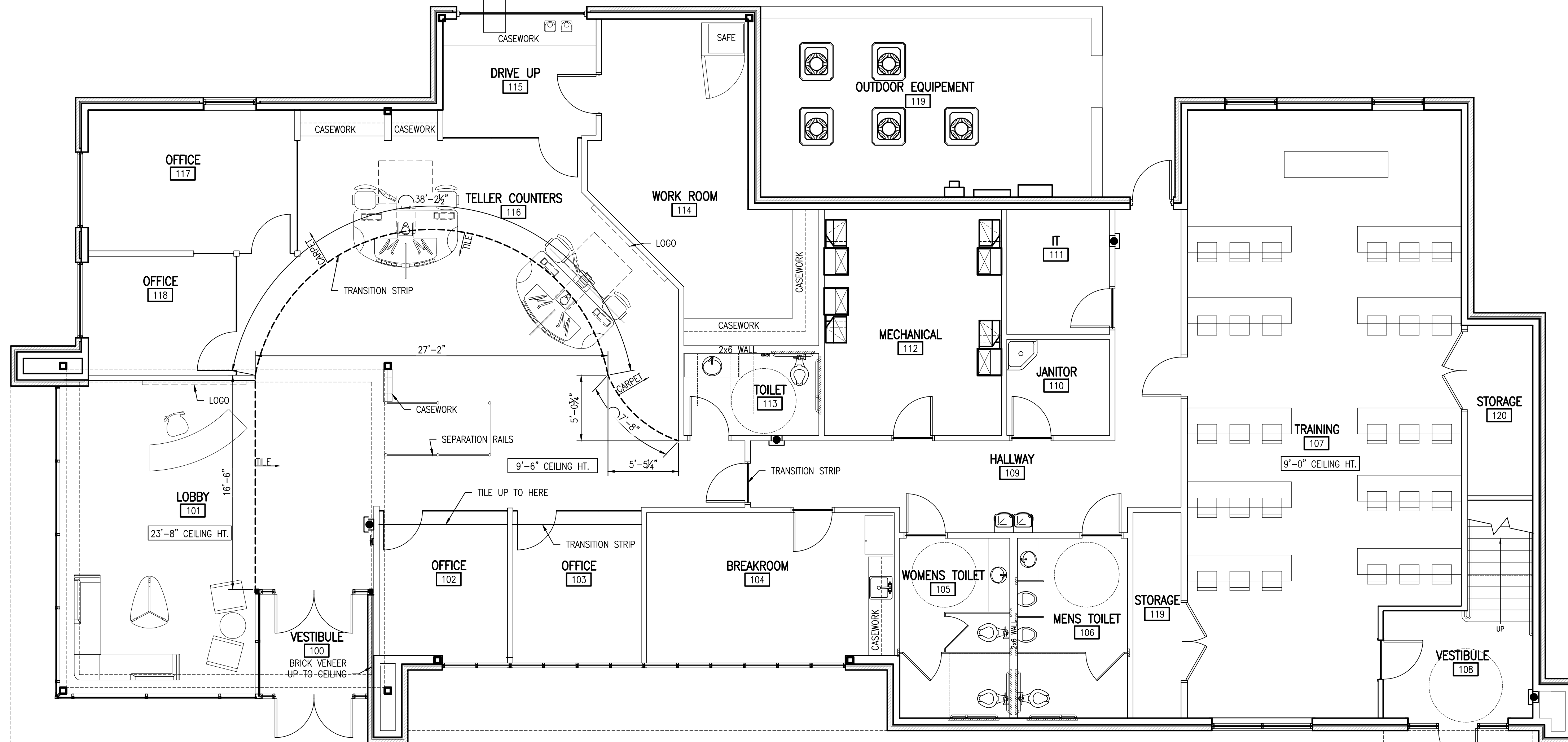
ROOF PLAN &
DETAILS
SEPTEMBER , 2022

PERMITTING STAMP:

22FB7CU SO PINES

NOTES:

1. BASE TRIM IS ROPPE BASE CONTOUR PV4045 COLOR #194 BURNT UMBER.
2. WHERE TRANSITION OCCURS USE APPROPRIATELY SIZED ADAPTER/ TRANSITION BY ROPPE.
3. USE SCHLUTER DILEX COVE FOR TILE BASE.



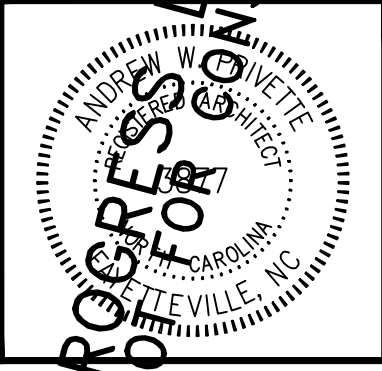
SCALE: 3/16" : 1'-0"



PERMITTING STAMP:

22FBFCU 50 PINES


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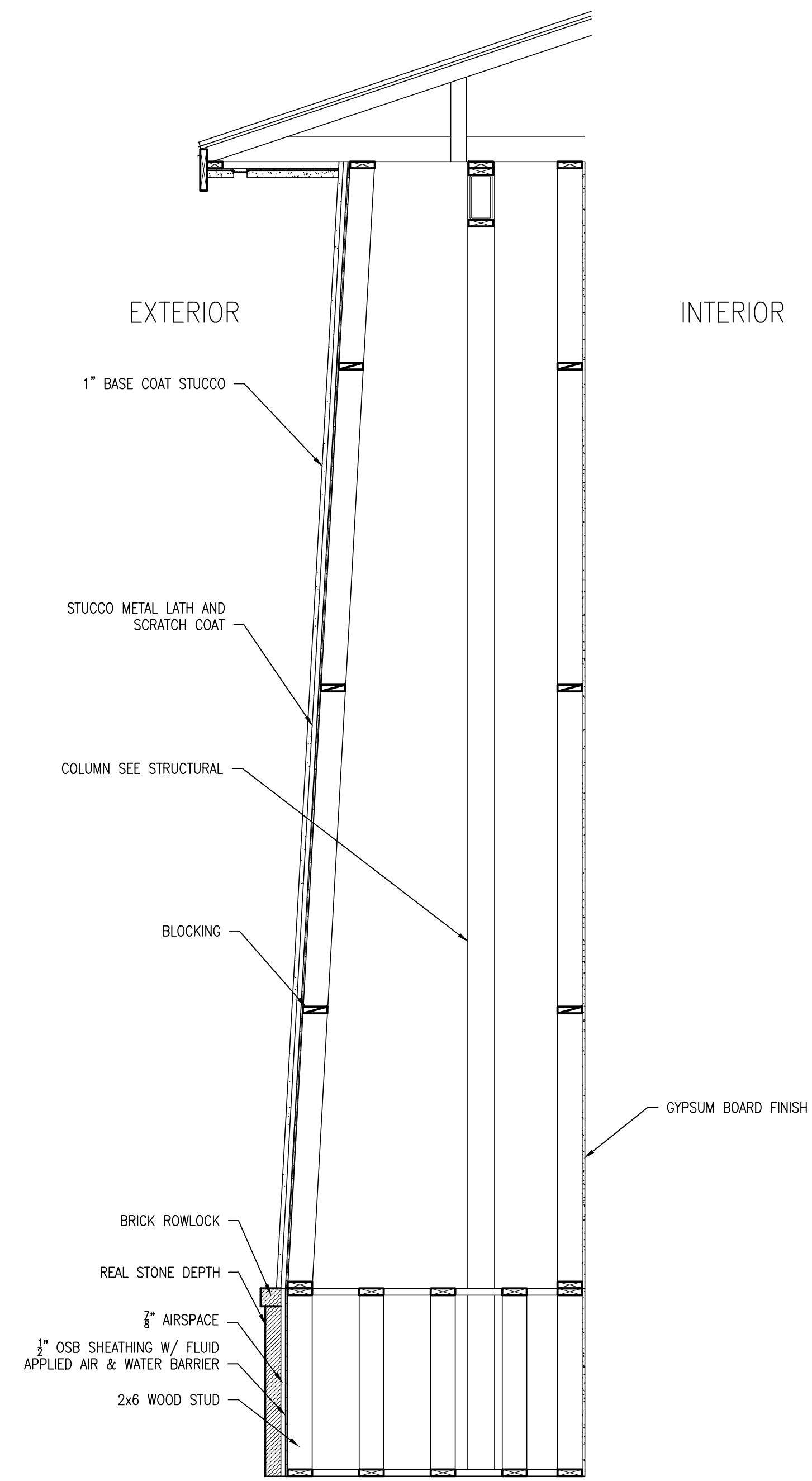
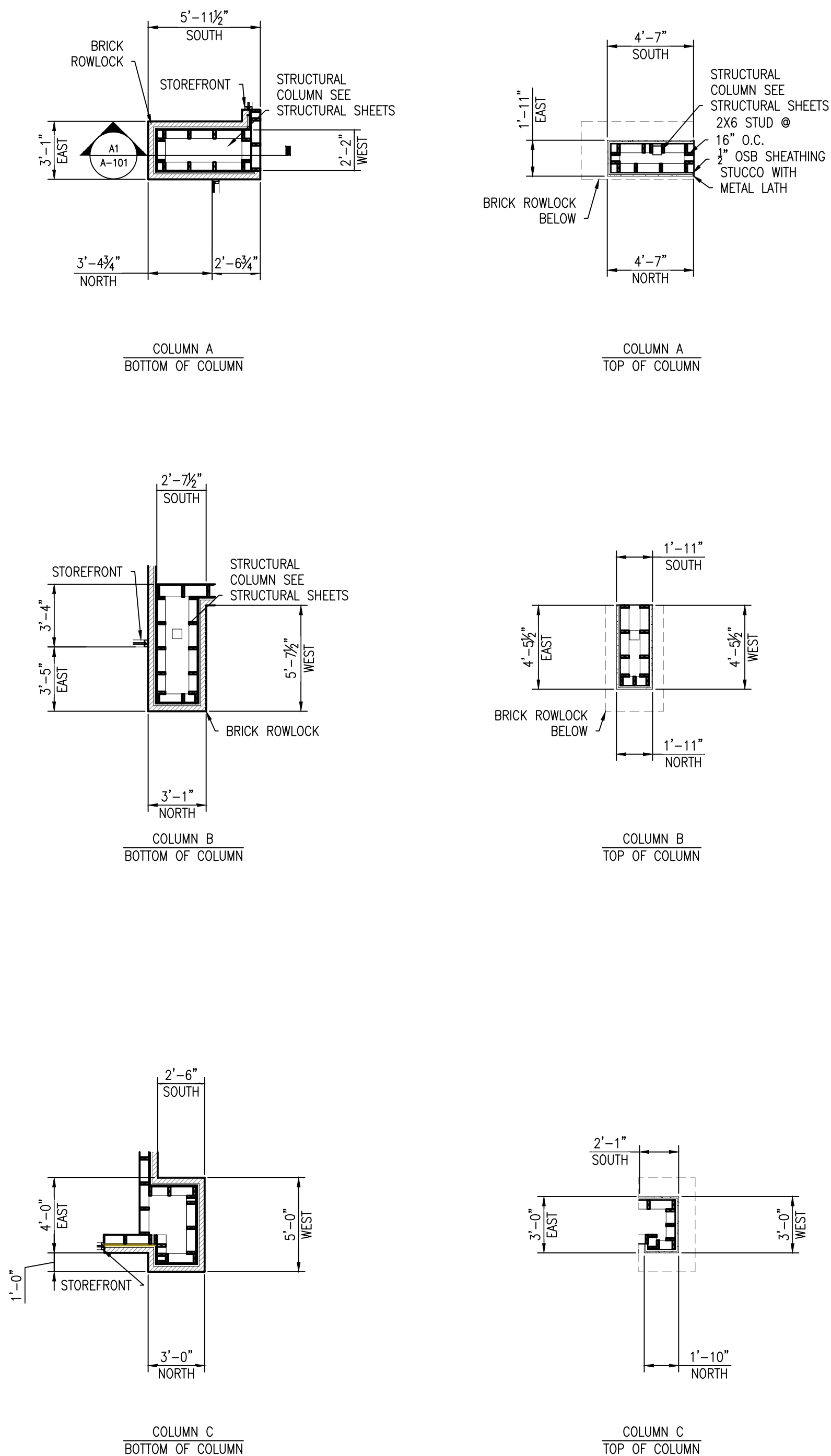
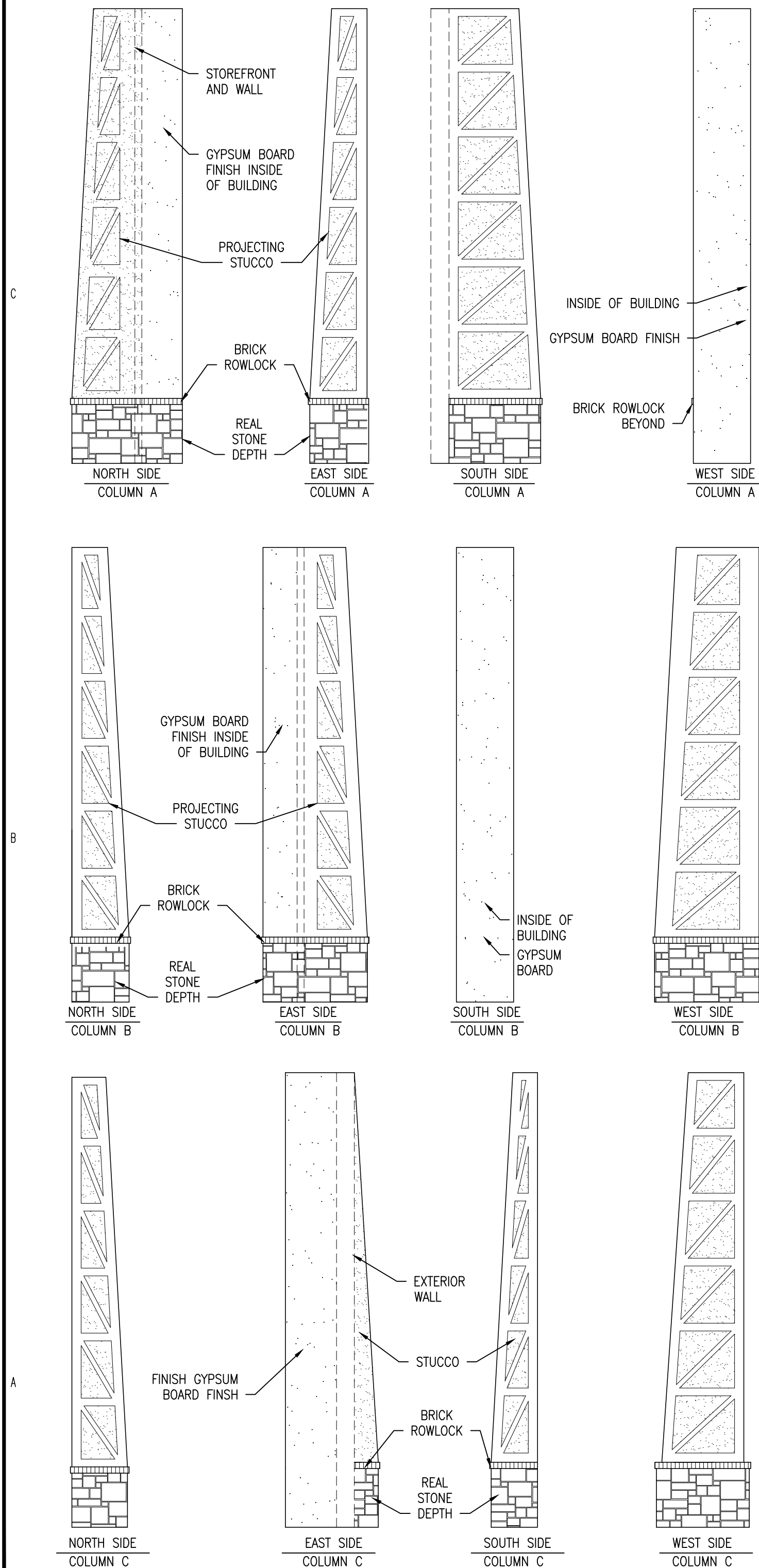
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	100	100	100

SHEET TITLE:

EXTERIOR ELEVATIONS
SEPTEMBER , 2022

68 of 225

1 EXTERIOR SELECTION SCHEDULE 2			
MATERIAL TYPE	MANUFACTURER	COLOR	NOTES
PRE-FINISHED METAL ROOF	UNION CORRUGATING COMPANY	EVERGREEN TSR=26%	-
BRICK SOLDIER COURSE	TAYLOR CLAY BRICK	ROYAL SALISBURY	WIRECUT CLOSURE
STUCCO	DRYMT	TBD	-
BRICK ROWLOCK	TAYLOR CLAY BRICK	ROYAL SALISBURY	WIRECUT CLOSURE
THIN BRICK VENEER	TAYLOR CLAY BRICK	301 WHITE MODULAR	THIN BRICK WIRECUT
VENEER - UPPER LEVEL	TAYLOR CLAY BRICK	301 WHITE MODULAR	WIRECUT CLOSURE
REAL STONE DEPTH	SOUTHERN STONE SUPPLY	TBD	SAWN ARCHITECTURAL VENEER
PREFAB ALUMINUM AWNING	MAPES ARCHITECTURAL CANOPIES	FOREST GREEN	-
CANOPY BRACKETS	MAPES ARCHITECTURAL CANOPIES	FOREST GREEN	-
STOREFRONT FRAMING	KAWNEER	TBD	-
VENEER - LOWER LEVEL	TAYLOR CLAY BRICK	313 PINK MODULAR	WIRECUT CLOSURE
METAL GUTTERS	TBD	FOREST GREEN	-



A1 COLUMN ELEVATIONS AND PLAN DETAILS
SCALE: 3/16" = 1'-0"

A4 TYPICAL COLUMN DETAIL
SCALE: 1/2" = 1'-0"

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FORT BRAGG FEDERAL CREDIT UNION
SOUTHERN PINES BRANCH
105 BRUCEWOOD ROAD
SOUTHERN PINES, NORTH CAROLINA

NO.	DESCRIPTION	DATE	MARK	CHK

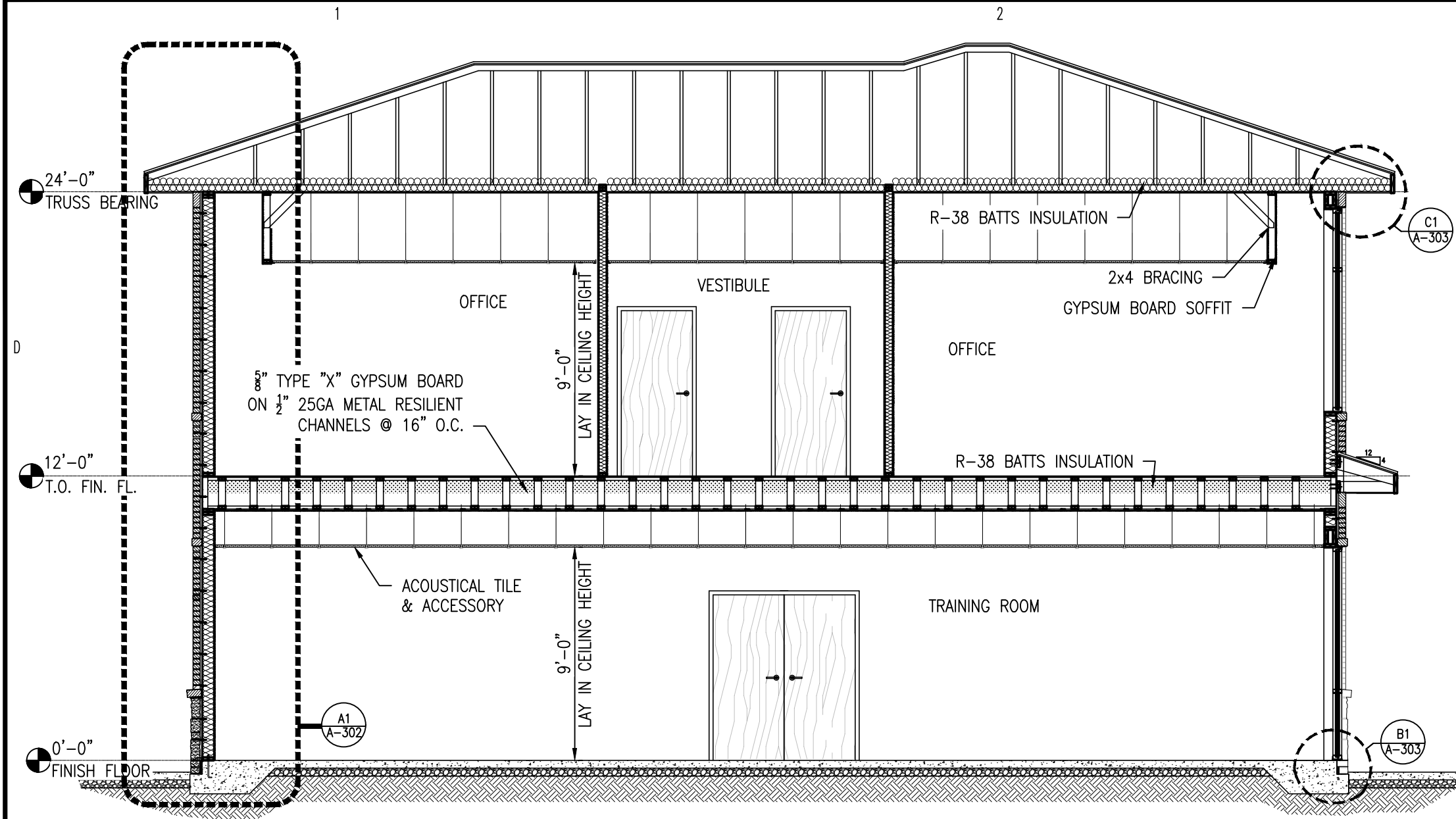
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EXTERIOR ELEVATIONS
SEPTEMBER, 2022

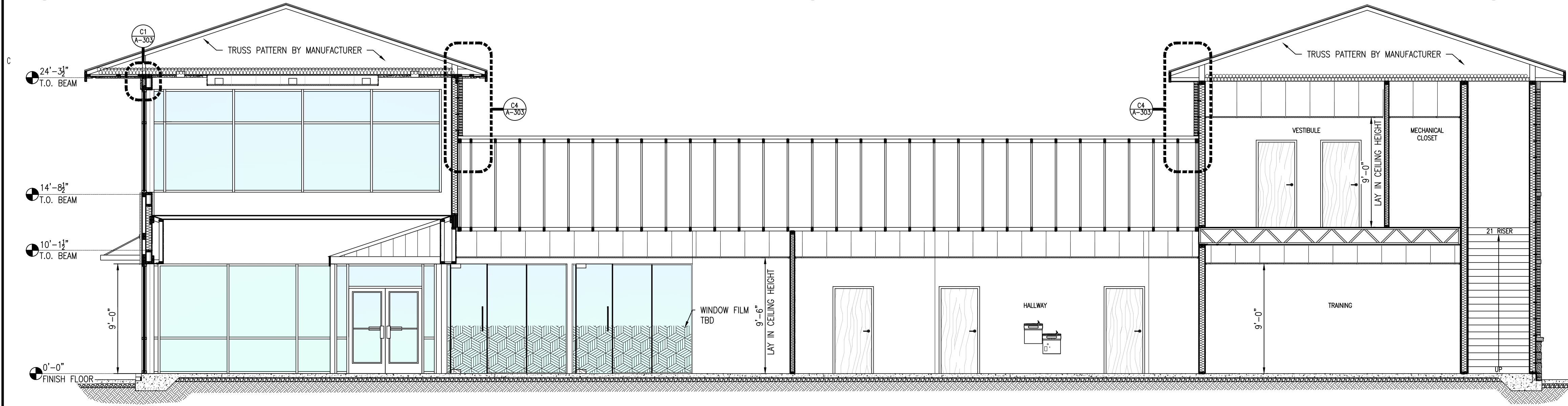
A-202
SHEET 8 OF 12

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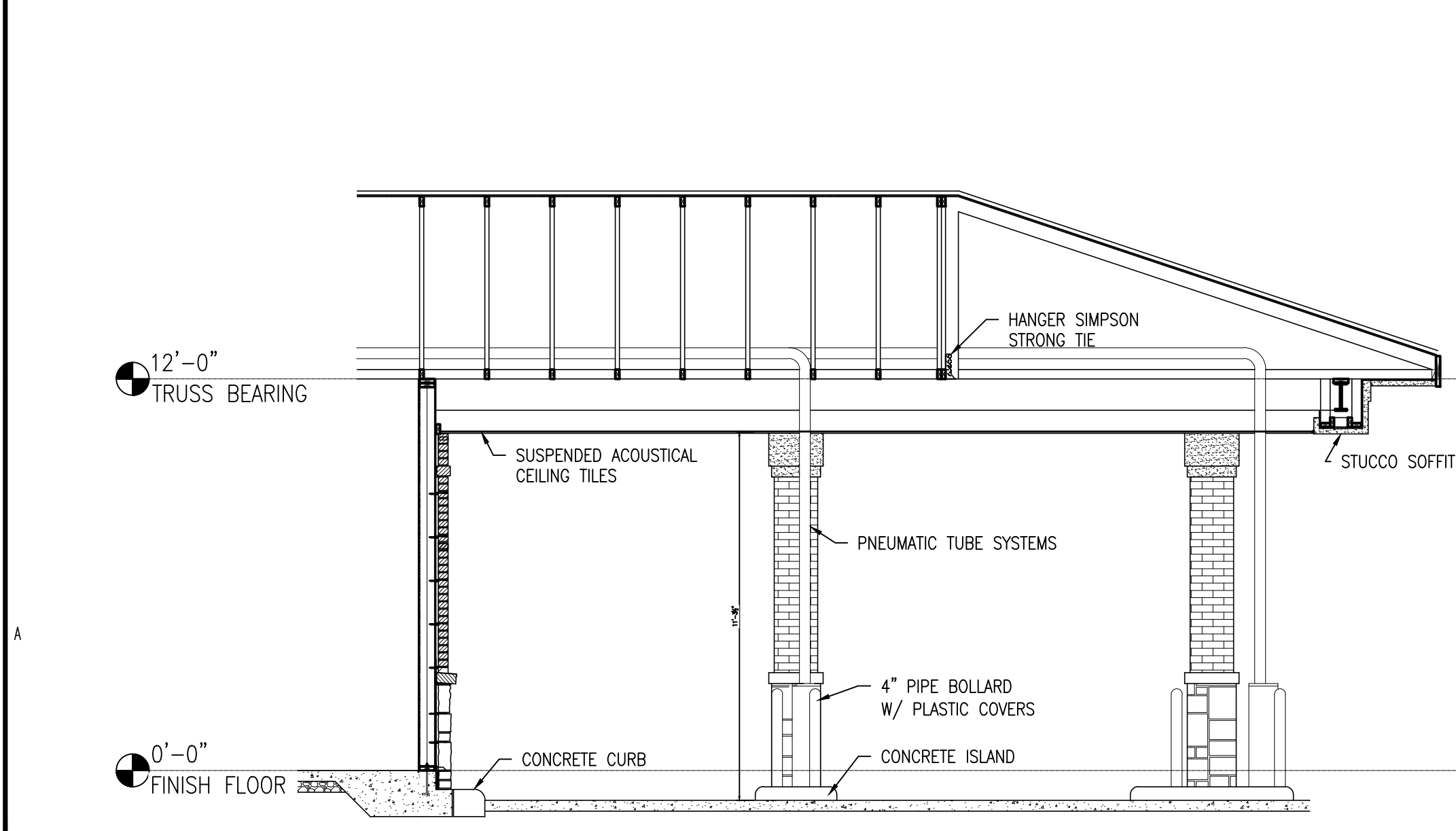
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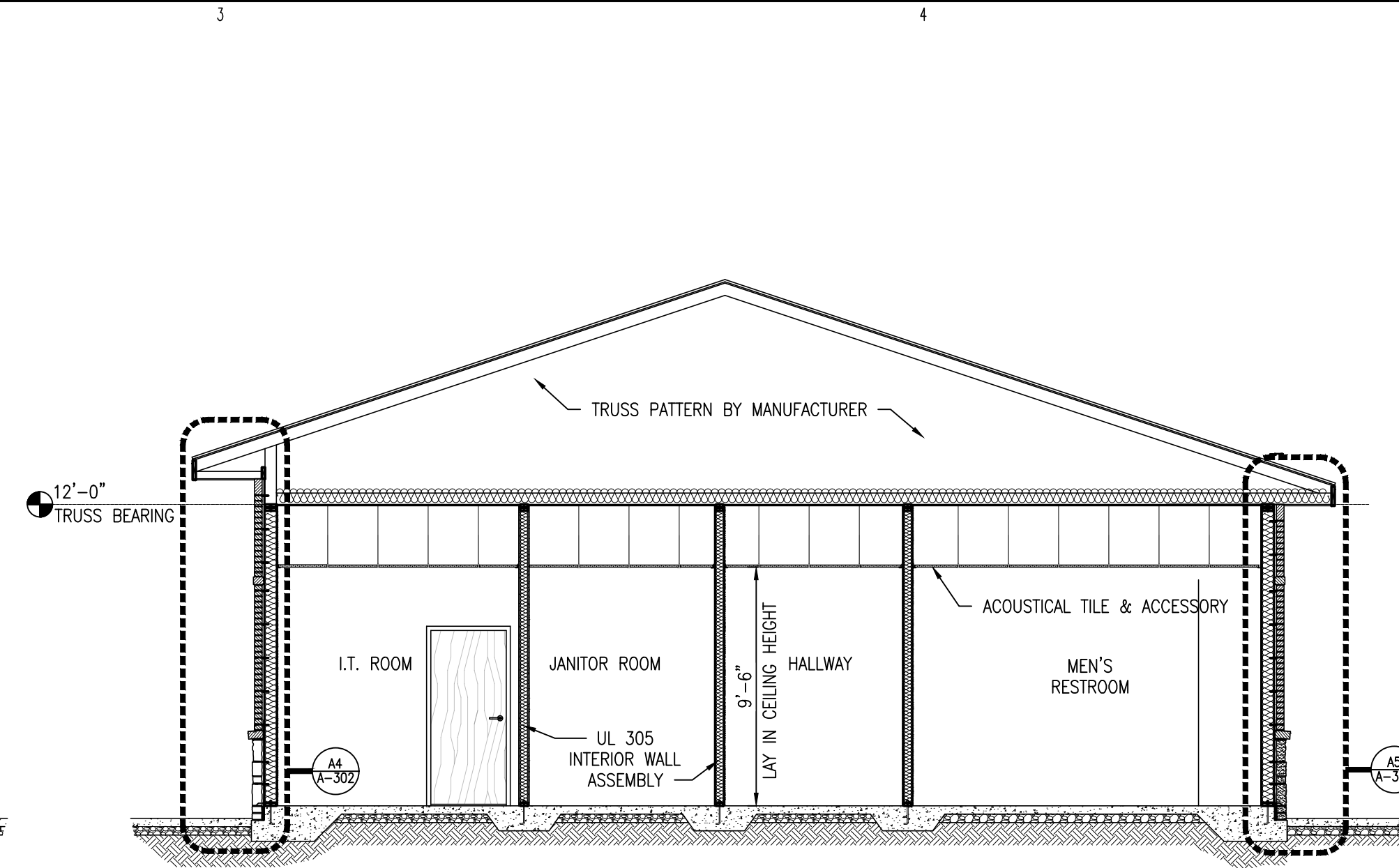
D1 WALL SECTION
SCALE: 3/16" : 1'-0"



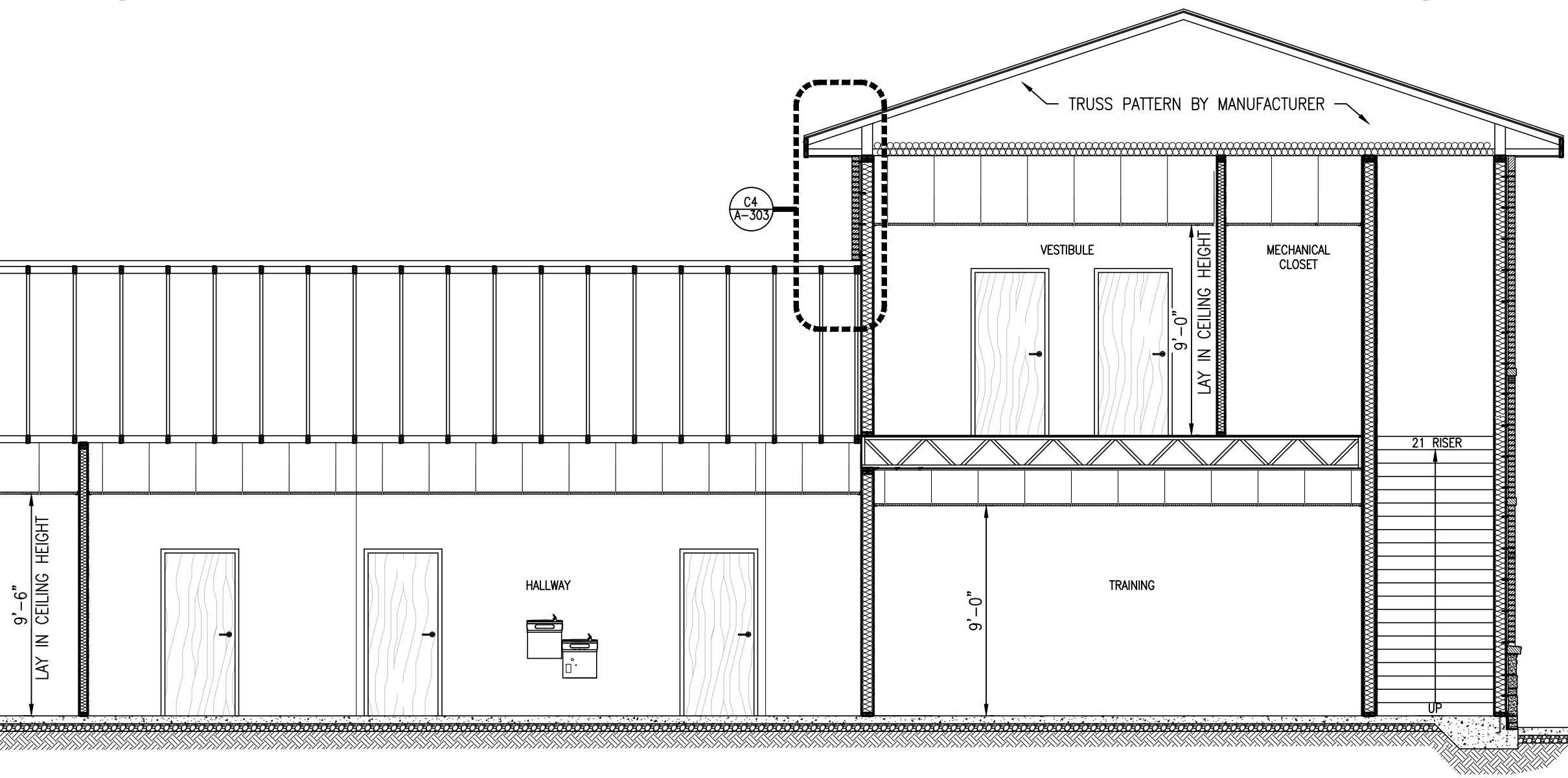
B1 WALL SECTION
SCALE: 3/16" : 1'-0"



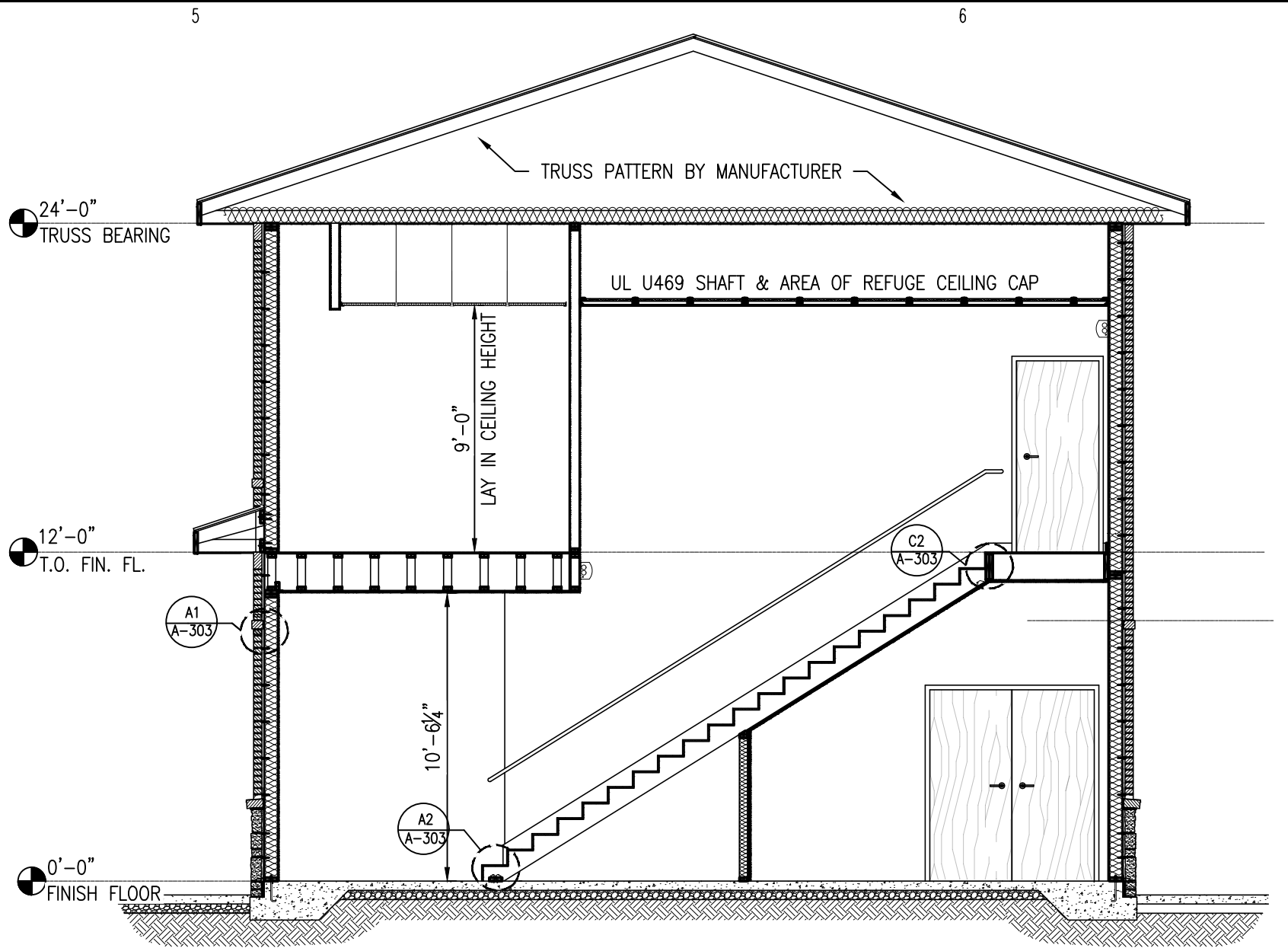
A1 WALL SECTION AT DRIVE THRU
SCALE: 3/16" : 1'-0"



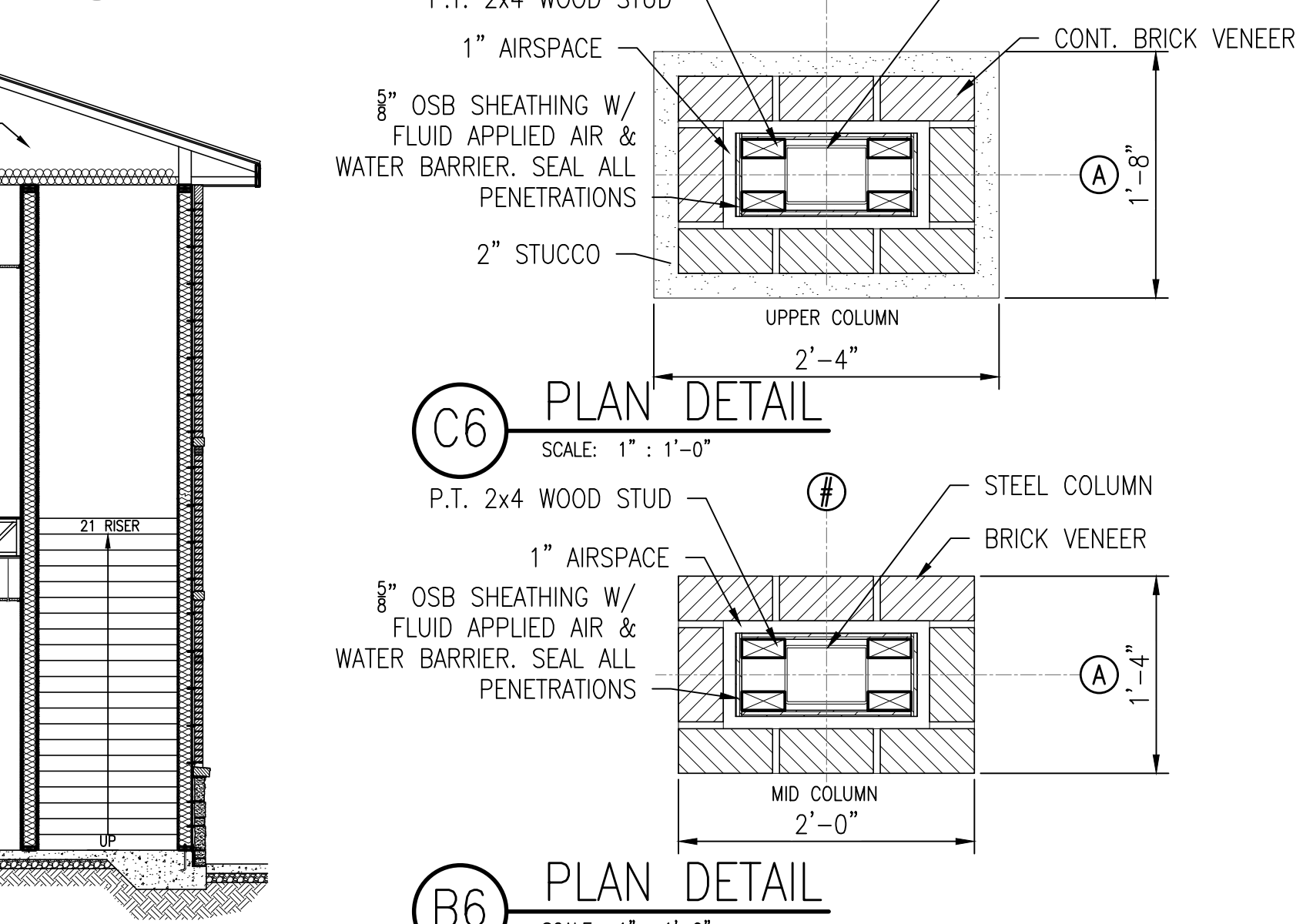
D3 WALL SECTION
SCALE: 3/16" : 1'-0"



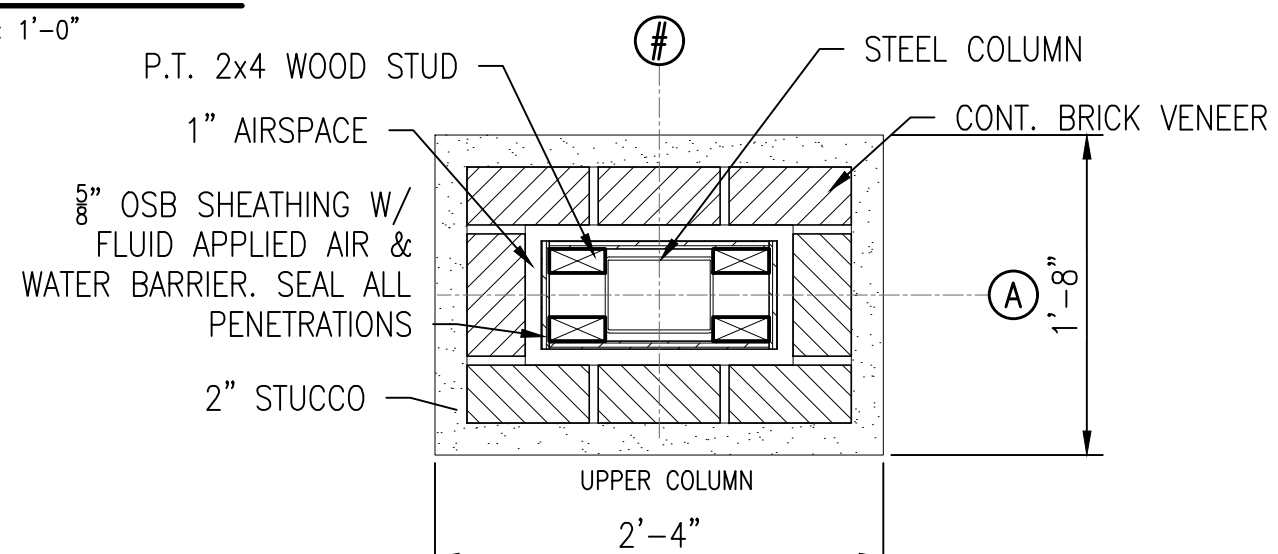
A3 CROSS SECTION AT DRIVE THRU
SCALE: 3/16" : 1'-0"



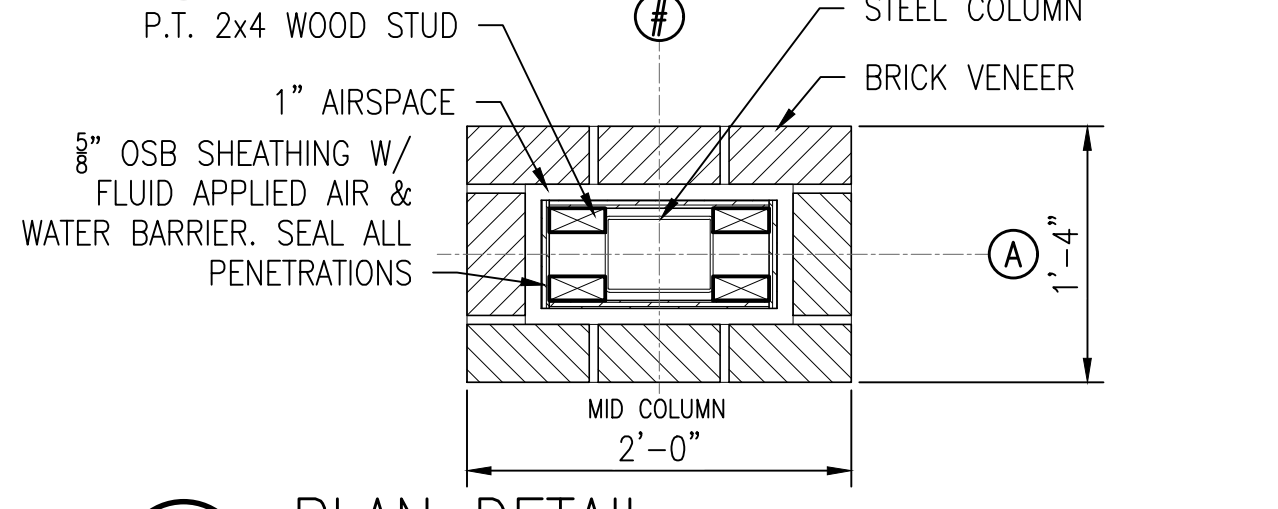
D5 WALL SECTION
SCALE: 3/16" : 1'-0"



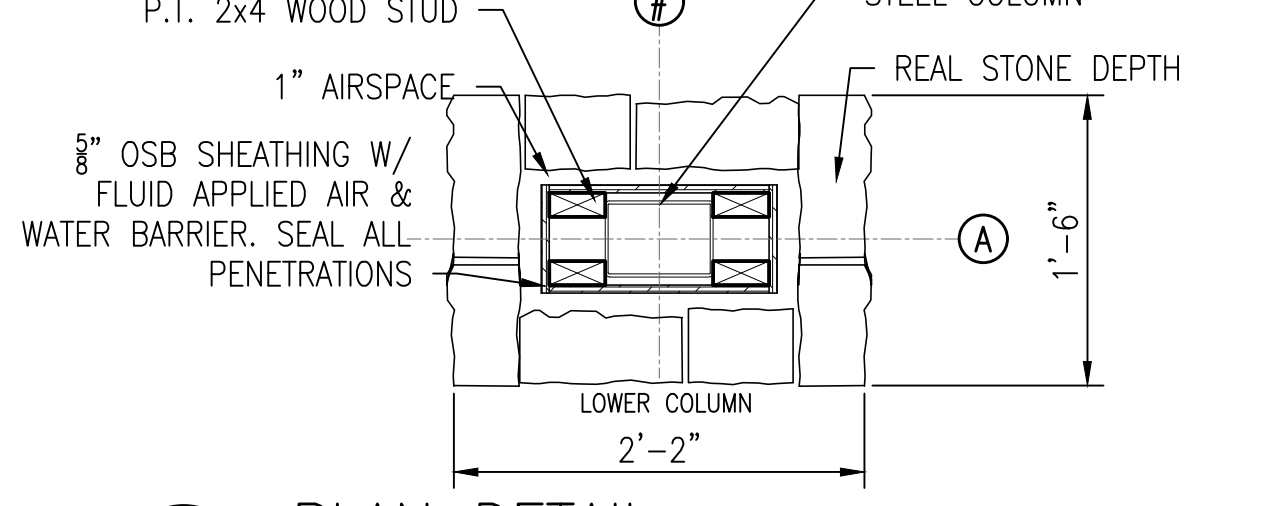
A5 SOFFIT SECTION AT DRIVE THRU
SCALE: 3/16" : 1'-0"



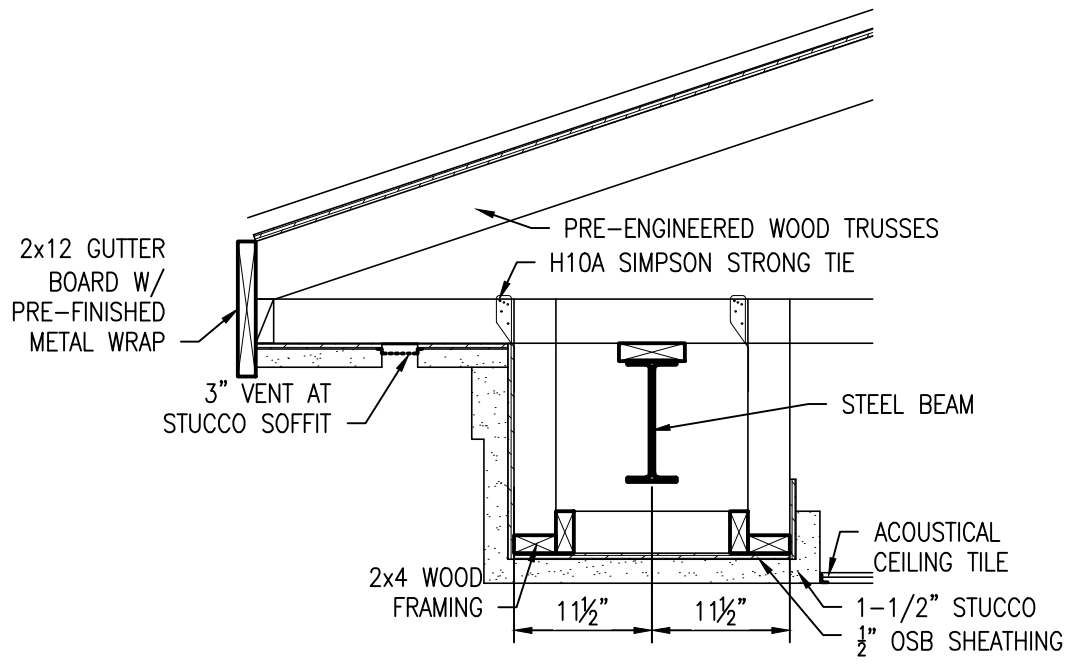
C6 PLAN DETAIL
SCALE: 1" : 1'-0"



B6 PLAN DETAIL
SCALE: 1" : 1'-0"



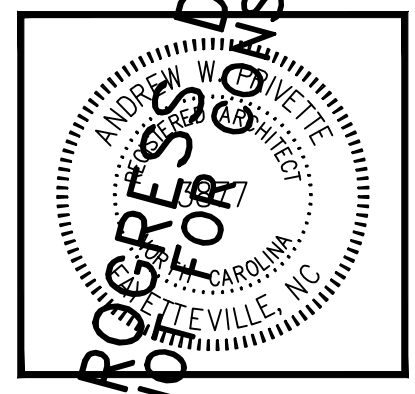
A6 PLAN DETAIL
SCALE: 1" : 1'-0"



A5 SOFFIT SECTION AT DRIVE THRU
SCALE: 3/16" : 1'-0"



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FORT BRAGG FEDERAL CREDIT UNION
SOUTHERN PINES BRANCH
105 BRUCEWOOD ROAD
SOUTHERN PINES, NORTH CAROLINA

NO.	DATE	DESCRIPTION	CHK

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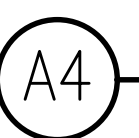
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BUILDING SECTIONS
SEPTEMBER, 2022

A-301
SHEET 9 OF 8

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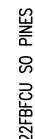
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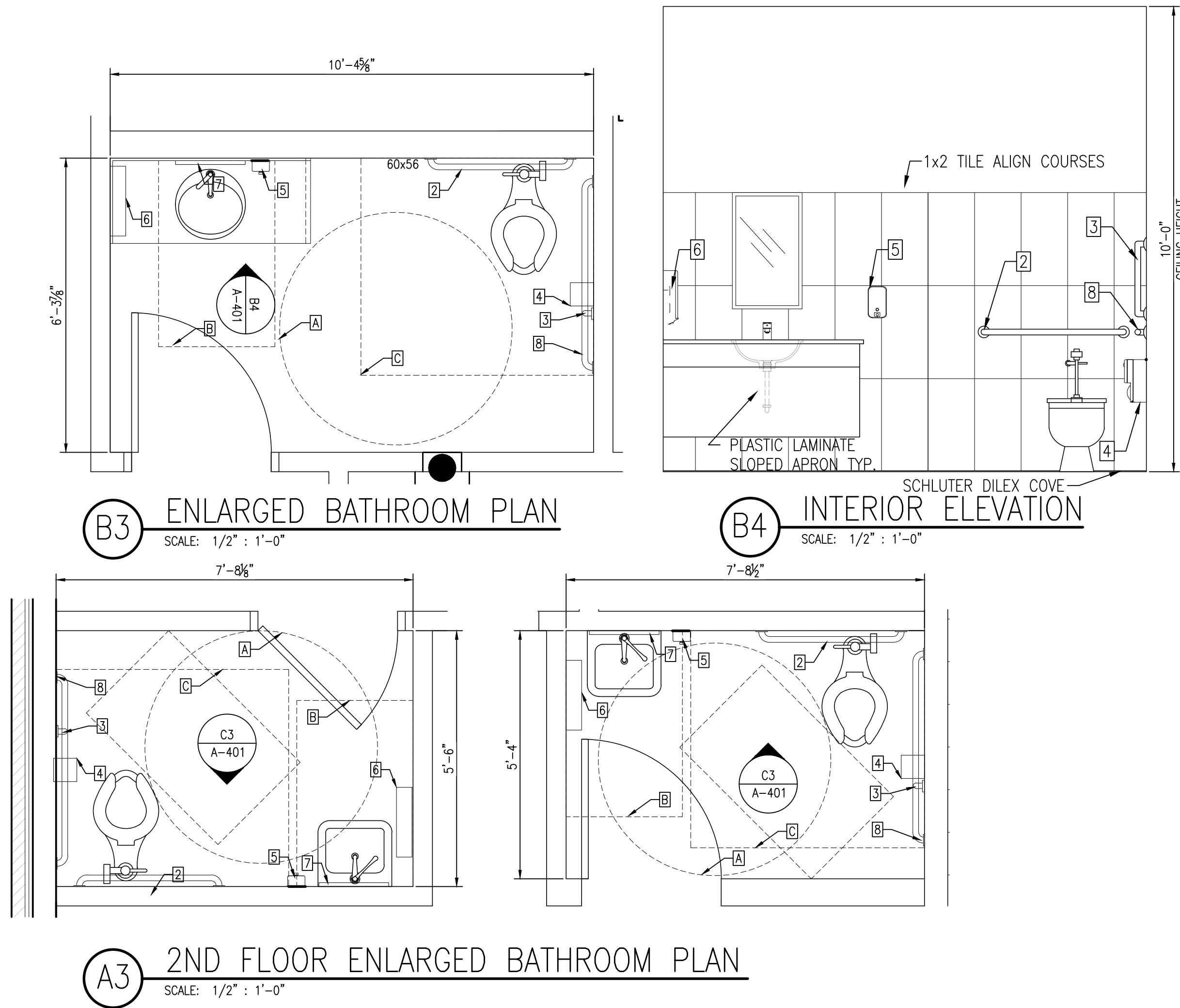
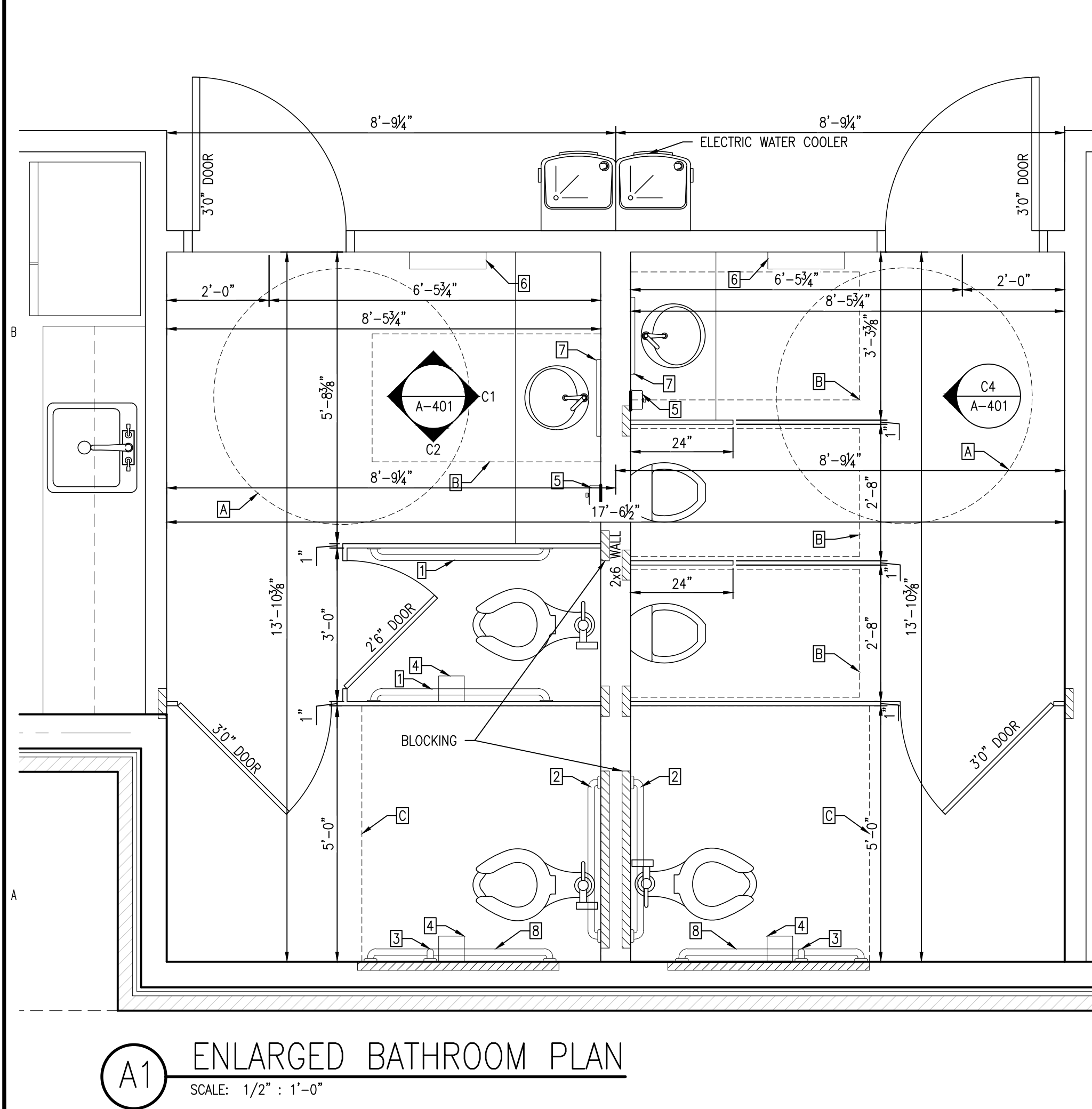
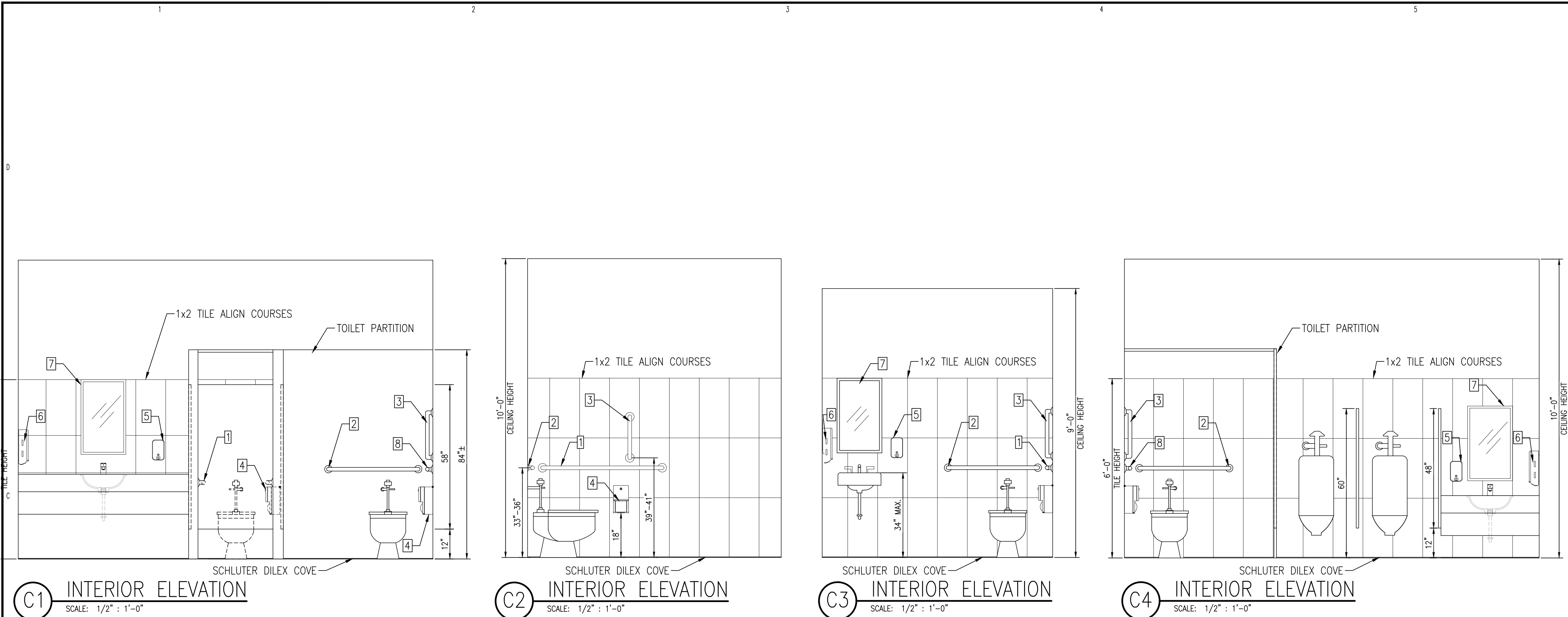
22FBFCU 50 PINES

3

71 of 225

22FBFCU 50 PINES





TOILET ACCESSORY SCHEDULE				
TAG	FIXTURE	SIZE	MTG. HT. A.F.F.	FINISH
1	42" GRAB BAR	1 1/4" ø 42" LONG	33"-36"	STAINLESS STEEL
2	36" GRAB BAR	1 1/4" ø 36" LONG	33"-36"	STAINLESS STEEL
3	18" VERT GRAB BAR	1 1/4" ø 18" LONG	39"-41"	STAINLESS STEEL
4	TOILET PAPER DISPENSER	6 1/8" H 12 5/16" W	ø @ 19"	STAINLESS STEEL
5	SOAP DISPENSER	8 1/8" H 4 3/4" W	40"-48"	STAINLESS STEEL
6	PAPER TOWEL DISPENSER	28" H 14" W	40"-48"	STAINLESS STEEL
7	FRAMED MIRROR	46" W 28" H	40" MAX	STAINLESS STEEL
8	48" GRAB BAR	1 1/4" ø 46" LONG	33"-36"	STAINLESS STEEL
A	ADA TURNING CIRCLE	60" ø	N/A	N/A
B	ADA CLEAR FLOOR SPACE	48"x30"	N/A	N/A
C	ADA CLEAR FLOOR SPACE	60"x56"	N/A	N/A



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FOR CONSTRUCTION

FORT BRAGG FEDERAL CREDIT UNION
SOUTHERN PINES BRANCH
105 BRUCEWOOD ROAD
SOUTHERN PINES, NORTH CAROLINA

DATE	DESCRIPTION	CHK

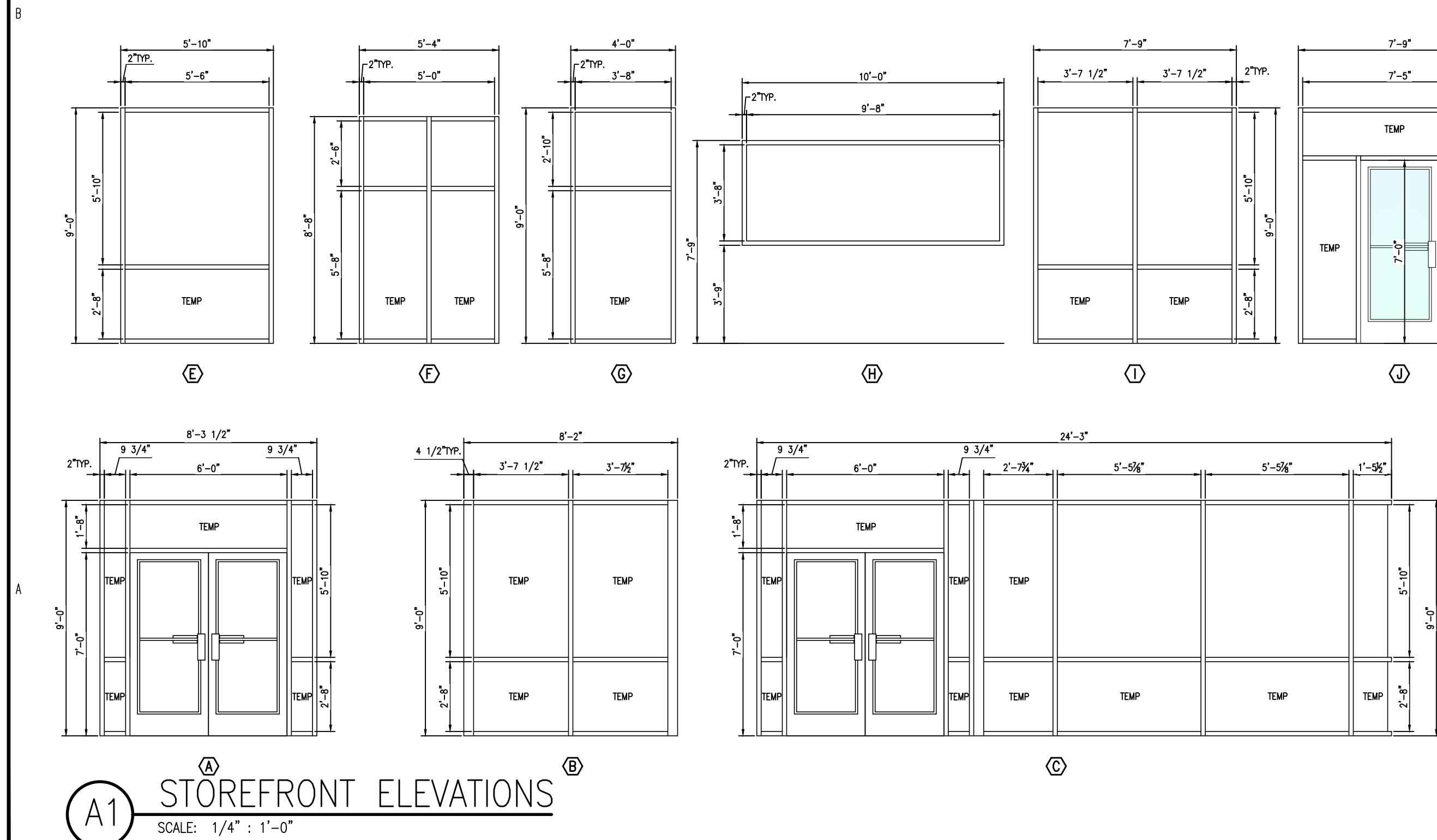
JOB CODE: 22FBFCU SO PINES
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SHEET TITLE:
ENLARGED RESTROOM
PLAN
SEPTEMBER , 2022

A-401
SHEET 12 OF 13

PERMITTING STAMP:

22FBFCU 50 PINES



HARDWARE SETS - SATIN CHROMIUM PLATED

S E T # 1: (PAIR - STOREFRONT DOORS)
PUSH/PULL: HIAWATHA #HG121 (PULLS), #HG114 (PUSH),
 POLISHED CHROME-US26
 SINGLE CYLINDER W/ THUMB LATCH DEAD BOLT
 INDICATES LOCKED OR OPEN CONDITION
 OFFSET PIVOT TYPE
 CONCEALED OVERHEAD W/ HCP PUSH PADS
 FOR OFFSET PIVOT CONDITION
 (2) SETS AND MEETING PLAIN

S E T # 2: (SECURE STOREFRONT)
 PULL: HAWATHA #H0101 (PULL) POLISHED CHROME-US26
 #8000/8700 PULLMAN STARMARK INTERLOCKING RM DEVICE
 #7800 FAL SECURE ELECTRIC STRIKE
 CARD READER
 OFFSET PIVOT TYPE
 CONCEALED OVERHEAD
 OFFSET PIVOT
 (1) SET

S E T # 3: (PRIVACY)
 LOCKSET: SCHLAGE AL40S-NEP-626 (BATH PRIVACY)
 HINGES: MCKINNEY TA-2714 3 EACH 4.5 X 5.5 S.S. BALL BEARING
 GLYNN-JOHNSON WALL: 60W-US22D, FLOOR: FB13-US26D

S E T # 4 (ENTRY/OFFICE)
 LOCKSET: AL20PD-NEP-626
 HINGES: MCKINNEY TA-2714 4.5 X 5.5 S.S. BALL BEARING
 GLYNN-JOHNSON WALL: 60W-US22D OR FLOOR: FB13-US26D
 (3) SR64, GRAY

S E T # 5 (PASSAGE)
 LOCKSET: SCHLAGE AL10S-NEP-626 (PASSAGE)
 HINGES: MCKINNEY TA-2714 4.5 X 5.5 S.S. BALL BEARING
 GLYNN-JOHNSON WALL: 60W-US22D, FLOOR: FB13-US26D
 (3) SR64, GRAY

S E T # 6 (CRYSTALIA GLASS)
 DEAD BOLT: GLASS MFR. DOUBLE CYLINDER DEAD BOLT
 GLASS MFR. OFFSET PIVOT TYPE
 CLOSER: GLASS MFR. CONCEALED FLOOR

S E T # 7: (SECURE PANIC EXIT)
PANIC DEVICES: VONDPURN 35L - SERIES 35 TOUCH BAR WITH LEVER
 TRAIL LEVER #J03 US26 FINISH TYPICAL
 RM TYPE PLAT BNC PANIC DEVICES BY VONDPURN OR ADAMS-RITE
 STRIKE: INTELLIGENT FAI SECURE ELECTRIC STRIKE
 CARD READER
 TA-2714 3 EACH 4.5 X 4.5 S.S. BALL BEARING
 8301-BF-US26
 WEATHER STRIPPING: NATIONAL GUARD 8301-BF-US26
 TOP & SIDES THRESHOLD BOREBK &
 36 E VINYL DOOR BOTTOMS

S E T # 8: (SECURE INTERIOR)
 LOCKSET: ALBOPD-NEP-626 (STOREFRONT)
 STRIKE: INTELLIGENT FAI SECURE ELECTRIC STRIKE
 CARD READER
 TA-2714 3 EACH 4.5 X 4.5 S.S. BALL BEARING
 8301-BF-US26

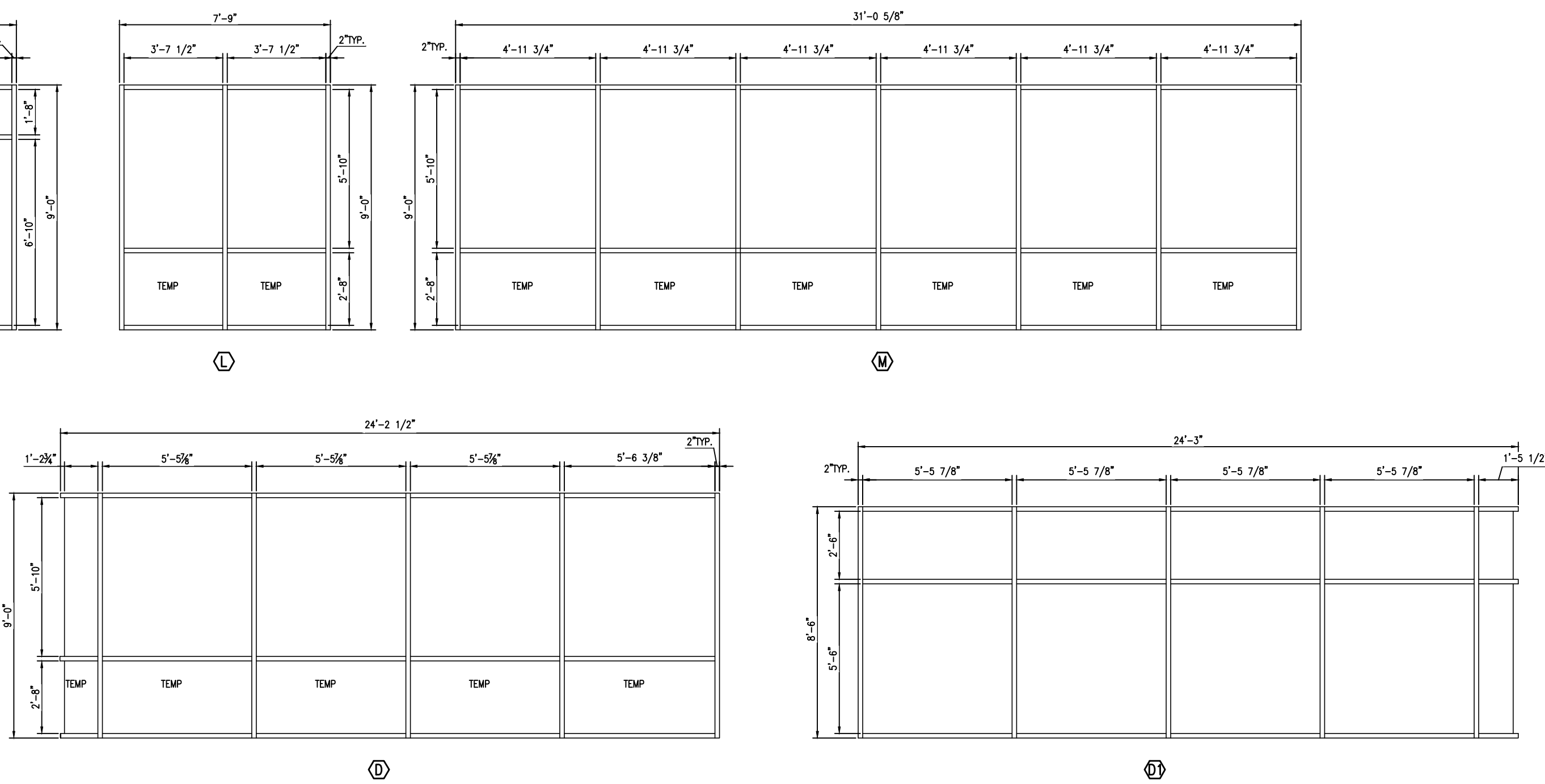
S E T # 9 : (STOREFRONT)
 LOCKSET: SCHLAGE ALBOPD-NEP-626 (STOREFRONT)
 HINGES: MCKINNEY TA-2714 3 EACH 4.5 X 4.5 S.S. BALL BEARING
 GLYNN-JOHNSON WALL: 60W-US22D, FLOOR: FB13-US26D
 (3) SR64, GRAY

S E T # 10: (STOREFRONT PAIR)
 LOCKSET: SCHLAGE ALBOPD-NEP-626 (STOREFRONT)
 MATCHING DUMMY LEVER SET
 (1) PULL PLATE
 (1) KICK PLATE (8"x24" .050 GAUGE)
 TA-2714 3 EACH 4.5 X 4.5 S.S. BALL BEARING
 18301-BF-US26
 (2) SR64, GRAY AT HEAD/DOOR INTERSECTION

S E T # 11: (PUSH-PULL, NO LATCH)
 LOCKSET: IVES (1) PUSH PLATE BRUSHED CHROME OR STAINLESS STEEL
 (1) PULL PLATE
 HINGES: MCKINNEY 1 KICK PLATE (8"x24" .050 GAUGE)
 NORTON TA-2714 3 EACH 4.5 X 4.5 S.S. BALL BEARING
 N/A 18301-BF-US26
 WEATHER STRIPPING: N/A
 N/A

HARDWARE NOTES:

- ALL HARDWARE TO BE SATIN CHROME - UNLESS NOTED OTHERWISE.
- SCHLAGE - AL SERIES, NEPTUNE LEVER; PDD - GP SERIES, BOSTON LEVER, OR FALCON - B SERIES, QUANTUM LEVER ARE ACCEPTABLE.
- ALL DOOR HANDLES ARE TO BE LOCATED 40" A.F.F.
- POWER SUPPLIES FOR ELECTRIFIED HARDWARE TO BE WALL MOUNTED ABOVE THE NEAREST ADJACENT ACCUCLICAL CEILING.

[illegible]

22 FEBRU 50 PINES

P1											
ROOM			VOLTS 208Y/120V 3P 4W					AIC 22,000			
MOUNTING FLUSH			BUS AMPS 200					MAIN BKR 200			
FED FROM UTILITY			NEUTRAL 100%					LUGS STANDARD			
NOTE											
CKT #	CKT BKR	CIRCUIT DESCRIPTION	LOAD KVA			CKT #	CKT BKR	CIRCUIT DESCRIPTION	LOAD KVA		
			A	B	C				A	B	C
1	20/1	LIGHTING	0.126			2	20/1	RECEPTACLE	0.54		
3	20/1	LIGHTING		0.594		4	20/1	RECEPTACLE		0.36	
5	20/1	LIGHTING			0.171	6	20/1	RECEPTACLE			0.36
7	20/1	EF4, EF5, LIGHTING	0.302	0.21		8	20/1	RECEPTACLE	0.18		
9	20/1	LIGHTING				10	20/1	RECEPTACLE		0.36	
11	20/1	EF3, LIGHTING			0.251	12	20/1	RECEPTACLE			0.36
13	20/1	LIGHTING	0.327			14	20/1	RECEPTACLE	0.18		
15	20/1	RECEPTACLE		0.72		16	20/1	SPACE		0	
17	20/1	RECEPTACLE			0.72	18	20/1	SPACE			0
19	20/1	RECEPTACLE	0.72			20	20/1	FRIDGE	0.48		
21	20/1	RECEPTACLE		0.36		22	15/1	EWC		0.48	
23	20/1	RECEPTACLE			0.36	24	60/2	AHU-1			4.43
25	20/1	RECEPTACLE	1.08			26			4.43		
27	20/1	RECEPTACLE		0.36		28	45/2	HP-1		2.31	
29	20/1	RECEPTACLE			0.9	30					2.31
31	20/1	RECEPTACLE	0.54			32	60/2	AHU-2	4.43		
33	20/1	RECEPTACLE		0.54		34				4.43	
35	20/1	RECEPTACLE			0.18	36	60/2	HP-2			3.13
37	20/1	RECEPTACLE	0.54			38			3.13		
39	20/1	SPACE		0		40	20/1	SPACE		0	
41	20/1	SPACE			0	42	20/1	SPACE			0
TOTAL CONNECTED KVA BY PHASE									17	10.7	13.2
			CONN KVA	CALC KVA					CONN KVA	CALC KVA	
LIGHTING			1.79	2.23	(125%)	RECEPTACLES			9.36	9.36	(50%>10)
LARGEST MOTOR			5.99	1.5	(25%)	HEATING			24.8	24.8	(100%)
MOTORS			4	4	(100%)	COOLING			11.4	0	(0%)
						TOTAL LOAD			41.9		
						BALANCED 3-PHASE LOAD			116 A		

P3

ROOM		VOLTS 208/120V 2P 3W		AIC 22,000					
MOUNTING FLUSH		BUS AMPS 200		MAIN BKR 200					
FED FROM UTILITY		NEUTRAL 100%		LUGS STANDARD					
NOTE									
CKT #	CKT BKR	CIRCUIT DESCRIPTION	LOAD KVA		CKT #	CKT BKR	CIRCUIT DESCRIPTION	LOAD KVA	
			A	B				A	B
1	20/1	RECEPTACLE	0.72		2	15/2	MSOU-1	1.52	
3	20/1	RECEPTACLE		0.72	4				1.52
5	20/1	RECEPTACLE	0.72		6	15/2	MSOU-2	1.39	
7	20/1	RECEPTACLE		0.36	8				1.39
9	20/1	RECEPTACLE	0.18		10	20/1	BLOWER	3	
11	20/1	RECEPTACLE		0.18	12	20/1	BLOWER		3
13	20/1	RECEPTACLE	0.36		14	20/1	ATM RECEPTACLE	0.312	
15	20/1	RECEPTACLE		0.36	16	20/1	SPACE		0
17	20/1	RECEPTACLE	0.36		18	20/1	SAFE ALARM	0.6	
19	20/1	RECEPTACLE		0.36	20	20/1	RECEPTACLE		0.18
21	20/1	RECEPTACLE	0.36		22	20/1	BH-1	0.6	
23	20/1	RECEPTACLE		0.36	24	20/1	BH-2		0.6
25	20/1	RECEPTACLE	0.36		26	20/1	SPACE	0	
27	20/1	SPACE		0	28	20/1	SPACE		0
29	20/1	SPACE	0		30	20/1	SPACE	0	
31	20/1	SPACE		0	32	20/1	SPACE		0
33	20/1	SPACE	0		34	20/1	SPACE	0	
35	20/1	SPACE		0	36	20/1	SPACE		0
37	20/1	SPACE	0		38	20/1	SPACE	0	
39	20/1	SPACE		0	40	20/1	SPACE		0
41	20/1	SPACE	0		42	20/1	SPACE	0	
					TOTAL CONNECTED KVA BY PHASE			10.5	9.03
			CONN KVA	CALC KVA				CONN KVA	CALC KVA
LARGEST MOTOR			3.04	0.759	(25%)			RECEPTACLES	6.49
MOTORS			6	6	(100%)			HEATING	7.02
								COOLING	5.82
								TOTAL LOAD	20.3
								BALANCED LOAD	97.5 A

P2

ROOM		VOLTS 208Y/120V 3P 4W				AIC 22,000					
MOUNTING FLUSH		BUS AMPS 200				MAIN BKR 200					
FED FROM UTILITY		NEUTRAL 100%				LUGS STANDARD					
NOTE											
CKT #	CKT BKR	CIRCUIT DESCRIPTION	LOAD KVA			CKT #	CKT BKR	CIRCUIT DESCRIPTION	LOAD KVA		
			A	B	C				A	B	C
1	20/1	LIGHTING	0.544			2	60/2	AHU-3	4.43		
3	20/1	EF1, EF2, LIGHTING		0.524		4				4.43	
5	20/1	LIGHTING			0.222	6	45/2	HP-3			2.31
7	20/1	LIGHTING	0.514			8			2.31		
9	20/1	RECEPTACLE		0.72		10	60/2	AHU-4		4.43	
11	20/1	RECEPTACLE			0.72	12					4.43
13	20/1	RECEPTACLE	0.72			14	45/2	HP-4	2.31		
15	20/1	RECEPTACLE		0.72		16				2.31	
17	20/1	RECEPTACLE			0.72	18	60/2	AHU-5			4.43
19	20/1	RECEPTACLE	0.36			20			4.43		
21	20/1	RECEPTACLE		0.36		22	60/2	HP-5		3.13	
23	20/1	RECEPTACLE			0.54	24					3.13
25	20/1	RECEPTACLE	0.54			26	30/2	WH-1	2.25		
27	20/1	RECEPTACLE		0.72		28			2.25		
29	20/1	FUTURE OUTDOOR LTG			0	30	20/1	RECEPTACLE			0.36
31	20/1	FUTURE OUTDOOR LTG	0			32	20/1	RECEPTACLE	0.9		
33	20/1	SPACE		0		34	20/1	SPACE		0	
35	20/1	SPACE			0	36	20/1	SPACE			0
37	20/1	SPACE	0			38	20/1	SPACE	0		
39	20/1	SPACE		0		40	20/1	SPACE		0	
41	20/1	SPACE			0	42	20/1	SPACE			0
						TOTAL CONNECTED KVA BY PHASE			19.3	19.6	16.9
		CONN KVA	CALC KVA					CONN KVA	CALC KVA		
LIGHTING		1.76	2.2	(125%)		RECEPTACLES		7.38	7.38	(50%>10)	
LARGEST MOTOR		5.99	1.5	(25%)		NONCONTINUOUS		4.5	4.5	(100%)	
MOTORS		5.72	5.72	(100%)		HEATING		36.4	36.4	(100%)	
						COOLING		14.8	0	(0%)	
						TOTAL LOAD		57.7			
						BALANCED 3-PHASE LOAD		160 A			

APPENDIX B 2018 BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS

ELECTRICAL DESIGN

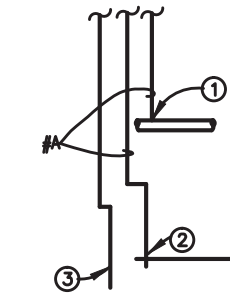
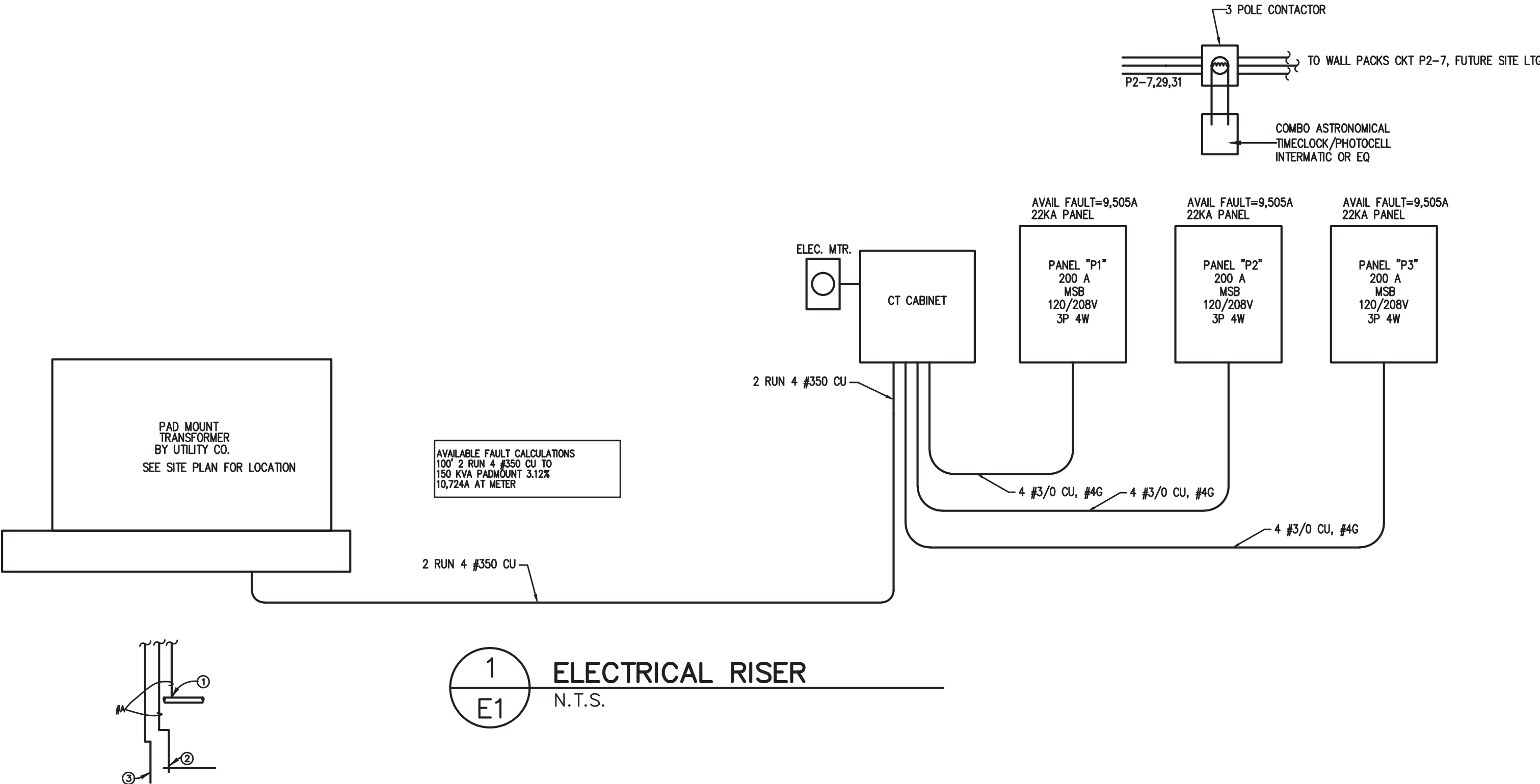
ELECTRICAL SYSTEM AND EQUIPMENT

Method of Compliance:
Energy Code: ☒ Prescriptive ☐ Performance
ASHRAE 90.1: ☐ Prescriptive ☐ Performance

Lighting schedule (each fixture type)
lamp type required in fixture
number of lamps in fixture
ballast type used in the fixture
number of ballasts in fixture
total wattage per fixture
SEE LUMINAIRE SCHEDULE ON E4

2726/4407
total interior wattage specified vs. allowed (whole building) or space by space)
total exterior wattage specified vs. allowed

Additional Prescriptive Compliance
☐ 506.2.1 More Efficient HVAC Equipment
☒ 506.2.2 Reduced Lighting Power Density
☐ 506.2.3 Energy Recovery Ventilation Systems
☐ 506.2.4 Higher Efficiency Service Water Heating
☐ 506.2.5 On-Site Supply of Renewable Energy
☐ 506.2.6 Automatic Daylighting Control Systems



TYPICAL GROUNDING AT EACH PANEL

GROUNDING ELECTRODE DETAILS

GROUNDING ELECTRODE CONDUCTORS SHALL BE #4 BARE COPPER. OTHER MATERIAL AND INSTALLATION PER NEC

- CONNECT TO METALLIC WATER PIPE AS REQ'D.
- #4 COPPER GROUND PLACED TO BLDG STEEL
- 3/4"x10' LONG COPPER CLAD GROUNDING ROD W/#6 COPPER GROUND.

A=#4 CU PANEL "P1"
A=#4 CU PANEL "P2"
A=#4 CU PANEL "P3"

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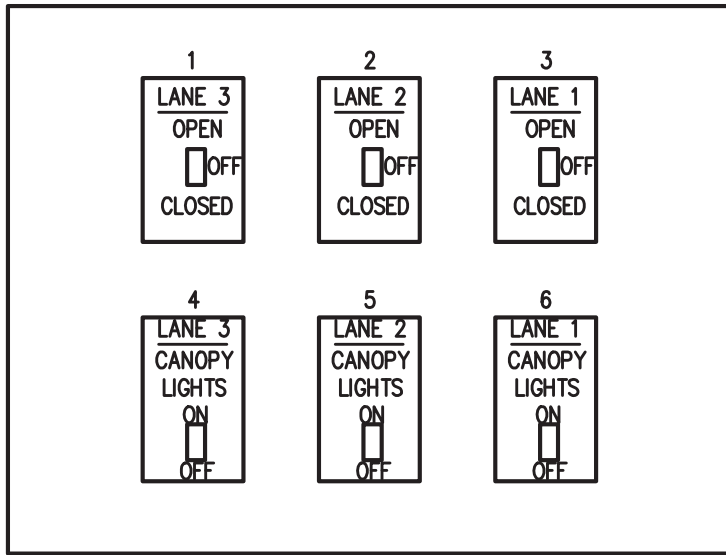
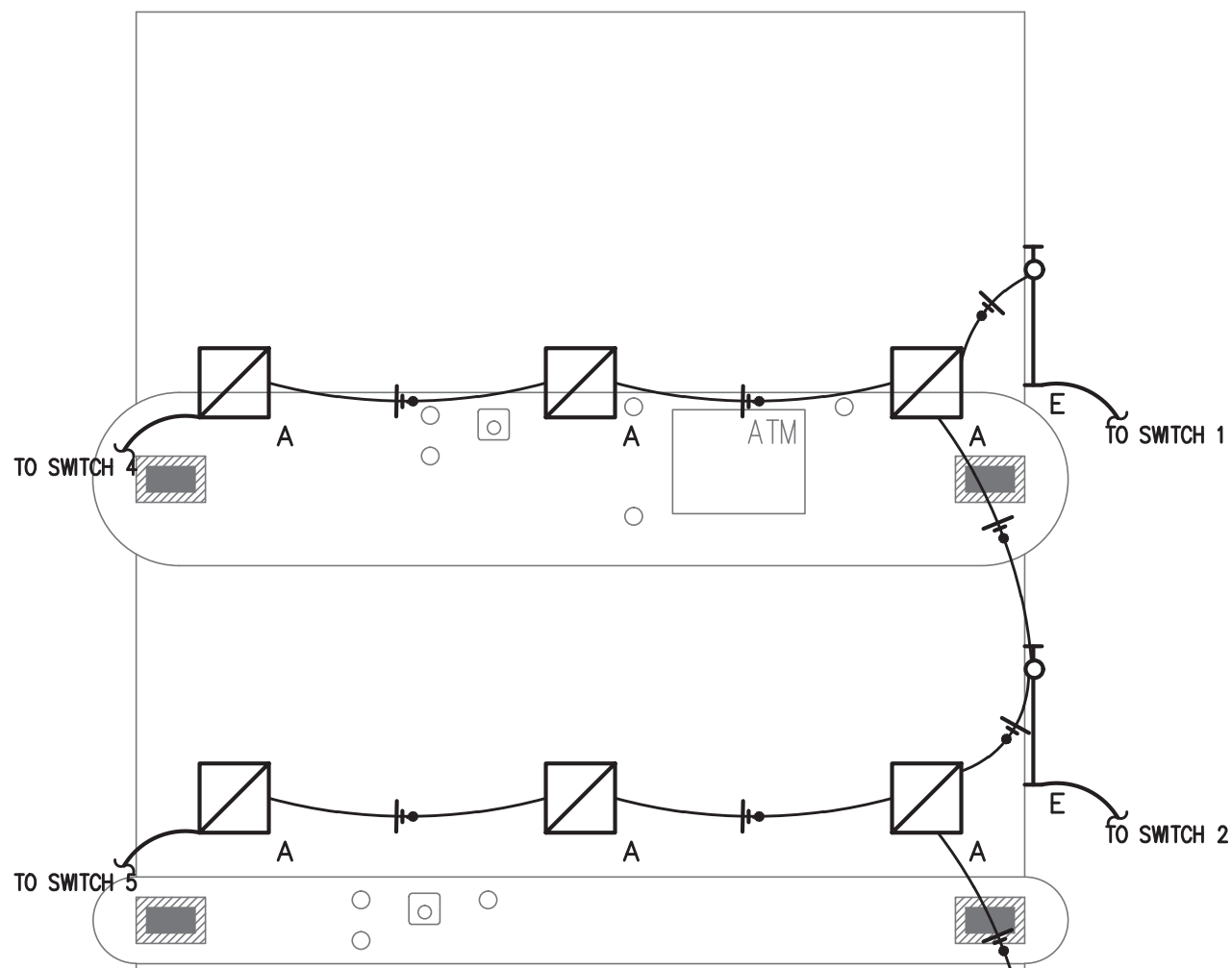
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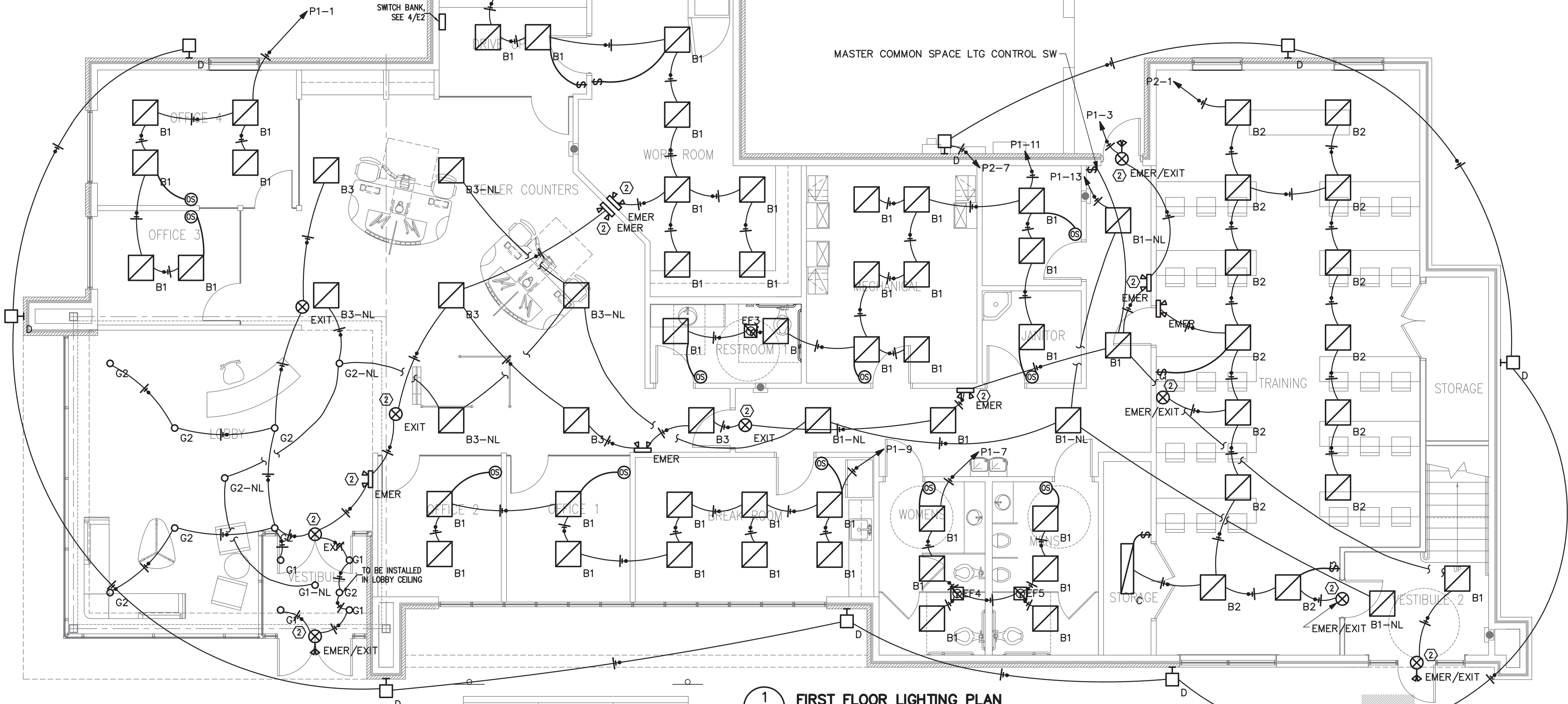
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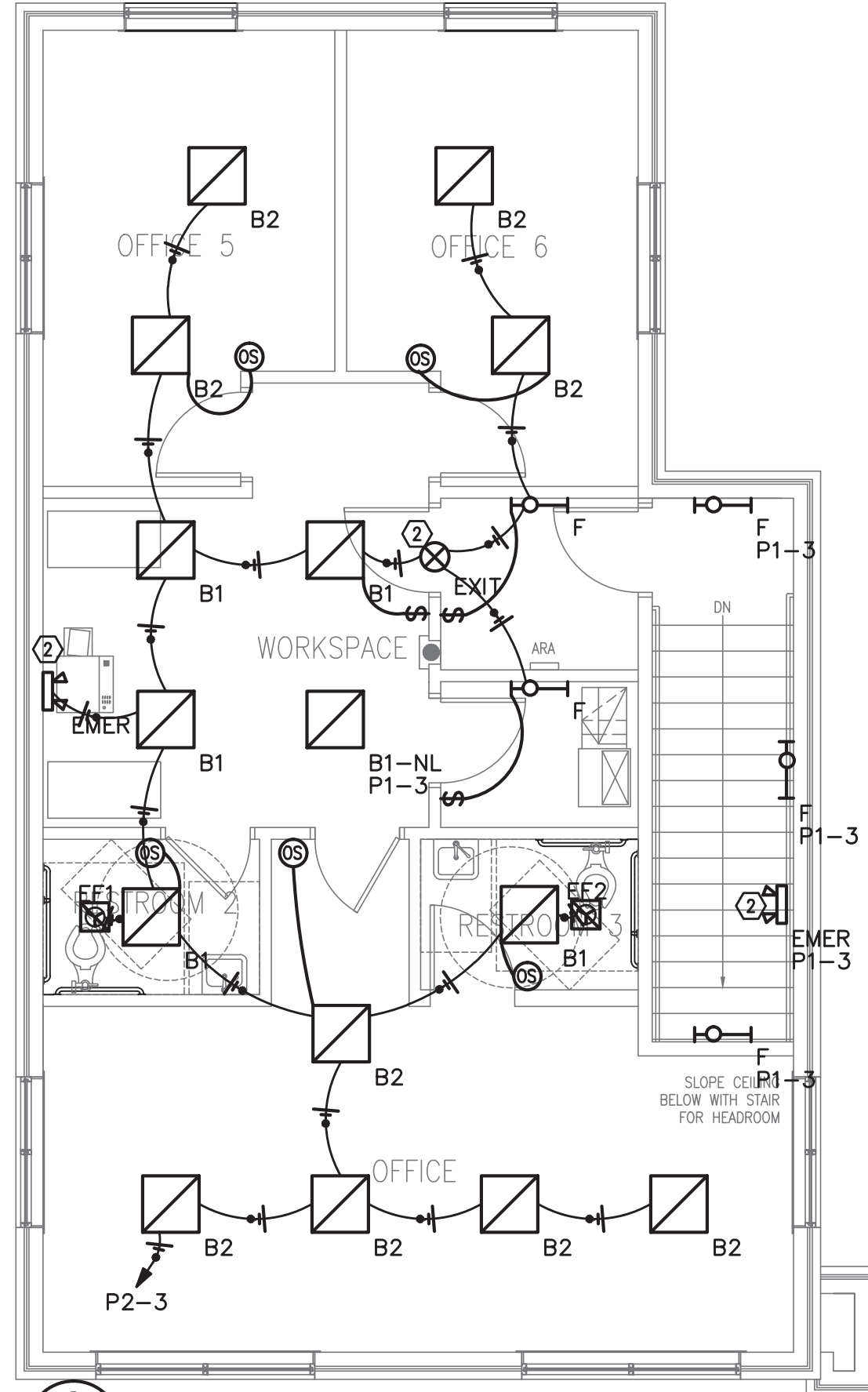
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4 SWITCH BANK DETAIL
NTS
PROVIDE ENGRAVED COVER PLATE
SWITCHES PROVIDED BY EC



1 FIRST FLOOR LIGHTING PLAN
3/16" = 1'



2 SECOND FLOOR LIGHTING PLAN
3/16" = 1'

3 KEYED NOTES
NTS

- ① NOT USED
- ② CONNECT TO UNSWITCHED LEG

⑤ BRYANT (HUBBELL) MSD1000W1 OR EQUAL WALL SWITCH OCCUPANCY SENSOR
DUAL (ULTRASONIC AND PASSIVE INFRARED) TECHNOLOGY
1,000 SQUARE FOOT COVERAGE
800W INCANDESCENT, 1000W FLUORESCENT AT 120V AC

Coastal Plains Engineering, P.A. Nov 02, 2022

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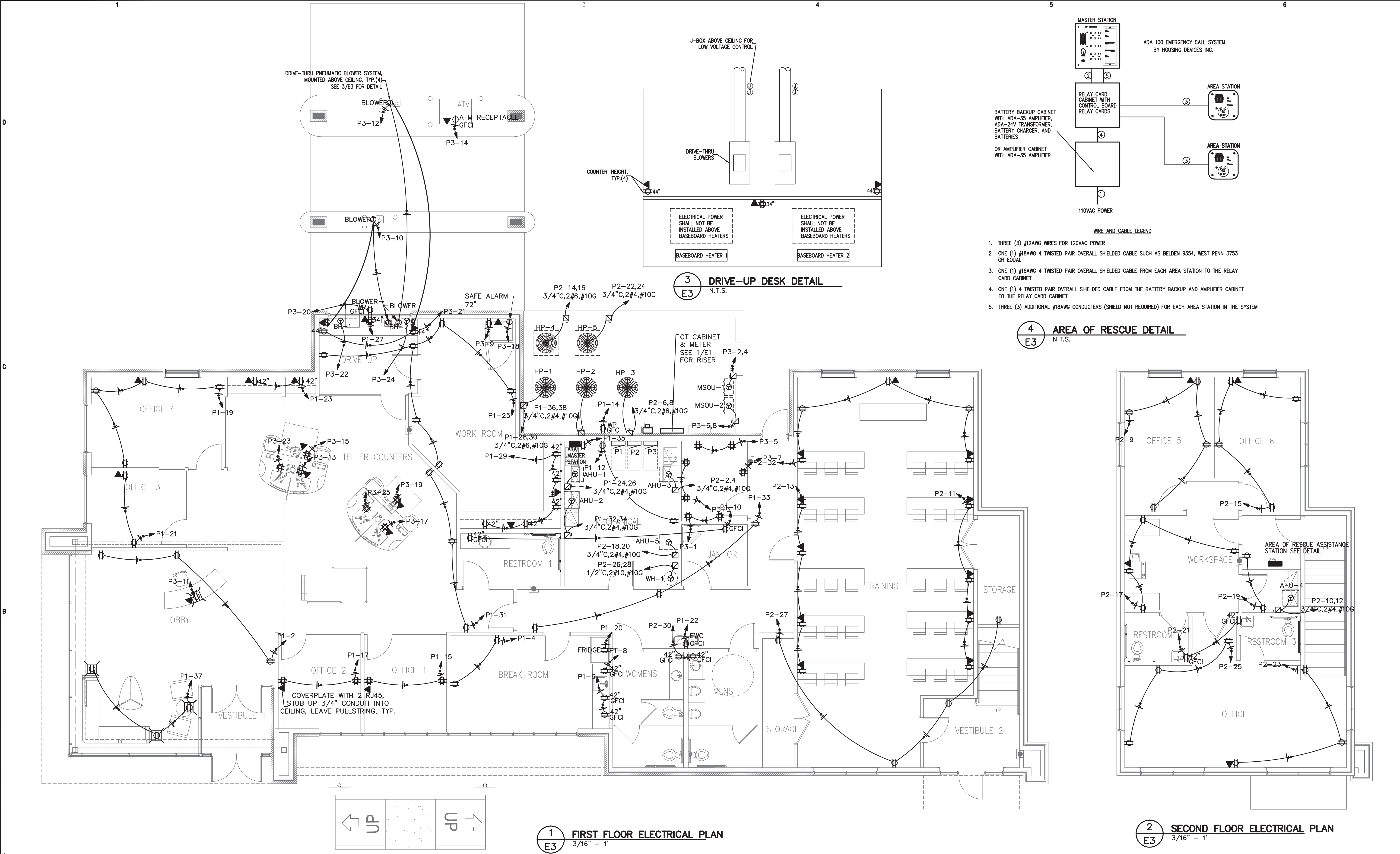
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A Simple Approach

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D

C

B

A

LUMINAIRE SCHEDULE									
CALLOUT	SYMBOL	LAMP	DESCRIPTION	BALLAST	MOUNTING	MODEL	INPUT WATTS	VOLTS	NOTE 1
A		(1) 16.3W 4000K CCT, 80 CRI LEDS	2' X 2' LED RECESSED TROFFER, WET LOCATION LISTED	ELECTRONIC	RECESSED	COOPER LIGHTING SOLUTIONS – CORELITE (FORMERLY EATON), 22ID–20–L840–CFR1	16.3	120V 1P 2W	2000 LUMENS
B1		(1) 21W 4000K CCT, 80 CRI LEDS	2' X 2' LED RECESSED TROFFER	ELECTRONIC	RECESSED	COOPER LIGHTING SOLUTIONS – METALUX (FORMERLY EATON), 22GR–LD5–28–F1–UNV–L840–CD1–U	21	120V 1P 2W	2800 LUMENS
B1–NL		(1) 21W 4000K CCT, 80 CRI LEDS	2' X 2' LED RECESSED TROFFER	ELECTRONIC	RECESSED	COOPER LIGHTING SOLUTIONS – METALUX (FORMERLY EATON), 22GR–LD5–28–F1–UNV–L840–CD1–U	21	120V 1P 2W	2800 LUMENS, NIGHT LIGHT
B2		(1) 36.9W 4000K CCT, 80 CRI LEDS	2' X 2' LED RECESSED TROFFER	ELECTRONIC	RECESSED	COOPER LIGHTING SOLUTIONS – METALUX (FORMERLY EATON), 22GR–LD5–50–F1–UNV–L840–CD1–U	36.9	120V 1P 2W	5000 LUMENS
B3		(1) 44.4W 4000K CCT, 80 CRI LEDS	2' X 2' LED RECESSED TROFFER	ELECTRONIC	RECESSED	COOPER LIGHTING SOLUTIONS – METALUX (FORMERLY EATON), 22GR–LD5–60–F1–UNV–L840–CD1–U	44.4	120V 1P 2W	6000 LUMENS
B3–NL		(1) 44.4W 4000K CCT, 80 CRI LEDS	2' X 2' LED RECESSED TROFFER	ELECTRONIC	RECESSED	COOPER LIGHTING SOLUTIONS – METALUX (FORMERLY EATON), 22GR–LD5–60–F1–UNV–L840–CD1–U	44.4	120V 1P 2W	6000 LUMENS, NIGHT LIGHT
C		(84) 16W 4000K CCT, 80 CRI LEDS	1' X 4' LED RECESSED TROFFER	ELECTRONIC	RECESSED	COOPER LIGHTING SOLUTIONS – METALUX (FORMERLY EATON), 14GR–LD5–20–A–UNV–L840–CD1–U	16	120V 1P 2W	2000 LUMENS
D		(1) 64.3W 4000K CCT, 80 CRI LEDs	WPSOLED–65–UNV	ELECTRONIC	WALL	COOPER LIGHTING SOLUTIONS – LUMARK (FORMERLY EATON)	64.3	120V 1P 2W	
E		(1) 25W	LANE LIGHT, MAX 25W	ELECTRONIC	WALL/CEILING	PER OWNER	25	120V 1P 2W	
EMER		(2) 1.5W LED	EMER. LIGHT W/1.5 HR NI–CAD BATTERY	ELECTRONIC	WALL/CEILING	LITHONIA ELM2–LED	3	120V 1P 2W	
EMER/EXIT		(2) 1.5W LED	COMBINATION EXIT/EMERGENCY UNIT WITH 90 MINUTE BATTERY AND MATCHING LED OUTDOOR REMOTE HEADS	ELECTRONIC	WALL/CEILING	HUBBELL CCRRC CORD	4	120V 1P 2W	
EXIT		(1) 2W LED	LED EXIT LIGHT WITH 90 MINUTE BATTERY	ELECTRONIC	WALL/CEILING	HUBBELL CER	2	120V 1P 2W	
F		(56) 20.5W (56) 4000K CCT, 80 CRI LEDS	2' BAR–MOUNT LED FIXTURE	ELECTRONIC	WALL	COOPER LIGHTING SOLUTIONS – AMETRIX (FORMERLY EATON), A02–SI–A–2–LED–40K–1–C–120–S–X–2	20.5	120V 1P 2W	2000 LUMENS
G1		(1) 7.3W 4000K, 80+CRI LED	6" LED DOWNLIGHT	ELECTRONIC	RECESSED	PRESCOLITE, LFR–6RD–M–10L40K8MD–DM1_LFR–6RD–T–S	7.3	120V 1P 2W	1000 LUMENS
G1–NL		(1) 7.3W 4000K, 80+CRI LED	6" LED DOWNLIGHT	ELECTRONIC	RECESSED	PRESCOLITE, LFR–6RD–M–10L40K8MD–DM1_LFR–6RD–T–S	7.3	120V 1P 2W	1000 LUMENS, NIGHT LIGHT
G2		(1) 29.1W 4000K, 80+CRI LED	6" LED DOWNLIGHT	ELECTRONIC	RECESSED	PRESCOLITE, LFR–6RD–M–35L40K8MD–DM1_LFR–6RD–T–S	29.1	120V 1P 2W	3500 LUMENS
G2–NL		(1) 29.1W 4000K, 80+CRI LED	6" LED DOWNLIGHT	ELECTRONIC	RECESSED	PRESCOLITE, LFR–6RD–M–35L40K8MD–DM1_LFR–6RD–T–S	29.1	120V 1P 2W	3500 LUMENS, NIGHT LIGHT

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MINI SPLIT SYSTEM SCHEDULE												
UNIT NO.	COOLING		HEATING		HSPF	SEER	UNIT VOLT	UNIT PHASE	MOCP	AMPS	REF.	MFG & MODEL
	NOMINAL COOLING	MIN.-MAX. COOLING	NOMINAL HEATING	MIN.-MAX. HEATING								
MSOU-1 (MINI SPLIT OUTDOOR UNIT)	18,000	3,100-19,000	18,000	7,000-20,000	10.6	19.0	208	1	15	14.6	R410A	FUJITSU MODEL AOU18RLB
MSIU-1 (MINI SPLIT INDOOR UNIT)	18,000	3,100-19,000	18,000	7,000-20,000			208	1			R410A	FUJITSU MODEL ASU18RLB
MSOU-2 (MINI SPLIT OUTDOOR UNIT)	9,000	3,100-12,000	12,000	3,100-18,000	13.0	24.0	208	1	15	13.4	R410A	FUJITSU MODEL AOU9RLFC
MSIU-2 (MINI SPLIT INDOOR UNIT)	9,000	3,100-12,000	12,000	3,100-18,000			208	1			R410A	FUJITSU MODEL AUU9RLF

HEAT PUMP UNIT SCHEDULE														
OUTDOOR UNIT										CAPACITIES		MFG & MODEL	REMARKS	
UNIT NO.	COMPRESSOR AMPS	NO. OF COMPR.	FAN AMPS	NO. OF FANS	UNIT VOLT	UNIT PHASE	MOCP	MCA	WIRE SIZE (DU. 75 C)	TOTAL COOLING	MIN. SEER			HEATING
HP-1,3,4	21.2	1	1.05	1	208	1	45	28	8	48,000	17.00	48,000	TRANE 4TWR7048A1	4 TON TWO-STAGE HEAT PUMP UNIT
HP-2,5	28.8	1	1.30	1	208	1	60	37	6	60,000	17.00	60,000	TRANE 4TWR7060A1	5 TON TWO-STAGE HEAT PUMP UNIT

AIR HANDLING UNIT SCHEDULE												
UNIT NO.	CFM	OA CFM	ESP IN WG	FAN MOTOR					MCA	MOCP	MFG. & MODEL	REMARKS
				HP	VOLTS	PHASE	CYCLE	FLA				
AHU-1	1600	125	0.75	3/4	208	1	60	6.8	52	60	TRANE TEM6A0048	4 TON AIR HANDLER W/ 7.20 KW STRIPS
AHU-2	2000	200	0.75	3/4	208	1	60	6.8	52	60	TRANE TEM6A0060	5 TON AIR HANDLER W/ 7.20 KW STRIPS
AHU-3	1600	350	0.75	3/4	208	1	60	6.8	52	60	TRANE TEM6A0048	4 TON AIR HANDLER W/ 7.20 KW STRIPS
AHU-4	1600	150	0.75	3/4	208	1	60	6.8	52	60	TRANE TEM6A0048	4 TON AIR HANDLER W/ 7.20 KW STRIPS
AHU-5	2000	125	0.75	3/4	208	1	60	6.8	52	60	TRANE TEM6A0060	5 TON AIR HANDLER W/ 7.20 KW STRIPS

FAN SCHEDULE									
MARK	LOCATION	SERVICE	CFM	S.P.	WATTS	RPM	VOLT	PHASE	DRIVE
EF1	CEILING	TOILETS	70	0.25"	20.2	850	120	1	DIRECT
EF3									
EF4	CEILING	TOILETS	140	.125"	128	1050	120	1	DIRECT
EF5	CEILING	TOILETS	210	.125"	48.2	900	120	1	DIRECT

DIFFUSER/RETURN SCHEDULE					
MARK ON PLANS	CFM	AIR PATTERN	NECK SIZE	RUNOUT SIZE	REMARKS
A	50-125	4 WAY	6 X 6	6"	PRICE SERIES ASCD OFF WHITE, ALUM.
B	125-200	4 WAY	8 X 8	8"	PRICE SERIES ASCD OFF WHITE, ALUM.
C	250-400	4 WAY	10 X 10	10"	PRICE SERIES ASCD OFF WHITE, ALUM.
D		N/A	8 X 8	SEE PLAN	PRICE SERIES 630,OFF WHITE, ALUM. RETURN FILTER GRILLE
E		N/A	10 X 10	SEE PLAN	PRICE SERIES 630,OFF WHITE, ALUM. RETURN FILTER GRILLE
F		N/A	16 X 16	SEE PLAN	PRICE SERIES 630,OFF WHITE, ALUM. RETURN FILTER GRILLE
G		N/A	20 X 20	SEE PLAN	PRICE SERIES 630,OFF WHITE, ALUM. RETURN FILTER GRILLE
H		N/A	12 X 6	N/A	PRICE SERIES 610Z,OFF WHITE, ALUM. TRANSFER GRILLE
J	200	4 WAY	4 X 16	N/A	PRICE SERIES 610,OFF WHITE, ALUM.

BASEBOARD HEATER SCHEDULE							
CAPACITIES							
UNIT NO.	FLA	UNIT VOLT	UNIT PHASE	MOCP	WIRE SIZE (DU. 75 C)	INPUT WATTS	OUTPUT WATTS
BH-1,2	5	120	1	20	#12	600	600

MFG & MODEL #	MARVEL E3706-0368 W/ SINGLE POLE TSTAT 36" BASEBOARD HEATER
---------------	---

ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 NC MECHANICAL CODE.

ALL DUCTWORK SHALL BE CONSTRUCTED OF GALVANIZED SHEET METAL IN ACCORDANCE WITH ASHRAE & SMACNA. DUCT SIZES SHOWN ARE NET FREE AREA REQUIRED. ALL SUPPLY AND RETURN DUCTS AND FLEX SHALL BE INSULATED WITH MIN. R-8.0 INSULATION UNLESS OTHERWISE NOTED IN THE DRAWING.

ALL DUCTS SHALL BE AIR TIGHT, RIGID AND FREE FROM VIBRATION AND NOISE. ALL LAP JOINTS SHALL BE IN THE DIRECTION OF FLOW. VOLUME OR SPLITTER DAMPERS SHALL BE INSTALLED WHERE NECESSARY TO GUIDE AND CONTROL THE AIR FLOW. PROVIDE SHEET METAL SLEEVES AND COLLARS WHERE DUCTS PASS THROUGH WALLS.

STRUCTURAL MEMBERS OF THE BUILDING SHALL NOT BE CUT IN ANY MANNER FOR THE INSTALLATION OF ANY EQUIPMENT UNLESS PRIOR APPROVAL IS OBTAINED FROM THE ARCHITECT.

MECHANICAL CONTRACTOR TO CONFIRM BREAKER/DISCONNECT SIZES OF HIS EQUIPMENT WITH THE ELECTRICAL CONTRACTOR.

FURNISH AND INSTALL A DUCT MOUNTED SMOKE DETECTOR IN THE RETURN DUCT OF THE A/C UNIT IN ACCORDANCE WITH 2018 NC MECHANICAL CODE. THE DETECTOR SHALL BE WIRED TO SHUT DOWN THE FAN IN THE EVENT THE DETECTOR IS ACTIVATED. THE MECHANICAL CONTRACTOR SHALL FURNISH AND INSTALL THE DUCT DETECTOR AND RUN THE NECESSARY CONTROL WIRING FROM THE DETECTOR TO HIS EQUIPMENT. SMOKE DETECTORS ARE ONLY REQUIRED FOR UNITS SUPPLYING 2000 CFM OR MORE.

MECHANICAL CONTRACTOR SHALL PROVIDE A TEST AND BALANCE REPORT SYSTEM COMPLIANCE STATEMENT REQUIRES A WRITTEN TAG REPORT. FINAL PROJECT SIGNOFF WILL BE DENIED WITHOUT THIS REPORT

MECHANICAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE LOCATIONS AND ROUTING OF ALL DUCTWORK WITH OTHER TRADES TO AVOID CONFLICTS.

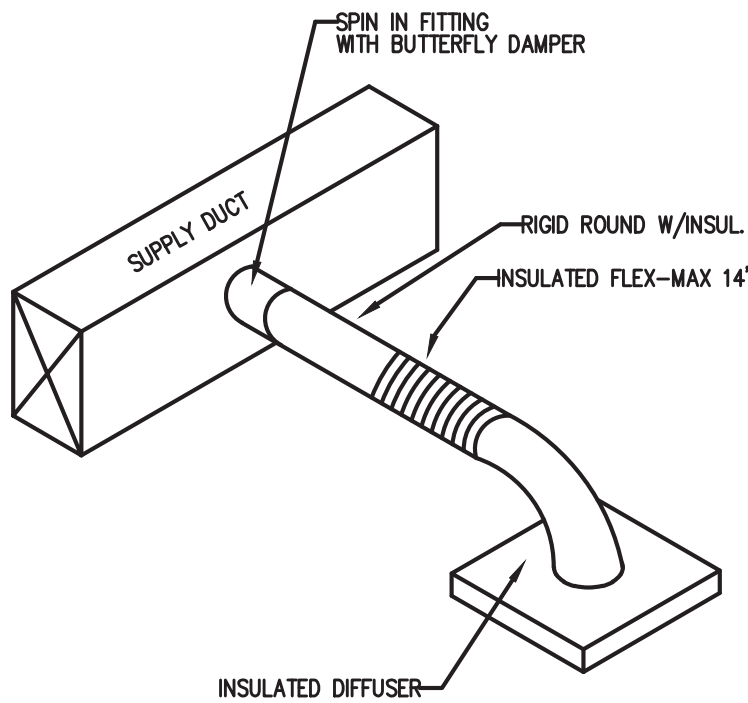
ALL EQUIPMENT MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED TO BE FREE OF DEFECTS FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE OF THE WORK OR IN ACCORDANCE WITH THE PARTICULAR MANUFACTURER'S STANDARD GUARANTEE IF LONGER. ANY FAULTY MATERIAL OR WORKMANSHIP OR FAILURE OF ANY PART OF THE SYSTEM DURING NORMAL OPERATIONS UNDER THIS GUARANTEE SHALL BE CORRECTED WITHOUT COST TO THE OWNER.

ALL THERMOSTATS SHALL BE OF A PROGRAMMABLE TYPE.

BUILDING CONTRACTOR SHALL PROVIDE PERMANENT ACCESS TO ROOF STRUCTURE FOR ACCESS TO MECHANICAL EQUIPMENT WHEN ROOF STRUCTURE IS GREATER THAN 16'-0" HIGH.

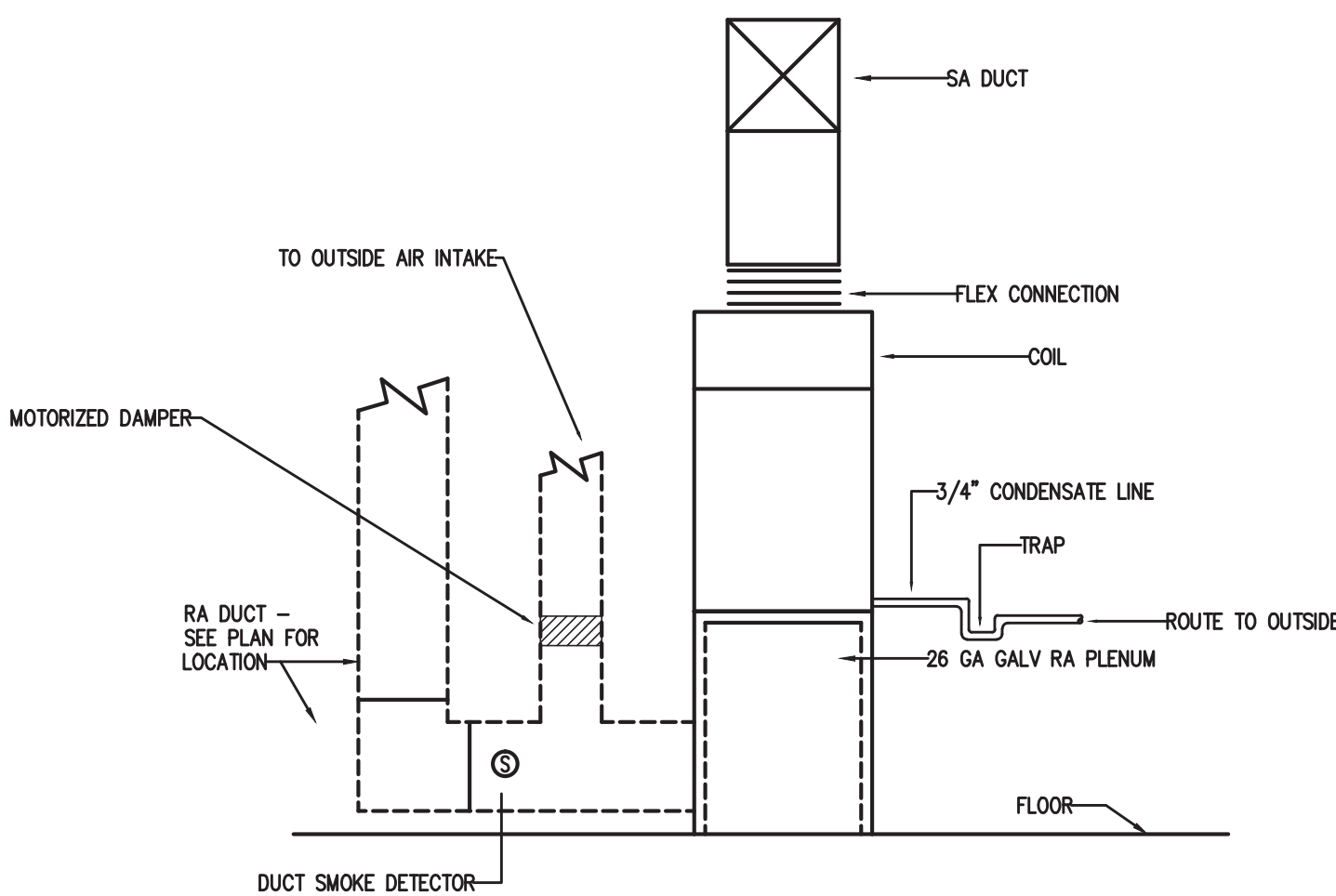
1 HVAC NOTES

N.T.S.



2 DIFFUSER TAKEOFF DETAIL

N.T.S.



3 UPFLOW AIR HANDLER DETAIL

N.T.S.

OUTSIDE AIR CALCULATION -NC 2018 MECHANICAL CODE (TABLE 403.3.1.1) Vbz = RpPz + RaAz

OCCUPANCY TYPE:	SF (A _z)	# OF OCCUPANTS PER 1000 SF	# OF OCCUPANTS (P _z)	O.A. CFM PER PERSON (Rp)	O.A. CFM PER SqFt (Ra)	O.A. CFM REQUIRED (Vbz)	EXHAUST CFM REQUIRED
AHU-1	OFFICE 3	105	5	0.525	5	0.06	9
	OFFICE 4	174	5	0.87	5	0.06	15
	TELLER COUNTERS	658	5	3.29	5	0.06	56
	DRIVE UP	107	5	0.535	5	0.06	9
	CORRIDOR	210	0	0	0	0.06	13
	WORK ROOM	317	5	1.585	5	0.06	27
TOTAL CFM REQUIRED						128	0
TOTAL CFM FURNISHED						150	0
AHU-2	OFFICE 2	114	5	0.57	5	0.06	10
	OFFICE 1	115	5	0.575	5	0.06	10
	BREAK ROOM	219	50	10.95	5	0.06	68
	CORRIDOR	297	0	0	0	0.06	18
	RESTROOM 1	77	0	0	0	0	0
	MECHANICAL	237	0	0	0	0.12	28
AHU-3	JANITOR	58	0	0	0	0.12	7
	STORAGE	76	0	0	0	0.12	9
	WOMEN'S RESTROOM	118	0	0	0	0	140
	MEN'S RESTROOM	118	0	0	0	0	210
	TOTAL CFM REQUIRED					150	420
	TOTAL CFM FURNISHED					200	420
AHU-4	TRAINING	932	35	32.62	7.5	0	245
	STORAGE	59	0	0	0	0.12	7
	VESTIBULE 2	82	10	0.82	5	0.06	9
	STORAGE	65	0	0	0	0.12	8
	TOTAL CFM REQUIRED					269	0
	TOTAL CFM FURNISHED					275	0
AHU-5	WORKSPACE	171	5	0.855	5	0.06	15
	RESTROOM 2	42	0	0	0	0	0
	RESTROOM 3	41	0	0	0	0	0
	OFFICE 7	355	5	1.775	5	0.06	30
	OFFICE 5	167	5	0.835	5	0.06	14
	OFFICE 6	167	5	0.835	5	0.06	14
TOTAL CFM REQUIRED						73	140
TOTAL CFM FURNISHED						140	140
AHU-6	VESTIBULE 1	32	10	0.32	5	0.06	4
	LOBBY	553	30	16.59	5	0.06	116
TOTAL CFM REQUIRED						120	0
TOTAL CFM FURNISHED						125	0

APPENDIX B 2018 BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS

MECHANICAL DESIGN

MECHANICAL SYSTEMS, SERVICE SYSTEMS AND EQUIPMENT

Thermal Zone3A

winter dry bulb:	18°
summer dry bulb:	97°

Interior design conditions

winter dry bulb:	75°
summer dry bulb:	75°
relative humidity:	50%

Building heating load: 156,993

Building cooling load: 235,920

Mechanical Spacing Conditioning System

Binary

description of unit:	SPLIT SYS. HEAT PUMPS
heating efficiency:	17.0 SEER
cooling efficiency:	17.0 SEER
size category of unit:	<65,000 BTU

description of units:	MINI-SPLIT SYSTEM
heating efficiency:	19.0 SEER
cooling efficiency:	19.0 SEER
size category of unit:	<65,000 BTU

description of units:	MINI-SPLIT SYSTEM
heating efficiency:	24.0 SEER
cooling efficiency:	24.0 SEER
size category of unit:	<65,000 BTU

Boiler

Size category. If oversized, state reason: _____

Chiller

Size category. If oversized, state reason: _____

List equipment efficiencies: 17.0 SEER, 19.0 SEER, 24.0 SEER

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Nov 02, 2022



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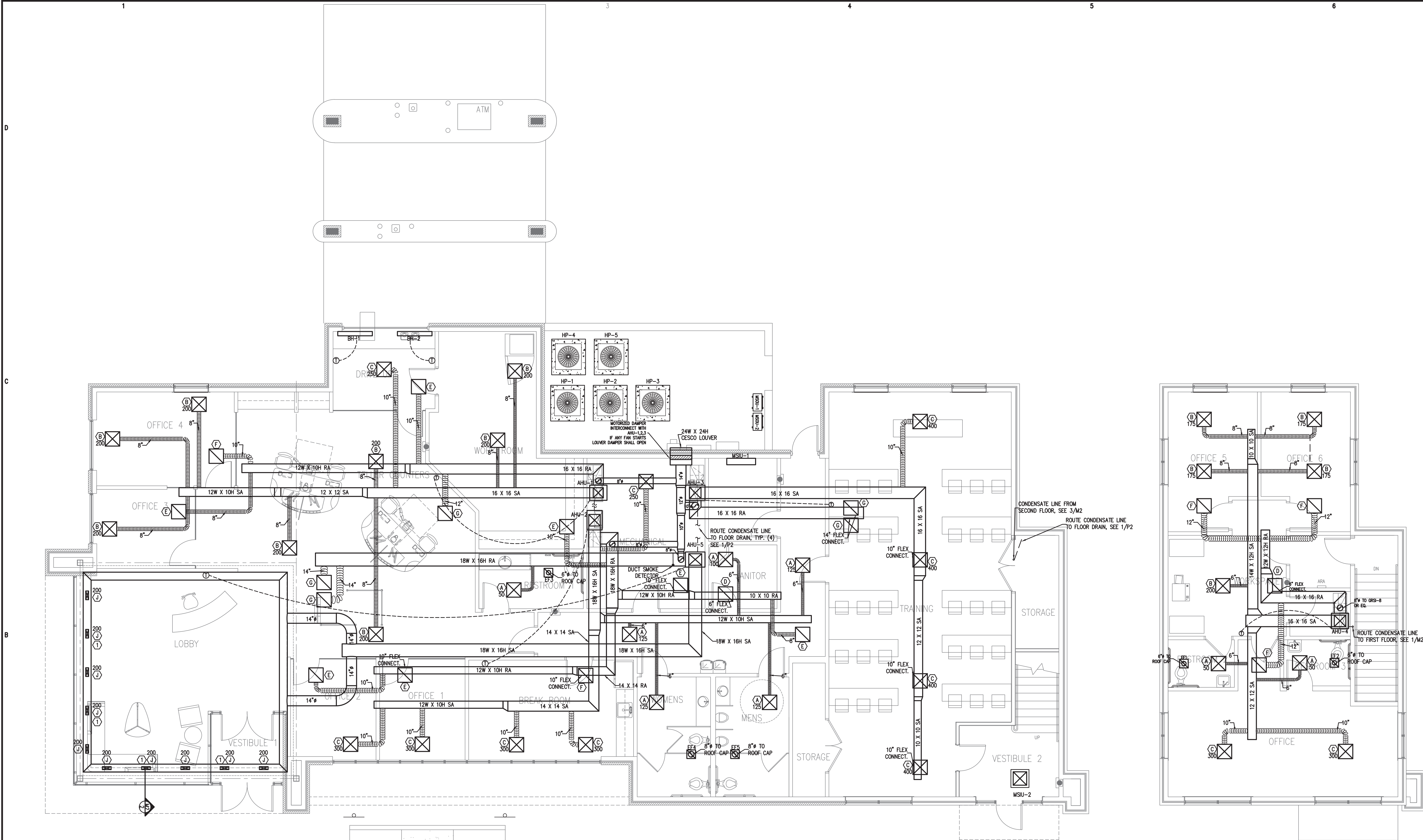
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1 FIRST FLOOR MECHANICAL PLAN
3/16" - 1'

3 SECOND FLOOR MECHANICAL PLAN
3/16" - 1'

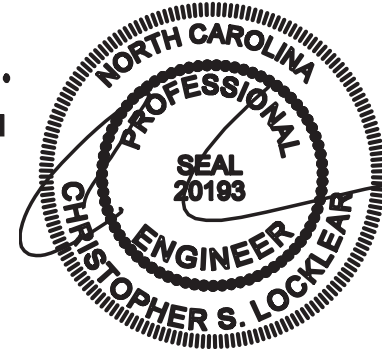
2 SECTION THROUGH PLENUM DUCT
NTS
1) DIFFUSER DIRECTED UPWARD

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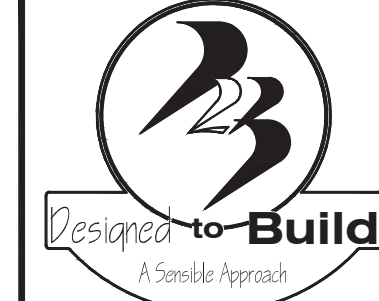
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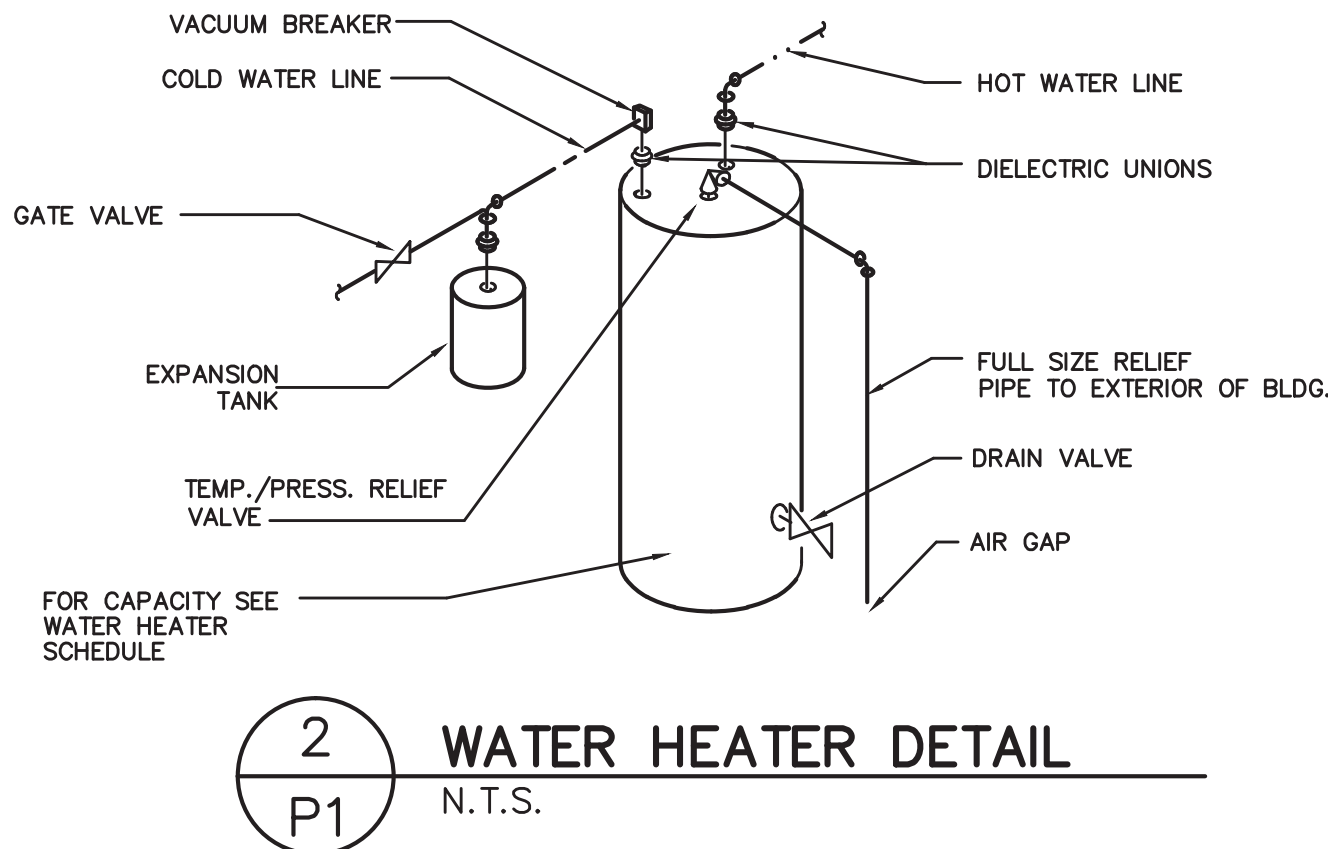
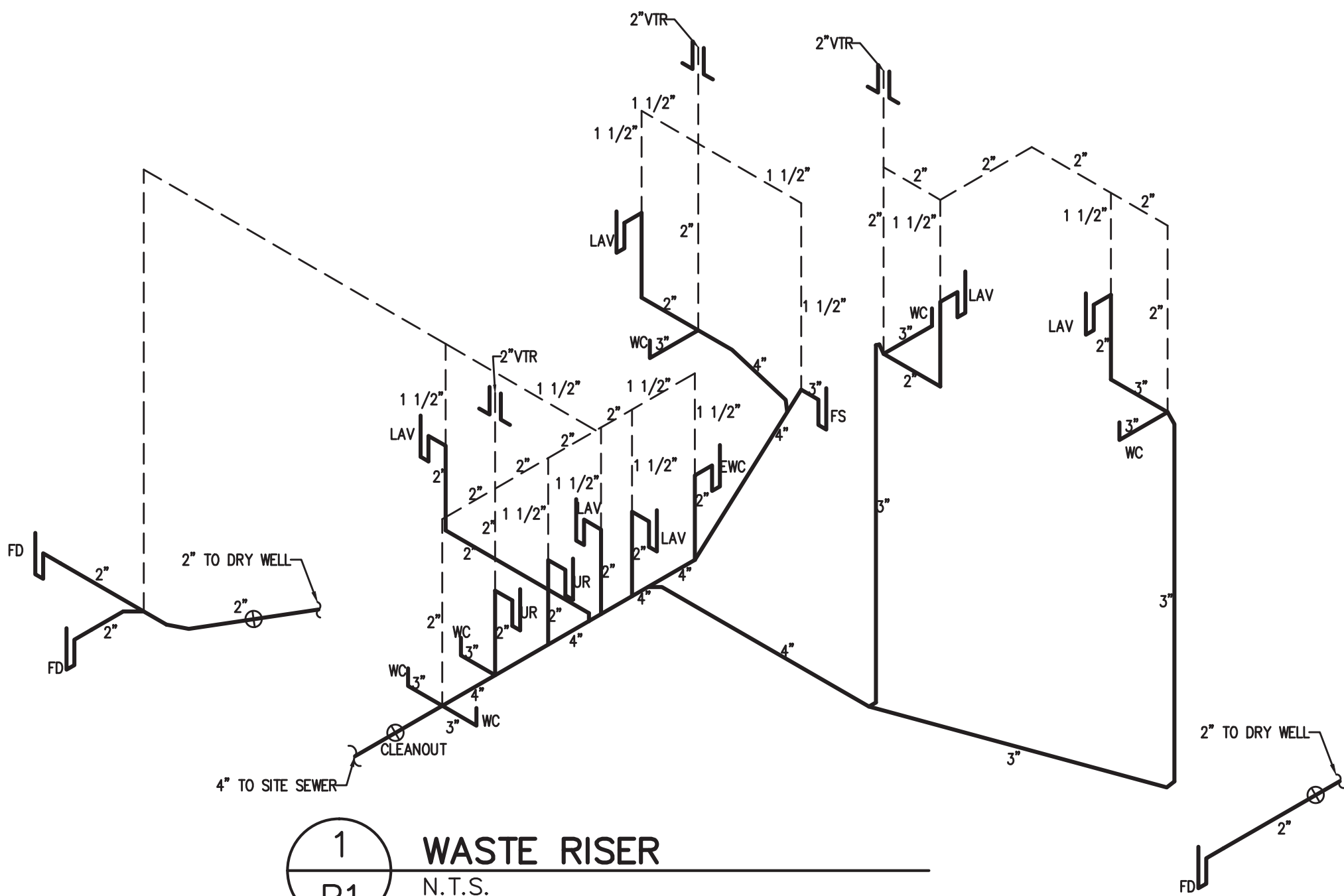
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ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE STATE CODE AS WELL AS ALL LOCAL AND OTHER APPLICABLE CODES.

ALL WORK SHALL BE PERFORMED BY EXPERIENCED AND SKILLED CRAFTSMEN.

WATER LINES BELOW GRADE SHALL BE TYPE "K" COPPER (NO JOINTS BELOW GRADE) AND ABOVE GRADE TYPE "L" COPPER SUPPORTED AS REQUIRED AND SHALL BE HYDROSTATICALLY TESTED FOR TWO HOURS AT 100 PSI. ALL WATER PIPING AT WATER FIXTURES SHALL BE PROVIDED WITH 1/8" AIR CHANGERS OR SHOCK ABSORBERS. STOPS SHALL BE PROVIDED ON HOT AND COLD WATER LINES. HOT WATER PIPING SHALL BE INSULATED WITH 1" CLOSED CELL RUBBER. THE ENTIRE WATER SYSTEM SHALL BE DISINFECTED PRIOR TO PLACING IN SERVICE. CPVC/PEX MAYBE SUBSTITUTED FOR COPPER.

SANITARY SEWER LINES SHALL BE PVC.

PROVIDE PRESSURE REDUCING VALVE IF STREET WATER EXCEEDS 80 PSI

GAS PIPING WILL BE SCHEDULE 40 BLACK STEEL WITH BLACK MALLEABLE IRON SCREW-TYPE FITTINGS.

THE PLUMBING CONTRACTOR SHALL PROVIDE ALL OPENINGS REQUIRED FOR THE PLUMBING WORK AND SHALL INSTALL FIRE RATED SLEEVES WHEREVER PENETRATIONS OF RATED WALLS OR FLOORS ARE MADE. THE PATCHING SHALL BE BY THE PLUMBING CONTRACTOR. THE PLUMBING CONTRACTOR SHALL REVIEW ALL UTILITY SITE PLANS AND ARCHITECTURAL SITE PLANS FOR WORK BY OTHERS.

LOCATION OF UTILITIES (WASTE AND WATER LINES, MANHOLES ETC.) THAT ARE TO BE CONNECTED TO ARE ASSUMED. IT SHALL BE THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR TO VERIFY THESE LOCATIONS AND MAKE THE FINAL CONNECTION AS REQUIRED.

ALL FLOOR DRAINS SHALL BE PROVIDED WITH TRAP PRIMERS

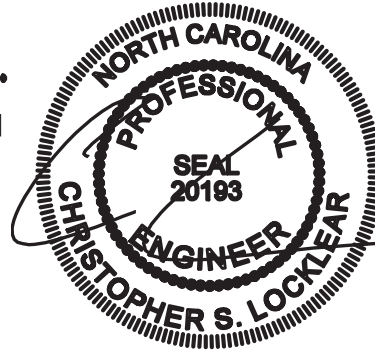
3
P1
PLUMBING NOTES
N.T.S.

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Oct 24, 2022



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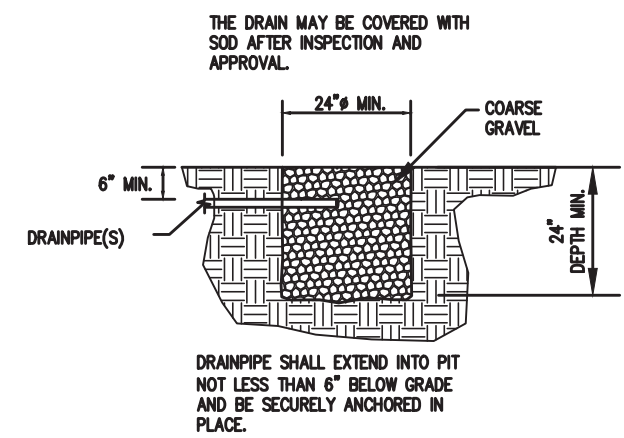
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[illegible]

SYMBOL	MANUFACTURER	MODEL #	FIXTURE DESCRIPTION	ACCESSORIES	SUPPLY	WASTE	VENT	REMARKS
P-1	AMERICAN STD.	3043528.020	WATER CLOSET (FLUSH VALVE), FLOOR-TYPE	CHURCH 380TL, TOILET SEAT	1" C.W.	3"	2"	
P-2	AMERICAN STD.	3043528.020	WATER CLOSET (FLUSH VALVE), FLOOR-TYPE, HANDICAPPED	CHURCH 380TL, TOILET SEAT	1" C.W.	3"	2"	
P-3	AMERICAN STD.	0490.011	OVAL LAVATORY, COUNTER TOP	AMERICAN STANDARD, 2385.400 FAUCET	1/2" H.W./C.W.	2"	1-1/2"	
P-4	AMERICAN STD.	0321.026	LAVATORY, WALL-TYPE	AMERICAN STANDARD, 2385.400 FAUCET	1/2" H.W./C.W.	2"	1-1/2"	
P-5	AMERICAN STD.	6541.132	URINAL, WALL-TYPE	SLOAN ROYAL 186-1, FLUSH VALVE	3/4" C.W.	2"	1-1/2"	
P-6	ELKAY	DLR-2522-10	STAINLESS STEEL SINK, (ONE COMPARTMENT)	DELTA MODEL 400 FAUCET	1/2" H.W./C.W.	2"	1-1/2"	
P-7	FIAT	MSB-2424	SERVICE SINK, FLOOR-TYPE	FIAT 830-AA MOP SINK FAUCET	1/2" H.W./C.W.	3"	1-1/2"	PROVIDE W/ MOP HANGER, 36" BUCKET HOSE, AND STAINLESS STEEL WALL GUARDS
EW-C-1	OASIS	PG8ACSL	ELECTRIC WATER COOLER (TWO STATION)	-	1/2" C.W.	2"	1-1/2"	
WH-1	STATE		40 GAL., ELECTRIC 4500W	3/4" T & P RELIEF VALVE	3/4" H.W./C.W.	-	-	SEE PLAN FOR LOCATION



3 DRYWELL DETAIL
P2 N.T.S.

1 FIRST FLOOR PLUMBING PLAN
P2 3/16" - 1'

2 SECOND FLOOR PLUMBING PLAN
P2 3/16" - 1'



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From: [Bob Koontz](#)
To: [Alaina Mallette](#)
Cc: [BJ Grieve](#); [Andrew Privette](#)
Subject: RE: AR-24-22 Fort Bragg FCU Follow-up
Date: Tuesday, January 3, 2023 2:04:19 PM
Attachments: [image001.jpg](#)

Alaina,

Not sure how I missed this email. I was reviewing the staff report and saw that you had sent it before Christmas.

I wanted to follow up on a few of the items and have provided commentary in red. Would you be available for a call later this afternoon to discuss prior to the meeting tonight?

Thanks,
Bob

Bob Koontz, PLA
Principal

KOONTZJONESDesign

LAND PLANNING | LANDSCAPE ARCHITECTURE
150 SOUTH PAGE STREET | SOUTHERN PINES, NC 28387 | P: 910-639-4058

From: Alaina Mallette <amallette@southernpines.net>
Sent: Thursday, December 22, 2022 12:08 PM
To: Bob Koontz <bkoontz@koontzjones.com>
Cc: BJ Grieve <BJGrieve@southernpines.net>
Subject: AR-24-22 Fort Bragg FCU Follow-up

Good morning, Bob,

I am reviewing the Fort Bragg FCU architectural compliance application and I have a few questions for you:

1. The exterior elevations (Sheet A-201) says sheet 5 of 10. If the other sheets are still being used for architectural guidance, can you submit those to me for review, as well?
Those sheets are specific to the building construction drawings and include interior details and other items that are not relevant to the ARB submission. Would be happy to provide them if you want to see them. I will have to get them from the architect.
2. I notice that there are callouts A1, D1, etc. on Sheet A-201. Do you have a reference table that explains what those are referring to? Perhaps those are located on one of the other 10 sheets in the original packet that we haven't received. **Those are the labels for the specific elevations. D1 is the North Elevation, B1 is the East Elevation, etc.**
3. What is the distance between the two entries? I believe my calculation is off, and would

like to verify that value. The distance between the 2 building entries is 89'-9" from centerline to centerline.

4. We do not have color renderings of the east, west, or south elevations. Can you please submit those, as well? We will provide at the hearing and hope to have them in advance.
5. For some of the screening requirements, I believe the landscape plan from the site plan application would be relevant for discussion with the Town Council. Do I have your permission to include that in the final packet that we provide to them? Or would you like to submit it as part of the application? Furthermore, please submit additional narrative about how proposed landscaping satisfies screening requirements for mechanical equipment, dumpster, and teller lanes. You can certainly include the landscape plan. Do the teller lane qualify as "garage doors or loading bays". I would think this to be a very different classification since it is architecturally significant, however, the landscaping along Brucewood Road and to adjacent properties will meet all of the screening and buffering standards included in the UDO, which is shown on the landscape plans. The dumpster is located in the rear and will be screened per the UDO, which includes a screening fence. The exact location of mechanical equipment has not been determined, however, it will be screened per the UDO requirements.
6. It wasn't explicitly stated in the narrative whether the glass for the windows and doors will be clear or tinted. Can you please clarify? The glass will be tinted gray to meet the energy code.
7. In the narrative, you say that the canopy will be 9'9" in height. Are you saying that this is the clearance height between the lowest point of the canopy and the sidewalk. Yes that is correct.
8. What color green is being proposed for the metal paneling on the roof? The renderings make it look like a dark green shingle, but the narrative says a green metal panel. If you have a product in mind for the roofing, please provide an image, HTML color code, or a store and item number for inclusion in the packet. Otherwise, a deviation may need to be requested as "brightly colored roofs... are prohibited." The architect will be bringing samples of the material this evening
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 - b. 4.10.4(C), but 4.10.4(C)(1) may allow Town Council to approve despite the

deviation Understood. As described in the “Building Materials” section of the narrative, the durable masonry materials percentage is very high.

- c. 4.10.4(F)(3) Is this supposed to reference 4.10.4(E) for the awnings? If so, we are definitely requesting the ability to use metal awnings.

Thank you and have a happy holiday season.

Best,
Alaina

Alaina Mallette, MSc
Senior Planner

Planning Department
Town of Southern Pines
801 SE Service Road, Southern Pines, NC 28387
(910) 692-4003 x7232
amallette@southernpines.net

Email Signature Options_Page_1



From: [Bob Koontz](#)
To: [Alaina Mallette](#)
Cc: [BJ Grieve](#); [Andrew Privette](#)
Subject: RE: AR-24-22 Fort Bragg FCU Follow-up
Date: Tuesday, January 3, 2023 3:49:30 PM
Attachments: [image001.jpg](#)

Alaina,

Some additional information from the architect below.

Bob Koontz, PLA
Principal

KOONTZJONESDesign

LAND PLANNING | LANDSCAPE ARCHITECTURE
150 SOUTH PAGE STREET | SOUTHERN PINES, NC 28387 | P: 910-639-4058

From: Alaina Mallette <amallette@southernpines.net>
Sent: Thursday, December 22, 2022 12:08 PM
To: Bob Koontz <bkoontz@koontzjones.com>
Cc: BJ Grieve <BJGrieve@southernpines.net>
Subject: AR-24-22 Fort Bragg FCU Follow-up

Good morning, Bob,

I am reviewing the Fort Bragg FCU architectural compliance application and I have a few questions for you:

1. The exterior elevations (Sheet A-201) says sheet 5 of 10. If the other sheets are still being used for architectural guidance, can you submit those to me for review, as well? Those sheets are specific to the building construction drawings and include interior details and other items that are not relevant to the ARB submission. Would be happy to provide them if you want to see them. I will have to get them from the architect. **See DropBox Link.**
<https://www.dropbox.com/sh/m4hu26il2k4tahm/AAB02VbjnAMvuaiwA6VkxGoIa?dl=0>
2. I notice that there are callouts A1, D1, etc. on Sheet A-201. Do you have a reference table that explains what those are referring to? Perhaps those are located on one of the other 10 sheets in the original packet that we haven't received. Those are the labels for the specific elevations. D1 is the North Elevation, B1 is the East Elevation, etc.
3. What is the distance between the two entries? I believe my calculation is off, and would like to verify that value. The distance between the 2 building entries is 89'-9" from centerline to centerline.
4. We do not have color renderings of the east, west, or south elevations. Can you please submit those, as well? We will provide at the hearing and hope to have them in advance.
5. For some of the screening requirements, I believe the landscape plan from the site plan application would be relevant for discussion with the Town Council. Do I have your

permission to include that in the final packet that we provide to them? Or would you like to submit it as part of the application? Furthermore, please submit additional narrative about how proposed landscaping satisfies screening requirements for mechanical equipment, dumpster, and teller lanes. You can certainly include the landscape plan. Do the teller lane qualify as “garage doors or loading bays”. I would think this to be a very different classification since it is architecturally significant, however, the landscaping along Brucewood Road and to adjacent properties will meet all of the screening and buffering standards included in the UDO, which is shown on the landscape plans. The dumpster is located in the rear and will be screened per the UDO, which includes a screening fence. The exact location of mechanical equipment has not been determined, however, it will be screened per the UDO requirements.

6. It wasn't explicitly stated in the narrative whether the glass for the windows and doors will be clear or tinted. Can you please clarify? The glass will be tinted gray to meet the energy code. The glass is not reflective but has a slight tint for energy code purposes. With clear anodized framing we usually utilize a solar-cool gray.
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10. At this point it appears that the following list of deviations are being requested. The others will depend on your answers to the above questions.
 - a. 4.10.4(A)(1) Correct. We would like to have the entrance on the side facing the parking lot area. The architectural icon (tower) is intended to announce the location of the entrance. Including the actual doors on the side of the building facing the parking lot makes wayfinding to the building entrance more convenient and appropriate. If the entrance is on the front of the building it would be a bit more awkward to get to entrance and would limit some of the planting on the front of the building to provide a lead walk.
 - b. 4.10.4(C), but 4.10.4(C)(1) may allow Town Council to approve despite the deviation Understood. As described in the “Building Materials” section of the narrative, the durable masonry materials percentage is very high.
 - c. 4.10.4(F)(3) Is this supposed to reference 4.10.4(E) for the awnings? If so, we are definitely requesting the ability to use metal awnings.

Thank you and have a happy holiday season.

Best,

Alaina

Alaina Mallette, MSc
Senior Planner

Planning Department

Town of Southern Pines

801 SE Service Road, Southern Pines, NC 28387

(910) 692-4003 x7232

amallette@southernpines.net

[Email Signature Options_Page_1](#)



From: [Bob Koontz](#)
To: [Alaina Mallette](#)
Cc: [BJ Grieve](#); [Andrew Privette](#)
Subject: FW: AR-24-22 Fort Bragg FCU Follow-up
Date: Tuesday, January 3, 2023 4:53:41 PM
Attachments: [North East ISO View Rendering.pdf](#)
[North West ISO View Rendering.pdf](#)
[South West ISO View Rendering.pdf](#)

Alaina,

Attached are renderings that show all 4 sides of the proposed Fort Bragg Federal Credit Union building.

Thanks,
Bob

Bob Koontz, PLA
Principal

KOONTZJONESDesign

LAND PLANNING | LANDSCAPE ARCHITECTURE
150 SOUTH PAGE STREET | SOUTHERN PINES, NC 28387 | P: 910-639-4058

From: andy@designedtobuild.com <andy@designedtobuild.com>
Sent: Tuesday, January 3, 2023 4:20 PM
To: Bob Koontz <bkoontz@koontzjones.com>
Subject: RE: AR-24-22 Fort Bragg FCU Follow-up

Here's the views showing all sides.

From: [Bob Koontz](#)
To: [Alaina Mallette](#)
Subject: Re: AR-24-22 Fort Bragg FCU Follow-up
Date: Wednesday, February 1, 2023 8:41:47 AM
Attachments: [image001.png](#)
[image002.jpg](#)

Thanks. Will call you around 11 am.

Bob

KOONTZJONESDesign

LAND PLANNING | LANDSCAPE ARCHITECTURE
[150 SOUTH PAGE STREET | SOUTHERN PINES, NC 28387](#) | P: [910-639-4058](#)

From: Alaina Mallette <amallette@southernpines.net>
Sent: Wednesday, February 1, 2023 8:26:55 AM
To: Bob Koontz <bkoontz@koontzjones.com>
Subject: RE: AR-24-22 Fort Bragg FCU Follow-up

Good morning, Bob,

Thanks for reaching out. I should have some time between 11:00 a.m. and 12:00 p.m. to discuss AR-24-22. Feel free to give me a call at 910-692-4003 x7232.

Best,
Alaina

Alaina Mallette, MSc
Senior Planner
Town of Southern Pines
801 SE Service Road
Southern Pines, NC 28387
Office: (910) 692-4003
<http://www.southernpines.net/>



From: Bob Koontz <bkoontz@koontzjones.com>
Sent: Wednesday, February 1, 2023 8:00 AM
To: Alaina Mallette <amallette@southernpines.net>
Subject: AR-24-22 Fort Bragg FCU Follow-up

Alaina,

Just wanted to check make sure you had received my previous email. Do you have availability this morning to discuss?

Thanks,
Bob

KOONTZJONESDesign

LAND PLANNING | LANDSCAPE ARCHITECTURE
150 SOUTH PAGE STREET | SOUTHERN PINES, NC 28387 | P: [910-639-4058](tel:910-639-4058)

From: Bob Koontz
Sent: Monday, January 30, 2023 5:03:09 PM
To: Alaina Mallette <amallette@southernpines.net>
Subject: RE: AR-24-22 Fort Bragg FCU Follow-up

Alaina,

I am wide open tomorrow morning if there is a time that would work for you.

Thanks,
Bob

Bob Koontz, PLA
Principal

KOONTZJONESDesign

LAND PLANNING | LANDSCAPE ARCHITECTURE
150 SOUTH PAGE STREET | SOUTHERN PINES, NC 28387 | P: [910-639-4058](tel:910-639-4058)

From: Alaina Mallette <amallette@southernpines.net>
Sent: Monday, January 30, 2023 3:04 PM
To: Bob Koontz <bkoontz@koontzjones.com>
Subject: RE: AR-24-22 Fort Bragg FCU Follow-up

Good afternoon, Bob,

I've received your email and will follow-up with you sometime tomorrow (Tuesday, January 31) or Wednesday, February 1 at the latest.

Best,
Alaina

Alaina Mallette, MSc
Senior Planner
Town of Southern Pines

801 SE Service Road
Southern Pines, NC 28387
Office: (910) 692-4003
<http://www.southernpines.net/>



From: Bob Koontz <bkoontz@koontzjones.com>
Sent: Friday, January 27, 2023 3:31 PM
To: Alaina Mallette <amallette@southernpines.net>
Cc: BJ Grieve <BJGrieve@southernpines.net>
Subject: RE: AR-24-22 Fort Bragg FCU Follow-up

Alaina,

I just wanted to follow up on the Fort Bragg Federal Credit Union Architectural review and see if what we sent earlier this month (see below) had answered all of your questions as we prepare for the upcoming meeting with the Town Council. If there are still any outstanding items. Please let me know and we will get you this information as soon as possible.

Thanks,
Bob

Bob Koontz, PLA
Principal

KOONTZJONESDesign
LAND PLANNING | LANDSCAPE ARCHITECTURE
150 SOUTH PAGE STREET | SOUTHERN PINES, NC 28387 | P: 910-639-4058

From: Bob Koontz
Sent: Tuesday, January 3, 2023 3:49 PM
To: Alaina Mallette <amallette@southernpines.net>
Cc: BJ Grieve <BJGrieve@southernpines.net>; Andrew Privette <andy@designedtobuild.com>
Subject: RE: AR-24-22 Fort Bragg FCU Follow-up

Alaina,

Some additional information from the architect below.

Bob Koontz, PLA
Principal

KOONTZJONESDesign
LAND PLANNING | LANDSCAPE ARCHITECTURE

From: Alaina Mallette <amallette@southernpines.net>

Sent: Thursday, December 22, 2022 12:08 PM

To: Bob Koontz <bkoontz@koontzjones.com>

Cc: BJ Grieve <BJGrieve@southernpines.net>

Subject: AR-24-22 Fort Bragg FCU Follow-up

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1. The exterior elevations (Sheet A-201) says sheet 5 of 10. If the other sheets are still being used for architectural guidance, can you submit those to me for review, as well? Those sheets are specific to the building construction drawings and include interior details and other items that are not relevant to the ARB submission. Would be happy to provide them if you want to see them. I will have to get them from the architect. **See DropBox Link.**
<https://www.dropbox.com/sh/m4hu26il2k4tahm/AAB02VbjnAMvuaiwA6VkxGoIa?dl=0>
2. I notice that there are callouts A1, D1, etc. on Sheet A-201. Do you have a reference table that explains what those are referring to? Perhaps those are located on one of the other 10 sheets in the original packet that we haven't received. Those are the labels for the specific elevations. D1 is the North Elevation, B1 is the East Elevation, etc.
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With clear anodized framing we usually utilize a solar-cool gray.

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9. Is a separate application going to be submitted for signage review and compliance? **Yes.**
10. At this point it appears that the following list of deviations are being requested. The others will depend on your answers to the above questions.
 - a. 4.10.4(A)(1) **Correct. We would like to have the entrance on the side facing the parking lot area. The architectural icon (tower) is intended to announce the location of the entrance. Including the actual doors on the side of the building facing the parking lot makes wayfinding to the building entrance more convenient and appropriate. If the entrance is on the front of the building it would be a bit more awkward to get to entrance and would limit some of the planting on the front of the building to provide a lead walk.**
 - b. 4.10.4(C), but 4.10.4(C)(1) may allow Town Council to approve despite the deviation **Understood. As described in the "Building Materials" section of the narrative, the durable masonry materials percentage is very high.**
 - c. 4.10.4(F)(3) **Is this supposed to reference 4.10.4(E) for the awnings? If so, we are definitely requesting the ability to use metal awnings.**

Thank you and have a happy holiday season.

Best,
Alaina

Alaina Mallette, MSc
Senior Planner
Planning Department
Town of Southern Pines
801 SE Service Road, Southern Pines, NC 28387
(910) 692-4003 x7232
amallette@southernpines.net
[Email Signature Options_Page_1](#)



MEMO

TO: Town Council
FROM: Reagan
Date: 02-10-2023

RE: Budget Amendment

Please find within your packet a Budget Amendment appropriating \$726,000 of Fund Balance to the Public Works (PW) Administration Budget. This amendment will allow us to submit a purchase order for the three pieces of equipment that I have included quotes for in your packet in addition to an approximate 10% contingency. The purpose of the contingency is to allow for a potential GIS tracking/routing software purchase (options are being looked into and timing may be best post-reception of RFP submittals), allow for the potential of additional “can lifts” for the knuckle booms (to assist with yard waste placed in cans) for which we are still seeking a quote, and ultimately the purchase of existing cans and totes prior to the July 1 end of current GFL contract.

In addition to these costs, the 2023-2024 Budget will additionally have to cover tax and tags (not due until delivery), operations, any potential supplier increases in costs (per quotes), and then of course personnel. Relative to the equipment (not personnel), there will be a decision to be made about whether Council wishes to apply expenses to the Revenue Replacement funds created by ARPA expenditure or simply treat this as a “regular” Fund Balance transfer. The answer to that question will likely affect how we approach the drafting of the 2023-2024 Budget. If you know the answer and wish to direct staff Tuesday evening, great. If not, please know I will be asking the same question no later than our Council Retreat (but honestly a decision ahead of drafting a document for the Retreat would be most helpful.)

**AN ORDINANCE
AMENDING THE 2022/2023 FISCAL YEAR BUDGET**

BE IT ORDAINED AND ESTABLISHED by the Town Council of the Town of Southern Pines in regular session assembled this 14th day of February, 2023 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>
Public Works Admin	Capital – Motor Vehicles	10-565-7402	\$ 726,000.00	
General Fund	Fund Balance Appropriations	10-397-1000	\$ 726,000.00	

I certify that this ordinance was adopted by the Town Council of the Town of Southern Pines at its meeting of February 14, 2023 as shown in the minutes of the Town Council for that date.

Elizabeth Robertson, Town Clerk

Carolina Environmental Systems, Inc.
306 Pineview Drive, Kernersville, NC 27284
2701 White Horse Road, Greenville, SC 29611
500 Lee Industrial Blvd, Austell, Ga 30168
Phone: 800-239-7796
336-904-0952

QUOTE

February 7, 2023
Town of Southern Pines
Mr. Mike Cameron

Dear Mike,

CES appreciates the opportunity to provide you budgetary pricing for the following 2023-24 equipment

Knucklebooms:

CES appreciates the opportunity to quote you the following:

Two (2) new Pac-Mac model KB-20H-HJ loaders via the NC Sheriff's Contract 22-06-0426R

Standard features include:

H Style Outriggers
Hot Shift PTO
6' Tip Boom with 4' Extend
10' Main Boom w/ Extend Tip
Hydraulic Joystick Controls
18' 24 Cubic Yard Body
Barn Doors
Paint: Standard Red/Black Loader, Black Body
Strobe light on Pivot
Midbody Turns
Boom Up Alarm

Body/Loader Options Added at Plant:

Rear Post Corner Strobes
Tool Holder (1) on Front Wall (2) on Side Wall
Oil Cooler
Rubber Mat (serves as heat shield)
Tool box 18" x 18" x 36"
Spring assist tarp (armless window shade)

Options Added at CES:

Outrigger Strobes
Rear Camera

All as per the above and mounted on 2024 Freightliner model M2106 cab/chassis complete as per the enclosed specifications and including a five (5) year 100,000 mile Cummins engine, engine emissions, and five (5) year unlimited mile Allison transmission warranty

Sales Price: \$200,900

Delivery: Approximate delivery for two units in Q3/Q4 2023

Terms: Net upon delivery

FOB: Your yard

Options:

For a five (5) year 150,000 mile engine/emissions warranty in lieu of of 100,000 miles, please add \$635

*Pricing is subject to change due to potential surcharges from the cab/chassis and/or body suppliers prior to the time of delivery

We sincerely appreciate the opportunity to submit the above quotation. If we may answer any questions or be of service to you in any way, please do not hesitate to contact us at: 1-800-239-7796.

Sincerely,

Ben Taylor, Carolina Environmental Systems

Carolina Environmental Systems, Inc.
306 Pineview Drive, Kernersville, NC 27284
2701 White Horse Road, Greenville, SC 29611
500 Lee Industrial Blvd, Austell, Ga 30168
Phone: 800-239-7796
336-904-0952

QUOTE

February 8, 2023
Town of Southern Pines
Attention: Mr. Mike Cameron

Dear Mike,

CES appreciates the opportunity to submit you the following quotation via NC Sheriffs Contract #22-06-0426R

I. One (1) Pac Mac 25 cubic yard chassis mounted automated leaf collection unit complete with 74 HP Kubota diesel auxiliary engine, top-hinged hydraulically operated tailgate, three (3) way hydraulic boom, hydraulic drive controls, removable top vent covers, bottom exhaust to direct dust downward, removable high strength liner for impeller housing, removable high strength deflector plate, hinged inlet door, rear vision camera system, painted white, factory mounting, incoming freight and service.

All as per the above and mounted on one (1) 2024 Freightliner model M2106 cab/chassis complete as per the enclosed specification and including a five (5) year 150,000 mile Cummins engine, engine emissions, and five (5) year unlimited mile Allison transmission warranty

Sales Price: \$257,987

Delivery: Approximate delivery for Q3/Q4 2023

We sincerely appreciate the opportunity to submit the above quotation. If we may answer any questions or be of service to you in any way, please do not hesitate to contact us at: 1-800-239-7796.

Ben Taylor, Carolina Environmental Systems

Agenda Item

To: Reagan Parsons, Town Manager

From: Pamela Graham, Principal Planner

Subject: SU-07-22 Special Use Permit for the Development of Ten Guest Cottages on a +/-9.48 Acre Property Located on the West Side of Country Club Circle Between Spring Road and Ridge Street: Owner/Applicant: Mid-Pines Development Group, LLC; Authorized Agent: Bob Koontz, Koontz Jones Design

Date: February 14, 2023

Current status of the request: The public hearing on this item was opened during the December 13, 2022 Town Council Regular Meeting and continued to the January 10, 2023 Regular Meeting. Following the presentation of all evidence and lay testimony, Mayor Haney closed the hearing, and Town Council addressed the draft Findings of Fact as follows:

- 1. A motion was made by Councilwoman Clement to approve Finding of Fact #1 as presented in Attachment A, specifically that Town Council finds that the application is complete and that the facts submitted are relevant to the case because the request for special use permit approval has fully 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 special use permit, and the evidence submitted was sworn testimony by qualified experts or provided through substantiated documentation. The motion was seconded by Councilwoman Peterson and approved by unanimous vote.**
- 2. Regarding the first criterion under Finding of Fact #2, discussion among Council members expressing a need for more information on which to make a decision resulted in the Mayor suggesting that a continuance may be appropriate. Town Attorney Mac McCarley requested that Council provide more specific information regarding the concerns so that staff could be prepared to provide relevant information to address them. Councilwoman Clement expressed the following criteria that warranted more information, referring to them according to the letter they were assigned in the staff report:**
 - a. The zoning for Criterion “A”;**
 - b. Character for Criterion “B”;**
 - c. Property values from Mr. Dean’s presentation in December as well as during the current meeting as they relate to Criterion “D”, to look at this a little closer before making a decision;**
 - d. Another look at the traffic report from December, as it related to Criterion “E”.**

Councilwoman Peterson added that she would be interested in a finding of fact in regard to the CLRP, in that when the CLRP is prominent in the applicant's case, that they have then waived a right to say that the CLRP does not apply. She also stated that she has concerns with Mr. Dean's analysis, particularly that the comps he provided are for properties that are all new, and the current application is for a lodge and lodging being put in an existing neighborhood. Additionally, she has a concern that the development would change the character of the neighborhood and about whether the public interest is outweighed by the proposed use. Lastly, she mentioned concerns regarding STRs.

Mayor Pro tempore Murphy expressed concerns regarding the language of compatibility, specifically the suggestion by Mr. Petesch that the homogeneity of the cottages would create a dichotomy with the diverse character of the surrounding neighborhood, weighing that against the applicant's presentation of the cottages' attempt to reflect the diversity of the neighborhood, leading him to believe that additional time was needed to consider this matter.

Mayor Haney then provided her list which included integrity of the neighborhood, quality of life, compatibility, the intensity, the economic stress, the diversity of design, massing, safety, and conformity to the neighborhood.

Following this discussion, Councilwoman Peterson made a motion to continue the decision until the next Regular Town Council Meeting in February. The motion was seconded by Mayor Pro tem Murphy and approved by unanimous vote.

I. SUMMARY OF APPLICATION REQUEST:

On behalf of Mid-Pines Development Group, LLC, Mr. Bob Koontz with Koontz Jones Design has submitted an application for a special use permit for the development of ten guest cottages on a portion of property that formerly served as the Southern Pines Elks Club Facilities, also known as the Southern Pines Country Club. The addition of guest accommodations to an existing private golf course requires a special use permit in the Facilities, Resource, and Recreation (FRR) Zoning District per the Town's Unified Development Ordinance (UDO).

The development proposal is for ten detached golf cottage temporary dwellings housing a total of fifty-six guest rooms with associated parking and amenities such as a putting green and practice tee. No subdivision of property is proposed for the site, which constitutes a portion of the +/-292.11 total acreage of the property. The subject property is identified as PIN: 858100121842 (PARID: 00048946).

II. PLANNING BOARD REVIEW:

On November 17, 2022, the Planning Board held a Preliminary Forum regarding SU-07-22 to accept public comments and compose a list of issues to forward to the Town Council

for their consideration. With five members present, Mr. Andy Bleggi being absent, the Planning Board heard from staff as well as those in attendance who wished to speak to the special use permit request. Following a presentation by town staff regarding the project, the attorney for the applicant, Mr. Nil Ghosh, addressed the Planning Board and introduced Mr. Bob Koontz of KoontzJones Design, authorized agent for the applicant. Mr. Koontz made a presentation to the Planning Board, providing additional details and justification for the proposed project. At least nine attendees took the podium to express their concerns regarding the proposal and the impacts they believed would result if the project was approved. Additional comments were provided by Mr. Travis Fluitt of Kimley-Horn & Associates, the traffic engineer for the project, including that updated information indicates that a traffic design analysis will be required for the proposal. After all those present were provided an opportunity to speak, the Planning Board closed the Preliminary Forum and adopted by unanimous vote the following list of issues to forward to Town Council for consideration during their review of the proposal:

1. Neighbors raised concerns about the consistency of the proposed SUP with the CLRP. In particular, the proposed development provides short term rentals in a location that would not be permissible under the UDO. The proposed land use does not appear to be consistent with components of the CLRP. Residents highlighted the tension in the CLRP between encouraging golf tourism and preserving the character of residential neighborhoods.
2. Neighbors raised their significant concerns, particularly the understanding of “limited guest accommodation” in the CLRP, and debated whether a hotel, cluster of short-term rentals, or golf guest cottages are consistent with the FRR authorized land uses and the character of the community and surrounding neighborhood.
3. Residents expressed concern about the future development of Southern Pines Golf Club vacant parcels and the “little nine”. They questioned the public welfare benefit of the proposed use. They also expressed concern about maintaining the new structures over time.
4. A resident raised concerns about traffic, noise, safety, and trash in the neighborhood, particularly at the intersection of Morganton Road and Country Club Circle. There was a question about on-site management. The Town Council should focus on the impact to traffic safety on neighborhood streets.

It should be noted that a Traffic Design Analysis has been submitted for the project since the Planning Board met. The document is included as an attachment and summarized in Section D.i.E. of this report.

III. PROJECT INFORMATION:

A. Property Owner & Applicant Information:

- i. **Property Owner(s):**
Mid Pines Development Group
c/o Kelly Miller
PO Box 88
Southern Pines, NC 28388

ii. Applicant:
Mid Pines Development Group
c/o Kelly Miller
PO Box 88
Southern Pines, NC 28388

iii. Authorized Agent:
Koontz Jones Design
Bob Koontz
150 S. Page Street
Southern Pines, NC 28387

B. Project History and Site Information:

i. Location:
The subject property is located southwest of downtown Southern Pines and borders developed residential areas in Southern Pines along the South and East, residential areas in Aberdeen to the southwest, and the CSX Rail corridor to the west. (See Figures 1 and 2).

ii. Zoning:
The zoning of the subject parcel is Facilities, Resource and Recreation (FRR), consistent with remainder of the former Elks Club property.

iii. Future Land Use Map Designation:
The subject parcel is designated as Residential/Golf on the Future Land Use Map. *Per the CLRP, the Residential/Golf designation applies to areas that include public or private golf courses and residences. This category may accommodate a single family or attached dwellings at a variety of densities, recreational facilities in addition to the golf course, limited guest accommodations, and limited commercial services intended to serve residents of and visitors to the development.*

Figure 1: Zoning and Location Map:

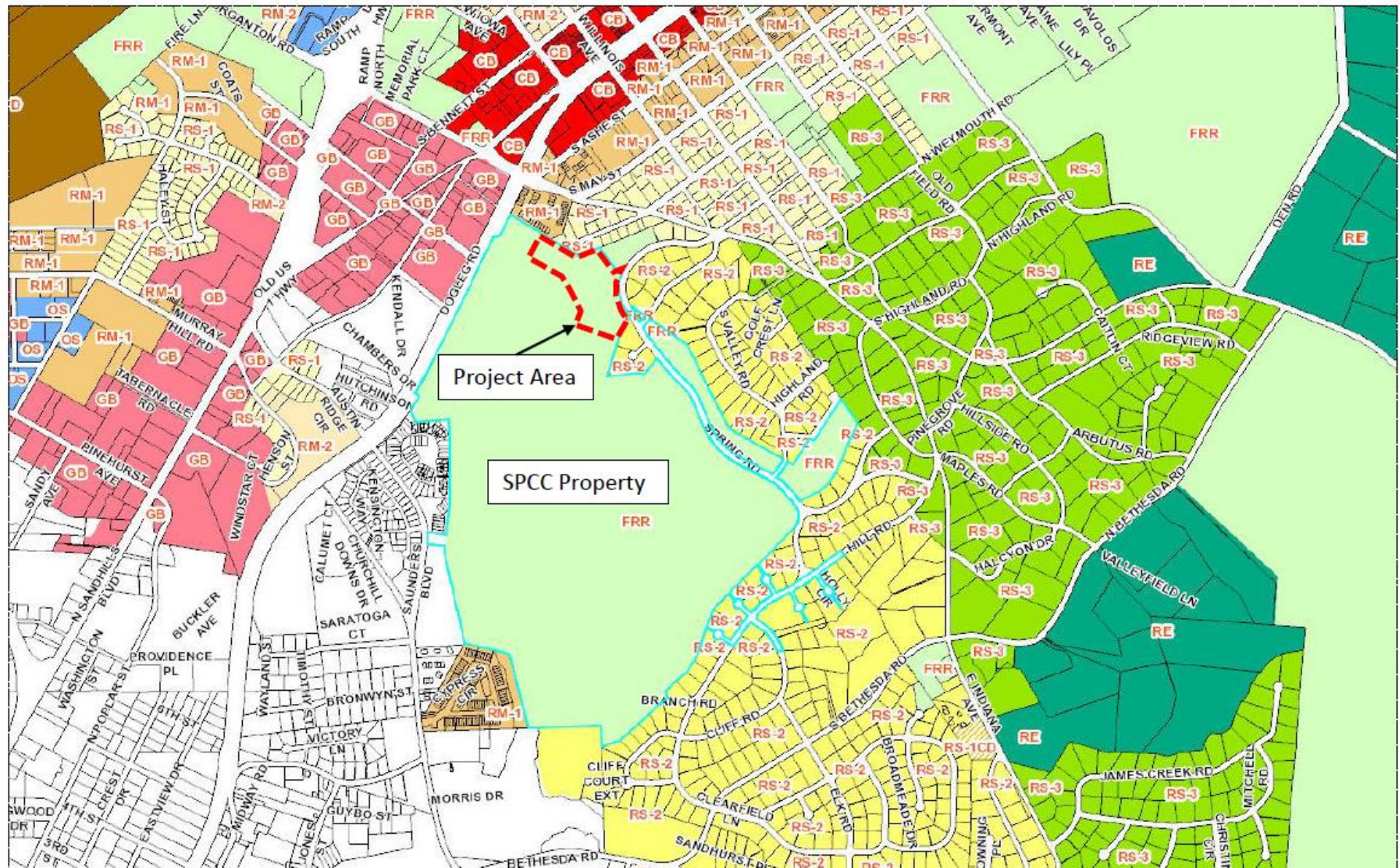


Figure 2: Immediate Vicinity Map (Approximate Project Area Boundary Indicated by Dashed Red Line):



IV. STAFF REVIEW:

A. Application Review Dates:

- TRC Pre-Application Review: September 28, 2021
- Special Use Permit SU-07-22 Application Submitted: October 10, 2022
- Application Deemed Complete: October 14, 2022
- Notice of Planning Board Public Hearing:
 - Posted On-site: October 27, 2022
 - Mailed: October 27, 2022
 - Internet: October 26, 2022
 - Published: N/A for SUP
- Planning Board Agenda Meeting: November 10, 2022 (Meeting Not Held)
- Planning Board Preliminary Forum: November 17, 2022
- Notice of Town Council Public Hearing:
 - Posted On-site: October 27, 2022
 - Mailed: November 18, 2022
 - Internet: November 18, 2022
 - Published: November 30 and December 7, 2022
- Town Council Public Hearing: December 13, 2022
- Continuation of Town Council Public Hearing: January 10, 2023

B. Process of Review:

The procedures for review and approval of a Special Use Permit, per UDO §2.21, establish a process and standards to approve certain uses that, because of unique characteristics or potential impacts on adjacent land uses, are not permitted in zoning districts as a matter of right.

C. Standards for Review:

The following UDO standards apply to the review of this special use permit:

- i. Special Use Permit Criteria, UDO §2.21.6 (A-F)
- ii. FRR Zoning District Standards, UDO §3.5.13
- iii. Various Standards, UDO Chapter 4

D. Criteria for Review:

Compliance with the UDO:

i. Compliance with Special Use Permit Criteria – UDO §2.21.6 (A-F):

A Special Use is permitted only if the applicant demonstrates that:

- A. *The proposed special use shall comply with all regulations of the applicable zoning district and any applicable supplemental use regulations;*

The applicant's Justification document (attached) states the following: "The existing zoning for the property is Facilities, Resource and Recreation (FRR). This district permits a wide variety of uses including 'golf resorts and related facilities...and recreational facilities that typically include substantial open space.'

The proposed lodging use replaces the previous Elks Lodge structure and adds very little built-upon area to the site while preserving much of the approximately 292.11-acre property. With the demolition of the former lodge and the installation of the large practice putting green, impervious surface increases by only +/- 5,200 sf or .04% the overall property. The area of the property impacted by this Special Use Permit application will include approximately 9.48 acres of the +/-292.11-acre property. The proposed cottages will meet or exceed all regulations within the UDO related to the FRR district and other sections of the UDO, including setbacks, buffers and landscaping.”

The FRR Zoning District is described in the UDO §3.5.13 as being “intended for open space, public facilities and privately owned and recreation areas. Publicly owned land uses include governmental, recreational, education, natural resource and utility facilities. Privately owned land uses include golf resorts and related facilities, land trusts established to preserve natural resources, schools and recreational facilities that typically include substantial open space”.

The objectives of the FRR District are to:

- (1) Provide land for publicly-owned governmental facilities and privately-owned natural and man-made resource and recreation areas; and
- (2) Preclude major residential, retail office, institutional, and industrial uses that typically provide limited open space.

B. The proposed special use shall conform to the character of the neighborhood in which it is located and not injure the use and enjoyment of property in the immediate vicinity for the purposes already permitted;

Please refer to the applicant’s Justification document for the full response to this criterion. In summary:

- (1) The size, building heights, and general character of the proposed cottages will be designed to appear as single-family residences and to reflect the character of other homes in Southern Pines and the surrounding neighborhood.
- (2) Setbacks will exceed those required by the UDO, and will be driven by the commitment that no building will be located within 65’ of adjoining properties. Setbacks required by the UDO are as follows:
 - Front setback = 30’
 - Internal side setback = 10’
 - External side setback = 15’
 - Rear setback = 30’

- (3) An undisturbed buffer will be provided along the property boundary for a minimum of 25’.
- (4) Parking areas will be no closer to the property boundary than those which currently exist today, and will be screened in accordance with UDO standards.

C. Adequate public facilities shall be provided as set forth herein;

The applicant has provided the following information regarding this item: “Public water and sewer utilities are readily available for the project. The cost of extending these utilities to the project will be borne by the developer. Water and sewer lines currently cross areas of the site.

The main entrance and secondary entrance to the site will be provided from Country Club Circle. There are currently 4 access points along Country Club Circle. The number of access points will be reduced to a total of 3 locations, with one serving only a service entrance. An emergency access connection will be provided to the existing right-of-way on Ridge Street. This access point will be gated and utilized only for emergency vehicles. The connection will not be “paved” with asphalt. The emergency access point will utilize grass pavers with an adequate base to accommodate emergency vehicles. These pavers will be designed to adequately meet the requirements of the Town of Southern Pines and will be approved by the Town’s Fire Marshall.”

D. The proposed use shall not impede the orderly Development and improvement of surrounding property for uses permitted within the zoning district or substantially diminish or impair the property values within the neighborhood;

The application narrative states: “This is a redevelopment project located on the site of the former Elks Lodge. Adjacent properties have been located adjacent to the golf course, clubhouse, lodge and other facilities since it was constructed in the early 20th century. Proposed improvements to the property will maintain the overall character of the area, while providing updated facilities and high-quality cottage units, resembling single-family residences and creating an appearance which is consistent with the surrounding neighborhood. This project will not impair the ability of surrounding properties to achieve their full development potential or to meet the standards of the RS-1 zoning district. Accordingly, the project will not substantially diminish or impair the property values within the surrounding neighborhood.”

- E. *The establishment, maintenance, or operation of the proposed use shall not be detrimental to or endanger the public health, safety, comfort or general welfare;*

The narrative responds to this criterion as follows: “This project meets all of the standards set forth in the Town’s CLRP and UDO pertaining to land use. Based on the standards set forth in these publicly reviewed and approved documents, this project will not be detrimental to or endanger the public health, safety, comfort, or general welfare of the surrounding neighborhood or the Town of Southern Pines. The proposed development incorporates goals of the CLRP related to golf, golf course development and tourism.

Traffic volumes will not endanger the residents of the Town of Southern Pines and all vehicular access will remain in locations similar to the existing access points for the property. Traffic generated by the project will not have any adverse impact on existing neighborhoods or streets and will be similar to that which exists today. A Trip Distribution Analysis has been provided for the site as required by the UDO.”

Staff comments: An updated trip generation analysis was provided to staff by Mr. Travis Fluitt of Kimley-Horn and Associates; the document is attached to this report. Data used to create these types of analyses come from the Institute of Transportation Engineers Trip Generation Manual. The manual contains an exhaustive list of land use types to estimate trip generation; however, this specific use is relatively unique and is not included in the list. Mr. Fluitt provided calculations based on two similar land uses, Timeshare (10 units) and Resort Hotel (56 rooms). Based on the most impactful of these two use categories, the project is estimated to generate approximately 230 daily trips (115 in and 115 out). UDO §4.12.2(B) requires a traffic design analysis (TDA) for developments that are estimated to create between 200 and 1,000 daily trips more than existing conditions. It is noted in Mr. Fluitt’s report that no adjustments were made to the traffic count based on the pool being removed.

A TDA was provided by Mr. Fluitt on December 1, 2022 and is also attached to this report. The most significant items noted in the TDA are summarized as follows:

- Based on NCDOT traffic count data on Morganton Road just east of S. May Street, the existing traffic volumes as well as the low volume projected for site traffic, no capacity issues are expected from the proposed development.
- The proposal includes a slight realignment to the northern driveway to reduce the skew with Country Club Circle. This

realignment is expected to improve upon the existing conditions at that location.

- Crash data reports at the intersection of E. Morganton Road and Country Club Circle/Country Club Drive/Dogwood Lane for the five-year period that ended in October of this year indicate two crashes at that intersection. Both incidents involved vehicles entering from the southern leg of Country Club Circle, and not the southwestern leg that serves the golf club.
- Field reviews of available stopping sight distance at the intersection indicate that the 250 feet of sight distance required by the American Association of State Highway and Transportation Officials (AASHTO) *Policy on Geometric Design of Highways and Streets* is exceeded at all approaches. Occasional vegetation clearing within the rights-of-way near the site is recommended.
- Due to the low speeds on all roadways leading to the site, Mr. Fluitt states that “there is not an existing safety problem at this intersection, and site traffic is not expected to result in increased crash rates or create a safety issue”.
- Mr. Fluitt’s conclusions state that no transportation infrastructure improvements are recommended.

F. The public interest and welfare supporting the proposed use shall be sufficient to outweigh individual interests that are adversely affected by the establishment of the proposed use

Please refer to the applicant’s Justification document for the full response to this criterion. In summary:

- (1) The proposed use is permitted and encouraged by the CLRP and UDO within the FRR District, including several specific goals and policies found in the document;
- (2) The proposed cottages will resemble single-family residential homes, consistent with the surrounding neighborhood;
- (3) The infrastructure extensions will be made by the developer and be dedicated to the Town, benefitting the public interest and welfare without adversely affecting individual interests;
- (4) The proposal is fully consistent with ordinances, plans, and standards found in the Town’s guiding documents. The public interests supporting the proposed uses outweigh any individual interests that may be adversely affected by the proposed use.

ii. Development Design and Other Standards from UDO Chapter 4

The proposal will require Site Plan Review and approval by the TRC as well as Architectural Review by the Town Council.

E. General Staff Comments and Recommendations

Approval of the request will result in the development of ten detached golf cottage temporary dwellings housing a total of fifty-six guest bedrooms with associated parking and amenities such as a putting green and practice tee. The existing swimming pool at the site is expected to be removed.

Pursuant to UDO §2.27.7, in approving any special use permit, the Town Council may impose such reasonable standards, conditions, or requirements as it may deem necessary to protect the public health, safety and welfare.

Staff has drafted a set of approval conditions for the Town Council's consideration, included in Section VI, below. Staff's recommendation is approval of the special use permit with conditions as drafted or as modified by Town Council.

F. Outside Agency and Neighborhood Meeting Comments:

Staff has provided information on the project to outside agencies and has received the following responses:

- A response from the Department of Transportation was received on November 2, 2022, stating that the agency had no comments.
- A response from the Regional Land Use Advisory Commission was also received on November 1, 2022, stating that the agency did not have any comments on this project.
- A response from the Town's Utilities Superintendent Ron Istre was received on October 26, 2022 stating that he had no initial comments.
- The Technical Review Committee reviewed a Pre-Application submittal for the project at their September 28, 2021 meeting, with no major issues identified. The Land Based Classification Standard (LBCS) was clarified as being #5353 (golf course resort). Site plan review and approval will be required prior to issuance of any building permits for the project. It was unknown at that time if the project would be required to submit for architectural review.

Additionally, the applicant conducted a neighborhood meeting on September 27, 2022 to present the proposal to the neighboring community and receive feedback. A copy of the resulting report is included in the attachments to this document.

V. ATTACHMENTS:

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

1. Special Use Permit Application
2. Applicant's Special Use Permit Narrative
3. Applicant's Special Use Permit Justification
4. Existing Conditions Plan
5. Site Plan
6. Immediate Vicinity Map
7. Property Deed
8. Appointment of Agent
9. Trip Generation Analysis dated November 17, 2022
10. Traffic Design Analysis dated December 1, 2022
11. Neighborhood Meeting Report

VI. TOWN COUNCIL ACTION:

To either approve or deny a Special Use Permit application, the Town Council shall 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 2.21.6(A-F) Criteria for a Special Use Permit. The Town Council may choose among the following motions or any alternative at their discretion.

Staff has provided draft findings, included with this report as Attachment A. **These draft findings have been revised per the Town Council's discussion following the close of the public hearing on January 10, 2023. Staff has identified a number of relevant sections of the CLRP and these are included in the draft findings. Town Council may review the full Plan at [Southern Pines Planning Document Center - Southern Pines UDO](#) and may determine additional relevant language which may be added to the findings or may elect to eliminate language from the draft findings that they deem to not be relevant to their decision on this proposal.** Town Council may adopt the Findings as drafted, or modify at their discretion.

I move to:

1. Adopt **Attachment A** of the staff report as Findings of Fact regarding the proposed Special Use Permit SU-07-22.

-OR-

2. Adopt **Attachment A** of the staff report as Findings of Fact regarding the proposed Special Use Permit SU-07-22, with the following changes:

Next, the Town Council may vote on whether to approve, deny, or approve with conditions the proposed Special Use Permit. The Town Council may choose one of the following motions, or any alternative at their discretion.

I move to:

1. Approve Special Use Permit SU-07-22.
2. Deny Special Use Permit SU-07-22.
3. Approve Special Use Permit SU-07-22 with the following conditions. Pursuant to UDO §2.27.7, in approving any special use permit, the Town Council may impose such reasonable standards, conditions, or requirements as it may deem necessary to protect the public health, safety and welfare. ***Conditions 6 and 7 have been added since the December 13, 2022 hearing date, at the applicant's request.**
 1. A planted buffer of no less than 25' along the project boundary with adjacent properties and/or rights-of-way shall be required prior to occupancy of the proposed lodging units.
 2. Any needed improvements or extensions of infrastructure shall be made at the cost of the developer.
 3. That the emergency access point will be designed using grass pavers with an adequate base to meet the requirements of the Fire Department and the Technical Review Committee prior to site plan approval. The access point will be gated and used only for emergency vehicles.
 4. That construction traffic will be prohibited from using Ridge Street and instead will use Country Club Circle.
 5. Signage shall be compliant with UDO 4.6 and will be subject to the sign permit process.
 6. ***Any fire pits or entertainment areas associated with the cottages will be located on the golf course side of the cottages.**
 7. ***Individual rooms within the cottages will be limited to an occupancy of two adults.**

ATTACHMENT “A”
Draft Town Council Findings of Fact
Special Use Permit Application SU-07-22

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 Special Use Permit approval has fully 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 Special Use Permit, 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 §2.21.6 Criteria for a Special Use Permit, Criteria A-F, in that:

1. **The proposed special use shall comply with all regulations of the applicable zoning district and any applicable supplemental use regulations;**

The Town Council finds that the Special Use Permit application SU-07-22 complies with the regulations of the Facilities, Resource and Recreation (FRR) Zoning District. The proposed use of “lodging” falls into the UDO’s Land Based Classification Standard (LBCS) #5353 “Golf Course Resort”, “which may include club house, guest accommodations and/or residences that may be individually owned, but fall within the management of the resort”. This use requires approval of a special use permit in the FRR District. Section 2.21.1 of the UDO states that special use permits may be issued after ensuring that the use complies with the special use permit approval criteria, and Town Council finds that no qualified evidence has been entered into the record for SU-07-22 that the proposal is in conflict with the regulations of the FRR District.

2. **The proposed special use shall conform to the character of the neighborhood in which it is located and not injure the use and enjoyment of property in the immediate vicinity for the purposes already permitted;**

The Town Council finds that the ten new guest cottages proposed by the special use permit request are generally consistent with the character of the neighborhood in which they will be located and will not alter the character of the neighborhood in a manner that causes injury to the use and enjoyment of property in the immediate vicinity. This is due, in part, because the applicant has provided evidence on the record that the structures “will reflect a neighborhood character similar to that of the surrounding area” and “will appear as single-family detached residences similar in size and character to that of the surrounding neighborhood”. Additionally, the applicant has committed to and will be required to meet or exceed the setbacks required by the UDO and to provide a buffer of no less than 25’ along the project boundary with adjacent properties and/or rights-of-way. Furthermore, there has been no qualified evidence entered into the record for SU-07-22 that the proposal

will not conform to the character of the neighborhood or injure the use and enjoyment of property in the immediate vicinity.

3. **Adequate public facilities shall be provided as set forth herein;**

Town Council finds that the proposed special use does not require inefficient expansion of public facilities due to the fact that site accesses from the public road are existing and will be reduced from four access points to three, and the project will provide an emergency access. Public water and sewer are readily available and the cost of any improvements to those utilities will be borne by the developer.

4. **The proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district or substantially diminish or impair the property values within the neighborhood;**

Town Council finds that, there being no qualified evidence of potential negative impacts to property values within the neighborhood as a result of the special use, the proposed special use is expected to have no detrimental impact to surrounding properties or property values in the vicinity. Furthermore, the special use is not expected to impede the orderly development and improvement of surrounding property for uses permitted in the zoning district because all proposed improvements related to SU-07-22 will be on-site, will be appropriately screened from neighboring properties, and the traffic design analysis entered into the record for SU-07-22 found no evidence that capacity issues are expected due to the development nor will the proposed development create a roadway safety issue.

5. **The establishment, maintenance, or operation of the proposed use shall not be detrimental to or endanger the public health, safety, comfort or general welfare;**

Town Council finds that, there being no qualified evidence entered into the record of potential negative impacts resulting from the proposed lodging use, there is no expected detrimental impact to the public health, safety, comfort or general welfare. Furthermore, the traffic design analysis entered into the record for SU-07-22 found no cause to support a finding that the proposed development will create a roadway safety issue.

6. **The public interest and welfare supporting the proposed use shall be sufficient to outweigh individual interests that are adversely affected by the establishment of the proposed use;**

The proposed use of lodging at an existing golf course resort is consistent with the zoning of FRR and with the future land use designation of Residential/Golf as denoted in the Comprehensive Long-Range Plan's (CLRP) Future Land Use Map. Adjoining property owners may reasonably expect that an existing golf course could be further developed with golf course resort lodging, subject to a Special Use Permit, based on the use being allowed in the FRR District with a Special Use Permit. Town Council finds that no qualified evidence has been entered into the record for SU-07-22 showing that allowing for the ten proposed golf cottages creates an adverse effect to individual interests that is not outweighed by the public interest and welfare. The public interest and welfare support development of low-impact recreation tourism, utilization of existing public infrastructure for that tourism, and for allowing property owners to develop property in a manner that is

consistent with a property's zoning. The following excerpts from the CLRP are relevant to this finding:

- *Southern Pines residents recognize the importance and relevance of housing that is diverse, affordable, and compatible with the neighborhood in which it is developed. The Town is committed to promoting these housing goals in all areas of the community. Much of Southern Pines' charm, livability and pride of place comes from its traditional neighborhood layout and quality of housing stock. (Southern Pines' Vision, pg. 2-4)*
- *Southern Pines' residents envision a strong and healthy economy that builds on existing strengths of their community, including the presence of numerous recreational opportunities, the relative affordability of land and housing, and high quality of life factors. (Southern Pines' Vision, pg. 2-4)*
- *Citizens of Southern Pines envision the continued provision of a unique, diverse and active recreation and parks system, supporting uses suitable to all stages of life. Residents of Southern Pines recognize the tremendous value of their parks, recreational opportunities and open space areas, and see them as a cornerstone of what makes Southern Pines special. Such amenities – whether public or private (as in the case of golf or equestrian areas) – are prized. Residents envision having these same essential amenities continue over time, with improvements and expansion following the pace of new growth. Park-related improvements residents envision include more pedestrian paths to help activate and link existing parks resources together; active, specialty parks, and adequate maintenance of existing facilities. Recreational offerings, citizens hope, will grow and evolve with community needs. (Southern Pines' Vision, pg. 2-5)*
- *Southern Pines originated as a resort, intent on drawing visitors from the north to its temperate climate, outdoor spaces and amenities. This resort aspect continues to be an important part of Southern Pines, with visitors coming from far away to enjoy a unique cultural experience. Golf has been a major part of the attraction, in addition to the historic town center and the various arts and cultural offerings. Golf has become a major element of Southern Pines' character and lifestyle, anchoring much of the region's cultural economy. The community's vision integrates golf, heritage, the arts, equestrian tradition and tourism as an indispensable dynamic. The relationship between the five ripples through the community, reinforcing the Town's various social, cultural, recreational and economic components. (Southern Pines' Vision, pg. 2-6)*
- *G-2 – Natural Resources. Protect Southern Pines' natural environment and resources for present and future generations. (Goals, pg. 2-7)*
- *G-4 – Neighborhoods. Protect and enhance the civic vitality, function, stability and character of Southern Pines commercial and residential neighborhoods. (Goals, pg. 2-7)*
- *G-6 – Parks & Open Spaces. Maintain the Town's public parks, open-space areas and cultural landscapes for their recreational, environmental and economic values. (Goals, pg. 2-7)*
- *G-7 – Golf. Retain golf as an essential part of Southern Pines' economy, physical character and culture.*

- *G-13 – Growth. Ensure that services, facilities and land resources accommodate anticipated growth while enhancing the quality of life for Southern Pines’ residents. (Goals, pg. 2-7)*
- *G-14 – Community Involvement. Involve the community in public decision-making processes to help achieve the Town’s vision and goals. (Goals, pg. 2-7)*
- *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. (Policies, pg. 2-8)*
- *P-11 – Economy. Foster a healthy, sustainable and resilient economy by (i.) coordinating with public and private golfing interests to facilitate changes needed to support golf’s role as a recreational and economic asset to the Town. (Policies, pg. 2-10)*
- *Future Land Use Categories – Residential/Golf. The Residential/Golf designation applies to areas that include public or private golf courses and residences. This category may accommodate a single family or attached dwellings at a variety of densities, recreational facilities in addition to the golf course, limited guest accommodations, and limited commercial services intended to serve residents of and visitors to the development. (pg. 4-2)*
- *Land Use Issues – Establishing Compatible Transitions Between Uses. Mixed-use and infill development at higher intensities can be detrimental to neighborhood integrity unless buildings and sites are designed so that there are compatible transitions between uses. This means that the Town will need to ensure that in mixed-use and on parcels where land uses are transitioning, the scale, orientation and intensity of buildings is compatible with adjacent development and that higher intensity development sites are designed to minimize negative visual, noise and traffic impacts on neighboring properties. (pg. 4-6)*
- *Economic Development Issues – Capitalizing on Tourism. Tourism will continue to be an important element of Southern Pines’ economy. In addition to being a nationally known center for golf and equestrian activities, Southern Pines serves as a regional retail center and has an Historic Downtown that is the envy of many communities hoping to attract tourism. To capitalize on these resources, the Town should support promotional efforts, as well as efforts to retain their integrity. (pg. 6-8)*
- *Economic Development Issues – Sustaining the Quality of Life. Because quality of life and quality of place are critical to what makes Southern Pines attractive to residents and businesses, this Plan’s economic development policies also promote the conservation of Horse Country, golf courses, and the natural open spaces that make Southern Pines unique. It includes policies to preserve natural areas that are environmentally sensitive; to conserve and promote longleaf pine habitat; to incorporate open space, golf courses and greenways into the urban fabric; to preserve the function and cultural landscape of Horse Country that helps define Southern Pines. While economic development is a planning priority, it must balance expansion with the need to conserve the community’s quality of life. (pg. 6-8)*
- *Recreation and Parks Issues – Coordinating with other facility providers. To get the most from the Town’s investments in parks and recreation facilities and programs, the Town must coordinate with other public and private service*

providers and explore opportunities for joint programs, as well as opportunities to help specialized recreational facilities such as golf courses maintain viability as demands change. (pg. 9-3)



Special Use Permit Application

Fee: \$ _____

Date Paid: _____

Case No.: SU- _____

Project Information:

Street Address: 290 COUNTRY CLUB CIR. SOUTHERN PINES, NC 28387

PIN: 858100121842

Parcel ID: 00048946

Site Size: ±292.63 AC

Zoning: FRR

Applicant:

Name(s): MID-PINES DEVELOPMENT GROUP LLC - C/O KELLY MILLER

Email: kelly.miller@rossresorts.com

Phone: 910-692-5372

Mailing Address: PO BOX 88 SOUTHERN PINES, NC 28388

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): _____

Email: _____

Phone: _____

Mailing Address: _____

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

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

The property which is the subject of this application is located on the EAST side of COUNTRY CLUB CIR. (St./Ave.), between SPRING RD (St./Ave.) and RIDGE ST (St./Ave.). The property has a frontage of ±3500 feet and a depth of ±2400 feet.

The special use sought is based upon Section(s) 2.21; 3.7.2 of the **Town of Southern Pines Unified Development Ordinance**. The proposed use of the property is as follows:

GOLF COURSE RELATED LODGING

Date: 10/10/22


Applicant
M10 Pines Development Group, LLC

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

**SOUTHERN PINES COUNTRY CLUB
SPECIAL USE PERMIT NARRATIVE (SUP)**

Southern Pines Country Club (SPCC) was purchased in 2021 by Mid Pines Development Group, LLC. In addition to SPCC, Mid Pines Development Group, LLC also operates the Mid Pines and Pine Needles Golf Course Resort facilities, located in Southern Pines. Pine Needles recently hosted the 2022 USGA Women's US Open Golf Tournament. Since purchasing SPCC, the owners have made substantial investments in the restoration of the golf course to reflect the original Donald Ross design and significantly improve playing conditions. These investments and restructuring of the facilities have insured that the SPCC golf course will remain a vital part of the community, and that the community will retain the large open space that presently exists in this location.

With the golf course improvements, additional opportunities for the property now exist. The proposed development at SPCC described in this application will add additional lodging opportunities for golf travelers coming to Southern Pines at the newly restored golf course facility, in roughly the same location previously occupied by the Elks Lodge building. Lodging on site will improve the existing golf opportunities in the area, add a third unique property to the existing offerings, and provide another golf tourism destination for Southern Pines.

In the Town's Comprehensive Long-Range Plan (CLRP) one of the stated goals is "Capitalizing on Tourism". Specifically, it states "the Town should support promotional efforts, as well as efforts to retain their integrity." Additional lodging opportunities at this existing golf course will help maintain the integrity and quality of the facility and promote Southern Pines as a golfing destination. Also, goal G-7 of the CLRP states "Golf. Retain golf as an essential part of Southern Pines' economy, physical character and culture." Under policies P-11.i. the CLRP states "Coordinating with public and private golfing interests to facilitate changes needed to support golf's role as a recreational and economic asset to the Town." This project supports these goals.

Additional lodging and the restoration/renovation of the SPCC golf course facilitates changes that are needed to enhance the economic viability of one of the Town's premier golf assets. The addition of lodging, which will be operated by the golf club, also will assist in maintaining the character and quality of the SPCC golf course.

The existing zoning for this property is the Facilities, Resource and Recreation District (FRR). This district permits a wide variety of uses including "golf resorts and related facilities...and recreational facilities that typically include substantial open space." The proposed lodging use replaces the previous Elks Lodge structure and adds very little built-upon area to the site while preserving much of the approximately 292.11-acre property. With the demolition of the former lodge and the installation of a new large practice putting green, impervious surface only increases by +/- 5,200 sf (0.12 acres) or .04% of the overall property. The area of the property impacted by this Special Use Permit application will include approximately 9.48 acres of the +/- 292.11-acre property, or approximately 3.2% of the overall property.



Design elements for the project are described below.

- **Cottages**

- The proposed plan includes a mixture of four (4) and eight (8) bedroom cottages. The total number of bedrooms requested in this SUP will not exceed fifty-six (56) bedrooms. These lodging units will be managed by the Mid Pines Development Group, LLC.
- All buildings will be designed to resemble single-family detached homes. Buildings will not exceed the Town's standard for residential building height of thirty-five (35) feet. It is intended that only one two-story above grade building will be constructed as indicated on the plan. Up to five (5) buildings may have a basement level if grading permits an additional level below grade. Any units with a "basement" level will be designed to appear to be as one-story from the street side of the structure with the basement level facing the internal golf facilities.
- New buildings will be designed to reflect the original clubhouse facility which was constructed in the early 20th century. New buildings will be brick and stucco structures which mimic the character of the original clubhouse. Images of the original clubhouse have been included with this application.
- The new buildings will be constructed in phases and may be built over several years.
- The plans indicate construction of 2 cottages and the main entrance drive on the location of the existing pool facility. The existing pool facility is being evaluated for long term viability. Whether the pool remains permanently, is removed after several years or is removed in the first phase has yet to be determined. The plans indicate the possible full build-out of the cottage area.

- **Parking Areas**

- Adequate parking will be provided on site to meet the needs of both the golf course facilities and the lodging.
- Parking required and provided:
 - Parking required for the lodging = 56 spaces
 - Parking required for clubhouse = 48 spaces
 - Parking required for the golf course = 48 spaces
 - Total spaces required = 152 spaces
 - Total Parking provided = 155 spaces

- **Streets and Access**

- The main entrance and secondary entrance to the site will be provided from Country Club Circle. There currently are 4 access points along Country Club Circle. The number of access points will be reduced to a total of 3 locations, with one serving only as a service entrance.
- An emergency access connection will be provided to the existing right-of-way on Ridge Street. This access point will be gated and utilized only for emergency vehicles. The connection will not be "paved" with asphalt. The emergency access point will utilize grass pavers with an adequate base to accommodate emergency vehicles. These pavers will be designed to adequately meet the requirements of the Town of Southern Pines and will be approved by the Town's Fire Marshal.

- Construction traffic will be prohibited from using the Ridge Street access point. All construction traffic will be directed to Country Club Circle, which has the width and pavement structure necessary to accommodate construction vehicles.
- **Circulation and Pedestrian Connections**
 - All golf cart and pedestrian circulation will be internal to the property. A 12' wide golf cart path will be provided in front of all units and will connect to the clubhouse and golf course cart path network. This cart path also will serve as internal pedestrian circulation for the cottage area.
 - Ordinary vehicular circulation will be limited to the parking lot, entry drive and service access drive.
- **Open Space**
 - The project will maintain more than 280 acres of open space, which includes the golf course, driving range and other areas of the overall property. The Proposed developed area consists of approximately 9.48 sf or 3.2% the property. SPCC will continue to provide significant open space for the community.
- **Buffers/Setbacks/Landscaping**
 - The FRR zoning district requires that setbacks match the adjacent properties. The UDO states "District Development Standards, Building heights and setbacks shall conform to those of the abutting district. Required buffers shall be based on the use established in the FRR district and the abutting use or district, whichever requires the greater buffer."
 - The adjoining properties are zoned RS-1. Building setbacks for the RS-1 district, which would apply to this property are as follows:
 - Front = 30'
 - Internal Side = 10'
 - External Side = 15'
 - Rear = 30'
 - Parking areas along the property boundary will be located no closer to the new buildings than the existing parking areas. The existing areas are located on flat ground. Utilizing the existing parking location will allow existing vegetation in this area to remain. Vegetation in the parking areas adjacent to the adjoining property boundaries, as indicated on the site plan, will be maintained. In addition, a 10' landscape buffer, which does not exist today, will be planted along the boundary of the parking lot in this area to meet the Town of Southern Pines parking lot screening standards and to screen the parking area from adjacent properties.
 - While the RS-1 zoning standards would apply to the adjacent FRR district per the UDO standards, buildings on the SPCC property will be no closer than 65' from the adjoining property boundary and the cart path and emergency access area will remain a minimum of 50' from the adjoining property boundary.
 - A 25' non disturbed buffer will remain along the adjacent property boundaries.
 - Landscaping for parking lots and other areas of the site will be provided as required by the Town of Southern Pines UDO.
- **Stormwater**
 - Stormwater best management practices will be applied as necessary and required by the Town of Southern Pines and State of North Carolina to control stormwater runoff for the

project. Any required stormwater management devices will be permitted as required by the appropriate state and local agencies.

- **Utility Service**

- Adequate water and sewer service can be provided by the Town of Southern Pines to this project and will be extended at the developer's expense. Utilities currently serve the property and additional services are within close proximity, along Country Club Circle. All utilities on the site will be located underground.

- **Signage**

- A sign indicating that the property is the location of the Southern Pines Country Club will be placed at each of the two entrances to the property off Country Club Circle.
- Small wayfinding signs and cottage identification signs will be installed internally on the property in a form that is consistent with the current golf course signage that exists on the site. Any additional directional or on-site signage for parking areas, cottages and golf course operations will follow the Town of Southern Pines sign standards in Section 4.6 of the UDO for size, materials, and height, if the signs are specifically regulated by the ordinance.

The descriptions and conditions described above will apply to the entire project as indicated in the Special Use Permit plan document.

EXHIBIT A

Southern Pines Country Club Special Use Permit Justification

Below are listed the six (6) criteria required to approve a Special Use Permit application as described in Section 2.21.7 of the Town of Southern Pines UDO. Following the individual criteria is an explanation, indicated in blue, describing how the project demonstrates compliance with each of these criteria.

A Special Use is permitted only if the Applicant demonstrates that:

(A) The proposed special use shall comply with all regulations of the applicable zoning district and any applicable supplemental use regulations;

The existing zoning for the property is Facilities, Resource and Recreation District (FRR). This district permits a wide variety of uses including “golf resorts and related facilities...and recreational facilities that typically include substantial open space.” The proposed lodging use replaces the previous Elks Lodge structure and adds very little built-upon area to the site while preserving much of the approximately 292.11-acre property. With the demolition of the former lodge and the installation of the large practice putting green, impervious surface increases by only +/- 5,200 sf or .04% the overall property. The area of the property impacted by this Special Use Permit application will include approximately 9.48 acres of the +/- 292.11-acre property. The proposed cottages will meet or exceed all regulations within the UDO related to the FRR district and other sections of the UDO, including setbacks, buffers and landscaping.

(B) The proposed special use shall conform to the character of the neighborhood in which it is located and not injure the use and enjoyment of property in the immediate vicinity for the purposes already permitted;

When a use is permitted as a special use within a zoning district, the law recognizes that the applicable ordinance creates a rebuttable presumption that the permitted use conforms with and is in harmony with the surrounding area. Since the FRR district permits “golf resorts and related facilities...and recreational facilities that typically include substantial open space,” the presumption is that this use conforms to the character of the neighborhood in which it is located and will not injure the use and enjoyment of property in the immediate vicinity. Per the UDO, Golf Resorts “may include club house, guest accommodations and/or residences that may be individually owned but fall within the management of the resort”.

The proposed cottages will be constructed to appear as single-family detached residences similar in size and character to that of the surrounding neighborhood and other homes located in Southern Pines. Cottages will range between 1,800 sf and 3,600 sf, similar to homes throughout Southern Pines. These buildings will be single-story or two-story units, and all will be constructed below the UDO’s 35’ maximum height regulation for single-family residential development.

The proposed cottages will reflect a neighborhood character similar to that of the surrounding area. Per the FRR standards in the UDO in Section 3.5.13.(D), “building heights and setbacks shall conform to those of the abutting zoning district. Required buffers shall be based on the use established in the FRR district and the abutting use or district, whichever requires the greater buffer.” In this case, the required setbacks from the adjacent RS-1 zoned properties are as follows:

- Front = 30’
- Internal Side = 10’
- External Side = 15’
- Rear = 30’

EXHIBIT A

The proposed project will exceed these standards. No building will be located within 65' of the adjoining properties. This is more than double the required setbacks.

Buildings will be designed to reflect the architectural character of the original clubhouse facility which was constructed in the early 20th century. Buildings will be brick and stucco structures to mimic the original clubhouse. Buildings will be screened from adjoining properties and oriented toward the golf course to take advantage of the wonderful views. A non-disturbed buffer will be provided along the adjoining property boundary for a minimum 25'. Parking areas will be no closer to the property boundary than those which currently exist today, and landscape screening of the parking areas will be provided as required by the UDO.

The proposed project also is consistent with the Town's Comprehensive Long-Range Plan ("CLRP") for this property, which further indicates that it conforms to the character of the surrounding community.

(C) Adequate public facilities shall be provided as set forth herein;

Public water and sewer utilities are readily available for the project. The cost of extending these utilities to the project will be borne by the developer. Water and sewer lines currently cross areas of the site. All amenities and improvements will be provided by the developer.

The main entrance and secondary entrance to the site will be provided from Country Club Circle. There currently are 4 access points along Country Club Circle. The number of access points will be reduced to a total of 3 locations, with one serving only a service entrance. An emergency access connection will be provided to the existing right-of-way on Ridge Street. This access point will be gated and utilized only for emergency vehicles. The connection will not be "paved" with asphalt. The emergency access point will utilize grass pavers with an adequate base to accommodate emergency vehicles. These pavers will be designed to adequately meet the requirements of the Town of Southern Pines and will be approved by the Town's Fire Marshal.

(D) The proposed use shall not impede the orderly Development and improvement of surrounding property for uses permitted within the zoning district or substantially diminish or impair the property values within the neighborhood;

This is a redevelopment project located on the site of the former Elks Lodge. Adjacent properties have been located adjacent to the golf course, clubhouse, lodge and other facilities since it was constructed in the early 20th century. Proposed improvements for the property will maintain the overall character of the area, while providing updated facilities and high-quality cottage units, resembling single-family residences and creating an appearance which is consistent with the surrounding neighborhood. This project will not impair the ability of surrounding properties to achieve their full development potential or to meet the standards of the RS-1 zoning district. Accordingly, the project will not substantially diminish or impair the property values within the surrounding neighborhood.

(E) The establishment, maintenance, or operation of the proposed use shall not be detrimental to or endanger the public health, safety, comfort or general welfare; and

This project meets all of the standards set forth in the Town's CLRP and UDO pertaining to land use. Based on the standards set forth in these publicly reviewed and approved documents, this project will not be detrimental to or endanger the public health, safety, comfort, or general welfare of the surrounding neighborhood or the Town of Southern Pines. The proposed development incorporates goals of the CLRP related to golf, golf course development and tourism.

EXHIBIT A

Traffic volumes will not endanger the residents of the Town of Southern Pines and all vehicular access will remain in locations similar to the existing access points for the property. Traffic generated by the project will not have any adverse impact on existing neighborhoods or streets and will be similar to that which exists today. A Trip Distribution Analysis has been provided for the site as required by the UDO.

The setbacks provided around the property, will exceed the minimum UDO standards and will be planted to meet Town standards and requirements. These setbacks will further protect adjoining property owners from any detrimental impacts of the project.

(F) The public interest and welfare supporting the proposed use shall be sufficient to outweigh individual interests that are adversely affected by the establishment of the proposed use.

The proposed use is permitted and encouraged by both the Town of Southern Pines CLRP adopted on March 8, 2016, and in the Town of Southern Pines UDO under the FRR zoning district classification. The Cottages proposed for the project, will replace the previous Elks Lodge, and will resemble single-family residential homes, consistent with the surrounding neighborhood and also will provide an additional golf lodging opportunity for the Town of Southern Pines.

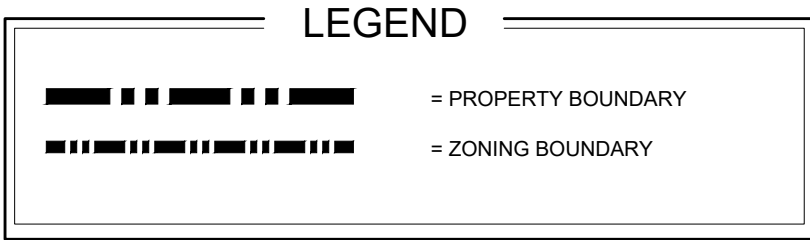
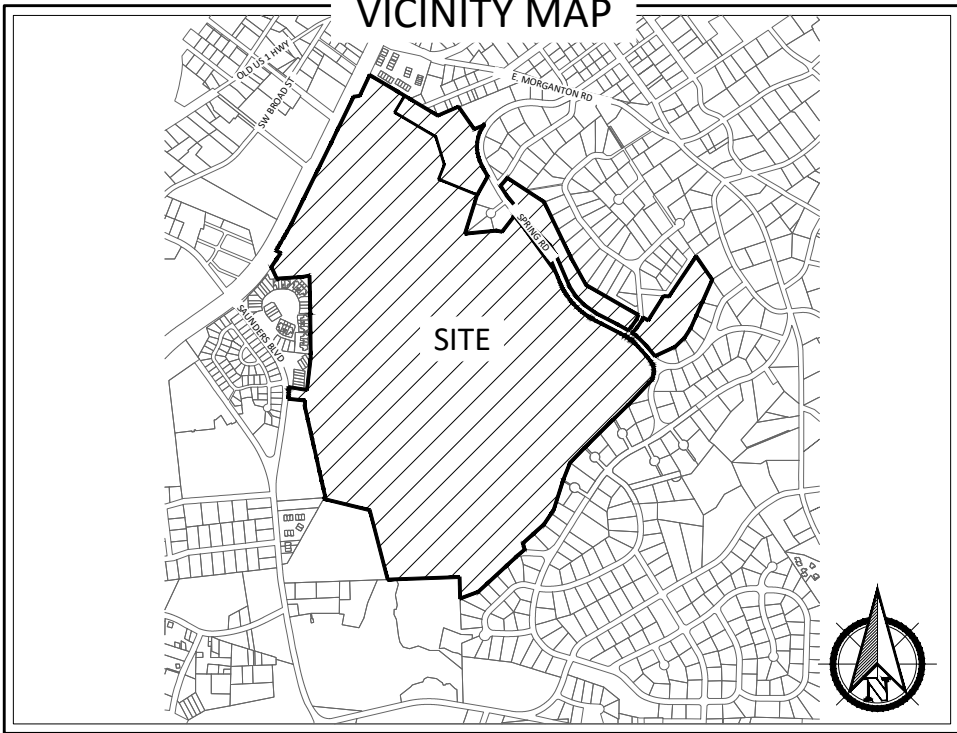
Any utility and roadway infrastructure will be extended and connected as necessary by the developer and dedicated to the Town of Southern Pines. This will benefit the public interest and welfare without adversely affecting any individual interests.

The CLRP expressly discusses “Capitalizing on Tourism” and states “the Town should support promotional efforts, as well as efforts to retain their integrity.” Additional lodging opportunities at the existing golf course, will help maintain the integrity and quality of the facility and promote Southern Pines as a golfing destination. Also, goal G-7, on page 2-7 of the CLRP states “Golf. Retain golf as an essential part of Southern Pines’ economy, physical character and culture.” Under policies P-11.i. on page 2-10, the CLRP states “Coordinating with public and private golfing interests to facilitate changes needed to support golf’s role as a recreational and economic asset to the Town.” The addition of lodging to, and the restoration/renovation of, the SPCC golf course will enhance the economic viability of the Town’s golf industry. The addition of lodging, which will be operated by the golf club, will assist in maintaining the open space, character and quality of the SPCC golf course, which also is a community asset.

This proposal is fully consistent with the ordinances, plans, and standards prescribed by the Town’s guiding documents. These documents were developed as a result of many hours of public input, staff review and Town Council deliberation in order to protect the public interest and promote the welfare of the community.

This project incorporates many goals and objectives of the CLRP and UDO and establishes a development pattern that is consistent with those documents. The development pattern also meets the land use goals defined by the CLRP because it is tourism related, utilizes existing facilities, protects open space, is a redevelopment project and makes efficient use of the town’s existing infrastructure.

Accordingly, the public interests supporting the proposed uses outweigh any individual interests that may be adversely affected by the proposed use.



PROPERTY INFORMATION

PROPERTY OWNER(S):
MID-PINES DEVELOPMENT GROUP LLC
P.O. BOX 88
SOUTHERN PINES, NC 28388

PARCEL ID: 00048946 **PIN:** 858100121842
DB: 5772 **PG:** 286

APPLICANT:
MID-PINES DEVELOPMENT GROUP LLC
P.O. BOX 88
SOUTHERN PINES, NC 28388

TOTAL ACREAGE: ±292.11 AC
SUP AREA: ±9.48 AC

ZONING INFORMATION

ZONING CLASSIFICATION:
FRR - FACILITIES, RESOURCE, & RECREATION

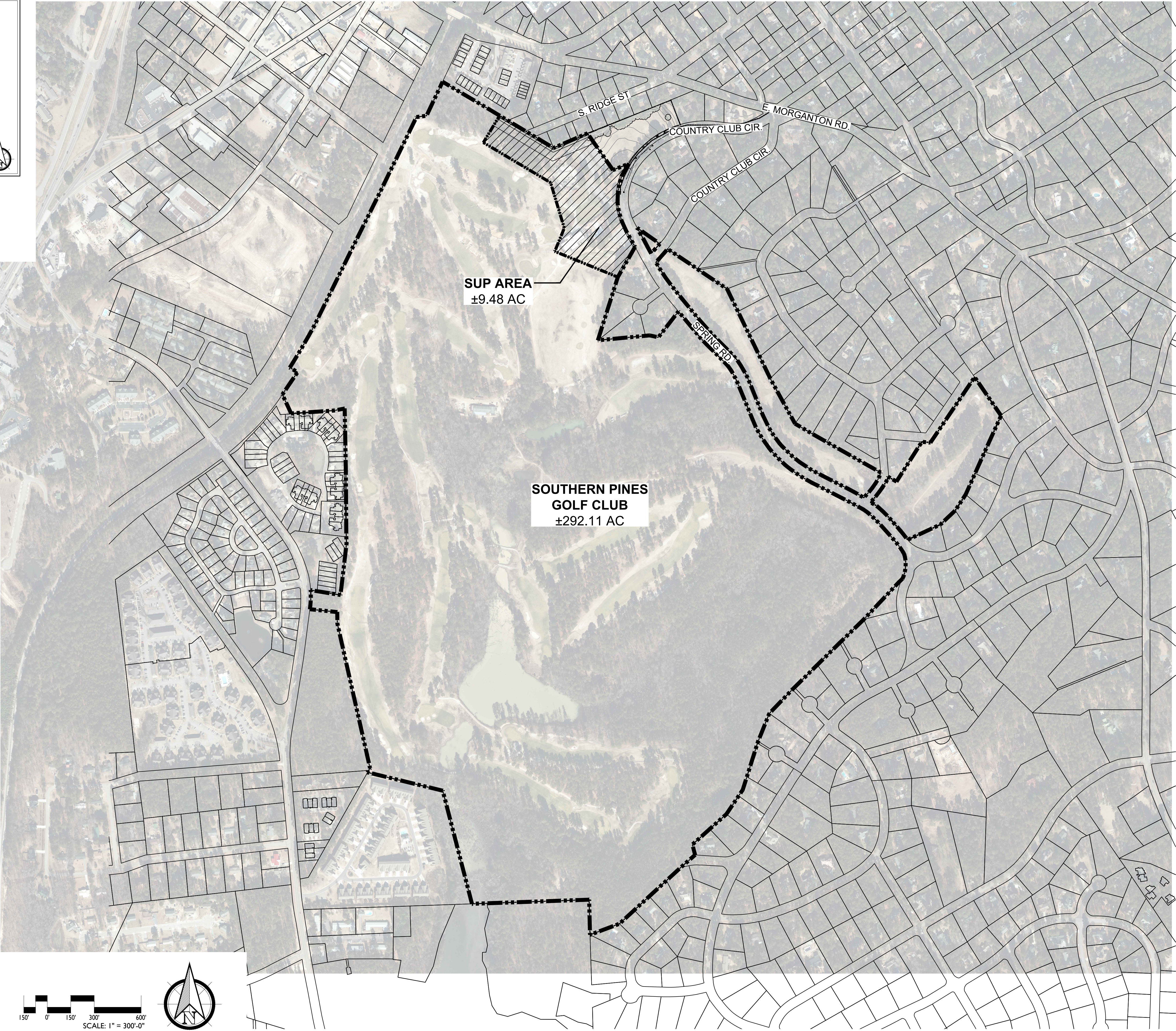
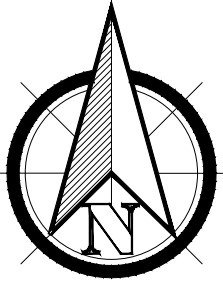
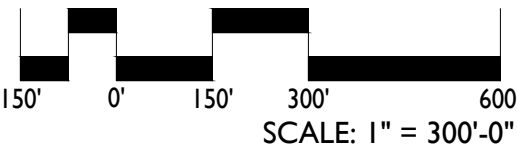
FLOODPLAIN DATA

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

THE LOCATION OF THE 100-YEAR FLOODPLAIN PER
NFIP FIRM COMMUNITY
PANEL(S) NO: 8571, 8580
MAP(S): 3710857100J, 3710858000J
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
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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) 639-4058
W: www.koontzjonesdesign.com

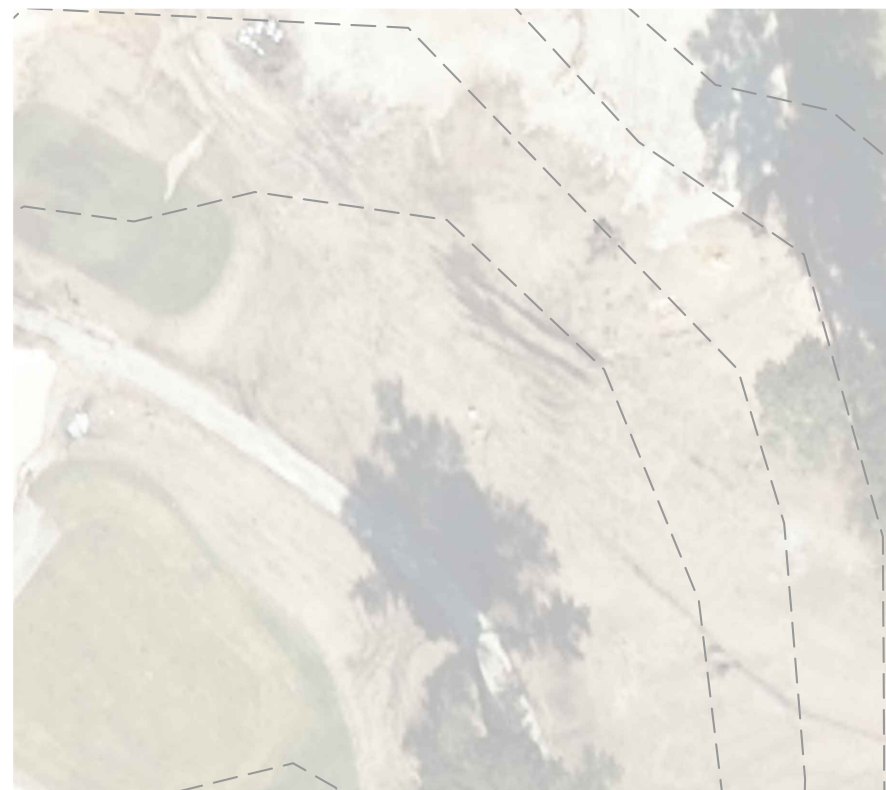
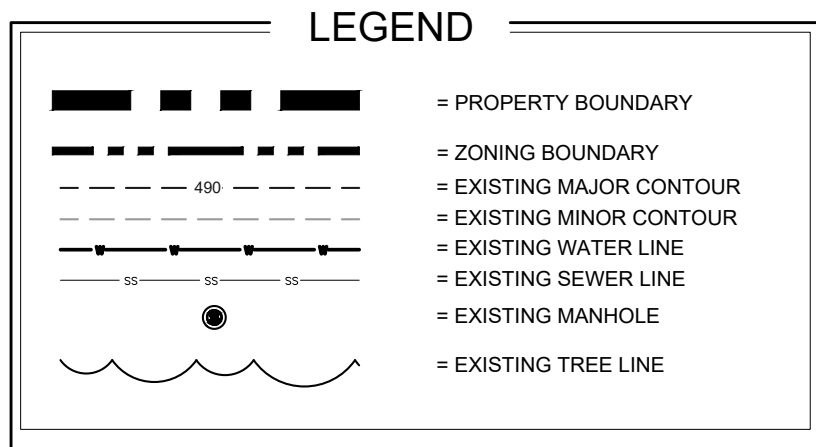
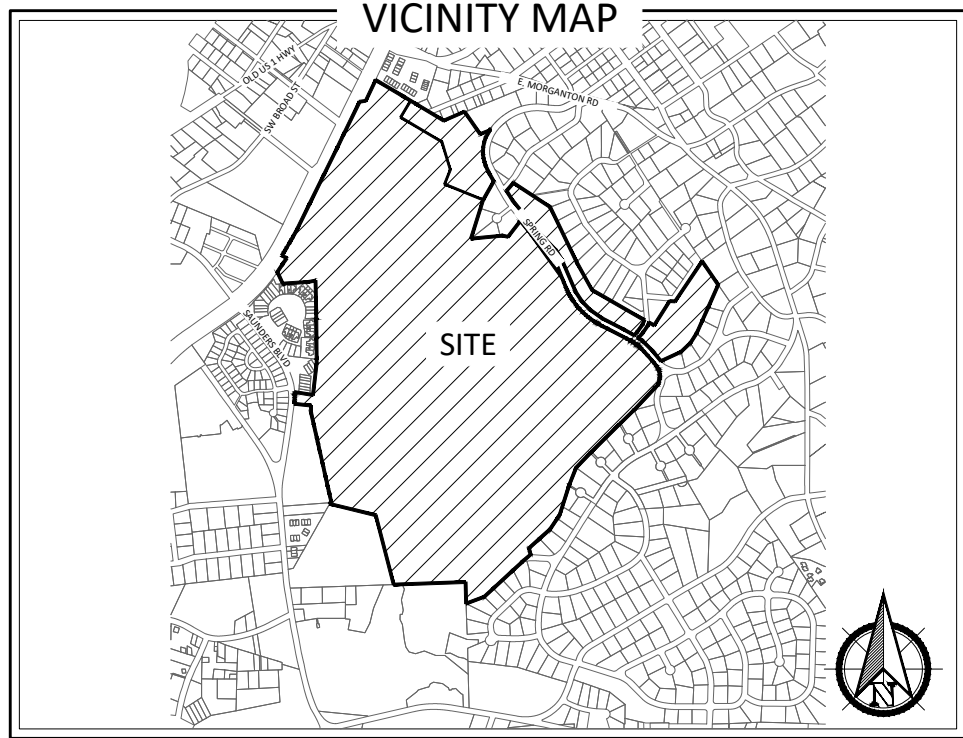
REVISIONS:

REVISIONS:

SOUTHERN PINES GOLF CLUB
SOUTHERN PINES, NORTH CAROLINA

EXISTING CONDITIONS - OVERALL

DATE: 10-10-2022
DESIGNED BY: REK
DRAWN BY: PJS
CHECKED BY: REK
SCALE: 1" = 300'-0"
PROJECT #: KID21054
SHEET NUMBER#:
L-1.0



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P.O. BOX 88
SOUTHERN PINES, NC 28388

PARCEL ID: 00048946 PIN: 858100121842
DB: 5772 PG: 286

APPLICANT:
MID-PINES DEVELOPMENT GROUP LLC
P.O. BOX 88
SOUTHERN PINES, NC 28388

TOTAL ACREAGE: ±292.11 AC
SUP AREA: ±9.48 AC

ZONING INFORMATION

ZONING CLASSIFICATION:
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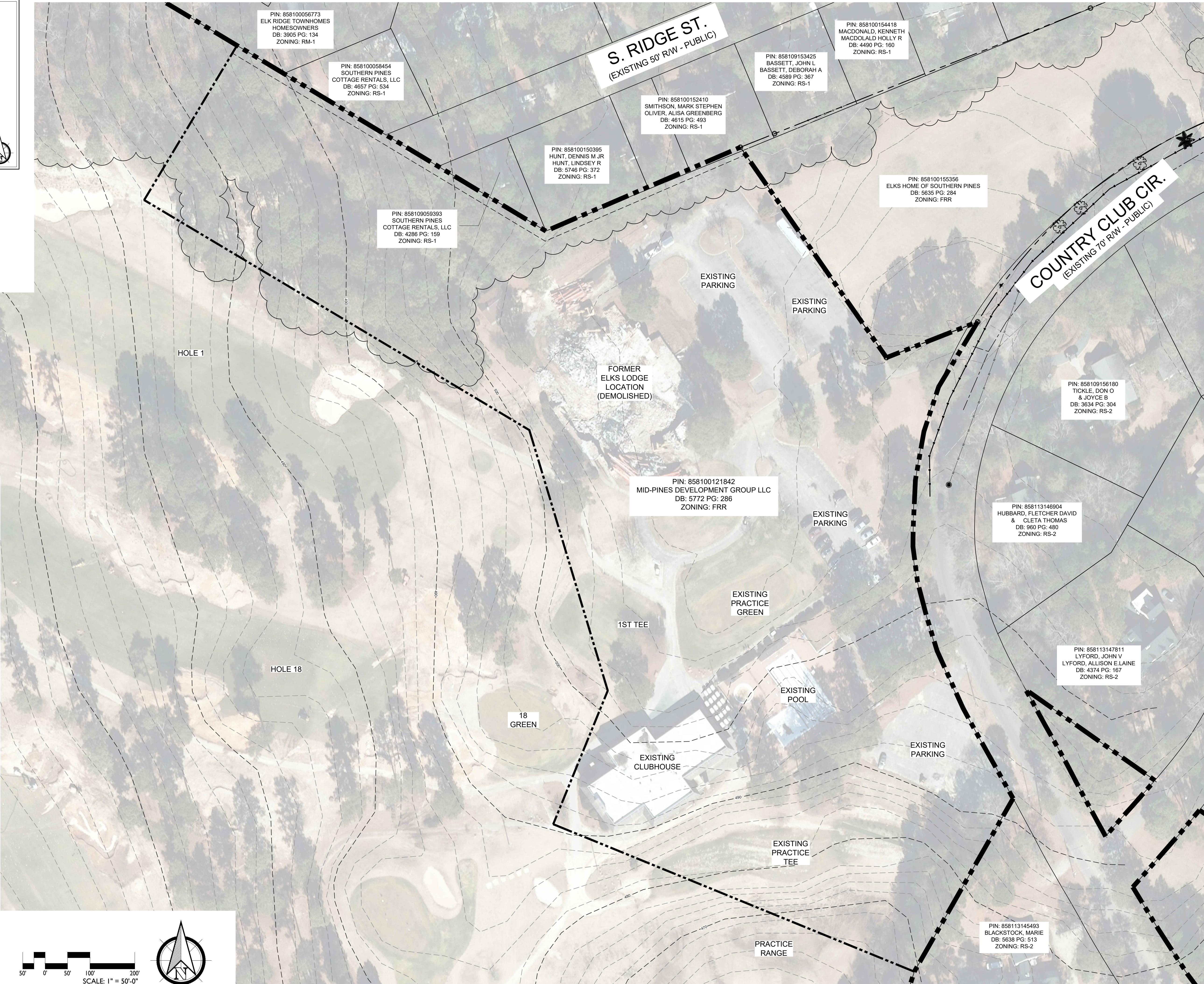
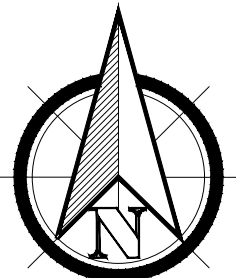
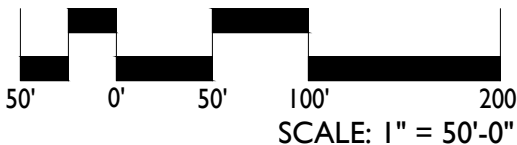
FLOODPLAIN DATA

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

THE LOCATION OF THE 100-YEAR FLOODPLAIN PER
NFIP FIRM COMMUNITY
PANEL(S) NO: 8571, 8580
MAP(S): 3710857100J, 3710858000J
DATE: OCTOBER 17, 2006

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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.



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KOONTZJONESDesign
LAND PLANNING | LANDSCAPE ARCHITECTURE

150 S PAGE STREET
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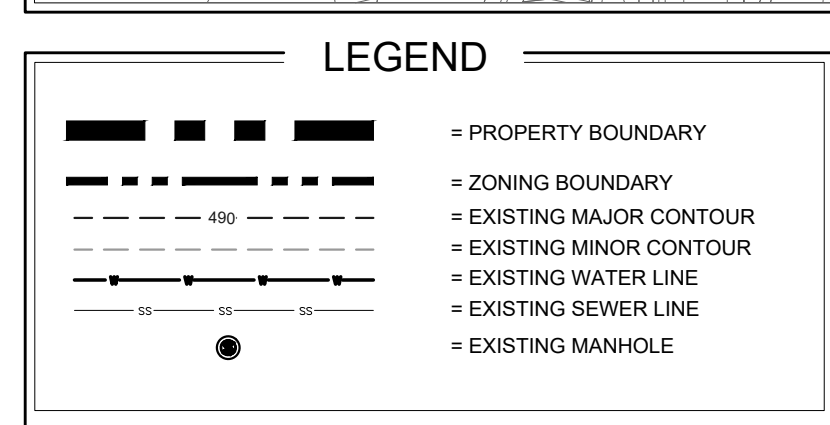
REVISIONS:

REVISIONS:

SOUTHERN PINES GOLF CLUB
SOUTHERN PINES, NORTH CAROLINA

EXISTING CONDITIONS

DATE: 10-10-2022
DESIGNED BY: REK
DRAWN BY: PJS
CHECKED BY: REK
SCALE: 1" = 50'-0"
PROJECT #: KID21054
SHEET NUMBER:
L-1.1



PROPERTY OWNER(S):
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P.O. BOX 88
SOUTHERN PINES, NC 28388

PARCEL ID: 00048946 PIN: 858100121842
DB: 5772 PG: 286

APPLICANT:
MID-PINES DEVELOPMENT GROUP LLC
P.O. BOX 88
SOUTHERN PINES, NC 28388

TOTAL ACREAGE: ±292.11 AC
SUP AREA: ±9.48 AC

IMPERVIOUS SURFACE:
EXISTING: ±3.19 AC
PROPOSED: ±3.31 AC

REQUIRED PARKING:
LODGING (1 SPACE PER EACH ROOM)
56 GUEST ROOM = 56 SPACES
CLUBHOUSE (1 SPACE PER 200 SF)
9,500 SF CLUBHOUSE = 48 SPACES
COURSE COURSE (1 / 3 USERS @ MAX CAPACITY)
144 USERS = 48 SPACES
TOTAL: 152 REQUIRED SPACES

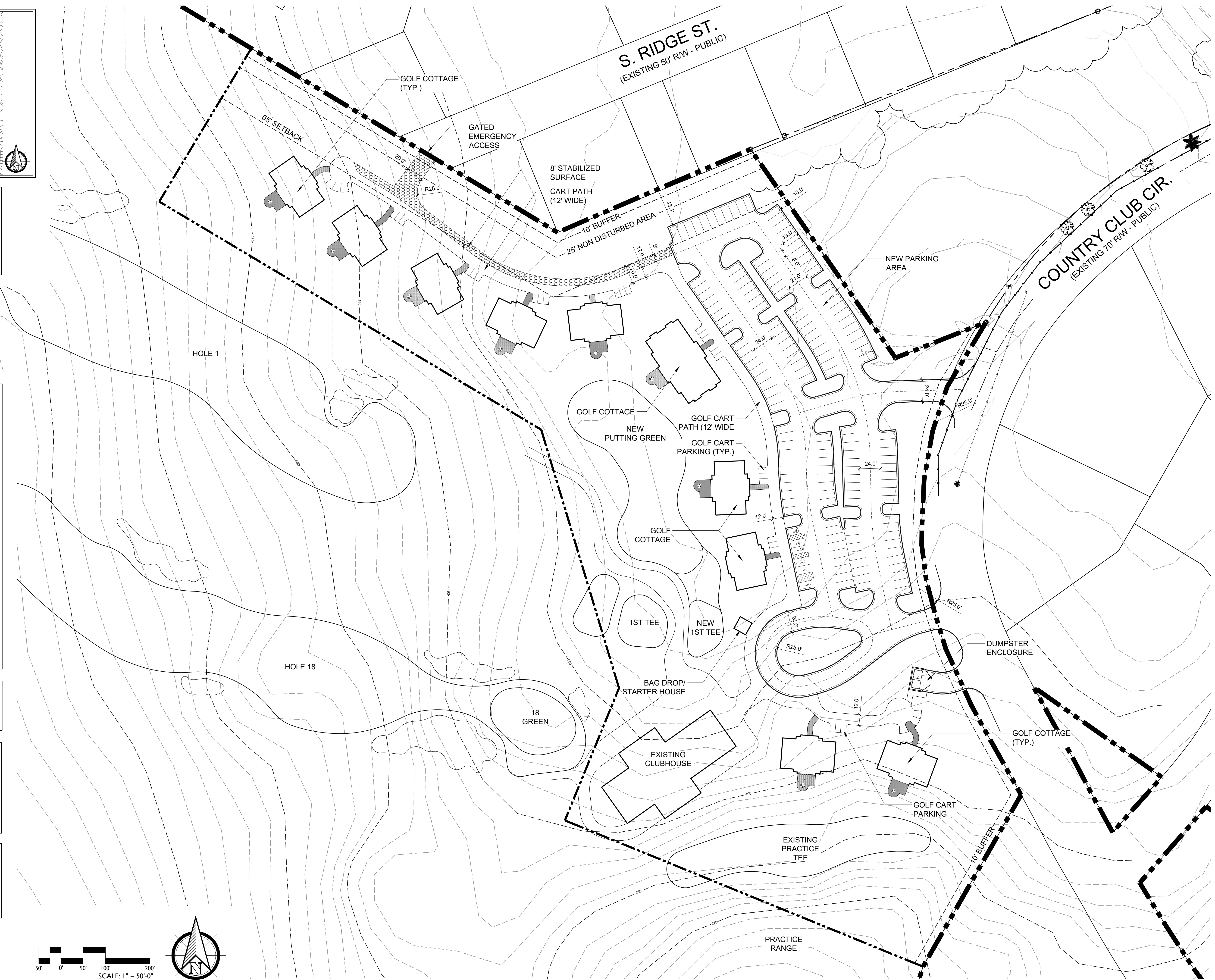
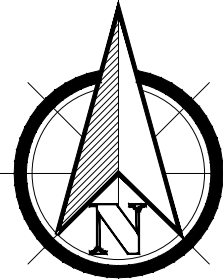
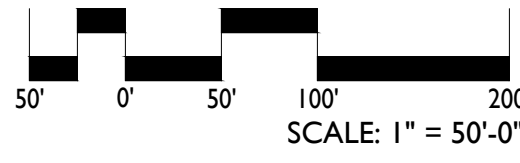
TOTAL PARKING PROVIDED: 155 SPACES

ZONING CLASSIFICATION:
FRR - FACILITIES, RESOURCE, & RECREATION

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

THE LOCATION OF THE 100-YEAR FLOODPLAIN PER
NFIP FIRM COMMUNITY
PANEL(S) NO: 8571, 8580
MAP(S): 3710857100J, 3710858000J
DATE: OCTOBER 17, 2006

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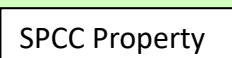
PRELIMINARY PLANS - NOT RELEASED FOR CONSTRUCTION (FOR REVIEW ONLY)

SOUTHERN PINES GOLF CLUB
SOUTHERN PINES, NORTH CAROLINA

SITE PLAN

DATE: 10-10-2022
DESIGNED BY: REK
DRAWN BY: PJS
CHECKED BY: REK
Q.C. BY: REK
SCALE: 1" = 50'-0"
PROJECT #: KJD21054

SHEET NUMBER:
1-12



For Registration Register of Deeds

Judy D. Martin

Moore County, NC

Electronically Recorded

December 30, 2021 3:48:36 PM

Book: 5772 Page: 286 - 291 #Pages: 6

Fee: \$26.00

NC Rev Stamp: \$0.00

Instrument# 2021028071

Prepared by and Return To:
 John M. May, Esq.
 Robbins May & Rich LLP
 120 Applecross Road
 Pinchurst, North Carolina 28374
 No title examination by drafting attorney

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$-0-

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

Brief description for the Index: Elks Club Golf Course and Related Properties

THIS DEED effective this the 28th day of May, 2021, by and between

Grantor	Grantee
Kaveri Investment Management Company, LLC, a Delaware limited liability company 3315 Collins Avenue, #4B Miami Beach, FL 33140	Mid-Pines Development Group, L.L.C. PO Box 88 Southern Pines, NC 28388

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

WITNESSETH, that the Grantor, as a contribution to the capital of the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Moore County, North Carolina and more particularly described as follows:

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

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.

Subject and together with the following exceptions:

1. Easement and restrictions of record enforceable against the Property,
2. Town of Southern Pines zoning of the Property,
3. The lien of ad valorem taxes not yet delinquent as of the Closing Date,
4. Assessments, if any, not yet delinquent as of the Closing Date,
5. Use, development, zoning and subdivision ordinances, building codes and other legal requirements applicable to the Property,
6. Public and railroad rights-of-way, specific to the Property,
7. Matters that would be disclosed by a current survey and inspection of the Property,
8. All other matters of record on or prior to the Closing Date enforceable against the property herein described.
9. Title to that portion of the property herein described previously conveyed by the Grantor to Elks Home of Southern Pines, Inc. in Book 5635, Page 284, Moore County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 5623, Page 118, Moore County Registry, North Carolina.

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

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

And the Grantor covenants with the Grantee, that Grantor 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.

[Signature Page to Follow]

IN WITNESS WHEREOF, this instrument is executed (a), if by individuals, by hereunto setting their hands under seal by adoption of the word "SEAL" appearing next to the individuals' names or signatures, (b), if by a corporation, by the duly authorized officers, directors or shareholders of the corporation on its behalf under seal by adoption of the facsimile seal printed hereon for such purpose or, if an impression seal appears hereon, by affixing such impression seal or by adoption of the word "SEAL" appearing next to the name of the corporation or the signatures of the officers, directors or shareholders, (c), if by a partnership, by the duly authorized partners of the partnership on its behalf under seal by adoption of the word "SEAL" appearing next to the name of the partnership or the signatures of the partners or (d), if by a limited liability company, by the duly authorized members or managers on its behalf under seal by adoption of the word "SEAL" appearing next to the name of the limited liability company or the signatures of the members or managers, on the day and year first above written.

KAVERI INVESTMENT MANAGEMENT COMPANY, LLC

By: _____ (SEAL)
 Printed Name: Haresh Tharani
 Its: Manager

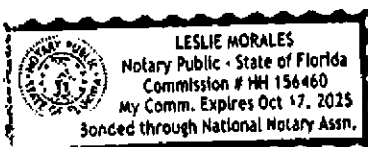
STATE OF Florida
 COUNTY OF Miami Dade

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
Haresh Tharani	Manager

- ☒ 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 30 day of December, 2021.



Notary Public Leslie Morales

Print notary name: Leslie Morales
 (notary name must be exactly as on notary seal)

My commission expires: 10/17/25

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

EXHIBIT "A"
(continued)

1355.55 feet crossing a branch to an iron stake with pine pointers, Morris' corner; thence with Morris' line, South 87°39' West 1859.0 feet crossing a branch to a point in the center of the pavement of Pee Dee Road; thence South 10°33' East 893.4 feet to a point in McDonald's line in the center of the pavement of Pee Dee Road; thence with

McDonald's and Johnson's lines, North 71°17' West 478.01 feet to a concrete monument; thence North

7°45' West 847.0 feet crossing State Road #2059 to a concrete monument; thence North 83°05' East

473.0 feet crossing Pee Dee Road to an iron stake; thence with a line of the Virgil Johnston Pinecrest

Manor Subdivision, North 28°38' East 807.7 feet to a concrete monument; thence continuing with the

Pinecrest Manor Subdivision, North 13°03' West 952.71 feet to a concrete monument, Eugene

McKenzie's corner; thence with McKenzie's line, North 6°56' East 523.3 feet to a concrete monument and North 1°32' West 873.38 feet to a concrete monument and North 1°32' West 873.38 feet to a concrete monument in an old road bed; thence with E. L. Rich's line, South 84°45' West 415.4 feet to a concrete monument; thence North 24°30' West 184.39 feet to a point in the center of the Seaboard Coastline Railroad; thence with the center of the railroad, North 29°24' East 585.79 feet and North 25°47' East 1705.12 feet to a corner of the Country Club Lands and Hughes' land; thence with the Hughes' line and the Sunnyside Addition line, South 57°45' East 930.95 feet to a concrete monument, the south corner of the Sunnyside Addition; thence with the south line of the Sunnyside Addition North 68°09' East 1000.37 feet to the BEGINNING, containing 481.1 acres, more or less.

The above description taken from actual survey made by C. H. Blue, Registered Surveyor, and as shown on map entitled "Southern Pines Country Club Lands, Property of Elks Home of Southern Pines, Inc., Sandhills Township, Moore County, N.C. Southern Pines, North Carolina", dated September 30, 1969.

SUBJECT, however, to the easement of the right of way of the Seaboard Coastline Railroad included within the bounds of the afore described tract and the easements of rights of way of Country Club Road, Fairway Road, Spring Road, Valley Road, Barber Road, Little Road, Hill Road, Cliff Road, Elk Road,

Branch Road, Bethesda Road, Pee Dee Road State Road #2059, Elm Circle, Holly Circle, Cedar Circle, Pine Circle, Cypress Circle, Bay Circle and Oak Circle included within the bounds of the afore described tract, and all utility easements of record.

Reference is made to various subdivision maps of the Southern Pines Country Club Lands, said maps being designated and entitled as follows: "Subdivision of part of Southern Pines Country Club Lands No. 1", dated August 1, 1928, made by W. I. Johnson, Jr., G.E., recorded in the Moore County Registry, Map Book I, Section 1, Page 35; "Subdivision of Part of Southern Pines Country Club Lands No. 2", dated November 27, 1928, made by W.I. Johnson, Jr., C.E. recorded in the Moore County Registry, Map Book I, Section 1, page 52; "Southern Pines Country Club", dated July 1939, made by J. B. Swett, C.E., recorded in the Moore County Registry, Map Book 2-A, Page 85; "Subdivision of Part of Southern Pines Country Club Lands No. 3", dated December 8, 1955, made by C. H. Blue, Registered Surveyor, recorded in the Moore County Registry, Map Book 5, Page 9; "Southern Pines

EXHIBIT "A"

All that certain tract or parcel of land lying and being near the Town of Southern Pines in Sandhills

Township, Moore County, North Carolina, and adjoining the lands of Sunnyside Addition, Golfcrest

Subdivision, Weymouth Heights Subdivision, Robinson, Down, Brooks, Greene, Jack Norris, McDonald, Johnson, the Pinecrest Manor Subdivision, Eugene McKenzie, E L. Rich, the Seaboard Coastline Railroad and others, described as follows:

BEGINNING at a concrete monument in the south line of Morganton Road at the east corner of the Sunnyside Addition (see Map book I, Section 2, Page 1 17, Moore County Registry), said Beginning monument located 1 81.0 feet east from the intersection of the south line of Morganton Road with the southeast line of Ridge Street, said Beginning monument being the north corner of Lot No. 3 as shown on a map of "Subdivision of part of Southern Pines Country Club Lands No. 1 recorded in the Office of the Register of Deeds for Moore County, North Carolina, running thence from the Beginning monument, with the south line of Morganton Road, South 70° 59' East 319.97 feet to a concrete monument; thence continuing with the south line of Morganton Road and crossing its intersection with County Club Road and Fairway Road, South 78° 37' East 369.96 feet to a corner of Weymouth Heights Lot No. 15; thence with the Weymouth Heights' line, South 33° 46' East 195.52 feet to a concrete monument, the east corner of Lot No. 1, Block 3 of the Country Club Lands, also a corner of the Golfcrest Subdivision; thence with the Golfcrest lines, South 49° 05' West 602.6 feet to a monument, South 37° 49' West 531.67 feet to a monument, South 56° 36' East 235.42 feet to a monument, South 26° 39' East 632.90 feet to a monument, South 28° 54' East 328.2 feet to a monument, South 60° 37' East 436.6 feet to a monument, South 60° 40' East 296.40 feet crossing Valley Road to a monument and North 37° 22' East 830.0 feet to a monument in the Weymouth Heights' line; thence with the Weymouth Heights' line South 33° 45' East 1664.90 feet crossing Barber Road, Little Road and Hill Road to a concrete monument, the east corner of Lot No. 301 of Section Two of the Country Club Lands; thence South 40° 38' West 680.90 feet to an iron stake, a corner of the Phillippi property; thence with Phillippi's line, South 35° 40' East 108.9 feet to an iron stake, a corner of Phillippi and Derby; thence with the lines of Derby and Robinson, South 45° 35' West 770.6 feet to a monument, a corner of Robinson and Dowd; thence with Dowd's line, South 83° 34' West 385.70 feet to a concrete monument; thence with another of Dowd's lines, South 1° 10' West 155.0 feet to a concrete monument; thence with Brooks' & Morrison's line, South 18° 46' East 697.1 feet to a corner in Bethesda Road; thence South 59° 09' West 230.0 feet to a point in Bethesda Road at its intersection with Elk Road; thence South 88° 30' East 26.85 feet to a point in the center of the pavement of Bethesda Road; thence along the center of Bethesda Road, South 58° 12' West 533.0 feet, South 58° 18' West 396.3 feet, South 47° 50' West 116.1 feet, South 31° 31' West 139.0 feet to a point at its intersection with Hill Road; thence continuing with Bethesda Road, South 23° 09' West 442.1 feet, South 45° 34' West 118.8 feet to a point in the center of the pavement of Bethesda Road; thence South 50° 09' West 227.23 feet to a stake in the south ditch of Bethesda Road, the west corner of Robinson's Margaret McNeill 36.64 acre tract; thence with a line of the Greene property, South 85° 59' West 273.0 feet to an iron stake, a corner of the Greene and McCall properties; thence with McCall's line, North 87° 21' West 393.58 feet to an iron stake, a corner of the McCall and Futrell tracts; thence with Futrell's line, North 19° 10' East 125.74 feet to the center of the pavement of Bethesda Road; thence along the center of the road, North 80° 23' West 53.94 feet to Norris' line; thence with Sack Norris property, North 2° 18' West

EXHIBIT "A"
(continued)

Country Club Lands, Section Four, Property of Elks Home of Southern Pines, Inc.", dated November 2, 1965, made by C. H. Blue, Registered Surveyor, recorded in the Moore County Registry, Map Book 7, Page 95; "Southern Pines Country Club Lands, Section Five, Property of Elks Home of Southern Pines, Inc., prepared by C. H. Blue & Associates, and recorded in plat Cabinet 2, Slide 126; and there is EXCEPTED from this indenture and not intended to be conveyed hereby the following residential lots and several tracts or parcels of land as shown on one or more of the aforesaid maps:

- (a) Those certain two tracts or parcels of land conveyed by Elks Home of Southern Pines, Inc., to George C. Graves and wife by deed dated February 14, 1952, and recorded in the Moore County Registry, Deed Book 176, Page 257.
- (b) That certain tract or parcel of land conveyed by Elks Home of Southern Pines, Inc., to Nelson S. Robinson, Trustee, by Deed dated October 11, 1956, recorded in the Moore County Registry, Deed Book 211, Page 457.
- (c) Lots Nos. 1, 2, and a portion of Lot No. 3, Block 1, as conveyed by Elks Home of Southern Pines, Inc., to Carolina Daco Corporation by Deed dated October 31, 1951, recorded in the Moore County Registry, Deed Book 175, Page 243.
- (d) That certain tract or parcel of land conveyed by Elks Home of Southern Pine, Inc., to Shirley Manning recorded in Deed Book 351, page 136, of the Moore County Registry, as amended and corrected in Deed Book 423, Page 840.
- (e) That certain tract or parcel of land conveyed by Elks Home of Southern Pines, Inc., to John O. Valentine, containing 7.2 acres, more or less, and being more particularly described in Deed Book 452, page 657, of the Moore County Registry.
- (f) Lots Nos. 1, 2, 3, 4, 5, 6, 7, 8, and 9, Block 2.
- (g) Lots Nos. 1, 2, 3, 4, 5, and 6, Block 3.
- (h) Lots Nos. 100 through 103, inclusive, 201 through 207, inclusive, 211 through 235, inclusive, 300 through 319, inclusive, 333 through 344, inclusive, 401 through 443, inclusive, and 501 through 525, inclusive.
- (i) That certain tract or parcel of land conveyed by Elks Home of Southern Pines, Inc. to Tanya C. Brown by Deed dated February 12, 1990 and being more particularly described in Deed Book 714, Page 160, of the Moore County Public Registry.
- (j) That certain tract or parcel of land conveyed by Elks Home of Southern Pines, Inc. to Hillco, Ltd. by Deed dated April 20, 1995, containing 8.62 acres, more or less, and being more particularly described in Deed Book 1097, Page 521, of the Moore County Public Registry.
- (k) Lot 512, Section 5 as described in deed recorded in Book 1947, Page 26, MCR (l) Lot 513, Section 5, as described in deed recorded in Book 1947, Page 31, MCR.
- (m) Lots 516-518 Section 5, as described in deed recorded in Book 2483, Page 422, MCR (n) Lots 405R and 406R as described in Deed recorded in Book 2934, Page 142, MCR.
- (o) That certain tract or parcel of land containing 14.77 acres, more or less, as described in deed recorded in Book 3479, Page 288, Moore County Registry, and as shown on plat recorded in Plat Cabinet 14, Slide 314, Moore County Registry.
- (p) That certain tract or parcel of land containing 11.09 acres, more or less, as described in deed recorded in Book 3511, Page 444, Moore County Registry and as shown on plat recorded in Plat Cabinet 14, Slide 561, Moore County Registry.

APPOINTMENT OF AGENT

The undersigned owner(s), MID-PINES DEVELOPMENT GROUP 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 a Special Use Permit on the property described in the attached application. The owner(s) hereby agree that this agent has the authority to act for and on behalf of the owner(s) as follows:

1. to submit an application and required supplemental materials;
2. to appear at public meetings and give representation and comments on behalf of the owner(s);
3. to accept conditions or recommendations made by the Town of Southern Pines Planning Board and Town Council for the issuance of a Special Use Permit on 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 a Special Use 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 10th day of October, 2022.



Property Owner (MID-PINES DEVELOPMENT
GROUP, LLC)



Property Owner



Agent (KOONTZ JONES DESIGN)

May 2, 2022

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



RE: *Southern Pines Golf Club - Trip Generation Analysis, Southern Pines, NC*

Kimley-Horn has prepared an analysis of the trip generation potential of the proposed redevelopment of the Southern Pines Golf Club on Country Club Circle in Southern Pines, NC. Per the attached concept plan, this project is proposed to add 8 rental cottages and a lodge with 12 rooms and will have access onto Country Club Circle.

Traffic for this project was generated using data from the 10th Edition of the *ITE Trip Generation Manual* based on land use codes (LUC) 265 (Timeshare) for the rental cottages and LUC 310 (Hotel) for the lodge. The trip generation is summarized in Table 1 below, and detailed trip generation calculations are attached.

Table 1 ITE Trip Generation (Vehicles)							
Land Use	Size	Daily		AM Peak Hour		PM Peak Hour	
		In	Out	In	Out	In	Out
Timeshare (LUC 265)	8 units	42	42	2	1	3	4
Hotel (LUC 310)	12 rooms	50	50	4	2	4	3
Total Net New External Trips		92	92	6	3	7	7

Table 1 shows that the proposed development is projected to generate approximately 184 new daily trips on a typical weekday, with 9 new trips during the AM peak hour and 14 new trips during the PM peak hour. Based on the low projected trip volume, no roadway improvements are recommended based on this analysis, and no other analysis should be required for this development.

Please let me know if you have any questions or require any further information. We appreciate the opportunity to provide these services to you.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Travis Fluitt, P.E.
Project Manager

PRELIMINARY
CONCEPTUAL PLAN

FOR

SOUTHERN PINES GOLF CLUB

OPTION 'A'

JUNE 1, 2021



DEVELOPMENT SUMMARY:

STANDARD COTTAGE (SC): 4 BLDGS
 ENHANCED COTTAGE (EC): 4 BLDGS
 LODGE: 1 BLDG

EXISTING PARKING: ±115 SPACES
 NEW PARKING: ±126 SPACES

PREPARED BY:



SCALE: 1" = 60'

Southern Pines Golf Club

Table 1 - Trip Generation

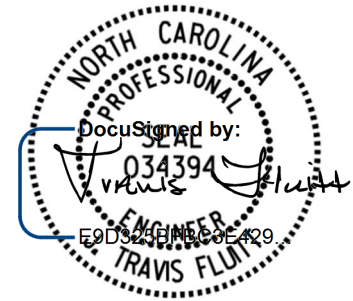
Land Use	Intensity	Daily			AM Peak Hour			PM Peak Hour		
		Total	In	Out	Total	In	Out	Total	In	Out
265 Timeshare	8 units	84	42	42	3	2	1	7	3	4
310 Hotel	12 rooms	100	50	50	6	4	2	7	4	3
Total Net New External Trips		184	92	92	9	6	3	14	7	7

K:\RAL_TPTO_Traffic\017069007 Southern Pines Golf Club\SPGC - Trip Generation Worksheet (10th Edition).xls]Trip Gen

5/2/22

December 1, 2022

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



RE: Southern Pines Golf Club, Southern Pines, NC - Traffic Design Analysis

12/1/2022

Kimley-Horn has performed a traffic design analysis for the proposed redevelopment of the Southern Pines Golf Club on Country Club Circle in Southern Pines, NC. Per the attached concept plan, this project is proposed to add 10 rental cottages with up to 56 rooms, but it is our understanding that rentals will be by-cottage rather than by-room. The development will be accessed by the existing driveways on Country Club Circle.

Trip Generation and Assignment

Traffic for this project was generated using data from the 11th Edition of the ITE *Trip Generation Manual*. As no data is provided for rental cottages, the analysis was performed using two alternate land use codes (LUC) - LUC 265 (Timeshare) and LUC 330 (Resort Hotel) - to present a conservative analysis. Descriptions of both land uses from the *Trip Generation Manual* are attached. The trip generation is summarized in Table 1 below, and detailed trip generation calculations are attached.

Table 1 ITE Trip Generation (Vehicles)							
Land Use	Size	Daily		AM Peak Hour		PM Peak Hour	
		In	Out	In	Out	In	Out
Timeshare (LUC 265)	10 units	52	52	9	6	4	5
Resort Hotel (LUC 330)	56 rooms	115	115	13	5	10	13

Table 1 shows that the proposed rental cottages are projected to generate approximately 104 daily trips, 15 AM peak hour trips, and 9 PM peak hour trips. However, if the proposed cottages operate more like resort hotel rooms, the development could generate up to approximately 230 daily trips on a typical weekday, 18 new trips during the AM peak hour, and 23 new trips during the PM peak hour. It should be noted that no reductions were applied for the removal of the existing pool. In addition, it is anticipated that at least some of the people renting the cottages would be playing golf at the club if they were not staying there.

It is anticipated that the majority of traffic will be coming to/from the proposed cottages from the north on Country Club Circle and then to/from the west on Morganton Road (to US 1, US 15/501, Morganton Park, etc.) or to E Indiana Avenue via Country Club Drive (to downtown Southern Pines).

While turning movement volumes are not available at any adjacent intersections, the NCDOT reported daily traffic volume on Morganton Road just east of S May Street was approximately 5,000 vehicles in 2021 with 2-way peak hour traffic volumes of 391 vehicles in the AM peak hour and 466 vehicles in the

PM peak hour. The traffic count data is attached. Based on these volumes and the very low volume of projected site traffic, no capacity issues are expected due to the proposed development.

Site Access and Circulation

The golf club is currently served by 3 driveways on Country Club Circle: the northern driveway serves the main parking lot, the middle driveway serves a small parking lot adjacent to the pool, and the southern driveway serves another small parking lot. With the proposed plan, the northern driveway will be the main access to the parking lot and will be realigned slightly south to reduce the skew with Country Club Circle. The middle driveway will also connect to the parking lot and to a pickup/drop off loop at the clubhouse building. The southern driveway will only be used for trash pickup.

While a detailed sight distance study was not performed for any of the existing driveways, a field review of sight distance did not reveal issues at any of the driveways. The realignment of the northern driveway will also improve upon the existing conditions at that location and internal circulation patterns are not expected to interfere with traffic flow on Country Club Circle.

There are no existing bicycle, pedestrian, or transit facilities in the vicinity of the site, and none are proposed with this project.

Safety

Crash data reports were obtained for the intersection of E Morganton Road at Country Club Circle/Country Club Drive/Dogwood Lane for the 5-year period from October 2017 to October 2022. There were only 2 reported crashes at this intersection during that time. Both crashes involved a vehicle entering from the southern leg of Country Club Circle (not the southwestern leg that serves the golf club) and impacting a vehicle travelling on E Morganton Rd. One accident had class C (i.e., non-visible) injuries and the other was property damage only. The crash data is attached.

While a detailed sight distance study was not performed for any of the existing driveways, the American Association of State Highway and Transportation Officials (AASHTO) *Policy on Geometric Design of Highways and Streets* (a.k.a. "the green book") indicates that 250 feet of stopping sight distance would be required based on a 35 mile per hour (posted 30 mph) design speed. A field review of sight distance did not reveal issues on any of the approaches to this intersection and that the 250 feet of required sight distance is exceeded in all directions, though occasional clearing of vegetation within the right-of-way should be performed to improve the condition on some approaches.

Although the layout of the intersection is awkward at best, due to the low speeds on all roadways (25-35mph), the low volume of existing and projected site traffic, and field observations, there is not an existing safety problem at this intersection, and site traffic is not expected to result in increased crash rates or create a safety issue at this or any other intersection.

Conclusions

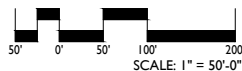
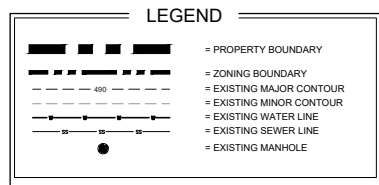
Cased on this review and the low projected trip volume, site traffic is not expected to have a significant impact on the existing transportation network and no transportation infrastructure improvements are

recommended due to the proposed development. Please let me know if you have any questions or require any further information.

Sincerely,
KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read "Travis Fluitt". The signature is fluid and cursive, with the first name "Travis" and last name "Fluitt" clearly distinguishable.

Travis Fluitt, P.E.
Project Manager



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

SOUTHERN PINES GOLF CLUB
SOUTHERN PINES, NORTH CAROLINA

SITE PLAN

DATE: 10-10-2022
DESIGNED BY: REK
DRAWN BY: PJS
CHECKED BY: REK
Q.C. BY: REK
SCALE: 1" = 50'-0"
PROJECT #: KJD21054

SHEET NUMBER#: 1-12

Page 146 of 225

Southern Pines Golf Club

Table 1 - Trip Generation

Land Use	Intensity	Daily			AM Peak Hour			PM Peak Hour		
		Total	In	Out	Total	In	Out	Total	In	Out
265 Timeshare	10 units	103	52	51	15	9	6	9	4	5
Total Net New External Trips		103	52	51	15	9	6	9	4	5

Southern Pines Golf Club

Table 2 - Trip Generation

Land Use	Intensity	Daily			AM Peak Hour			PM Peak Hour		
		Total	In	Out	Total	In	Out	Total	In	Out
330 Resort Hotel	56 units	230	115	115	18	13	5	23	10	13
Total Net New External Trips		230	115	115	18	13	5	23	10	13

K:\RAL_TPTO_Traffic\017069007 Southern Pines Golf Club\T4 - Analysis\SPGC - Trip Generation Worksheet (11th Edition).xls]Trip Gen - Resort Hotel

12/1/22

Land Use: 265 Timeshare

Description

A timeshare is a development where multiple purchasers buy interests in the same property and each purchaser receives the right to use the facility for a period of time each year. The shared property is commonly a vacation or recreational condominium. Recreational homes (Land Use 260) is a related land use.

Additional Data

The sites were surveyed in the 1980s and the 2000s in California and South Carolina.

Source Numbers

277, 627

Land Use: 330

Resort Hotel

Description

A resort hotel is similar to a hotel (Land Use 310) in that it provides sleeping accommodations, full-service restaurants, cocktail lounges, retail shops, and guest services. The primary difference is that a resort hotel caters to the tourist and vacation industry, often providing a wide variety of recreational facilities/programs (e.g., golf courses, tennis courts, beach access, or other amenities) rather than convention and meeting business. Hotel (Land Use 310), all suites hotel (Land Use 311), business hotel (Land Use 312), and motel (Land Use 320) are related uses.

Additional Data

It is recognized that some resort hotels cater to convention business as well as the tourist and vacation industry. The sites in the database do not have convention facilities. A resort hotel with convention facilities is likely to have a different level and pattern of trip generation than is presented in the data plots.

Nine studies provided information on room occupancy at the time of data collection. The average occupancy rate for these sites was approximately 88 percent.

Some properties in this land use provide guest transportation services (e.g., airport shuttle, limousine service, golf course shuttle service) which may have an impact on the overall trip generation rates.

The sites were surveyed in the 1980s and the 1990s in California, Florida, and South Carolina.

For all lodging uses, it is important to collect data on occupied rooms as well as total rooms in order to accurately predict trip generation characteristics for the site.

Source Numbers

270, 381, 436

Location Info	
Location ID	630000646
Type	I-SECTION
Functional Class	4
Located On	SR 2105 E Morganton Rd
SOUTH OF	SR 2080 S May St
Direction	2-WAY
Community	-
MPO_ID	
HPMS ID	
Agency	NCDOT

Count Data Info	
Start Date	7/13/2021
End Date	7/14/2021
Start Time	1:45 PM
End Time	1:45 PM
Direction	
Notes	
Count Source	
File Name	0630000646_33485_20210712_01.DMP
Weather	
Study	
Owner	jlbrunson
QC Status	Accepted

Interval: 15 mins					
Time	15 Min				Hourly Count
	1st	2nd	3rd	4th	
00:00 - 01:00	7	3	3	4	17
01:00 - 02:00	4	2	2	0	8
02:00 - 03:00	3	3	1	0	7
03:00 - 04:00	2	1	1	2	6
04:00 - 05:00	2	3	6	6	17
05:00 - 06:00	7	6	23	29	65
06:00 - 07:00	24	60	46	65	195
07:00 - 08:00	66	76	90	122	354
08:00 - 09:00	118	92	87	94	391
09:00 - 10:00	74	65	83	90	312
10:00 - 11:00	62	82	79	90	313
11:00 - 12:00	82	84	88	76	330
12:00 - 13:00	70	104	87	84	345
13:00 - 14:00	53	104	90	88	335
14:00 - 15:00	86	82	79	70	317
15:00 - 16:00	86	84	85	75	330
16:00 - 17:00	80	116	108	96	400
17:00 - 18:00	110	120	120	116	466
18:00 - 19:00	100	98	68	61	327
19:00 - 20:00	57	54	56	59	226
20:00 - 21:00	40	40	26	24	130
21:00 - 22:00	14	23	12	7	56
22:00 - 23:00	18	17	11	14	60
23:00 - 24:00	8	7	8	4	27
TOTAL					5034

**North Carolina Department of Transportation
Traffic Engineering Accident Analysis System
Intersection Analysis Report**

Study Criteria Summary

County: MOORE **City:** All and Rural
Date: 10/1/2017 to 9/30/2022 **Study:** SOUTHERNPINESGOLFCLUB
Location: SR 2105 (E Morganton Rd) at Country Club Cir / Country Club Dr / Dogwood Ln

Report Details

Acc No	Crash ID	Date	Accident Type	Total Damage	Injuries				Condition			Road		Trfc Ctl	
					F	A	B	C	R	L	W	Ch	Ci	Dv	Op
1	105671753	10/19/2018 15:27	ANGLE	\$ 5000	0	0	0	1	1	1	1	1	0	1	1
Unit	1 : 4	Alchl/Drugs: 0	Speed: 10 MPH Dir: E	Veh Mnvr / Ped Actn: 7		Obj Strk:									
Unit	2 : 2	Alchl/Drugs: 0	Speed: 30 MPH Dir: E	Veh Mnvr / Ped Actn: 4		Obj Strk:									
2	106976592	06/02/2022 08:11	LEFT TURN, DIFFERENT ROADWAYS	\$ 5000	0	0	0	0	1	1	1	1	0	1	1
Unit	1 : 1	Alchl/Drugs: 0	Speed: 5 MPH Dir: W	Veh Mnvr / Ped Actn: 8		Obj Strk:									
Unit	2 : 2	Alchl/Drugs: 0	Speed: 35 MPH Dir: N	Veh Mnvr / Ped Actn: 4		Obj Strk:									

Legend for Report Details:

- Acc No - Accident Number
- Injuries: F - Fatal, A - Class A, B - Class B, C - Class C
- Condition: R - Road Surface, L - Ambient Light, W - Weather
- Rd Ch - Road Character
- Rd Ci - Roadway Contributing Circumstances
- Trfc Ctl - Traffic Control: Dv - Device, Op - Operating
- Alchl/Drugs - Alcohol Drugs Suspected
- Veh Mnvr/Ped Actn - Vehicle Maneuver/Pedestrian Action
- Obj Strk - Object Struck

North Carolina Department of Transportation
Traffic Engineering Accident Analysis System
Intersection Analysis Report

Summary Statistics

High Level Crash Summary

Crash Type	Number of Crashes	Percent of Total
Total Crashes	2	100.00
Fatal Crashes	0	0.00
Non-Fatal Injury Crashes	1	50.00
Total Injury Crashes	1	50.00
Property Damage Only Crashes	1	50.00
Night Crashes	0	0.00
Wet Crashes	0	0.00
Alcohol/Drugs Involvement Crashes	0	0.00

Crash Severity Summary

Crash Type	Number of Crashes	Percent of Total
Total Crashes	2	100.00
Fatal Crashes	0	0.00
Class A Crashes	0	0.00
Class B Crashes	0	0.00
Class C Crashes	1	50.00
Property Damage Only Crashes	1	50.00

Vehicle Exposure Statistics

Annual ADT = 4000

Total Vehicle Exposure = 7.3 (MEV)

Crash Rate	Crashes Per 100 Million Vehicles Entered
Total Crash Rate	27.38
Fatal Crash Rate	0.00
Non Fatal Crash Rate	13.69
Night Crash Rate	0.00
Wet Crash Rate	0.00
EPDO Rate	128.70

**North Carolina Department of Transportation
Traffic Engineering Accident Analysis System
Intersection Analysis Report**

Miscellaneous Statistics

Severity Index =	4.70
EPDO Crash Index =	9.40
Estimated Property Damage Total = \$	10000.00

Accident Type Summary

Accident Type	Number of Crashes	Percent of Total
ANGLE	1	50.00
LEFT TURN, DIFFERENT ROADWAYS	1	50.00

Injury Summary

Injury Type	Number of Injuries	Percent of Total
Fatal Injuries	0	0.00
Class A Injuries	0	0.00
Class B Injuries	0	0.00
Class C Injuries	1	100.00
Total Non-Fatal Injuries	1	100.00
Total Injuries	1	100.00

**North Carolina Department of Transportation
Traffic Engineering Accident Analysis System
Intersection Analysis Report**

Monthly Summary

Month	Number of Crashes	Percent of Total
Jan	0	0.00
Feb	0	0.00
Mar	0	0.00
Apr	0	0.00
May	0	0.00
Jun	1	50.00
Jul	0	0.00
Aug	0	0.00
Sep	0	0.00
Oct	1	50.00
Nov	0	0.00
Dec	0	0.00

Daily Summary

Day	Number of Crashes	Percent of Total
Mon	0	0.00
Tue	0	0.00
Wed	0	0.00
Thu	1	50.00
Fri	1	50.00
Sat	0	0.00
Sun	0	0.00

**North Carolina Department of Transportation
Traffic Engineering Accident Analysis System
Intersection Analysis Report**

Hourly Summary

Hour	Number of Crashes	Percent of Total
0000-0059	0	0.00
0100-0159	0	0.00
0200-0259	0	0.00
0300-0359	0	0.00
0400-0459	0	0.00
0500-0559	0	0.00
0600-0659	0	0.00
0700-0759	0	0.00
0800-0859	1	50.00
0900-0959	0	0.00
1000-1059	0	0.00
1100-1159	0	0.00
1200-1259	0	0.00
1300-1359	0	0.00
1400-1459	0	0.00
1500-1559	1	50.00
1600-1659	0	0.00
1700-1759	0	0.00
1800-1859	0	0.00
1900-1959	0	0.00
2000-2059	0	0.00
2100-2159	0	0.00
2200-2259	0	0.00
2300-2359	0	0.00

North Carolina Department of Transportation
Traffic Engineering Accident Analysis System
Intersection Analysis Report

Light and Road Conditions Summary

Condition	Dry	Wet	Other	Total
Day	2	0	0	2
Dark	0	0	0	0
Other	0	0	0	0
Total	2	0	0	2

Vehicle Type Summary

Vehicle Type	Number Involved	Percent of Total
PASSENGER CAR	1	25.00
PICKUP	2	50.00
SPORT UTILITY	1	25.00

North Carolina Department of Transportation
Traffic Engineering Accident Analysis System
Intersection Analysis Report

Yearly Totals Summary

Accident Totals

Year	Total Accidents	Fatal Accidents	Injury Accidents	Property Damage Only Accidents
2017	0	0	0	0
2018	1	0	1	0
2019	0	0	0	0
2020	0	0	0	0
2021	0	0	0	0
2022	1	0	0	1
Total	2	0	1	1

Injury Totals

Year	Fatal Injuries	Class A, B, or C Injuries
2017	0	0
2018	0	1
2019	0	0
2020	0	0
2021	0	0
2022	0	0
Total	0	1

Miscellaneous Totals

Year	Property Damage	EPDO Index
2017	\$ 0	0.00
2018	\$ 5000	8.40
2019	\$ 0	0.00
2020	\$ 0	0.00
2021	\$ 0	0.00
2022	\$ 5000	1.00
Total	\$ 10000	9.40

Type of Accident Totals

Year	Left Turn	Right Turn	Rear End	Run Off Road &				Other
				Fixed Object	Angle	Side Swipe		
2017	0	0	0	0	0	0		0
2018	0	0	0	0	1	0		0

11/28/2022

All data presented in this report comes explicitly from the Traffic Engineering Accident Analysis System based upon various input criteria provided by the report's creator. The onus is strictly upon the user of this report to exercise due diligence in interpreting and further representing this data.

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**North Carolina Department of Transportation
Traffic Engineering Accident Analysis System
Intersection Analysis Report**

Year	Run Off Road &						
	Left Turn	Right Turn	Rear End	Fixed Object	Angle	Side Swipe	Other
2019	0	0	0	0	0	0	0
2020	0	0	0	0	0	0	0
2021	0	0	0	0	0	0	0
2022	1	0	0	0	0	0	0
Total	1	0	0	0	1	0	0

**North Carolina Department of Transportation
Traffic Engineering Accident Analysis System
Intersection Analysis Report**

Study Criteria

Study Name	Log No.	PH No.	TIP No.	K/A Cf.	B/C Cf.	ADT	ADT Route
SOUTHERNPINESGOLFCLUB				76.8	8.4	4000	

Request Date	Courier Service	Phone No.	Ext.	Fax No.

County			Municipality			Y-Line Ft.	Begin Date	End Date	Years
Name	Code	Div.	Name	Code					
MOORE	63	8	All and Rural			150	10/1/2017	9/30/2022	5.00

Location Text	Requestor
SR 2105 (E Morganton Rd) at Country Club Cir / Country Club Dr / Dogwood Ln	

Excluded Accidents
105504040

Fiche Roads

Name	Code
SR 2105	40002105
MORGANTON	50020561
COUNTRY CLUB	50007073
DOGWOOD	50008601
SR 1309	40001309
SR 2080	40002080

Intersection Road Combinations

Name	Code	Code	Name
SR 2105	40002105	50020561	MORGANTON
SR 2105	40002105	50007073	COUNTRY CLUB
SR 2105	40002105	50008601	DOGWOOD
MORGANTON	50020561	50007073	COUNTRY CLUB
MORGANTON	50020561	50008601	DOGWOOD
COUNTRY CLUB	50007073	50008601	DOGWOOD

NEIGHBORHOOD MEETING REPORT

DATE: September 27, 2022

PROJECT: Southern Pines Country Club (SPCC)

LOCATION: Southern Pines Country Club Clubhouse
290 Country Club Circle
Southern Pines, NC 28387

SUBMITTED BY: Bob Koontz

ATTENDEES: Bob Koontz, Koontz Jones Design, PLLC
Kelly Miller, Southern Pines Country Club

An informal Neighborhood Meeting was held on Tuesday September 27, 2022, from 4:00 pm to 6:00 pm in the Southern Pines Country Club clubhouse in Southern Pines. This meeting is not required by the Town of Southern Pines Unified Development Ordinance (UDO) for Special Use Permit applications; however, the applicant chose to hold the meeting voluntarily to meet with adjoining property owners surrounding the proposed development area. This meeting was held so adjoining property owners could review proposed plans for the project and discuss them with the development team, providing the applicant with an important dialogue to understand issues and concerns of the residents living near the proposed project. A site plan, existing site conditions aerial photograph and overall aerial property map were available for review. All adjoining parcel owners within the direct vicinity of the proposed property were notified by letter (see attached copy of the letter) at least ten (10) days prior to the meeting date. In addition, The Pilot newspaper published the meeting time and date in an article.

Several residents from the adjoining properties and other residents from the neighborhood took the opportunity to review the plans and discuss the project with the development team. (See attached sign in sheet)

Questions relating to many aspects of the development were raised and responded to by the development team based on the current direction of the plan. Overall there was very good participation and dialogue. The following is a list of many of the questions posed to the development team and dialogue related to those questions:



- Number of proposed units and bedrooms : The development team provided plans and information describing that there would be up to 10 cottages with up to 48 bedrooms located on the property.
- Ingress/egress from Ridge Street : Several attendees expressed a concern that vehicular traffic would utilize the connection to Ridge Street. It was explained that this access location was not proposed for a full roadway or driveway connection. The path leading to Ridge would only be 12' wide and accommodate golf carts with an additional 8' in a grass pavers to accommodate emergency vehicles and golf carts only. It was explained that the connection to Ridge Street would be a gated access and that only emergency vehicles would be permitted to use this entrance.
- Construction Access : Resident expressed concern that Ridge Street would be used for construction access to the property as the cottages are being constructed. The applicant agreed to consider prohibiting construction traffic from using the Ridge Street entrance. Upon hearing this concern from the property owner's regarding construction traffic, the applicant will agree in the Special Use Permit to prohibit construction traffic from using Ridge Street and utilize the much wider Country Club Circle for construction traffic.
- Ridge Street width and improvements : There were concerns that the Town would require improvements to Ridge Street as part of this application, including sidewalks and road widening. The residents expressed that they would like to keep Ridge Street as it is today. The design team stated that it was not their intent to widen Ridge Street and that preliminary meetings with the Town had not considered improvements to Ridge Street beyond making an adequate connection to the emergency service access location.
- Operation of the Cottages : Residents wanted to understand who would be operating the cottages and if they would be for sale and placed for rent by the individual owners. It was explained that all cottages would be operated and rented by the SPCC, and part of the overall Mid Pines and Pine Needles lodging program, which is also operated by the owner of SPCC.
- What will the buildings look like? : The development team explained that at this point the architectural character is still being discussed. Architectural character will be complimentary of the existing clubhouse and blend in with the surroundings. Also being discussed is utilizing an architectural style that would reflect the historic original clubhouse at SPCC which was lost in a fire many years ago.
- How tall will the buildings be? : It was explained that the intent is to keep all buildings under the standard residential building height of 35 feet. Most buildings at this point are intended to be one-story structures with a potential basement level where grade conditions permit the walk-out conditions.
- How far will the buildings and parking areas be setback from the property boundaries? : The development team explained that currently the cottages are designed to be in excess of 60' from the property boundary. In addition, the large parking nearest the adjoining properties would maintain the current limit of the existing parking lot. Existing trees will be saved close to property line where possible and by utilizing the existing parking limits will

assist in maintaining vegetation. In addition, it was explained that Southern Pines will require parking lot screening plantings of 10' along the boundary of the parking areas.

- Will the pool remain? : It was explained that the viability of the swimming pool was being evaluated. The current plan illustrates the main entry drive and drop off area at the location of the pool facility. Depending on the ultimate decision the pool may or may not stay. One participant stated specifically that they would be in favor of the project if the pool were to stay but would likely be against the project without the pool.
- Is there enough room to fit everything proposed on the property? : Some participants asked if there was enough room to fit the buildings in with the construction of the new putting green. They were assured by the design team that adequate space was available for the proposed cottages and lodge. The existing conditions aerial photograph shows the previous clubhouse during demolition and residents could see the scale of that facility versus the scale of the proposed cottages, which are much smaller.
- Parking : Two questions were posed by the participants. Are there enough parking spaces and it looks like a lot of parking, can't you have less parking? The design team explained that the parking counts shown were based on Town of Southern Pines code requirements and also using the existing parking and adding enough parking spaces for the cottages and lodge.
- Future Plans? : It was explained that beyond what is shown on the plans, there are no future plans for the development of the property. The Special Use Permit would only apply to the designated boundary that is set in plans that will be submitted and is site plan specific. Any future plans would be required to go through the same Special Use Permit process as the proposed plans.
- What is the timing of the project? : It was explained that there is no definitive timeline for the project and that it will depend on market conditions and construction costs, which are currently, very volatile. It is intended that the project be built in phases of two to three buildings at a time, assuming the first phase is well received.
- Why was the Pinecrest High School Cross Country team prohibited from using the facility? : It was explained that Cross Country Team was not prohibited from using the property for their training and events. The Club and their attorneys worked with the Moore County Schools attorneys on an agreement that would permit the team to utilize the property as they had previously, while waiving liability for SPCC. From the owner's perspective, all attorneys and both parties had agreed to the language of the agreement, but for whatever reason, Moore County Schools never signed the agreement. SPCC is very open to the Cross Country Team using the property should Moore County Schools wish to finalize the agreement.



Robert Koontz, RLA

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





SOUTHERN ANES CC - HEALTH BOARD MEETING - 9/27/2022

Name	Address	Email Address
Scott Paulsen	185 Country Club Circle	scott@paulsen@gmail.com
Phil & Hattie Cook	13 Elk Ridge Dr	KATHYCOOK@GMAIL.COM
Amy Drake	12 Elk Ridge Dr.	amymdrake@comcast.net
Michie Gentry	209 S. Ridge St.	michie.gentry@gmail.com
Jim & Bea Fishback	16 Elk Ridge	jimlovesbea@gmail.com
David & Mary Harris	180 Spring Rd	DMH242@gmail.com
MELTON BURGEMAN	125 Country Club Circle	MELTONBURGEMAN@GMAIL.COM
Don Tinker	215 " " "	DOTASSOC@AOL.COM
Scott Weaver	776, 780, 783 S Ridge St	Scott.Weaver@lehighcas.com
Donna Bassett	716 Ridge St	BASSID@TWC.COM
Barron Moffitt	14 Elk Ridge Ln / 244 Pine Ridge, W.Va.	barron.j.moffitt@gmail.com
Robert Bower	600 S. Valley Rd.	rbower662@gmail.com
John Casavant	610 S. VINEY RD.	casavantjohn@yahoo.com
Joel Macdonald	749 S. Ridge St Sevier	hmacdonald@gmail.com
STEPHEN CARTER	570 S. VALLEY RD.	acbuilders@yahoo.com
Robert J. Gallagher	545 Highway Rd.	robert.j.h.gallagher@gmail.com
Ray Kirkland	515 S Valley Rd	RAYKIRKLAND@RC.COM

Name

Address

Email Address

Ken Mac Donald 749 S Ridge St SP

kenm875@gmail.com

Rita Mata

743 S Ridge St SP

ritamata@me.com

The Hunts

715 S. Ridge St SP

huntslindsay@yahoo.com

September 12, 2022

Dear adjoining property owner,

A Neighborhood Meeting will be held to discuss a proposed Special Use Permit (SUP) application for the property located off Spring Rd. in Southern Pines. The property is currently zoned FRR - Facilities, Resource and Recreation per the Town of Southern Pines Unified Development Ordinance (UDO). FRR zoning is intended for open space, public facilities and privately owned and recreation areas. Privately owned land uses include golf resorts and related facilities. The SUP application requests golf related lodging to be located on site.

This meeting is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposal and to seek comments. The drop-in meeting will be held on September 27, 2022, between the hours of 4:00 pm and 6:00 pm at the Southern Pines Golf Club clubhouse located at 290 Country Club Cir. in Southern Pines. This meeting will be informal, with no scheduled presentation, so feel free to come by at your convenience during the designated hours. Conceptual plans will be made available for review and discussion with members of the project team. Anyone seeking additional information regarding the CDP application may call (910) 684-8487.

Best Regards,



Robert Koontz, PLA

Agenda Item

To: Reagan Parsons, Town Manager

From: Pamela Graham, Principal Planner

Subject: SU-06-22 Special Use Permit and Preliminary Plat Approval; Major Subdivision for the Development of Two Detached Single-Family Dwellings on +/- 1.08 Acres Located Immediately East of the Entrance to Mid-South from S. Knoll Road and the Creation of a New Parcel for an Area of the Knoll Road Gatehouse: Owner/Applicant: Plantation Investors, LLC; Authorized Agent: Jeremy Sparrow, KoontzJones Design

Date: February 14, 2023

I. SUMMARY OF APPLICATION REQUEST:

On behalf of Plantation Investors, LLC, Mr. Jeremy Sparrow with Koontz Jones Design has submitted an application for a special use permit and a major subdivision preliminary plat for the following **(please note that the scope of the request has been narrowed since previous reports to Town Council were drafted and since the Planning Board's Preliminary Forum):**

1. Subdivision of land identified in the Moore County Tax Registry as PARID #00041026701, resulting in two lots intended to be developed as single-family dwellings and a +/- .80 acre area of open space, as depicted on applicant's Area A Preliminary Plat Sheet L-1.2;
2. Subdivision of land not identified in the Moore County Tax Registry, constituting a portion of the private road/right-of-way system for the Mid South development, resulting in a 1.04 acre (45,358 square foot) parcel that currently serves as the location for the gatehouse adjacent to Knoll Road (referred to as "Gatehouse Lot (to be subdivided and conveyed)" on applicant's Area A Preliminary Plat Sheet L-1.2). Reconfiguring of the gatehouse parking area is also planned.

The development proposal is for two detached single-family dwellings with the smallest proposed lot containing +/- 23,322 square feet and the largest containing 24,096. A special use permit is required for major subdivisions. The proposal is classified as a major subdivision pursuant to UDO §2.19.3(B)(1)(f) which precludes minor subdivision classification for developments that create more than five lots through cumulative subdivisions, which is the case for Mid South. The subject property is identified as PIN: 857200264820 (PARID: 00041026701).

II. PLANNING BOARD REVIEW:

On November 17, 2022, the Planning Board held a Preliminary Forum regarding SU-06-22 to accept public comments and compose a list of issues to forward to the Town Council for their consideration. With five members present (member Andy Bleggi being absent), the Planning Board heard from staff as well as those in attendance who wished to speak to the special use permit request. After all those present were provided an opportunity to speak, the Planning Board closed the Preliminary Forum and adopted by unanimous vote the following list of issues to forward to Town Council for consideration during their review of the proposal:

1. A Mid South POA representative and adjacent property owners shared their concerns about smaller lot sizes being inconsistent with the estate lot section of the community and the potential impact to their home values. **Staff note: the proposal presented to the Planning Board called for three lots, each below the square footage called for in the 1988 conditional use permit approval. The proposal has been amended to two lots, both of which are compliant with the 1988 lot size minimum standards.**
2. A Mid South POA representative expressed concern regarding the gatehouse parcel ownership, with the structure being owned by the applicant and the roads being owned by the Mid South POA. Town Council should also be aware that the applicant expressed willingness to explore resolutions to address these concerns.
3. A Mid South POA representative and residents shared safety concerns regarding the entrance onto Knoll Road, particularly visibility and the potential for parking reductions in the vicinity of the gatehouse. **Staff note: the proposal presented to the Planning Board showed five gatehouse parking spaces that required backing directly from or into the lane of travel. The plan has since been modified to show six spaces, offset from the lane of travel in a manner that allows vehicles to merge into the travel lane in a safer manner. The existing gravel lot appears to accommodate six vehicles.**
4. Town Council should be aware of any impact to the removal of the 9.26 portion from the Master Plan and its impact on the agreed upon open spaces. The applicant has expressed that the intent is to develop this property, but Mid South will still meet the open space requirements following the removal of this acreage from the master plan. **Staff note: this portion of the original request has been withdrawn and is no longer included in the scope of this request.**

III. PROJECT INFORMATION:

A. Property Owner & Applicant Information:

- i. **Property Owner(s):**
Plantation Investors, LLC
PO Box 8000
Pinehurst, NC 28374

- ii. **Applicant:**
Plantation Investors, LLC
c/o Bob Levy
PO Box 8000
Pinehurst, NC 28374
- iii. **Authorized Agent:**
Koontz Jones Design
Jeremy Sparrow
150 S. Page Street
Southern Pines, NC 28387

B. Project History and Site Information:

- i. **Location:**
The subject properties are located in the immediate vicinity of the South Knoll Road entrance into the Mid-South development. (See Figure 1 below).
- ii. **Zoning:**
The zoning of the subject parcel is RS-2CD, consistent with the majority of Mid-South.
- iii. **Future Land Use Map Designation:**
The subject parcel is designated as Residential/Golf on the Future Land Use Map. *Per the CLRP, the Residential/Golf designation applies to areas that include public or private golf courses and residences. This category may accommodate a single family or attached dwellings at a variety of densities, recreational facilities in addition to the golf course, limited guest accommodations, and limited commercial services intended to serve residents of and visitors to the development.*

Figure 1: Zoning and Location Map (Subject Properties Outlined by Dashed Lines):



IV. STAFF REVIEW:

A. Application Review Dates:

- TRC Pre-Application Review: March 8, 2022
- Special Use Permit SU-06-22 Application Submitted: September 12, 2022
- Application Deemed Complete: September 27, 2022
- Notice of Planning Board Preliminary Forum:
 - Posted On-site: October 3, 2022
 - Mailed: October 26, 2022
 - Internet: October 26, 2022
 - Published: N/A for SUP
- Planning Board Agenda Meeting: November 10, 2022 (Meeting Not Held)
- Planning Board Preliminary Forum: November 17, 2022
- Notice of Town Council Public Hearing:
 - Posted On-site: October 3, 2022
 - Mailed: December 20, 2022
 - Internet: October 26, 2022
 - Published: December 28, 2022 and January 4, 2023
 - January 10, 2023 Public Hearing (continued until February 14, 2023)

B. Process of Review:

The procedures for review and approval of a Special Use Permit, per UDO §2.21, establish a process and standards to approve certain uses that, because of unique characteristics or potential impacts on adjacent land uses, are not permitted in zoning districts as a matter of right.

C. Standards for Review:

The following UDO standards apply to the review of this special use permit:

- i. Major Subdivision, UDO §2.20
- ii. Special Use Permit Criteria, UDO §2.21.6 (A-F)
- iii. RS-2 Zoning District Standards, UDO §3.5.4, as modified by Z-15-87 and/or CU-08-88
- iv. Preliminary Plat, UDO §2.20.4
- v. Various Standards, UDO Chapter 4

D. Criteria for Review:

Compliance with the UDO:

i. Compliance with Special Use Permit Criteria – UDO §2.21.6 (A-F):

A Special Use is permitted only if the applicant demonstrates that:

- A. *The proposed special use shall comply with all regulations of the applicable zoning district and any applicable supplemental use regulations;*

The applicant's Justification document (attached) states the following: "The proposed development will comply with all

regulations of the RS-2 CD zoning district and any applicable supplemental use regulations. All single-family lots created will meet the standards specified in the RS-2 CD district and provide appropriate setbacks for the RS-2 CD zoning district. Access will meet the Town's requirements."

The RS-2 Zoning District is described in the UDO §3.5.4 as being "established as a district in which to allow primarily low-density Single-Family residential land uses (approximately 201 Dwelling Units per acre). The regulations of this district are intended to:

- (1) Preserve existing Single-Family residential neighborhoods that have developed at a low-density; and
- (2) Encourage new residential Development that is compatible with that in the existing neighborhoods."

The 1988 rezoning of Mid South (Z-15-87) required that each phase of development be submitted as a conditional use permit, and was immediately followed by a conditional use permit request (CU-08-88) that proposed the initial phase of residential development in the community, with 384 single-family lots of the total 647 approved by the previous rezoning. The Master Plan that accompanied CU-08-88 also listed 28.16 acres of "Open Space/Natural Areas/Utility Easements". As adjustments and new proposals have come in for the overall Mid South development, staff has researched the history and has sought to maintain the open space set-aside that was included in the Master Plan, for the purposes of ensuring compliance with the conditional use permit approval.

Town procedures have changed in the ensuing years, in some cases dictated by changes in state statutes. Conditional use permits are now special use permits. Staff research regarding the current special use permit request has confirmed that the 28.16 acres of open space/natural areas/utility easements required by the 1988 approval has been maintained within the Mid South development.

- B. The proposed special use shall conform to the character of the neighborhood in which it is located and not injure the use and enjoyment of property in the immediate vicinity for the purposes already permitted;*

The applicant's Justification document states the following: "The special use meets the standards of the zoning district and is in character with the surrounding properties. The proposed single-family detached lots are still below the 647 total residential units permitted under the property's zoning and are consistent with other developments within the Mid-South community."

C. Adequate public facilities shall be provided as set forth herein;

The applicant has provided the following information regarding this item: “Public water and sewer utilities are readily available for the project, any cost of which will be borne by the developer. Previous phases of the development have developed the infrastructure adequate for the full-build out of the community. Lots will have adequate access to accommodate emergency and waste removal vehicles.”

The Technical Review Committee discussed SU-05-22 (an earlier submittal that included a three-lot subdivision but was later withdrawn) at its July 12, 2022 meeting and noted that water and sewer are available in this area of Plantation Drive.

D. The proposed use shall not impede the orderly Development and improvement of surrounding property for uses permitted within the zoning district or substantially diminish or impair the property values within the neighborhood;

The application’s Justification document states: “This project will not impede the development of surrounding properties as it is in conformance with the surrounding development and zoning classifications as described in Item B of this exhibit. The proposed use is consistent with the previous phases of the development.” (Staff note: Item B is Sheet L-1.2, included as an attachment to this memo)

E. The establishment, maintenance, or operation of the proposed use shall not be detrimental to or endanger the public health, safety, comfort or general welfare;

The Justification document responds to this criterion as follows: “This residential neighborhood will continue the existing development pattern in the neighborhood and conform to all development standards of the UDO and engineering requirements of the Town. As a result, the use will not be detrimental to or endanger the public health, safety, comfort, or general welfare of the surrounding neighborhood.”

F. The public interest and welfare supporting the proposed use shall be sufficient to outweigh individual interests that are adversely affected by the establishment of the proposed use

The Justification document provides the following response: “The requested special use permit is in compliance with the established

development pattern and is in conformance with the underlying conditional zoning district. This project is also consistent with the goals and objectives of the Comprehensive Long Range Plan (CLRP) and establishes a development pattern that is in context with the surrounding neighborhood and the projects in this area of Southern Pines. The CLRP classifies this property as Residential / Golf, which is consistent with the overall plan. The development pattern also meets the land use goals defined by the CLRP by adding development where public utilities are available and developing infill locations near downtown Southern Pines.”

ii. Current Controlling Conditional Use Permit Standards (CU-08-88)

The conditional use application approved as CU-08-88 includes development data as follows (also see attachment):

- 1.85 dwelling units per acre
- Minimum lot size for lots along golf fairways: 110’ x 180’, or 19,800 square feet
- Minimum lot size for lots not along fairways: 120’ x 160’, or 19,200 square feet (the three lots proposed in this application are not along fairways and would therefore be expected to adhere to this standard unless the conditional use permit is amended)
- +/-28.2 acres of open space/natural areas/utility easements (master plan specifies +/-28.16)

The lot quantity and sizes have been amended since the proposal was presented to the Planning Board in November. Currently, two lots are being proposed and are 23,322 and 24,096 square feet in size. Each of the lots now conform with the minimum standard called for by CU-08-88.

No references to required setbacks have been found in the 1988 approvals; therefore, the RS-2 District setback standards apply. The preliminary plat proposes setbacks that exceed those required in the RS-2 District, specifically:

	Front Setback	Side Setback	Rear Setback
Required	30’ from ROW	10’	30’
Proposed	40’ from ROW	15’	40’

iii. Development Design and Other Standards from UDO Chapter 4

The proposal will require Site Plan Review and approval by the TRC but is exempt from Architectural Review pursuant to state statutes limiting local design standards for structures built to a single-family dwelling building code. The lots will be accessed from Plantation Drive, which is an existing private street maintained by the Mid South POA.

iv. Compliance with Preliminary Plat Criteria – UDO §2.20.4 (G)(1-6):

1. The application is consistent with the approved Sketch Plat, if applicable.
2. The application is consistent with the Comprehensive Plan, as well as any other adopted plans for streets, alleys, parks, playgrounds, and public utility facilities;
3. The proposed subdivision complies with the UDO and applicable state and federal regulations;
4. The proposed subdivision, including its Lot sizes, density, access, and circulation, is compatible with the existing and/or permissible zoning and future land use of adjacent property;
5. The proposed subdivision will not have detrimental impacts on the safety or viability of permitted uses on adjacent properties; and
6. The proposed public facilities are adequate to serve the normal and emergency demands of the proposed Development, and to provide for the efficient and timely extension to serve future Development.

E. General Staff Comments and Recommendations

Approval of the request will result in the following:

1. Approval of a Preliminary Plat and special use permit showing the following subdivisions of land:
 - i. Property identified in the Moore County Tax Registry as PARID #00041026701, resulting in two lots intended to be developed as single-family dwellings and a +/- .80 acre area of open space (as shown on applicant's Area A Preliminary Plat Sheet L-1.2);
 - ii. Property not identified in the Moore County Tax Registry, constituting a portion of the private road/right-of-way system for the Mid South development, resulting in a 1.04 acre (45,358 square foot) parcel that currently serves as the location for the gatehouse adjacent to Knoll Road (referred to as "Existing Gate House" on applicant's Area A Existing Conditions Sheet L-1.1 and as "Gatehouse Lot (to be subdivided and conveyed)" on applicant's Area A Preliminary Plat Sheet L-1.2.

Pursuant to UDO §2.27.7, in approving any special use permit, the Town Council may impose such reasonable standards, conditions, or requirements as it may deem necessary to protect the public health, safety and welfare.

Staff has drafted a set of approval conditions for the Town Council's consideration, included below. Staff's recommendation is for approval of the special use permit and associated preliminary plat with conditions as drafted or as modified by Town Council.

1. Approval of SU-06-22 and the associated preliminary plat authorizes the applicant to move forward to Site Plan review and additional permitting pursuant to the Town of Southern Pines development processes. The

development shall be consistent with the approved preliminary plat titled “Area A – Preliminary Plat Sheet L-1.2” dated September 12, 2022 and staff shall be notified immediately if adjustments are anticipated so that appropriate review/approval processes can be identified.

2. Open space/natural areas/utility easements for the overall development within Southern Pines’ jurisdiction shall not fall below the 28.16 acres required by the 1988 conditional use permit approval (CU-08-88) unless amended by a future approval.
3. The project shall be required to meet all applicable development design requirements found in Chapter 4 of the UDO.
4. Special Use Permit SU-06-22 shall become effective upon approval by the planning director, and recordation by the applicant, of the final plat for the applicable area.

F. Outside Agency Comments:

In May of this year of an application (SU-05-22) for the subdivision of the same three lots as the current request, combined with an unrelated project within Mid South, was submitted to the Planning Department. A request for comments from agencies was emailed at that time 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, U.S. Fish and Wildlife Service and the Regional Land Use Advisory Commission. While that application was ultimately withdrawn, the agency comments received from the earlier application remain relevant to the current one.

- A response from the Department of Transportation was received on July 1, 2022, stating that the agency had no comments due to the lots having no access to the state road.
- A response from the Regional Land Use Advisory Commission was also received on July 8, 2022, stating that the agency did not have any comments on this project.
- The Technical Review Committee discussed SU-05-22 at its July 12, 2022 meeting and noted that water and sewer are available, though extensions at the developer’s cost may be necessary.

V. ATTACHMENTS:

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

1. Special Use Permit Application
2. Applicant’s Special Use Permit Narrative (amended December 8, 2022)
3. Applicant’s Special Use Permit Justification
4. Applicant’s Major Subdivision (Preliminary Plat) Justification
5. Applicant’s Written Response to November 17, 2022 Planning Board Meeting Discussion
6. Applicant’s Special Use Permit Site Plan Sheet L-1.2 “Area A – Preliminary Plat”

7. Property Deed
8. Appointment of Agent
9. CU-08-88 Application Submittal
10. CU-08-88 Approval
11. Nuckols 6-17-1988 Letter re Z-15-87 Approval
12. Nuckols 12-6-1988 Letter re Lot Sizes
13. Mid South 1988 Master Plan
14. 1988 Master Plan Development Data Enlargement
15. 1988 Master Plan Pinehurst Jurisdiction Enlargement

VI. TOWN COUNCIL ACTION:

To either approve or deny a Special Use Permit application, the Town Council shall 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 2.21.6(A-F) Criteria for a Special Use Permit. The Town Council may choose among the following motions or any alternative at their discretion.

Staff has provided draft findings, included with this report as Attachment A. Town Council may adopt the Findings as drafted, or modify at their discretion.

Pursuant to UDO Exhibit 2-14 and §2.19.4(C), approval of the special use permit constitutes approval of the layout as submitted on the preliminary plat. Pursuant to UDO §2.20.4(H), the special use permit shall become effective when the planning director approves, and the applicant records, the final plat for the applicable area.

Regarding Special Use Permit SU-06-22, the following motion format is offered.

I move to:

1. Adopt **Attachment A** of the staff report as Findings of Fact regarding the proposed Special Use Permit SU-06-22.

-OR-

2. Adopt **Attachment A** of the staff report as Findings of Fact regarding the proposed Special Use Permit SU-06-22, with the following changes:

Next, the Town Council may vote on whether to approve, deny, or approve with conditions the proposed Special Use Permit. The Town Council may choose one of the following motions, or any alternative at their discretion.

I move to:

1. Approve Special Use Permit SU-06-22.
2. Deny Special Use Permit SU-06-22.
3. Approve Special Use Permit SU-06-22 with the following conditions. Pursuant to UDO §2.27.7, in approving any special use permit, the Town Council may impose such reasonable standards, conditions, or requirements as it may deem necessary to protect the public health, safety and welfare. The following conditions, at a minimum, are recommended by staff:
 1. Approval of SU-06-22 and the associated preliminary plat authorizes the applicant to move forward to Site Plan review and additional permitting pursuant to the Town of Southern Pines development processes. The development shall be consistent with the approved preliminary plat titled “Area A – Preliminary Plat Sheet L-1.2” dated September 12, 2022 and staff shall be notified immediately if adjustments are anticipated so that appropriate review/approval processes can be identified.
 2. Open space/natural areas/utility easements for the overall development within Southern Pines’ jurisdiction shall not fall below the 28.16 acres required by the 1988 conditional use permit approval (CU-08-88).
 3. The project shall be required to meet all applicable development design requirements found in Chapter 4 of the UDO.
 4. Special Use Permit SU-06-22 shall become effective upon approval by the planning director, and recordation by the applicant, of the final plat for the applicable area.

Regarding the preliminary plat associated with SU-06-22, the Town Council may formalize their decision using the following motion format.

I move to:

1. Adopt **Attachment B** of the staff report, as drafted, as Findings of Fact regarding the proposed Preliminary Plat.

-OR-

2. Adopt **Attachment B** of the staff report, as drafted, as Findings of Fact regarding the proposed Preliminary Plat, with the following changes:

I move to:

1. Approve the Preliminary Plat for SU-06-22;

-OR-

2. Approve the Preliminary Plat for SU-06-22 with the following additional conditions:

ATTACHMENT A
Draft Town Council Findings of Fact
Special Use Permit Application SU-06-22

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 Special Use Permit approval has fully 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 Special Use Permit, 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 §2.21.6 Criteria for a Special Use Permit, Criteria A-F, in that:

1. The proposed special use shall comply with all regulations of the applicable zoning district and any applicable supplemental use regulations;

The Town Council finds that the Special Use Permit application SU-06-22 complies with the regulations of the RS-2CD Zoning District, as modified by Z-15-87 and CU-08-88. The proposed use of “single-family detached home” falls into the UDO’s Land Based Classification Standard (LBCS) #1111, and is a use by right in the RS-2 District, but requires a special use permit pursuant to UDO §2.19.3(B)(1)(f), which precludes minor subdivision classification for developments that create more than five lots through cumulative subdivisions, as is the case for Mid South. Section 2.21.1 of the UDO states that special use permits may be issued after ensuring that the use complies with the special use permit approval criteria, and Town Council finds that no qualified evidence has been entered into the record for SU-06-22 that the proposal is in conflict with the regulations of the RS-2 District. Furthermore, the proposal is compliant with the specific requirements of Z-15-87, which classified the Mid South development as RS-2CD. These requirements include the following:

- i. That a conditional use permit (now known as a special use permit) be obtained for any aspect of residential development and for each phase of development.
- ii. That each special use permit or site plan approval requested must adhere to the master site plan as originally approved or as amended with concurrence of the Town Council. Amendments to the master site plan will follow the same process as the special use permit process.

Additionally, the proposed special use is compliant with supplemental use regulations contained in CU-08-88 and its associated master plan, allowing for a 647-unit Planned Residential Development. Specific provisions of CU-08-88 include the following:

- i. 384 single-family lots are allowed;
- ii. 119 cottage lots are allowed;
- iii. 144 multi-family units are allowed;

- iv. Minimum size for golf fairway lots will be approximately 19,800 square feet and all other lots will be approximately 19,200 square feet;
 - v. A minimum of 28.16 acres of open space/natural areas/utility easements shall be provided;
 - vi. A minimum 25' buffer screen will be established around the perimeter of the site.
2. **The proposed special use shall conform to the character of the neighborhood in which it is located and not injure the use and enjoyment of property in the immediate vicinity for the purposes already permitted;**
 The Town Council finds that the approvals being sought under the proposed special use are generally consistent with the character of the neighborhood in which they will be located and will not alter the character of the neighborhood. This is due, in part, because the applicant has proposed lot sizes consistent with lots in the immediate vicinity, and particularly across Plantation Drive from the proposed lots. Additionally, the applicant will be required to meet the setbacks required by the UDO and has committed to provide a buffer of no less than 10' along the project's boundary with Knoll Road.
3. **Adequate public facilities shall be provided as set forth herein;**
 Town Council finds that the proposed special use does not require inefficient expansion of public facilities due to the fact that site accesses from the private road are available. Additionally, public water and sewer are readily available and the cost of any improvements to those utilities will be borne by the developer.
4. **The proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district or substantially diminish or impair the property values within the neighborhood;**
 Town Council finds that, there being no qualified evidence of negative impacts to property values within the neighborhood as a result of the special use, the proposed special use is expected to have no detrimental impact to surrounding properties or property values in the vicinity. Furthermore, the special use is not expected to impede the orderly development and improvement of surrounding property for uses permitted in the zoning district because few areas remain that have not already been platted and additional subdivisions within Southern Pines' jurisdiction of the development must also be processed by the Town as special use permits, allowing for public input to subsequent proposals and a final decision by the Town Council.
5. **The establishment, maintenance, or operation of the proposed use shall not be detrimental to or endanger the public health, safety, comfort or general welfare;**
 Town Council finds that, there being no qualified evidence entered into the record of negative impacts resulting from the proposed single-family residential use, there is no expected detrimental impact to the public health, safety, comfort or general welfare.
6. **The public interest and welfare supporting the proposed use shall be sufficient to outweigh individual interests that are adversely affected by the establishment of the proposed use;**

Town Council finds that the establishment of the special use will not result in adverse impacts to individual interests and that the special use advances the public interest and welfare, because the creation of two lots in an area of Mid South presently served by sewer, water and roads and in close proximity to multiple municipal services and facilities is valuable infill development and housing stock that is needed in the community; and that no qualified evidence has been entered into the record for SU-06-22 showing that allowing for the creation of a separate parcel for the gatehouse creates an adverse effect to individual interests that are not outweighed by the public interest and welfare. Furthermore, Town Council finds that no qualified evidence has been entered into the record for SU-06-22 showing that allowing for the two additional lots being proposed creates an adverse effect to individual interests that is not outweighed by the public interest and welfare. The public interest and welfare support development of housing in the area, utilization of existing public infrastructure for such uses, and for allowing property owners to develop property in a manner consistent with zoning.

Finding of Fact #3:

The Town Council finds that with all the evidence regarding this proposal in the record, including the January 10, 2023 Town Council Public Hearing, the application meets Criteria A through F as set out in 2.21.7 of the Unified Development Ordinance (UDO).

ATTACHMENT B
Draft Town Council Findings of Fact
Preliminary Plat Application SU-06-22

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 Plat 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.

Finding of Fact #2:

The Town Council finds that the application complies with UDO §2.20.5(G) Criteria for a Preliminary Plat, Criteria 1-6, in that:

1. **The application is consistent with the approved Sketch Plat, if applicable;**
This is not applicable.
2. **The application is consistent with the Comprehensive Plan, as well as any other adopted plans for streets, alleys, parks, playgrounds, and public utility facilities;**
The Town Council finds that the proposed Preliminary Plat is generally consistent with the standards set forth in the CLRP because the property is designated as Residential/ Golf on the Future Land Use Map. The designation accommodates “a single family or attached dwellings at a variety of densities, recreational facilities in addition to the golf course, limited guest accommodations, and limited commercial services intended to serve residents of and visitors to the development”, and is well-aligned with the proposal associated with the preliminary plat being considered.
3. **The proposed subdivision complies with the UDO and applicable state and federal regulations;**
The Town Council finds that the proposed subdivision generally complies with the UDO, as modified by Z-15-87 and CU-08-88. The single-family lots created will comply with all regulations of the RS-2 CD zoning district and propose to meet or exceed the setbacks required by the zoning district. Furthermore, compliance with applicable local, state and federal regulations will be assured through the site plan approval process as prescribed by UDO §2.48.
4. **The proposed subdivision, including its Lot sizes, density, access, and circulation, is compatible with the existing and/or permissible zoning and future land use of adjacent property;**
The Town Council finds the proposed subdivision is compatible with the characteristics of adjacent properties, also zoned RS-2 CD, because the lot sizes are similar to or larger than those of adjacent properties, the density is maintained at the 2.1 dwelling units per acre called for by the RS-2 Zoning for the Mid South development, and the proposed lots as

well as the entirety of the Mid South development is categorized as Residential/Golf by the Comprehensive Long Range Plan's Future Land Use Map.

5. **The proposed subdivision will not have detrimental impacts on the safety or viability of permitted uses on adjacent properties; and**

The Town Council finds that the proposed subdivision will not have detrimental impacts to the safety or viability of permitted uses on adjacent properties because the detached single-family residential use proposed is also the existing use of developed adjacent properties.

6. **The proposed public facilities are adequate to serve the normal and emergency demands of the proposed development, and to provide for the efficient and timely extension to serve future development;**

The Town Council finds that public water and sewer utilities are adequate and readily available to serve the project. Adequate measures to manage stormwater at the site will be verified during the review of site plans for the proposed subdivision and public safety services are already being provided to the development.



Special Use Permit Application

Fee: \$ _____ Date Paid: _____ Case No.: SU- _____ - _____

Project Information:

Street Address: 1 PALMER DR. SOUTHERN PINES, NC 28387

PIN: 857200264820 Parcel ID: 00041026701

Site Size: ±9.15 AC Zoning: RS-2 CD

Applicant:

Name(s): PLANTATION INVESTORS LLC - C/O BOB LEVY

Email: boblevy@talamorefamily.com Phone: 215-370-9221

Mailing Address: P.O. BOX 8000 PINEHURST, NC 28374; MID TAL DEVELOPMENT, LLC

Authorized Agent, if different from Applicant:

Name(s): KOONTZ JONES DESIGN - C/O JEREMY SPARROW

Email: jsparrow@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): _____

Email: _____ Phone: _____

Mailing Address: _____

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

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

The property which is the subject of this application is located on the south side of Midland Rd (St./Ave.), between Morganton Rd (St./Ave.) and Midland Rd (St./Ave.). The property has a frontage of 400 feet and a depth of 7000 feet.

The special use sought is based upon Section(s) 2.21 of the **Town of Southern Pines Unified Development Ordinance**. The proposed use of the property is as follows:

Residential - Single Family

Date: 9 / 12 / 2022

Aut 3 1
Applicant

Robert Levy, Jr
Mgr Mgr Mid Tal Development LLC

PLANNING DEPARTMENT

TOWN OF SOUTHERN PINES

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

**MID SOUTH PROPERTY
SPECIAL USE PERMIT NARRATIVE
(Amended December 8, 2022)**

The development of the property described as the Mid South Property in the submitted exhibits is an approved mixed-residential subdivision, rezoned in 1988, located on the south side of Midland Road between Midland Road and Morganton Road. The ± 559.93 -acre property is currently zoned RS-2 CD, which is primarily a single-family residential zoning district, but allows for multi-family with conditional approval. The current conditional use approval permits a total of 647 total dwelling units of mixed residential types.

The current request to the special use permit has been amended to reflect comments made at the November 17th, 2022 Planning Board meeting, will include two (2) parts, as described below:

Part I:

Area A:

Plat two (2) single-family detached lots on ± 2.03 acres, along with re-plat/subdivision of the main gatehouse and associated parking, with remaining land, highlighted in green on the attached map, as dedicated open space (± 0.80 acres). This green highlighted area, designated as 'open space', will be conveyed to the Mid South POA. The proposed residential lot sizes will vary as permitted in the previously approved conditional zoning, with a minimum of $\pm 19,200$ SF. The currently proposed lots range between $\pm 23,000$ SF - $\pm 24,100$ SF.

Part II:

Area B:

In addition to the above request and modification to the RS-2CD application, the applicant is also requesting the breakout of the entrance area (Palmer Drive) from the overall Mid South development, that connects the front entrance at Knoll Road to Midland Road from the current Mid South property (± 559.93 acres). Currently, this property is located in the Village of Pinehurst zoning jurisdiction. With this exclusion of ± 9.26 acres, the new overall development area will be ± 550.67 and the required open space as set forth in the original approvals will be maintained and exceeded with the complete build-out, as proposed in Part 1 of this application.

In 2020, a Conditional Use Permit request was approved for 58 new single-family lots. This addition of fifty-eight (58) residential lot brings the total approved/platted lots to 526, leaving the ability to develop an additional 121 residential units, through the special use permit process based on the conditional district. The current request is limited to two (2) single-family detached lots, leaving 119 total residential units available for future development.

This development will meet the approved development standards for the RS-2 CD district and any other Town of Southern Pines UDO requirements. The originally approved master plan required a minimum open space of ± 28.16 acres. The current master plan has a combined open space of ± 32.65 acres, which excludes the ± 9.26 acres mentioned above.



Adequate water and sewer service can be provided by the Town of Southern Pines to service this development. Utilities are currently along the streets and stubbed to connection points for the proposed development areas under the SUP from previous phases of development. All utilities on the site will be located underground.

The descriptions and conditions described above will apply to the entire project as indicated in the Special Use Permit application and the preliminary plat attached to this application.

EXHIBIT A

Mid South Property Special Use Permit Justification

Below are listed the six (6) criteria required to approve a Special Use Permit application as described in Section 2.21.7 of the Town of Southern Pines UDO. Following the individual criteria is an explanation, indicated in red, describing how the project demonstrates compliance with each of these criteria.

A Conditional Use is permitted only if the Applicant demonstrates that:

- (A) The proposed special use shall comply with all regulations of the applicable zoning district and any applicable supplemental use regulations;

The proposed development will comply with all regulations of the RS-2 CD zoning district and any applicable supplemental use regulations. All single-family lots created will meet the standards specified in the RS-2 CD district and provide appropriate setbacks for the RS-2 CD zoning district. Access will meet the Town's requirements.

- (B) The proposed special use shall conform to the character of the neighborhood in which it is located and not injure the use and enjoyment of property in the immediate vicinity for the purposes already permitted;

The special use meets the standards of the zoning district and is in character with the surrounding properties. The proposed single-family detached lots are still below the 647 total residential units permitted under the property's zoning and are consistent with other developments within the Mid-South community.

- (C) Adequate public facilities shall be provided as set forth herein;

Public water and sewer utilities are readily available for the project, any cost of which will be borne by the developer. Previous phases of the development have developed the infrastructure adequate for the full-build out of the community. Lots will have adequate access to accommodate emergency and waste removal vehicles.

- (D) The proposed use shall not impede the orderly Development and improvement of surrounding property for uses permitted within the zoning district or substantially diminish or impair the property values within the neighborhood;

This project will not impede the development of surrounding properties as it is in conformance with the surrounding development and zoning classifications as described in Item B of this exhibit. The proposed use is consistent with the previous phases of the development.

- (E) The establishment, maintenance, or operation of the proposed use shall not be detrimental to or endanger the public health, safety, comfort or general welfare; and

This residential neighborhood will continue the existing development pattern in the neighborhood and conform to all development standards of the UDO and engineering requirements of the Town. As a result, the use will not be detrimental to or endanger the public health, safety, comfort, or general welfare of the surrounding neighborhood.

EXHIBIT A

- (F) The public interest and welfare supporting the proposed use shall be sufficient to outweigh individual interests that are adversely affected by the establishment of the proposed use.

The requested special use permit is in compliance with the established development pattern and is in conformance with the underlying conditional zoning district. This project is also consistent with the goals and objectives of the Comprehensive Long Range Plan (CLRP) and establishes a development pattern that is in context with the surrounding neighborhood and the projects in this area of Southern Pines. The CLRP classifies this property as Residential / Golf, which is consistent with the overall plan. The development pattern also meets the land use goals defined by the CLRP by adding development where public utilities are available and developing infill locations near downtown Southern Pines.

EXHIBIT B

Mid South Property Major Subdivision Justification

Below are listed the six (6) criteria required to approve a Major Subdivision application as described in Section 2.20.4 (G) Criteria of the Town of Southern Pines UDO. Following the individual criteria is an explanation, indicated in red, describing how the project demonstrates compliance with each of these criteria.

(1) The application is consistent with the approved Sketch Plat, if applicable.

Not Applicable

(2) The application is consistent with the Comprehensive Plan, as well as any other adopted plans for streets, alleys, parks, playgrounds, and public utility facilities;

The proposed application conforms to all standards set forth in the RS-2CD district and the development standards within the UDO. This project is also consistent with the goals and objectives of the Comprehensive Long Range Plan (CLRP) and establishes a development pattern that is in context with the surrounding neighborhood and the projects in this area of Southern Pines.

(3) The proposed subdivision complies with the UDO and applicable state and federal regulations;

The proposed development complies with the UDO and will meet all the requirements as provided in the previously approved conditional zoning, in addition to applicable state and federal regulations.

(4) The proposed subdivision, including its Lot sizes, density, access, and circulation, is compatible with the existing and/or permissible zoning and future land use of adjacent property;

The proposed development corresponds with and meets all standards and requirements set forth in the previously approved conditional zoning district plans and conforms to the standards of the UDO. All uses are consistent with the proposed development program and allowable uses within the underlying zoning district. The development of two (2) residential lots is compatible with RS-2CD zoning district, as originally approved.

(5) The proposed subdivision will not have detrimental impacts on the safety or viability of permitted uses on adjacent properties; and

This residential neighborhood will continue the existing development pattern in the neighborhood and will conform to all development standards of the UDO and engineering requirements of the Town. As a result, the use will not be detrimental to or endanger the public health, safety, comfort, or general welfare of the surrounding neighborhood.

(6) The proposed public facilities are adequate to serve the normal and emergency demands of the proposed Development, and to provide for the efficient and timely extension to serve future Development.

Public water and sewer utilities are readily available for the project, any cost of which will be borne by the developer. Lots will have adequate access to accommodate emergency and waste removal vehicles.

**MID SOUTH PROPERTY
SPECIAL USE PERMIT – PLANNING BOARD MEETING (November 17, 2022)
APPLICANT RESPONSE**

The applicant has updated the Special Use Permit Application to include the following items which are in response to questions raised at the November 17th Planning Board Meeting:

Size of proposed lots

The size of the 3 lots as originally proposed were less than the $\pm 19,200$ square footage as noted by the Town Planner as being part of the original CUP for non-golf front lots.

While many golf front and non-golf front lots have been developed within Mid-South over the years at approximately the same or in many cases smaller than these proposed sizes, the Applicant has modified the proposed preliminary plat to go from 3 lots to 2 lots.

This revised plan yields lot sizes in excess of $\pm 20,000$ SF each, thereby addressing the lot size issue addressed by the Planning Staff and also comments from Mid-South residents who would prefer lot sizes in this section to be more consistent with those lots across the street.

New Parking area by Gatehouse

Parking for the Mid-South Gatehouse for use by Security officials and Board/Committee Members using the small gatehouse meeting room is presently handled by a gravel lot adjacent to the gatehouse area.

The originally proposed plan accounted for 5 new paved parking spots. Comments regarding the parking from residents included the desire to have a parking configuration that would not require someone using the parking area to have to back out into the exit roadway.

Based on going from 3 lots to 2 lots, there is now additional area to accommodate a parking area that has an in/out access without having to back into the exit roadway. Additionally, the number of parking spaces has been increased to 6 spaces.

Entry/Exit roadway area that runs through the Gatehouse Lot

The SUP and preliminary plat identify the Gatehouse area as a “lot” so that it can be conveyed to an affiliate of the Golf Course Owner at Mid-South. This conveyance has always been the intention of the Declarant/Developer and has been transparent with the Mid South Property Owner’s Association (“POA”) as memorialized in a 2017 “Turnover Agreement” between the Declarant/Developer and the POA.

The gatehouse lot has an entry and exit roadway that runs through it to connect to Knoll Road on one side and Plantation Drive on the other side. A comment was made at the Planning Board level to “iron out” details of access/easements through the area for Mid-South Residents and Members/Guests of the Golf Course.

Two notes have been added to the preliminary plat to address this matter. There is an existing easement to the Golf Course Owner. The Declarant/Developer will in addition convey an easement to the POA and all Mid-South residents similar to the easement to the Golf Course. Therefore, all concerned parties will

have an easement over the roadways contained on the Gatehouse lot. Maintenance of these entry/exit roadways will fall under the terms of the Gatehouse lease which calls for the POA to maintain all areas of the Gatehouse. These items are noted on the updated preliminary plat and will also appear on the final plat.

Open Space Plan/Future Planning

There is a ± 9 acre parcel between Knoll Road and Midland Road that is/always has been in the Village of Pinehurst Zoning District. When the Mid-South original CUP (previously called Pinehurst Plantation) was approved in 1988, Southern Pines effectively took “joint” jurisdiction of this parcel as it was on the CUP Master plan approved by Southern Pines.

It is the Developer/Declarant’s intention to develop this area into seven (7) estate size building lots with square footages of the lots to meet/exceed the existing Village of Pinehurst zoning for this area. In talks with Southern Pines Town Staff, it makes sense to allow this parcel to just be what it always has been, under the jurisdiction of the Village of Pinehurst with a caveat of meeting the notation of Open Space on the original plan, as further described below.

On the original CUP that was provided to the Town for Pinehurst Plantation there is a schedule of acreage for the community that notates approximately 28 acres of “Open Space.” The approved CUP plan does not specifically identify which areas of the original plan were slated to be Open Space, nor does it define Open Space, it is just a notation of the minimum amount of open space acreage as it relates to the overall plan of the Community.

Town Staff requested that as part of the SUP process, the Applicant “prove out” the ± 28 acres of Open Space WITHOUT the ± 9 acre parcel in the Village Pinehurst to be sure that this particular section was not part of the original ± 28 acre calculation.

Applicant has provided Town Staff with a detailed Open Space exhibit for Mid-South lands which identifies multiple parcels within the Southern Pines borders that are intended to be deeded as Open Space. These parcels exceed the ± 28 acre original CUP requirement and comes in at approximately ± 32 acres.

With this submission and the providing the Town Staff a detailed plan, there is now a “benchmark plan” to ensure as Mid-South completes its final sections over the coming years so that, at the very minimum, the spirit of the ± 28 acres of Open Space designation on the original CUP is maintained.

As a final note on the subject matter, it is worthwhile to note the overall Open Space of the Mid-South Community when it is all completed will exceed the ± 28 acres of dedicated Open Space. The previously discussed notation for approximately ± 28 acres of Open Spaces does NOT include the nearly 200 acres associated with the Golf Course which pursuant to a Conservation Easement with the National Lands Trust is forever to remain as a golf course and may not be developed. When the Golf Course acreage and the other designated Open Space are combined, approximately 40% of the Mid-South Community will be Open Space when fully built out.

Mid-South Entrance Area – TIA / Improvements

The Declarant/Developer has completed multiple Traffic Studies (TIA's) in connection with this SUP and a prior SUP submission. In both cases, the TIA reviewed the entrance/exit into Mid-South from Knoll Road and qualified that based on the data that no additional improvements were required in this area.

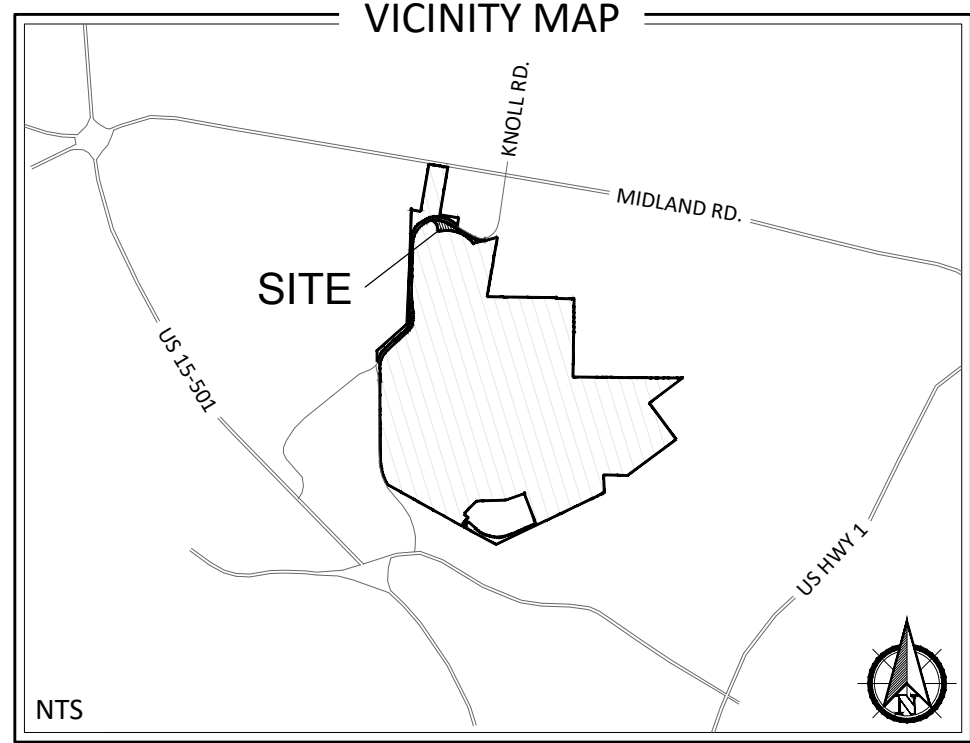
The Town Engineer noted in their approval of a prior SUP there be a requirement to improve the visibility to the left of the Gatehouse as you exit the community to Knoll Road. These Town required improvements included:

1. A “shave down” of the grassed area to meet the visibility goals requested by the Town Engineer
2. Removal of several sections of fencing
3. Removal of several trees

All of these visibility improvements were completed by the Developer/Declarant and are noted in the TIA.

Property Owners of Mid-South have requested to add two (2) stop signs to Knoll Road at this intersection to provide for a 4-way stop. The Declarant/Developer requested these additional stop signs as part of a prior review by the Town Engineer, yet that request was turned down.

As a separate matter, not included with this SUP process, the Mid-South Property Owner's Association may pursue with Town Staff the addition of two (2) stop signs on Knoll Road and the creation of a 4-way stop at this intersection.



LEGEND

- PROJECT BOUNDARY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING SEWER LINE (APPROXIMATE LOCATION)
- EXISTING WATER LINE (APPROXIMATE LOCATION)
- EXISTING MANHOLE
- PROPOSED GATEHOUSE LOT
- OPEN SPACE

PROPERTY INFORMATION

PROPERTY OWNER(S):
PLANTATION INVESTORS, LLC
P.O. BOX 8000
PINEHURST, NC 28374

PARCEL ID: 00041026701 PIN: 857200264820
DB: 2069 PG: 533

APPLICANT:
PLANTATION INVESTORS, LLC
P.O. BOX 8000
PINEHURST, NC 28374

TOTAL ACREAGE (AREA A): ±2.03 AC

TOTAL LOTS (AREA A): 2 SINGLE FAMILY LOTS

TOTAL OPEN SPACE (AREA A): ±0.80 AC

ZONING INFORMATION

ZONING CLASSIFICATION:
RS-2 CD

FLOODPLAIN DATA

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

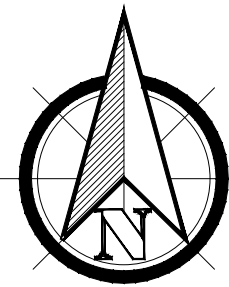
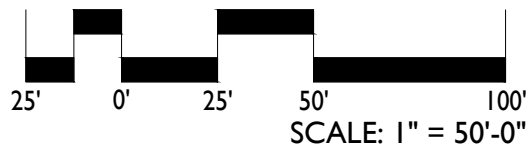
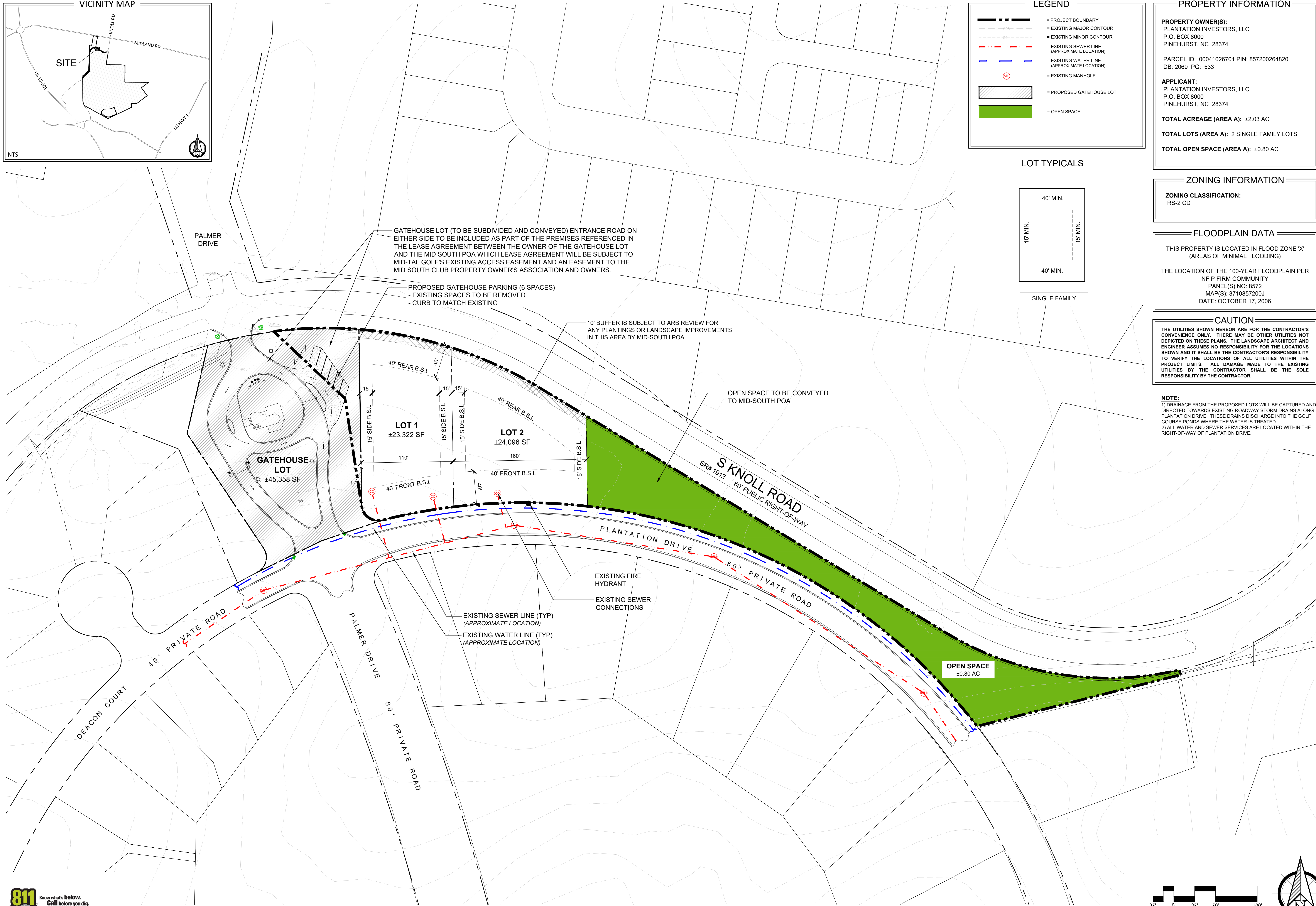
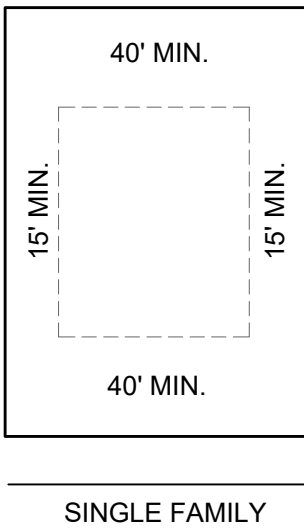
THE LOCATION OF THE 100-YEAR FLOODPLAIN PER
NFIP FIRM COMMUNITY
PANEL(S) NO: 8572
MAP(S): 3710857200J
DATE: OCTOBER 17, 2006

CAUTION

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

NOTE:
1) DRAINAGE FROM THE PROPOSED LOTS WILL BE CAPTURED AND DIRECTED TOWARDS EXISTING ROADWAY STORM DRAINS ALONG PLANTATION DRIVE. THESE DRAINS DISCHARGE INTO THE GOLF COURSE PONDS WHERE THE WATER IS TREATED.
2) ALL WATER AND SEWER SERVICES ARE LOCATED WITHIN THE RIGHT-OF-WAY OF PLANTATION DRIVE.

LOT TYPICALS



KOONTZJONESDesign
LAND PLANNING | LANDSCAPE ARCHITECTURE

150 S PAGE STREET
SOUTHERN PINES, NC 28387
P: (910) 684-8467
W: www.koontzjonesdesign.com

REVISIONS:
1) 2022-12-06 - PLANNING BOARD COMMENTS
(2022-11-17 MEETING)

**MID-SOUTH CLUB
SPECIAL USE PERMIT - SITE PLAN
SOUTHERN PINES, NORTH CAROLINA
AREA A - PRELIMINARY PLAT**

DATE: 09-12-2022
DESIGNED BY: REK
DRAWN BY: PJS
CHECKED BY: REK
SCALE: 1" = 50'-0"
PROJECT #: KJ202017
SHEET NUMBER#:
L-1.2

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

Re-record

May

FOR REGISTRATION REGISTER OF DEEDS
JUDY D. MARTIN
MOORE COUNTY, NC
2002 SEP 24 02:36:06 PM
BK. 2069 PG. 533-543 FEE: \$39.00
INSTRUMENT # 2002017705

FOR REGISTRATION REGISTER OF DEEDS
JUDY D. MARTIN
MOORE COUNTY, NC
2002 AUG 09 04:03:21 PM
BK. 2038 PG. 181-189 FEE: \$35.00
INSTRUMENT # 2002014702

Excise Tax \$0

Tax Lot No _____ Parcel Identifier No _____

Verified by _____ County on the _____ day of August, 2002

by _____

Mail after recording to David R. Fricke, Esq. Hunton & Williams, Post Office Box 109, Raleigh,
N C 27602

This instrument was prepared by David R. Fricke, Esq

Brief description for the index

NORTH CAROLINA NON-WARRANTY DEED

THIS DEED made this 9th day of August, 2002, by and between **PLANTATION GOLF, LLC** (formerly known as Plantation Pinehurst Golf, LLC), a Delaware limited liability company having an address at c/o Credit Suisse First Boston Mortgage Capital LLC, 11 Madison Avenue, New York, New York 10010 ("**Grantor**"), and **PLANTATION INVESTORS, LLC**, a Delaware limited liability company having an address at having an address at 740-A NW Broad Street, Southern Pines, North Carolina 28387 ("**Grantee**") The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, and conveys unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Southern Pines, McNeills Township, Moore County, North Carolina and more particularly described on Schedule A annexed hereto and made a part hereof

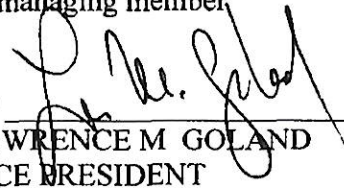
The property hereinabove described was acquired by Grantor by instrument recorded on November 3, 2000 in Book 1676, Page 72 in the Office of the Register of Deeds, Moore County, North Carolina

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 makes no warranty, express or implied, as to title to the property hereinabove described.

PLANTATION GOLF, LLC, a Delaware limited liability company

By **PTG Holdings, Inc**, a Delaware corporation,
its managing member

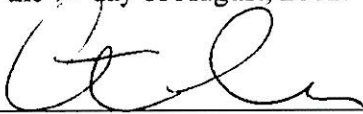
By 

LAWRENCE M GOLAND
VICE PRESIDENT

STATE OF NEW YORK)
) ss :
COUNTY OF NEW YORK)

I, a Notary Public for the County and State aforesaid, certify that LAWRENCE M GOLAND personally came before me and acknowledged that he is the Vice President of PTG Holdings, Inc , a Delaware corporation, which corporation is the managing member of Plantation Golf, LLC, a Delaware limited liability company, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its Vice President.

Witness my hand and notarial seal, this the 7th day of August, 2002.



Notary Public

My commission expires _____

ANTOINE KHADER
Notary Public, State of New York
No. 01KH8084840
Qualified in Suffolk County
Commission Expires October 1, 2005

The foregoing Certificate(s) of

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

_____ REGISTER OF DEEDS FOR _____ COUNTY

By _____ Deputy/Assistant-Register of Deeds

SCHEDULE A

Description of Property

All that certain lot or tract of land lying and being in Moore County, State of North Carolina, and being more particularly described as follows:

A certain tract or parcel of land in McNeills Township, Moore County, Southern Pines, North Carolina, bounded on the north by Midland Farms Subdivision and Midland Road (NC. Highway No.2), on the west by State Road No. 1905 and the properties owned by Pinehurst National Corporation and the Moore County Board of Education (Pinecrest High School Tract), on the southeast by Pine Street, the south by Pinecrest Plaza, the properties of Van Camp and others, and on the east by Westhaven Grove, the Eastman lands and others, being more particularly described as follows:

Tract I:

BEGINNING at a P.K. nail in the center of the pavement of State Road No. 1905, in the west line of Grantor's 451.8 acre Chatham Lumber Company Tract as described in a deed recorded in Deed Book 238, Page 205, Moore County Registry, said point of BEGINNING being located the following courses and distances from North Carolina Geodetic Survey Monument "Crest", S 66° 49' 06" E 3779.53 feet, S 61° 15' 56" E 76 48 feet, and N 00° 10' 14" W 455.52 feet to the point of beginning of this tract; running thence from the point of beginning as near the center of State Road No. 1905 and beyond N 00° 10' 14" W 2275.56 feet to a concrete monument, a common corner of this tract and the Pinehurst National Corporation Property as shown on plat recorded in Plat Cabinet 4, Slide 55 in the Moore County Registry; thence with the line of Pinehurst National Corporation N 49° 33' 56" E 24.20 feet to a concrete monument; thence N 49° 03' 21" E 767.13 feet to an iron stake; thence N 2° 06' 23" E 2387.79 feet to a concrete monument, the common corner with Pinehurst National Corporation as shown on plat recorded in Plat Cabinet 4, Slide 29 in the Moore County Registry; said corner also being the southwest corner of John Tighe's property as described in Deed Book 906, Page 365 in the Moore County Registry, also being the southern common corners of Lot 29 and Lot 31, Midland Farms Subdivision as shown on plat recorded in Map Book 2, Page 1 in the Moore County Registry; thence along and with the south line of John Tighe's property S 80° 11' 36" E 199.96 feet to a concrete monument; thence with the eastern line of John Tighe's property N 9° 44' 27" E 1000.43 feet to a concrete monument in the southern right-of-way of Midland Road (120 feet wide); thence along and with the southern right-of-way of Midland Road S 80° 09' 42" E 199.74 feet to an iron stake; thence S 80° 11' 52" E 199.92 feet to a concrete monument, said monument also being the northwest corner of Frank Connor's property described in Deed Book 1273, Page 169 in the Moore County Registry; thence leaving the road and running with the Connor line S 9° 42' 35" W 1000.17 feet to a concrete monument; thence with the Connor line S 80° 18' 39" E 400.01 feet to a concrete monument, the south common corner of Frank Connor and Brenda Bauer's property as described in Deed Book 1404, Page 235 in the Moore County Registry; said monument also being the north west corner of the Morrell tract; thence with the Morrell tract S 09° 42' 35" W 156.69 feet to an iron stake; thence S 58° 55' 00" E 397.14 feet to an iron stake; thence along a curve to the left, said curve having a radius of 315 feet, an arc distance of 612.32 feet, and a chord of N 65° 23' 47" E 520.37 feet to an iron stake; thence N 09° 42' 35" E 6.78 feet to a concrete monument at the current southern terminus of Knoll Road and also being the southeast corner of Lot 4, Mid-South Properties Inc. as shown on plat recorded in Map Book 4, Page 88 in the Moore County Registry; thence crossing Knoll Road S 80° 09' 23" E 60.03 feet to a concrete monument, the southwest corner of Lot 5, Mid-South Properties Inc. and the northwest corner of the "Otter Pond Tract" as described in Deed Book 1490, Page 172 in the Moore County Registry; thence with the eastern line of the "Otter Pond Tract" S 9° 49' 06" W 2127.40 feet to an iron stake; thence S 80° 32' 40" E 1556.20 feet to a concrete monument; thence N 02° 04' 55" E 813.96 feet to a concrete monument; thence S 88° 41' 47" E 364.95 feet to an iron stake, the northwest corner of the Town of Southern Pines property as described in Deed Book 467, Page 241; thence S 1° 42' 56" W 785.37 feet to an iron stake in the western line of Margaret Smith's property as described in Deed Book 636, Page 126 in the Moore County Registry; thence S 2° 20' 56" W 164.63

Tract I: (Continued)

feet to an iron stake; thence S 02° 19' 51" W 642.07 feet to an iron stake; thence S 88° 00' 47" E 789.52 feet to an iron stake in the south line of Jonathan Waddell's property as described in Deed Book 359, Page 12 in the Moore County Registry; thence S 88° 50' 26" E 1515.10 feet to an iron stake, the northeast corner of the former J.V. Jessup Construction Company, Inc., 30.913 acre tract described in a deed recorded in Deed Book 375, Page 440 in the Moore County Registry; thence S 53° 32' 11" W 872.41 feet to an iron stake; thence S 36° 25' 53" E 949.78 feet to an iron stake in the northern right-of-way of Pine Street; thence along and with the northern right-of-way of Pine Street S 53° 30' 36" W 539.69 feet to a concrete monument; thence S 53° 32' 49" W 718.63 feet to a concrete monument; thence leaving said Pine Street right-of-way N 89° 09' 23" W 636.19 feet to an iron stake; thence S 22° 27' 19" E 393.66 feet to an iron stake in the northern right-of-way of Pine Street; thence leaving said Pine Street right-of-way S 64° 29' 33" W 2496.56 feet to an iron stake (the tie line corner to the Tanglewood Apartment Tract); thence N 61° 14' 36" W 1196.33 feet, crossing SR. No. 1927 to a concrete monument; thence N 61° 15' 56" W 1371.94 feet to a concrete monument in the eastern right-of-way of State Road No. 1905; thence along and with the eastern right-of-way of SR. No. 1905 as it curves to the right, said curve having a radius of 1079.80 feet, arc distance of 585.17 feet, and a chord of N 15° 39' 05" W 578.04 feet to an iron stake; thence S 89° 49' 46" W 29.63 feet to the point and place of beginning, containing 553.24 acres, more or less and being the same property described in Deed Book 1676, Page 372 in the Moore County Registry.

TOGETHER WITH the easements and rights granted pursuant to that certain Declaration of Covenants, Conditions and Restrictions of Pinchurst National East Development recorded at Deed Book 878, Page 180 as amended at Deed Book 1057, Page 177 and at Deed Book 1160, Page 90 and the Covenants, Declarations and Restrictions for Birkdale Village Pinchurst Plantation Golf Club recorded at Deed Book 1232, Page 384, all in the Moore County Registry. Also a perpetual easement for ingress, egress and regress, consisting of an easement 60 feet in width extending from the southwest corner of John Tighe's property, being the southwest corner of Lot 31, Midland Farms Subdivision as shown on plat recorded in Map Book 2, Page 1 in the Moore County Registry and extending to the east line of a 60 foot wide road between Lots 27 and 29, Midland Farms and as described in a deed recorded in Book 513, Page 322, Moore County Registry, and that certain Encroachment Permit related thereto as described in deed recorded in Deed Book 615, Page 432, aforesaid records.

EXCEPTING from the above described tract is a tract containing 18.02 acres encompassing the Tanglewood Apartment Development, described as follows:

BEGINNING at an iron stake in the northern right-of-way of Windsong Drive, said iron stake being located N 45° 46' 45" E 367.95 feet from the most southerly corner of the above-described 553.24 acre tract (previously designated as the tie corner to the Tanglewood Apartment Tract); running thence from the beginning with the northern right-of-way of Windsong Drive as it curves to the right, said curve having a radius of 583.68 feet, an arc distance of 674.31 feet, and a chord of N 80° 41' 20" W 637.43 feet to an iron stake; thence continuing with the northern right-of-way of said road and beyond, N 47° 35' 37" W 367.87 feet to an iron stake in the Moore County Sewer Line Easement as described in Deed Book 393, Page 19 in the Moore County Registry; thence N 32° 34' 20" W 42.79 feet to an iron stake; thence N 36° 36' 35" E 105.00 feet to an iron stake; thence N 46° 09' 17" E 237.92 feet to an iron stake; thence N 87° 58' 11" E 610.00 feet crossing the Moore County Sewer Line to an iron stake; thence N 71° 02' 15" E 412.63 feet to an iron stake; thence S 20° 21' 16" E 600.71 feet to an iron stake in the northwest right-of-way of Windsong Drive; thence along and with the northern right-of-way of Windsong Drive S 66° 12' 57" W 567.19 feet to the point and place of beginning, containing 18.02 acres more or less.

SAVE and excepting the following residential lots previously conveyed to third parties:

Phase 1A: Lots 1056, 1057, 1058, 1059, 1060, 1061, 2090 & 2091 Recorded in Plat Cabinet 5, Slide 281.

Tract I: (Continued)

Phase 1A: Lots 1092, 1093, 1094, 1095, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1108, 1109, 1110, 1111, 1113, 1114, 2152, 2153, 2154, 2184, 2185, 2186, 2187, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2208, 2209 & 2210 Recorded in Plat Cabinet 5, Slide 282.

Phase 1B: Lots 1065, 1066, 2082, 2083, 2084, 2085, 2086, 2087, 2088 & 2089 Recorded in Plat Cabinet 5, Slide 302.
Lots 1116, 1117, 1118, 1119, 1122, 1123, 1124, 1125, 1126, 1130, 1137, 1138 & 2132 Recorded in Plat Cabinet 5, Slide 303.
Lots 1127, 1128, 1129, 1134, 1135, 1140, 1141, 1142, 2131, 2133, 2136, 2139, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150 & 2151 Recorded in Plat Cabinet 5, Slide 303.

Phase 1C: Lots 1069, 1070, 1071, 1072, 1073, 1074, 1075, 2077, 2078, 2079, 2080 & 2081 Recorded in Plat Cabinet 5, Slide 298.
Lots 2159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1174, 2155, 2156, 2157, 2158, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2205, 2206 & 2207 Recorded in Plat Cabinet 5, Slide 299.

Phase 1B: Lot 1115R, Recorded in Plat Cabinet 5, Slide 693.

Phase 1D: Lots 1001, 1002 & 1003, Recorded in Plat Cabinet 5, Slide 715.

Phase 1D: Lots 239, 240, 241, 242 & 102, Birkdale Village, Recorded in Plat Cabinet 6, Slides 404.

ALSO CONVEYED hereby is an easement which allows access over the platted and planned roads of the subdivision known as Pinehurst Plantation, Moore County, North Carolina, As shown on plats recorded in office of the Town Southern Pines and the register of Deeds Office.

EXPLANATION STATEMENT TO CORRECT A MINOR ERROR MADE IN THE
ATTACHED INSTRUMENT AS ORIGINALLY RECORDED

NAMES OF ALL PARTIES TO THE ORIGINAL INSTRUMENT

GRANTOR Plantation Golf, LLC

GRANTEE. Plantation Investors, LLC

Recorded in Book No. 2038, Page 181-189, Moore County Registry

The undersigned, hereby certifies that he prepared the attached Deed and the following correction is made in the recorded instrument in accordance with the provisions of G S. 47-36 1

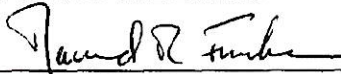
DESCRIPTION OF CORRECTION

Plantation Investors, LLC was inadvertently referred to as a Delaware limited liability company.
Plantation Investors, LLC, is a North Carolina limited liability company.

This the 19th day of September, 2002

HUNTON & WILLIAMS

By.



David R. Fricke



JUDY D. MARTIN
REGISTER OF DEEDS, MOORE
JUDICIAL BUILDING
100 DOWD STREET
CARTHAGE, NC 28327

Filed For Registration: 08/09/2002 04:03:21 PM
Book: RE 2038 Page: 181-189
Document No.: 2002014702
DEED 9 PGS \$35.00

Recorder: REGINA GARNER

State of North Carolina, County of Moore

The foregoing certificate of ANTOINE KHADER Notary is certified to be correct. This 9TH of August 2002

JUDY D. MARTIN , REGISTER OF DEEDS

By: *Janette B. Chisholm*
Deputy Assistant Register of Deeds

2002014702
2002014702



JUDY D MARTIN
REGISTER OF DEEDS, MOORE
JUDICIAL BUILDING
100 DOWD STREET
CARTHAGE, NC 28327

Filed For Registration: 09/24/2002 02:36:06 PM

Book: RE 2069 Page: 533-543

Document No.: 2002017705

DEED 11 PGS \$39.00

Recorder. REGINA GARNER

State of North Carolina, County of Moore

JUDY D. MARTIN , REGISTER OF DEEDS

By. Regina Garner
Deputy/Assistant Register of Deeds

2002017705
2002017705

APPOINTMENT OF AGENT

Bob Levy &
Koontz Jones Design, PLLC

The undersigned owner(s), Plantation Investments LLC, hereby appoint(s) _____ as the exclusive agent for the purpose of making an application to the Town of Southern Pines for a Special Use Permit on the property described in the attached application. The owner(s) hereby agree that this agent has the authority to act for and on behalf of the owner(s) as follows:

1. to submit an application and required supplemental materials;
2. to appear at public meetings and give representation and comments on behalf of the owner(s);
3. to accept conditions or recommendations made by the Town of Southern Pines Planning Board and Town Council for the issuance of a Special Use Permit on 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 a Special Use 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 12th day of September, 2022.

Bill Perry Managing Member
Property Owner

Property Owner

Auty H.
Agent
[Signature]

VOIT GILMORE TRACT

Southern Pines, North Carolina
July, 1988

MASTER PLAN DESIGN TEAM

Palmer Course Design Company
Golf Course Architects
Ponte Vedra Beach, Florida

Edward D. Stone, Jr. and Associates
Planners and Landscape Architects
Wilmington, North Carolina

DEVELOPED BY:
L.F. Rossignol Development
Corporation of North Carolina
Raleigh, North Carolina

VOIT GILMORE TRACT

SINGLE FAMILY RESIDENTIAL (6.4-4)

Zoning and Ownership

The site is presently zoned in the Town of Southern Pines under the classification of Residential Single Family (RS2-CD). The property is currently owned by Voit Gilmore/Storey Corporation with the ownership being transferred to L.F. Rossignol Development Corporation prior to construction. The development will be private and, as such, will be maintained by a Homeowner's Association.

Planning Objectives

The Voit Gilmore Tract is to be a private residential development constructed around an eighteen hole golf course. The single family phase of the development will be complemented in future submissions with cottage lot and multi-family development. The single family area and roadway system are to be developed with minimal disturbance to the existing pine forest and topography. A feeling of natural openness is to be created throughout the development. An overall theme of old country charm will be promoted throughout the development in the architecture, fencing and landscape treatment. The single family lots have been designed to take advantage of the best views of golf and water amenities.

Development Schedule

Construction of the single family residential and roadway system is expected to begin immediately upon Conditional Use Permit approval and all related state agency approvals. Construction and completion of the extension of Knoll Road will occur simultaneously. Clearing and grading of the entrance drive from Midland Road to Knoll Road is scheduled to begin in mid September, 1988 and be completed by December 1, 1988. Construction of Knoll Road to the main entrance corridor is scheduled to take place from the first of October to mid December, 1988. The main entrance corridor shall be under construction from November 1, 1988 to April 1, 1989. Construction of the single family residential circulation is scheduled to begin mid November, 1988 with utility installation occurring in mid December and paving in March, 1989. Landscaping would begin as soon as the paving is completed. The main entrance corridor, Knoll Road Extension and loop road system are proposed to be open for traffic by October 1, 1989. In addition, the first lots within the single family residential would be available for sale at the same time.

Development Data

The single family residential development comprises approximately 60% of the total residential density. Developed on ± 208.70 acres and with a density of 1.85 du/ac, 383 lots are proposed with 187 on golf fairways, 11 on water and the remaining 185 in wooded areas. Two minimum sizes of lots are proposed: 110' x 180' lots along the golf fairways and 120' x 160' lots away from the fairways. Approximately 178.6 acres of golf will be developed throughout the single family residential with an additional ± 25.5 acres of lakes and ± 28.20 acres of natural area/open space between the golf and residential lots. Approximately 43.20 acres of road R.O.W. is laid out through the single family area.

Buildings, Structures and Improvements

All single family dwelling units will be submitted for site plan review prior to obtaining building permits at the time of construction. The density for the single family development is 1.85 d.u./acre.

Natural Areas and Open Space

The golf course, which meanders through the single family residential, is comprised of ± 178.60 acres, of which ± 45.1 acres will not be cleared and will remain in a natural state. An existing ± 8 -acre lake is the central focus of the site; however, an additional ± 15 acres of lakes are to be created. All areas between the golf course corridors and the backs of residential lots or property buffer shall remain as Natural Area/Open Space. Comprised of approximately 28.20 acres, the Open Space areas shall have walking/jogging trails developed within for use by all residents.

Traffic/Circulation

The extension of Knoll Road has been proposed abutting the north and west sides of the Voit Gilmore Tract. The funding and construction of the Knoll Road Extension will be completed as a part of the development of the Voit Gilmore Tract. The main project entrance is located off Midland Road; however, a secondary entrance has been located at the southwest corner of the project on Pinecrest School Road. Both entrances are to be gated with a manned guardhouse at the main entrance. All construction and service traffic will enter/exit from this secondary access which connects to Morganton Road. Service traffic to the golf maintenance area will use Windsong Drive which will be abandoned beyond Tanglewood Apartments. The only proposed crossover on Midland Road would be at the Knoll Road intersection. No crossover at Dr. Neil Road across from the main entrance is proposed or advocated. Any traffic leaving the Voit Gilmore Tract via the

main entrance will be required to turn right (east) on Midland Road. In addition, north bound traffic on the Knoll Road extension will not be allowed to turn left at the main entrance, but will continue on Knoll Road to Midland Road. All streets within the development will be private and, as such, will be maintained by a Homeowner's Association. Each single family lot will be served by a private driveway.

Landscaping and Buffering

Every effort will be made to preserve as many trees as possible. Special measures such as tree wells, retaining walls, etc. shall be employed where grade changes are required close to existing trees.

A minimum 25' buffer screen will be established around the perimeter of the site. All existing plant material shall remain in buffer. In addition, the area between the cleared golf corridor and the back of residential lot lines shall remain as a natural buffer. In areas where plant material is removed due to necessity or no plant material exists, supplemental landscaping may be installed to enhance and/or create the buffer screening. Buffer plant material will be predominantly evergreen used in conjunction with native flowering trees and shrubs.

Brick/wrought iron/wood, and chainlink fencing shall be installed around the perimeter of the site. Project entrances shall be buffered with walls. The walls are to be of a stone/brick construction with a height of five to eight feet. Fencing is intended to be a compatible buffering treatment with the project entrance walls and landscaping. The height of fence will be a minimum of five feet. The main entrance corridor from Midland Road to the Clubhouse area is to be heavily landscaped with native flowering/ornamental plant material. The corridor is a boulevard with a landscaped median.

All landscaping requirements shall conform to or exceed the Southern Pines Zoning Ordinance, Section 11 - Landscaping and Buffer Requirements.

In addition, the landscaping is intended to promote compatible and continuous landscape treatment and buffering throughout the site. More specifically, the standards are intended to provide for a neat and well maintained appearance throughout the single family area, as it blends in with the golf course, the surrounding courses of Pinehurst National and Starland Farms, and the adjacent residential development to the north along Midland Road.

Minutes

Regular Meeting of the Southern Pines Town Council

Tuesday, September 13, 1988, 7:00 P.M., Council Chambers

C. CU-08-88 Voit Gilmore (PRD)

Request for a conditional use permit to allow 383 single family lots as a Planned Residential Development (PRD) as part of the Pinehurst Plantation Golf development. The development is to be located on the south side of Midland Road between Pinehurst National Golf Club and the proposed Carolina Retreat Development.

The petitioner is requesting a Conditional Use Permit for a 647-unit Planned Residential Development located east of the Pinehurst National Golf Development and south of Midland Road. The petitioner is requesting initial approval for 383 single-family lots as first phase of the residential development. The petitioner will be submitting, at a later date, the site plans for the zero lot line cottage units and multi-family townhouse units as a separate approval by the Planning Board and Town Council.

The developer will be required to have site plan approval for the zero lot line patio home lots and multi-family townhomes. The current request for approval of the single-family lots will also serve as preliminary subdivision plat for the single-family lots only.

Public hearing comments were generally favorable toward the request. The developer informed the staff that they will be providing a revised plan that will show 384 lots instead 383 as currently shown on the CUP proposal. 384 was the approved density in the rezoning request. This should not present a significant change from the present site plan.

Councilman Daniels made a motion to approve CU-08-88 provided a revised site plan is submitted denoting the additional lot. Motion was seconded by Councilman Clark and carried unanimously.

D. S-05-88 Middleton Place, Phase 5, Page 2

Request for final plat approval for units 29 and 30 of Middleton Place located on the northeast corner of the intersection of Pee Dee Road and Midland Road.

Middleton Place received Conditional Use approval on January 10, 1984 for 65 detached/attached single-family residential units. The petitioner is requesting final plat approval for Phase 5, Page 2 of this development.

Councilman Clark moved to grant S-05-88. Motion was seconded by Councilman Daniels and carried unanimously.

E. S-06-88 Knollwood Village Townhouses, Units 167-172

Request for final plat approval for units 167-172 of the Knollwood Village addition located on the western portion of the existing Knollwood Village development.

The Knollwood Village addition (units 159-218) received Conditional Use approval on November 13, 1987 for 60 attached single-family residential units. The petitioner is requesting final plat approval for lots 167-172.

[illegible]

CU-08-88 Voit Gilmore (Pinehurst Plantations)

Petitioner: L.F. Rossignol Developement Group
4020 Westchase Blvd., Suite 222
Raleigh, N.C. 27607

Property Owner: Voit Gilmore
901 Chinquapin Road
Pinehurst, N.C. 28374

Property Location: Located on the south side of Midland Road,
between Midland Road and Morganton Road.
(Tax Map McNeill Out 85 and Mineral Springs 86)

Property Acreage 535.58 acres

Current Zoning: RS-2 (CD)

Surrounding Land Uses: North - Pinehurst jurisdiction, single-family
lots zoned RA, vacant property zoned RSD (CD)
East - Vacant property zoned RSD(CD), single-
family zoned RS-1
South - Apartments zoned RM-3, vacant RA
West - Pinecrest High School zoned PC
Pinehurst National Zoned RS-3 (CD)

Request: The petitioner is seeking a Conditional Use
Permit based on Section 6-4.4, Planned Residential
Developments, of the Southern Pines Zoning
Ordinance.

Analysis of Request

The petitioner is requesting a Conditional Use Permit for a 647-unit Planned Residential Development located east of the Pinehurst National Golf Development and south of Midland Road. The petitioner is requesting intitial approval for 383 single-family lots as first phase of the residential development. The petitioner will be submitting, at a later date, the site plans for the zero lot line cottage units and multi-family townhouse units as a separate approval by the Planning Board and Town Council.

Development Impact

A. Density

Permitted	1,165 units
Proposed	647 units
Request/Single-family	383 units

B. Land Use (Request)

Single-family	208.70 acres
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The developer will be required to have site plan approval for the zero lot line patio home lots and multi-family townhomes. The current request for approval of the single-family lots will also serve as preliminary subdivision plat for the single family lots only.

Public Hearing Comments

Public hearing comments were generally favorable toward the request. The developer informed the staff that they will be providing a revised plan that will show 384 lots instead 383 as currently show on the CUP proposal. 384 was the approved density in the rezoning rerquest. This should not present a significant change from the present site plan.

Planning Board and
Staff Recemmendation:

Grant the request on the condition that a revised
site plan is submitted and approved.

August 30, 1988

CONDITIONAL USE PERMIT

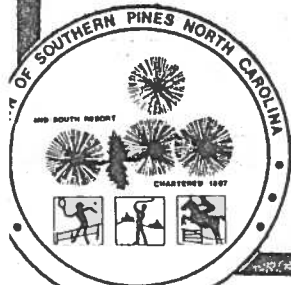
The Town Council of the Town of Southern Pines, North Carolina, having held a meeting on the 13th day of September, 1988, to consider case number CU - 08 - 88, application being made by Pinehurst Plantations, a request for a Conditional Use Permit to develop the property located between Midland Road and Tanglewood Apts., more specifically described as lot(s) number 2 & 3, block(s) number 1 & 5, of Moore County Tax Map # 85 & 86, McNeill Out & Mineral Spg Township, for the purpose of developing a mixed use golf development consisting of single and multi-family uses., and having heard all the evidence and arguments presented at the public hearing, makes the following findings:

1. That the use will not materially endanger the public health or safety if located where proposed and developed according to the plans as approved;
2. That the use meets the required conditions;
3. That the use will not substantially injure the value of adjacent or abutting properties, or that the use is a public necessity;
4. That the location and character of the use if developed according to the plans as submitted and approved, will be in harmony with the area in which it is located and in general conformity with the plan of development of Southern Pines and its environs.

Therefore, because the Town Council concludes that all of the specific and general conditions precedent to the issuance of a Conditional Use Permit have been satisfied, it is ordered that the application for the issuance of a Conditional Use Permit be granted, subject to the following conditions:

1. The applicant(s) shall fully comply with all of the specific requirements stated in the Zoning Ordinance for the proposed use, as well as any additional conditions stated below.
2. If any of the conditions stated below shall be held invalid, then this permit shall become void and of no effect.
3. The land must be developed in accordance with the site plan submitted and approved.
4. Other: All club cottage and multi-family sites must have site plan approval from Planning Board and Town Council.

Approved the 13th day of September, 1988, by the Town Council of the Town of Southern Pines, North Carolina.



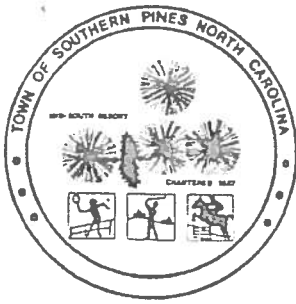
Bart S. Nichols
Authorized Signature

Planner

9/20/88

Title

Date



Town of Southern Pines

POST OFFICE BOX 870
SOUTHERN PINES, NORTH CAROLINA 28387

June 17, 1988

Mr. Ben Green
L.E. Rossignol Dev. Corp.
4020 West Chase Blvd.
Suite 222
Raleigh, N.C. 27607

RE: Rezoning Request, Voit Gilmore Tract
Case #Z-15-87

Dear Mr. Green:

The Southern Pines Town Council, at its meeting on June 14, 1988, voted to approve your request to rezone 535 acres located on the south side of Midland Road from RA, RS-2, RM-3, RSMH to RS-2 (CD) for the purpose of developing a mixed use project consisting of an 18-hole golf course and accessory facilities with single and multi-family development. The town will need a metes and bounds description of the property from you before the rezoning becomes official.

In order to proceed with the project, the following steps should be followed:

1. A Conditional Use Permit (CUP) for any aspect of the residential development, the golf course must be obtained. An application for a CUP may involve all or a portion of the proposed uses delineated on the approved master site plan. Applications for a CUP should adhere to the submission requirements of either Section 6-4.4, Planned Residential Developments or Section 6-4.10, Golf Courses, depending on the nature of the particular phase being initiated.
2. A CUP will be necessary for each phase proposed to be initiated. The CUP process involves a public hearing, planning board review, and town council approval. The time frame for securing a CUP is normally about 60 days from application submission to approval.
3. Each CUP or site plan approval requested must adhere to the master site plan as originally approved or as amended with concurrence of the Town Council. Amendments to the master site plan will follow the same procedures as the CUP Process.
4. The final site plan for each phase initiated need only include the necessary support documentation (i.e., floor plans, building elevations, and landscape plans) for that particular phase.

Should you have further questions regarding the process for proceeding with the Voit
Gilmore Tract development, please advise.

Sincerely,

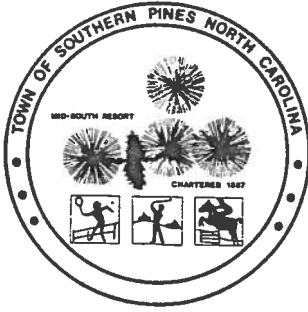
TOWN OF SOUTHERN PINES

A handwritten signature in cursive script that reads "Bart S. Nuckols".

Bart S. Nuckols
Planner

BSN/jm

CC: Jim Holshouser, Attorney at Law
John Wood, EDSA



Town of Southern Pines

POST OFFICE BOX 870
SOUTHERN PINES, NORTH CAROLINA 28387

December 6, 1988

Mr. Ben Green
L. F. Rossignol Development Corporation
4020 West Chase Blvd., Suite 222
Raleigh, North Carolina 27607

REFERENCE: Pinehurst Plantation Minimum Lot Area Requirement

Dear Mr. Green:

This letter is in reference to an inquiry by your office concerning the minimum lot area requirements of Pinehurst Plantation. I hope this will clarify any confusion that may have occurred.

Pinehurst Plantation received a Conditional Use Permit (C.U.P) under the planned residential development (P.R.D) requirements of the Southern Pines Zoning Ordinance. The P.R.D allows for a variance in the minimum lot area requirements if approved by the Planning Board and Town Council. The following minimum lot area requirements were approved with the C.U.P. as originally proposed by L. F. Rossignol Development Corporation. Golf fairway lots will be approximately 110' x 180' or 19,800 square feet and all other lots will be approximately 120' x 160' or 19,200 square feet.

If you should have any further questions, please advise.

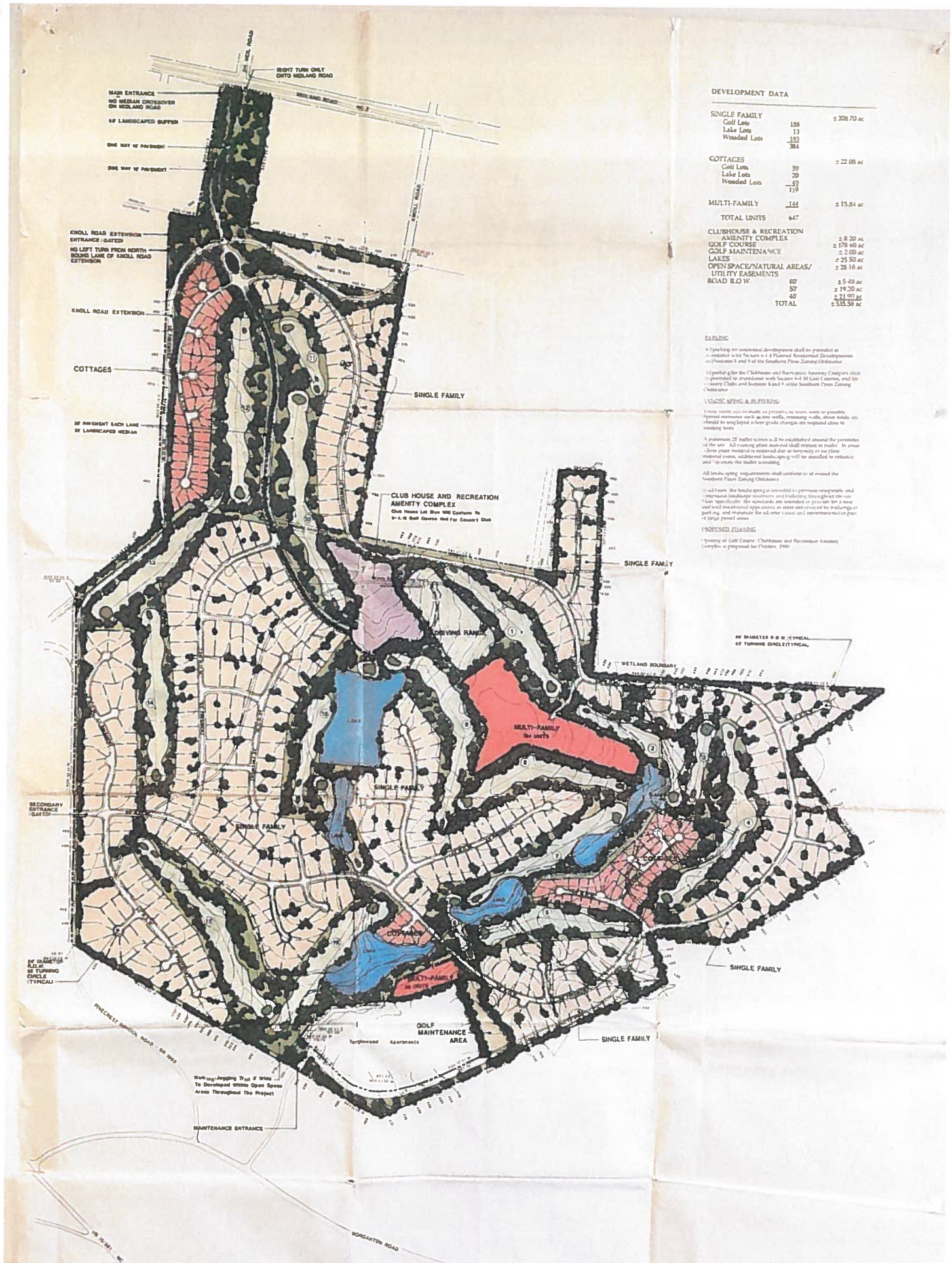
Sincerely,

TOWN OF SOUTHERN PINES

Bart S. Nuckols
Planner

kd

cc: John Wood, E.D.S.A.



DEVELOPMENT DATA

SINGLE FAMILY		± 208.70 ac
Golf Lots	188	
Lake Lots	13	
Wooded Lots	<u>183</u>	
	384	
COTTAGES		± 22.08 ac
Golf Lots	59	
Lake Lots	20	
Wooded Lots	<u>40</u>	
	119	
MULTI-FAMILY	<u>144</u>	± 15.84 ac
TOTAL UNITS	647	
CLUBHOUSE & RECREATION		± 8.20 ac
AMENITY COMPLEX		± 178.60 ac
GOLF COURSE		± 2.00 ac
GOLF MAINTENANCE		± 25.50 ac
LAKES		± 28.16 ac
OPEN SPACE/NATURAL AREAS/		
UTILITY EASEMENTS		± 5.40 ac
ROAD R.O.W.	80'	± 19.20 ac
	50'	± 21.90 ac
	40'	± 535.58 ac
TOTAL		

PARKING

All parking for residential development shall be provided in accordance with Section 6-4.4 Planned Residential Developments and Sections 8 and 9 of the Southern Pines Zoning Ordinance.

All parking for the Clubhouse and Recreation Amenity Complex shall be provided in accordance with Section 6-4.10 Golf Courses, and for Country Clubs and Sections 8 and 9 of the Southern Pines Zoning Ordinance.

LANDSCAPING & BUFFERING

Every effort will be made to preserve as many trees as possible. Special measures such as tree wells, retaining walls, drain fields, etc. should be employed where grade changes are required close to existing trees.

A minimum 25' buffer screen will be established around the perimeter of the site. All existing plant material shall remain in buffer. In areas where plant material is removed due to necessity or no plant material exists, additional landscaping will be installed to enhance and/or create the buffer screening.

All landscaping requirements shall conform to or exceed the Southern Pines Zoning Ordinance.

In addition, the landscaping is intended to promote compatible and continuous landscape treatment and buffering throughout the site. More specifically, the standards are intended to provide for a neat and well maintained appearance in areas not covered by buildings or parking, and minimize the adverse visual and environmental impact of large paved areas.

PROPOSED PHASING

Opening of Golf Course, Clubhouse and Recreation Amenity Complex is proposed for October, 1989.

CU-08-64

(supersedes the plan dated July 12, 1988 through dated earlier)



