



AGENDA

Thursday, March 21, 2024: 6:00 PM

Planning Board

Douglass Community Center: 1185 W. Pennsylvania Ave

1. CALL TO ORDER

2. APPROVAL OF MINUTES

a. February 22, 2024 Regular Meeting

3. PRELIMINARY FORUMS

a. SU-01-24 Special Use Permit to Amend Boundaries of Mid South Master Plan

On behalf of PILLCSub, LLC, Paul Saathoff with Koontz Jones Design has applied for a special use permit to amend the Mid-South Master Plan approved in 1988 in conjunction with Conditional Use Permit CU-08-88. The amendment proposes removing +/-9.26 acres from the Master Plan that is located in Pinehurst's jurisdiction and includes the northern-most portion of Palmer Drive between Knoll Road and Midland Road.

b. PD-01-24 Preliminary Development Plan for Belle Meade Retirement Community

Thomas Van Camp of Van Camp, Meacham & Newman, PLLC, and Dan Jewell of Thomas & Hutton, on behalf of St. Joseph of the Pines, Inc., have submitted a Planned Development District – Preliminary Development Plan application pursuant to §2.18.5 of the Town of Southern Pines Unified Development Ordinance for the addition of 40 residential units on the north side of the already existing Belle Meade continuing care retirement center.

4. UNFINISHED BUSINESS

5. NEW BUSINESS

6. PUBLIC COMMENTS

7. ADJOURNMENT

MINUTES
Planning Board Regular Meeting
E.S. Douglass Community Center, 1185 W. Pennsylvania Avenue
Thursday, February 22, 2024, at 6:00 PM

Chair Westbrook called the meeting to order at 6:00 PM.

Vice Chair Kim Wade, Andy Bleggi, Matthew Walden and Monica Harvey were present.

Matthew Walden made a motion, which was seconded by Monica Harvey, to approve the Minutes of the December 21, 2023 regular meeting. The motion carried.

PUBLIC HEARING:

OA-01-24 Proposed UDO Text Amendments

The Town of Southern Pines Planning Department is proposing to amend the Unified Development Ordinance (UDO) with a variety of text amendments primarily related to increasing the use, and usefulness, of Conditional Zoning Districts and reducing the number of development approvals requiring quasi-judicial decisions throughout the Southern Pines planning jurisdiction. The proposed amendments are an implementation of Policies 3.3 and 3.4 of the Town's 2040 Comprehensive Plan.

Andy Bleggi made a motion, which was seconded by Matthew Walden, to open the public forum. The motion carried.

Planning Director BJ Grieve provided an overview of the following proposed text amendments as listed in the staff report for file OA-01-24:

1. Amend UDO §2.17.11 and §3.3.2 to expand the design flexibility provided by using Conditional Zoning Districts and make clear that Conditional Zoning Districts are to be consistent with the Comprehensive Plan.
2. Eliminate the redundancy of requiring approval of both a Special Use Permit and a Major Subdivision Preliminary Plat for Major Subdivisions (UDO §2.20) by requiring approval of only the Major Subdivision Preliminary Plat (which will remain a quasi-judicial decision by the Town Council).
3. Revise UDO §3.7 to better describe and simplify the letters used to reflect different types of development approvals in Exhibit 3-15 and revise UDO §3.7.1(F) to require a Conditional Zoning District (instead of a Planned Development) for Multi-Family residential developments of between ten (10) and forty-eight (48) dwelling units. Similarly, revise letters in Exhibit 3-15 to reflect the changes to letters in UDO §3.7. For example, "C" that used to mean Special Use Permit will change to "SU" meaning the same thing.

4. Amend Exhibit 3-15 to gain greater public input and flexibility in project design by requiring Conditional Zoning Districts for Manufactured Home Parks in RR zones; Duplexes in RS-1 zones; Nursing Homes in RM-1, RM-2 and GB zones; Bed and Breakfast Inns in RE, RR, RS-1, RS-2, RS-3, RM-1, RM-2, CB, GB and NB zones; Hotels and Motels in CB, GB and OS zones; Food Truck Campuses in GB zones; Camps and Camping Establishments in RE and RR zones; Nursery Schools or Preschools in RE, RS-1, NB and OS zones; Elementary Schools, Middle or Junior High Schools, Senior or High Schools, Special Needs Education Services and Colleges or Universities in RS-1, RS-2, RS-3, RM-1, RM-2, CB, GB, NB and OS zones; Child Daycares in RS-1, RS-2, RS-3, RM-1 and RM-2 zones; and Special Home Events in RE, RR, RS-1, RS-2, RS-3, RM-1, and RM-2 zones.
5. Amend UDO §4.2.1 Height, §4.2.2 Setbacks, §4.2.3 Lot Size, Density and Lot Width, §4.3.2 (Landscaping) Applicability, §4.5.2 (Off-Street Parking) Applicability, §4.6.2 (Sign) Applicability, §4.9.1 Usable Open Space Required, §4.10.1 (Development Design Standards) Applicability and §4.11 Transportation to allow flexibility from these standards in a manner consistent with the design goals and policies in the Comprehensive Plan when rezoning to a Conditional Zoning District.
6. Amend UDO §4.9.1 to expand the applicability of the Usable Open Space requirement to new commercial, industrial, institutional and Multi-Family development and Major Subdivisions to increase the percentage of open space required from 5% of the total area of the development to 10% of the total area of the development, and to expand the applicability of open space requirements in subdivisions by reducing the number of lots that are exempt from open space requirements from less than 25 to only subdivisions with five (5) or fewer lots (Minor Subdivisions).

Tom McCabe, 235 N. Page Street, expressed support for the text amendments and specifically to allow schools and daycares in Residential zoning districts, and felt that Conditional Zoning was a step in the right direction.

Matthew Walden made a motion, which was seconded by Andy Bleggi, to close the public forum. The motion carried.

Board discussion ensued.

Monica Harvey made a motion, which was seconded by Matthew Walden, that after reviewing the proposed text amendments to the UDO and considering the criteria for approval of text amendments to the UDO found in UDO §2.17.10, the proposed amendments are consistent with the Comprehensive Plan for the reasons set forth in Attachment A of staff report OA-01-24; and therefore, to recommend approval of OA-01-24 to the Town Council.

The following matters were considered:

1. that golf courses remain FRR instead of Conditional Zoning; and
2. the following modifications to the proposed text:

- a. that the use of the word “compatibility” be changed to “consistency” in §2.17.11(F);
3. that the word “elsewhere” in UDO §3.7.1(E) be replaced with “Chapters 3, 4, 5 6 and/or 9 as applicable”; and
4. that Conditional Zoning be added to Child Daycare in the RE and RR zoning districts.

The motion carried by a 4-0 vote.

UNFINISHED BUSINESS:

No old business was discussed.

NEW BUSINESS:

BJ Grieve stated that there will be a regular meeting in March with two items on the agenda. No agenda meeting.

Matthew Walden made a motion, which was seconded by Monica Harvey, to adjourn the meeting. The motion carried.

The meeting adjourned at 7:21 PM.

An audio recording of the meeting and any related PowerPoint presentations are available upon request.

Respectfully submitted:

Cindy Williams
Secretary to the Planning Board

Agenda Item

To: Planning Board

From: Alaina Mallette, Senior Planner

Subject: SU-01-24 Special Use Permit to Amend CU-08-88 Mid-South Club Master Plan Boundaries: Owner/Applicant: Plantation Investors, LLC; Authorized Agent: Paul Saathoff, KoontzJones Design

Date: March 21, 2024

I. SUMMARY OF APPLICATION REQUEST

On behalf of PILLCSub, LLC, Paul Saathoff with Koontz Jones Design has applied for a special use permit to amend the Mid-South Master Plan approved in 1988 in conjunction with Conditional Use Permit CU-08-88. The amendment proposes removing +/-9.26 acres from the Master Plan that is located in Pinehurst's jurisdiction and includes the northern-most portion of Palmer Drive between Knoll Road and Midland Road. The subject properties are identified as a portion of PIN: 857200264820 (PARID: 00041026) as well all a portion of Palmer Drive right-of-way (PARID: 20231023). The subject property includes a portion of the Knoll Road Greenway maintained by the Town of Southern Pines, which connects Morganton Road and the Mid-South Club to Midland Road.

II. PROJECT INFORMATION

A. Property Owner & Applicant Information

i. Property Owner and Applicant

PILLCSub, LLC
c/o Bob Levy
3 Palmer Drive
Southern Pines, NC 28387-2986

ii. Authorized Agent

KoontzJones Design
c/o Paul Saathoff
150 S. Page Street
Southern Pines, NC 28387

B. Project History and Site Information

The subject property is an entrance into the Mid-South development (see Figure 1 below), and is zoned as such following standards outlined in the CU-08-88 Mid-South Master Plan (see Figure 2 below). Generally, the entrance includes a 60' landscaped buffer on the western portion of the parcel and 25' landscaped buffer fronting Midland Rd. and adjacent to Walker's Station. The parcel is bisected by two 16' pavement drive aisles. The eastern side of the parcel includes the Knoll Road Greenway maintained by the Town of Southern Pines, which connects Morganton Road and the Mid-South Club to Midland Road. The [Village of Pinehurst has the property zoned R30](#) excluding the road, i.e., medium-density residential with a [minimum lot size of 30,000 square feet](#) for a max of 8 lots unless rezoned (see Figure 3). The subject property was not included in the 2040 Comprehensive Plan considering that it is, technically, within the Village of Pinehurst.

Figures 1-3: Zoning and Location Map (Subject Property Outlined by Dashed Red Lines)



III. STAFF REVIEW

A. Application Review Dates

- Special Use Permit Amendment Application Submitted: **February 5, 2024**
- Application Deemed Complete: **February 12, 2024**
- Notice of Planning Board Public Hearing:
 - Posted On-site: **March 4, 2024**
 - Mailed: **February 28, 2024**
 - Internet: **March 11, 2024**
 - Published: Emailed to the Pilot on February 27, 2024 for **March 6** and **March 13** publication
- Planning Board Preliminary Forum: **March 21, 2024**

B. Process and Standards of Review

Town procedures have changed since 1988, in some cases dictated by changes in state statutes. Conditional use permits are now special use permits. The procedures for review and approval of a Special Use Permit amendment, 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. Special Use Permit Criteria, UDO §2.21.6 (A-F) apply to the review of this special use permit amendment.

C. Special Use Permit Criteria for Review [UDO §2.21.6 (A-F)]¹

An amendment to 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;*

Note: As a part of the current special use permit request, the applicant seeks to amend the 1988 Master Plan (map) to remove the acreage that lies within Pinehurst's jurisdiction (see Attachment 2). If relinquished, that portion would no longer be beholden to CU-08-88 development standards, and would follow Pinehurst's development standards for the district in which it is zoned. No specific uses on the to-be-relinquished portion of the property have been provided as a part of this application.

OPEN SPACE

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. Southern Pines' interest is to ensure that the open space requirements and Knoll Road Greenway (per easement recorded in 2005 at Deed Book 2811, Page 29) for the overall development are maintained.

The Master Plan that accompanied CU-08-88 listed 28.16 acres of "Open Space/Natural Areas/Utility Easements". As this ±9.26-acre portion of the

¹ Some research and text in this section were conducted by and prepared by Pamela Graham, Southern Pines Planning Department's Principal Planner in 2022.

Mid-South property is depicted as undeveloped land (i.e., approx. 6.15 forested acres outside of the 3.1-acre right-of-way) on the Master Plan and is believed to have been included in the 1988 open space calculation, that acreage must be accounted for elsewhere in the development if Southern Pines relinquishes regulatory control over it. The applicant provided evidence that the open space requirements will be maintained with the removal of Pinehurst's portion of the development (see Page 2 of Attachment 2). According to the applicant, there is ±31.7 acres of open space currently provided (excluding the golf courses).

The applicant states, "The portion of the Southern Pines Greenway Trail which exists in the subject property will not be impacted." Therefore, removal of the ±9.26-acre land area does not appear to cause the site to be noncompliant with existing CU-08-88 standards for open space.

RESIDENTIAL DENSITY

The original development approval limited residential density to 1.85 dwelling units per acre. With the removal of the ±9.26 acres of land, the total acreage of the development will become 550.67 acres. Currently, 526 dwelling units have been approved and platted. So, the development density will increase from 0.94 dwelling units per acre to 0.96 dwelling units per acre. The development is maxed at 647 dwelling unit, so up to 121 additional dwelling units can be developed. Therefore, no issues related to residential density were identified.

GENERAL

No other discrepancies with standards in CU-08-88 or the UDO have been identified.

- 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 narrative states that, if relinquished, the property will follow Pinehurst's development standards. The surrounding neighborhoods—including Mid-South Golf Club, Midland Road, Birkdale Village, Pinehurst National Golf Club, and Walker Station—have a mixture of development densities. Walker station has the highest residential density while the other neighborhoods have roughly 20,000-square foot residential lots and golf courses interspersed with open space and natural areas. Relinquishing the site removes the natural area/open space entitlement standards that are tied to Mid South in Southern Pines and allows Pinehurst to control of future development for this portion of the subject property.

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

The applicant has provided the following information regarding this item: "This special use permit will not impede access to the existing development and will continue to provide adequate access to accommodate emergency

and waste removal vehicles. The roadway from Midland Road to Knoll Road will continue to be a private road which will continue to be maintained and ultimately owned by the Mid South Club Property Owner's Association. The entrance on Midland Road will remain in its current form and will continue to be maintained by the Mid South Club Property Owner's Association. Public water and sewer utilities will not be impacted..." The Technical Review Committee stated that, if approved, any future development of the site that plans to connect to Southern Pines sewer and water lines would be treated as an "out-of-town" user; otherwise, water and sewer would be under Moore County jurisdiction. If approved and if Moore County requires the developer to connect to Southern Pines water and sewer lines, then the site may have to loop the water lines to Plantation Drive.

The applicant has also stated, "The portion of the Southern Pines Greenway Trail which exists in the subject property will not be impacted." Planning staff have not identified any inadequate public facilities and concur with the applicant's statement.

- 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 that future development "will comply with any applicable zoning and engineering regulations, standards, or requirements as described in the Pinehurst Development Ordinance." No other analysis about impacts on adjacent property values have been conducted for the application. Planning staff have not identified any issues that would impede orderly development of surrounding properties, especially considering that the road and greenway trail will remain.

- 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;*

There is no proposed use on the portion of the property to be relinquished from Mid South as it will be under Pinehurst zoning jurisdiction, and any development on that portion of the property will be subject to Pinehurst's development ordinance and codes. Planning staff would only be able to speculate about proposed uses on the relinquished portion of the property.

- 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.*

See Planning staff comments for Criterion E, which also applies to this criterion.

D. General Staff Comments and Recommendation

Approval of the request will result in an amendment to the Mid-South Master Plan approved in 1988, in conjunction with CU-08-88, to remove from the plan a +/-9.26-acre portion that is located in Pinehurst's jurisdiction and includes the northern-most portion of Palmer Drive between Knoll Road and Midland Road. 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.

Planning staff recommend approval with the following conditions, at a minimum:

- Open space for the overall development within Southern Pines' jurisdiction shall not fall below the 28.16 acres as required by the 1988 conditional use permit approval (CU-08-88). Any future development application within the Mid-South Master Plan area shall provide open space calculations for town staff to check for compliance with the open space standards.
- The Knoll Road Greenway shall remain in its current location per the existing 2005 easement (Deed Book 2811, Page 29) and shall continue to be maintained by the Town of Southern Pines and open to the public.

E. Outside Agency Comments

A request for comments from agencies was emailed on February 12, 2024, 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 (RLUAC). There was no comment from the Town's Utilities Superintendent and RLUAC.

IV. ATTACHMENTS

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

1. Special Use Permit Application, Narrative, and Justification
2. Applicant's Proposed Master Plan (Map) Amendment
3. CU-08-88 Approved Mid-South Master Plan
4. Knoll Road Greenway Easement

V. PLANNING BOARD ACTION

Pursuant to North Carolina General Statute §160D-301(b)(6) and Unified Development Ordinance §2.5.2, *the Planning Board may hold a Preliminary Forum on a matter requiring a quasi-judicial decision by the Town Council. However, no part of the forum or any recommendation may be used as a basis for the Town Council's final decision. Therefore, the Planning Board may wish to use the following motion to identify issues to bring to the attention of the Town Council at the evidentiary hearing.*

I move to adopt the following list of issues for transmission to the Town Council as a result of the March 21, 2024 Preliminary Forum on application SU-01-24:

The information presented at the forum indicated that the following issues be considered in applying the criteria for a SUP to application SU-01-24:

1.

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

1.



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-2CD

Applicant:

Name(s): PILLCSUB, Ilc c/o Bob Levy

Email: blevy@talamorefamily.com Phone: 215-370-9221

Mailing Address: 3 Palmer Drive, Southern Pines, NC 28387

Authorized Agent, if different from Applicant:

Name(s): Koontz Jones Design - C/O Paul Saathoff

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

Mailing Address: 140 Applecross Rd, Suite B, Pinehurst, NC 28374

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:

Removal of subject property from the Mid South RS-2CD area

Date: 2/5/24


Applicant

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

APPOINTMENT OF AGENT

The undersigned owner(s), ^{PILLCSUB,}~~Plantation Investors~~ LLC - C/O Bob Levy, 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.

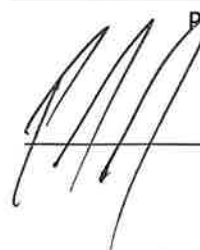
This Appointment of Agent shall remain in effect until final resolution of the attached application.

Signed this 5 day of Feb, 2024



Property Owner

Property Owner



Agent

**MID SOUTH PROPERTY
SPECIAL USE PERMIT NARRATIVE**

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. To date, 526 dwelling units have been approved/platted.

With this special use permit application, the applicant is seeking removal of a portion of Parcel ID 00041026701 from Southern Pines' Zoning jurisdiction. Currently, the entirety of this parcel is included as a part of the approved Mid South development, as previously described. The portion of the parcel located between Knoll Road and Midland Road is located in the Village of Pinehurst zoning jurisdiction. Removal of the area as requested would subject this area solely to Village of Pinehurst for any future development approvals.

The required minimum open space as set forth in the original approvals will be maintained and exceeded with the complete build-out, as shown in the exhibits that have been included with this application. The portion of the Southern Pines Greenway Trail which exists in the subject property will not be impacted.

The remainder of the development located within the Southern Pines zoning jurisdiction will continue to meet the approved development standards for the RS-2 CD district as well as and subject to the other Town of Southern Pines UDO requirements which have been applicable to the development, including following any prior vested rights determination by the Town that is applicable to the development. The roadway from Midland Road to Knoll Road will continue to be a private road which will continue to be maintained and ultimately owned by the Mid South Club Property Owner's Association. The entrance on Midland Road will remain in its current form and will continue to be maintained by the Mid South Club Property Owner's Association.



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 remainder of the development will continue to comply with all regulations of the RS-2 CD zoning district, as well as and subject to the other Town of Southern Pines UDO requirements which have been applicable to the development, including following any prior vested rights determination by the Town that is applicable to the development. Property located in the Village of Pinehurst zoning jurisdiction will meet any applicable zoning regulations and standards as described in the Village of Pinehurst Development Ordinance.

- (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 will meet the standards of the applicable Village of Pinehurst zoning district standards and will not impact the existing residential development.

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

This special use permit will not impede access to the existing development and will continue to provide adequate access to accommodate emergency and waste removal vehicles. The roadway from Midland Road to Knoll Road will continue to be a private road which will continue to be maintained and ultimately owned by the Mid South Club Property Owner's Association. The entrance on Midland Road will remain in its current form and will continue to be maintained by the Mid South Club Property Owner's Association. Public water and sewer utilities will not be impacted by this special use permit and are readily available for existing and future development.

- (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 and will comply with any applicable zoning and engineering regulations, standards, or requirements as described in the Pinehurst Development Ordinance.

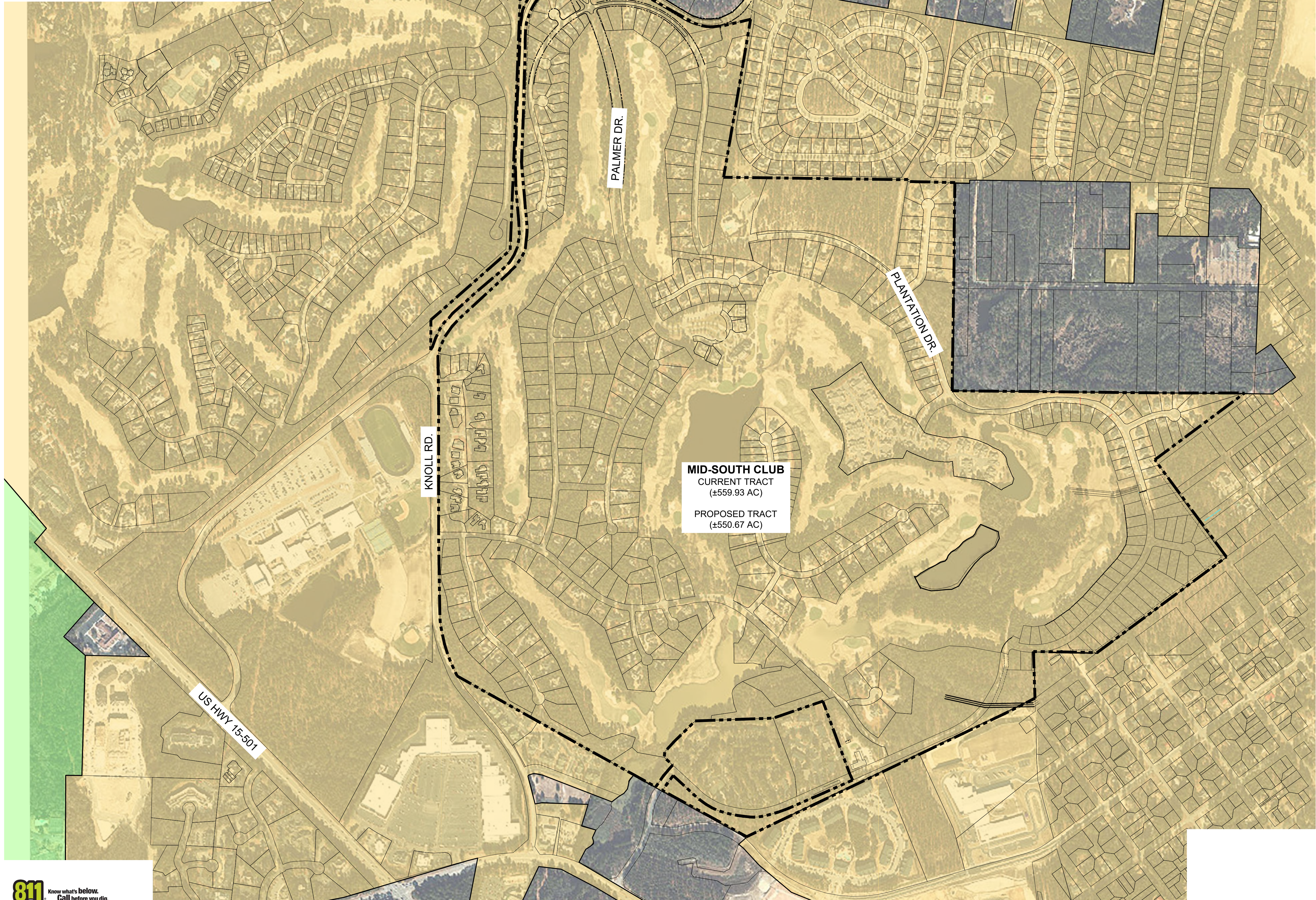
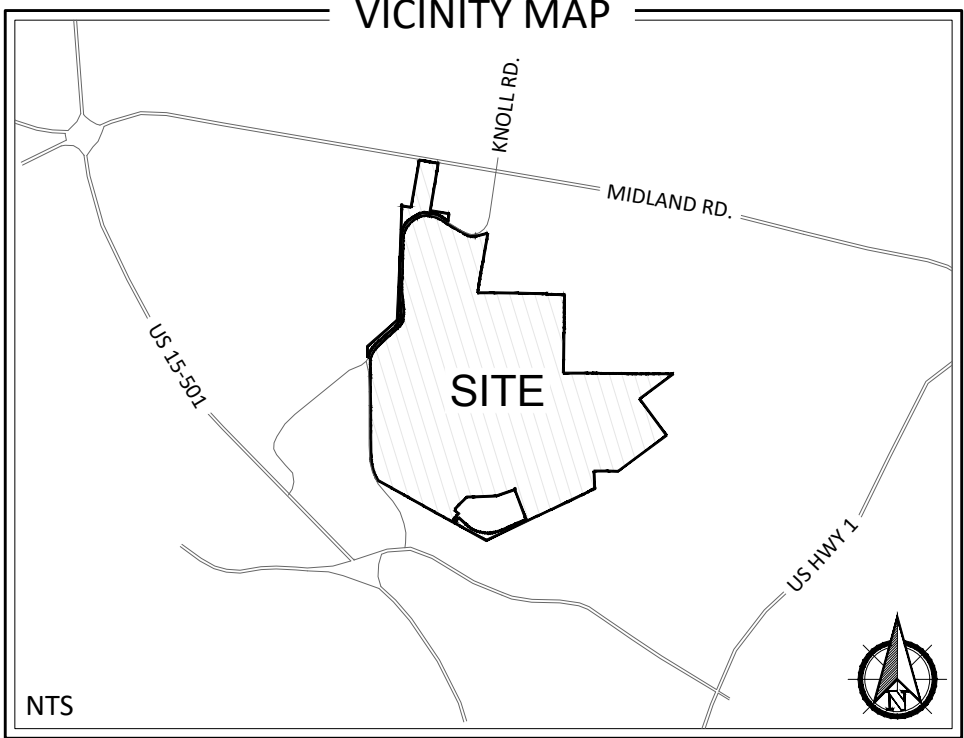
- (E) The establishment, maintenance, or operation of the proposed use shall not be detrimental to or endanger the public health, safety, comfort or general welfare; and

Property located in the Village of Pinehurst zoning jurisdiction will meet any applicable zoning and engineering regulations, standards, or requirements as described in the Pinehurst Development Ordinance. The remainder of the development located in the Town of Southern Pines will continue to meet the approved development standards for the RS-2 CD district as well as and subject to the other Town of Southern Pines UDO requirements which have been applicable to the development, including following any prior vested rights determination by the Town that is applicable to the development.

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.

With this special use permit application, the applicant is seeking removal of a portion of Parcel ID 00041026701 from Southern Pines' Zoning jurisdiction. The area located within the Village of Pinehurst's zoning jurisdiction will meet any applicable zoning regulations and standards as described in the Pinehurst Development Ordinance. Future development within the Mid-South development located within the Southern Pines zoning jurisdiction will continue to follow the approved development standards for the RS-2 CD district as well as and subject to the other Town of Southern Pines UDO requirements which have been applicable to the development, including following any prior vested rights determination by the Town that is applicable to the development.



VILLAGE OF PINEHURST
ZONING / VILLAGE LIMITS
(±9.26 ACRES)
* TO BE EXCLUDED FROM CURRENT
MID SOUTH PROPERTY

MID-SOUTH CLUB
CURRENT TRACT
(±559.93 AC)
PROPOSED TRACT
(±550.67 AC)

PROPERTY INFORMATION

PROPERTY OWNER(S):
PLANTATION INVESTORS, LLC
P.O. BOX 8000
PINEHURST, NC 28374-8000

(PORTION OF)
PARCEL ID: 0041026701 PIN: 857200264820
DB: 2069 PG: 533

APPLICANT:
PLANTATION INVESTORS, LLC
P.O. BOX 8000
PINEHURST, NC 28374-8000

EXISTING
TOTAL ACREAGE (MID SOUTH): ±559.93 AC

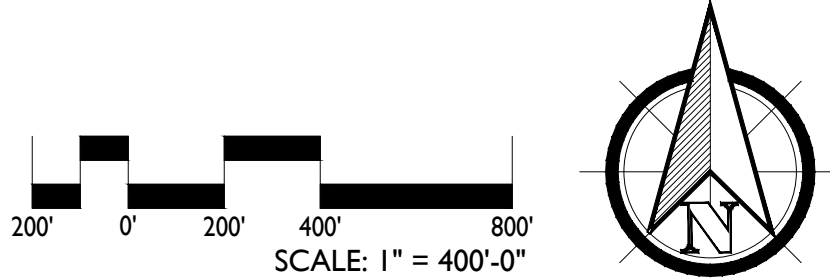
PROPERTY ACREAGE (TO BE EXCLUDED): ±9.26 AC

PROPOSED
TOTAL ACREAGE (MID SOUTH): ±550.67 AC

* OPEN SPACE FOR THE REVISE ACREAGE FOR MID SOUTH
PROPERTY WILL MEET AND/OR EXCEED THE REQUIRED OPEN
SPACE (±28.16 AC) AT FULL-BUILD OUT PER THE ORIGINAL
APPROVED SITE PLAN

LEGEND

- PROPERTY BOUNDARY
- TOWN OF SOUTHERN PINES
TOWN / ZONING JURISDICTION
- VILLAGE OF PINEHURST
VILLAGE / ZONING JURISDICTION



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

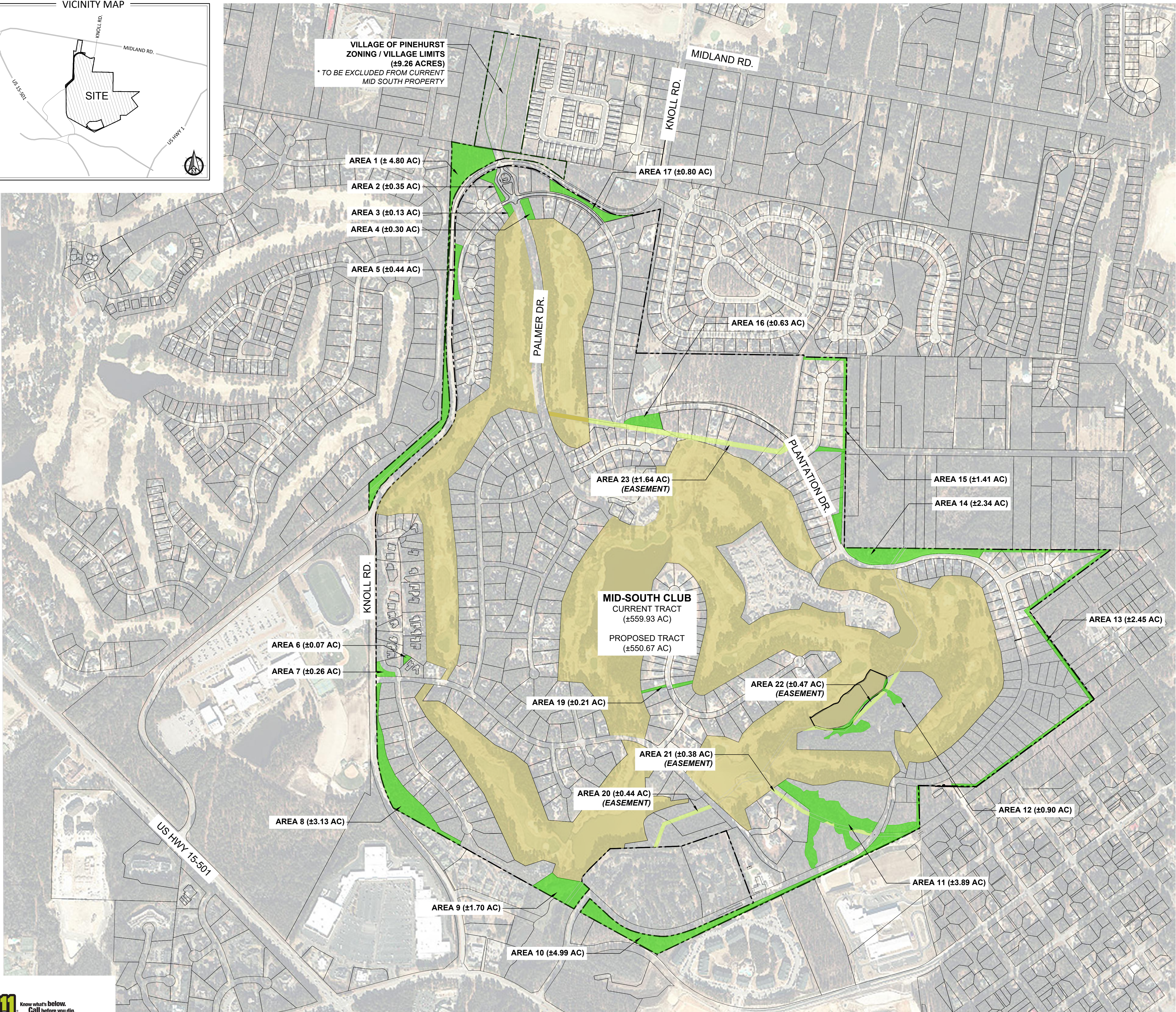
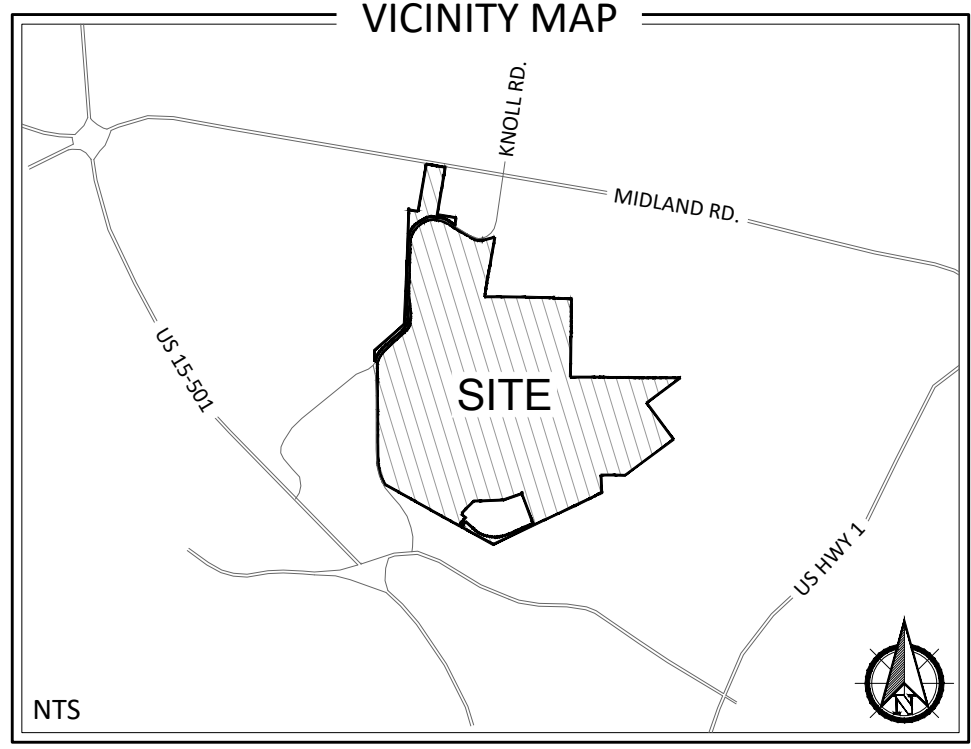
**MID-SOUTH CLUB
SPECIAL USE PERMIT
SOUTHERN PINES, NORTH CAROLINA
OVERALL MASTER PLAN - ZONING LIMITS / JURISDICTION**

DATE: 02-05-2024
DESIGNED BY: REK
DRAWN BY: PJS
CHECKED BY: REK
SCALE: 1" = 400'-0"
PROJECT #: KJD2017
SHEET NUMBER:
L-1.0

KOONTZJONESDesign
LAND PLANNING | LANDSCAPE ARCHITECTURE

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

REVISIONS:



PROPERTY INFORMATION

PROPERTY OWNER(S):
PLANTATION INVESTORS, LLC
P.O. BOX 8000
PINEHURST, NC 28374-8000

(PORTION OF)
PARCEL ID: 0041026701 PIN: 857200264820
DB: 2069 PG: 533

APPLICANT:
PLANTATION INVESTORS, LLC
P.O. BOX 8000
PINEHURST, NC 28374-8000

EXISTING
TOTAL ACREAGE (MID SOUTH): ±559.93 AC

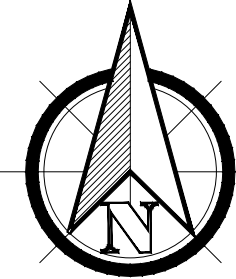
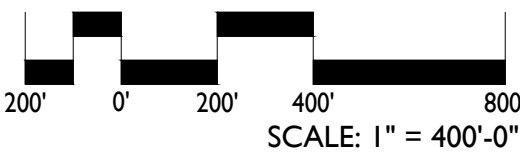
PROPERTY ACREAGE (TO BE EXCLUDED): ±9.26 AC

PROPOSED
TOTAL ACREAGE (MID SOUTH): ±550.67 AC

* OPEN SPACE FOR THE REVISED ACREAGE FOR MID SOUTH
PROPERTY WILL MEET AND/OR EXCEED THE REQUIRED OPEN
SPACE (±28.16 AC) AT FULL-BUILD OUT PER THE ORIGINAL
APPROVED SITE PLAN

LEGEND

- PROPERTY BOUNDARY
- EXISTING OPEN SPACE (ORIGINAL APPROVAL) (±28.80 AC)
- EXISTING OPEN SPACE (EASEMENTS) (±2.93 AC)
- TOTAL OPEN SPACE (PROVIDED) (±31.73)
- EXISTING GOLF COURSE (±194.5 AC)



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

DEVELOPMENT DATA

GOLF COURSE	± 178.60 ac
LAKE	± 25.50 ac
FUTURE GOLF CLUB AND RESIDENTIAL	± 331.48 ac
TOTAL	± 535.58 ac

PRESENT 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 transferring to L.F. Rossignol Development Corporation prior to construction.

All golf course development shall conform to the requirements of Section 6-4.10 Golf Courses, and for Country Clubs 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 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.

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 throughout the golf course.

PROPOSED PHASING

Construction of the golf course will begin immediately upon Conditional Use Permit approval and all related state agency approvals. Opening of the Golf Course is proposed for October 1, 1989.

G Golf Cart Crossing (5 TOTAL)

H Halfway House (Located between nos. 5 & 6 and nos. 15 & 16)

For further information on golf course layout see centerline staking plan by Palmer Course Design Group dated 5/23/88.

SITE PLAN [GOLF COURSE]

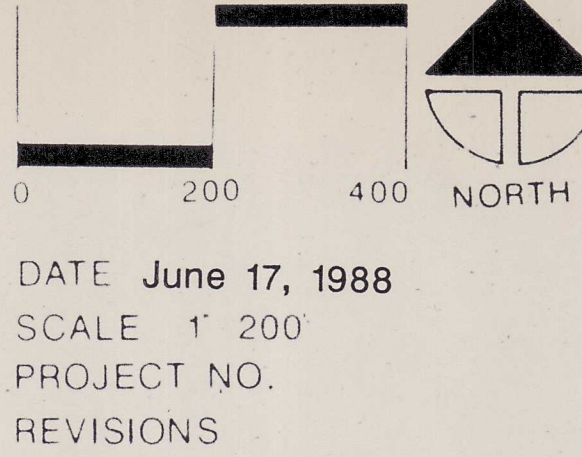
VOIT GILMORE TRACT

Southern Pines/Pinehurst, North Carolina

L.F. Rossignol Development Corporation
of North Carolina
Raleigh, North Carolina

Edward D. Stone, Jr. and Associates
Landscape Architects and Planners
Wilmington, North Carolina

Palmer Course Design Company
Golf Course Architects
Ponte Vedra Beach, Florida



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)



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.

FOR REGISTRATION REGISTER OF DEEDS
JUDY D. MARTIN
MOORE COUNTY, NC
2005 MAY 27 02:51:36 PM
BK: 2811 PG: 29-34 FEE: \$26.00
INSTRUMENT # 2005010339

Instrument Prepared By: John M. May, Attorney, Robbins May & Rich, L.L.P.

Mail After Recording To: Robbins May & Rich, L.L.P.

STATE OF NORTH CAROLINA

COUNTY OF MOORE

**DEED OF EASEMENT
WITH GENERAL
WARRANTY FOR
GREENWAY PURPOSES**

THIS DEED OF EASEMENT is made and executed this 19 day of MAY, 2005, by Plantation Investors, LLC, hereinafter referred to as the "Grantor", to the Village of Pinehurst, hereinafter referred to as the "Grantee".

WITNESSETH:

The designation "Grantor" and "Grantee" as used herein shall include the singular and plural, as required, and the masculine, feminine and neuter gender as appropriate.

WHEREAS, the Grantor is the Owner of a tract of land in Southern Pines, hereinafter described ("the Property") and has agreed to convey to the Grantee, according to the terms set forth below, the easement hereinafter described; and

WHEREAS, Grantee has established and presently manages a Greenway System ("Greenway System"), which encompasses the acquisition and use of Greenways along natural and scenic areas of Grantee; and

WHEREAS, the Grantor is willing to grant a Greenway Easement over the Property, thereby restricting and limiting the use of the land located within the Easement, on the terms and conditions and for the purposes hereinafter set forth, and Grantee is willing to accept such Easement; and

NOW, THEREFORE, and in further consideration of the mutual covenants, terms, conditions, and restrictions hereinafter set forth, the Grantor hereby grants and conveys to Grantee and its successors in

perpetuity an interest and Greenway Easement of the nature and to the extent hereinafter set forth, in and over the lands of the Grantor described on Schedule "A" attached hereto and herein incorporated by reference.

The terms, conditions, and restrictions of this Greenway Easement are as follows:

ARTICLE I. PURPOSE AND USES

1. Grantee shall incorporate the Easement described herein as a component of the Greenway System. Members of the general public shall have free access to, and use of, the Greenway Easement, subject to the laws and ordinances of Grantee and for the purposes allowed under the official Greenway Program of Grantee, including walking, educational tours, scientific study of the property and the natural ecosystem; hiking, bike riding, jogging and picnicking; provided, there shall be no access by Grantee or the public at large granted by this easement to any property of the Grantor other than that described and conveyed herein. Golf carts are a prohibited use on the Greenway System. Such use of the Easement shall be in accord with the Greenway Plan.
2. Grantee may construct paved or unpaved Greenway Trails within the Easement, and facilities incidental to, and for the convenience of, users of the Greenway Trail such as observation platforms, boardwalks, litter receptacles, benches and related convenience facilities.
3. Grantee shall have the right and duty to maintain the Easement in a clean, natural and undisturbed state.
4. The Grantor shall remain the fee owner of the Property for purposes of applicable land use regulations, the payment of taxes on the property, and other applicable laws and ordinances.

ARTICLE II. PROHIBITED AND RESTRICTED ACTIVITIES

1. No building, sign, fence or other structure shall be erected within the easement; provided, trail markers, litter receptacles, gates, trail bridges, shelters, and other convenience facilities may be placed upon the Property by Grantee, consistent with the Greenway Plan.
2. There shall be no dumping of ashes, garbage, waste, or other unsightly or offensive material on the Easement.
3. Grantee agrees to hold the Grantor harmless from liability for personal injury or property damage arising out of the use of the Property.

ARTICLE III. ENFORCEMENT AND REMEDIES

1. Grantee shall have the authority and responsibility for enforcement of the terms of this Easement.
2. Upon breach of any of the terms and conditions of this Easement by either party, the Grantor, Grantee, or anyone acting for or under authority of the Grantor or Grantee, shall notify the other party in writing of such breach. The party shall have 30 days after receipt of such notice to correct any conditions constituting such breach. If the breach remains uncorrected after 30 days, Grantor or Grantee may enforce this Greenway Easement by any appropriate legal proceedings, including actions for damages, injunctive, and other relief.

ARTICLE IV. MISCELLANEOUS

1. The Grantor expressly reserves the right to continue the use of the Property for all purposes not inconsistent with this Greenway Easement.
2. The Grantor agrees that the terms, conditions and restrictions of this Greenway Easement will be inserted by Grantor in any subsequent deed or other legal instrument by which Grantor divests himself/itself of either the fee simple title to, or possessory interest in, the Property.
3. In the event the Grantee, or its successors and assigns, should at any time in the future terminate its use of this Easement for the Greenway System purposes, then at that time the title to said premises shall automatically by operation of law and without re-entry or suit be revested in the grantors herein, their heirs and assigns forever."

TO HAVE AND TO HOLD the said right, privilege and easement herein granted to Grantee, its successors and assigns forever. The covenants agreed to and the terms, conditions and restrictions imposed herein shall be binding upon the Grantor and Grantee and their agents, personal representatives, heirs, successors, and assigns, and all other successors to it in interest and shall continue as a servitude running in perpetuity with the above described land.

The Grantor hereby, for itself, their heirs, successors, and assigns hereby warrant and covenant that Grantor is the owner of the property described above; that Grantor has the right to grant this easement; that the same are free from encumbrances except as may be hereinafter stated; and will warrant and defend the title to the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed the foregoing by his hand and seal, and if corporate, by its duly authorized officer, the day and year first above written.

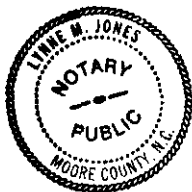
Grantor: Plantation Investors, LLC

By: [Signature] (SEAL)
Its: MANAGER

State of North Carolina
County of Moore

I, Lynne M. Jones, a Notary Public of the County and State aforesaid, certify that William R. Perry personally came before me this day and acknowledged that he is the MANAGER of Plantation Investors, LLC, a North Carolina or corporation/limited liability company/~~general partnership/limited partnership~~ (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and Notarial stamp or seal, this 19 day of May, 2005.



[Signature]
Notary Public

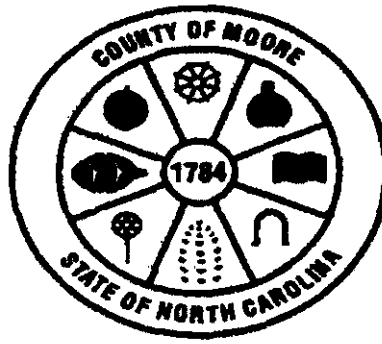
My commission expires: 10-19-07

The foregoing Certificate(s) of _____ s/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

That certain strip of land of varying widths, the maximum of which is six (6) feet, which runs along the southern and eastern boundary of the entrance lot into Mid South Development, which entrance lot is adjacent to and north of the northern right-of-way of Knoll Road at the entrance to Mid South Development, said easement running over the entrance lot in an easterly direction parallel to Knoll Road and then in a northerly direction to Midland Road.



JUDY D. MARTIN
REGISTER OF DEEDS, MOORE
JUDICIAL BUILDING
100 DOWD STREET
CARTHAGE, NC 28327

Filed For Registration: 05/27/2005 02:51:36 PM

Book: RE 2811 Page: 29-34

Document No.: 2005010339

EASE 6 PGS \$26.00

Recorder: REGINA GARNER

State of North Carolina, County of Moore

The foregoing certificate of LYNNE M JONES Notary is certified to be correct. This 27TH of May 2005

JUDY D. MARTIN , REGISTER OF DEEDS

By: Regina Garner
Deputy ~~Assistant~~ Register of Deeds

2005010339
2005010339

Agenda Item

To: Planning Board

From: Alaina Mallette, Senior Planner

Subject: PD-01-24: Planned Development District - Preliminary Development Plan for Belle Meade Retirement Community, addition of 40 residential units on 94.902+/- acres on the west side of Camp Easter Road on the west side of McDeeds Creek Road; Petitioner: St. Joseph of the Pines, Inc. by Van Camp, Meacham & Newman, PLLC, and Thomas & Hutton, Agents

Date: March 21, 2024

I. SUMMARY OF APPLICATION REQUEST

Thomas Van Camp of Van Camp, Meacham & Newman, PLLC, and Dan Jewell of Thomas & Hutton, on behalf of St. Joseph of the Pines, Inc., have submitted a Planned Development District – Preliminary Development Plan application pursuant to §2.18.5 of the Town of Southern Pines Unified Development Ordinance for the addition of 40 residential units on the north side of the already existing Belle Meade continuing care retirement center [i.e., on a portion of the parcel identified as PIN 858315743819 (PARID 00040807)]. There are two existing commercial buildings on the north side of the Belle Meade campus that will be demolished to make way for the additional 40 senior living townhome units. Per the Moore County tax record, the subject property is owned by St. Joseph of the Pines, Inc.

II. PROJECT INFORMATION

A. Property Owner & Applicant Information

i. Property Owners and Applicant

Saint Joseph of the Pines, Inc.
17410 College Parkway, Ste
200
Livonia, MI 48152

ii. Authorized Agent 1

Thomas Van Camp
Van Camp, Meacham &
Newman, PLLC
2 Regional Circle
Pinehurst, NC 28374

Authorized Agent 2

Dan Jewell
Thomas & Hutton
510 Meridian Parkway, Ste 100
Durham, NC 27713

B. Property Information

i. Street Address

100 Waters Drive, Southern Pines, NC 28387

ii. Size of Property

Total Size of Existing Parcel: 94.902 acres*

Land Disturbance Area: 8.96 acres

**There will be a net increase of built upon area from 33% (32.27 acres) to 36% (34.43 acres), as permitted by the PD-09-22 Conceptual Development Plan and 5/70 exemption allocation from 2004.*

iii. Existing Infrastructure

The subject property is accessed by Camp Easter Road to the east. The development includes three private roads, Gossman Drive, Waters Drive, and Owens Lane. According to Moore County Property Records Building Summary, there are 32 buildings while from a GIS desktop analysis there appears to be more, about 47 buildings (see Figure 3). Sanitary sewer and water lines are distributed throughout the site due to previous development (see Figure 2).

iv. Property Zoning and CLRP Classification

The current zoning of the subject property is PD (Planned Development). Adjoining properties are a mixture of zoning classifications, including RS-3 (Residential Single-Family), FRR (Facilities, Resource and Recreation), Rural Residential (RR), Rural Estate – Conditional Zoning (RE-CD), and the same PD (Planned Development) classification as the subject property (see Figure 3). The Town of Southern Pines’ 2016 Comprehensive Long Range Plan (CLRP) under which this project is vested designates this property as Residential.

C. Planned Development History & Current Project Description

i. Planned Development History

The subject property is part of the 94.902-acre Belle Meade Continuing Care Retirement Community (“Belle Meade”) Conceptual Development Plan (CDP) that was approved by the Town of Southern Pines on September 13, 2022 (PD-09-22). According to the history provided on the Belle Meade Continuing Care Retirement Community (CCRC) website, “the Sisters of Providence from Massachusetts... acquired land on Camp Easter Road in 1990 and began the development of a skilled nursing center, The Health Center, and new residential living community, Belle Meade. The Health Center opened in 1996; [the residential Belle Meade living community] in 1999. The Coventry assisted living facility opened in 2008 and is located between The Health Center and Belle Meade.” All of this prior development was called “Phase 1” in the Belle Meade CDP, which rezoned all of these land uses from the FRR Conditional Zoning District to the PD district.

ii. Current Project Description

According to the applicant's narrative (see Attachment 1), the 8.96-acre portion of property is being proposed for development as "an additional 40 residential units on the northeastern portion of the property. As part of the project, two underused buildings—a clinic and administrative/daycare—and their associated parking lots will be demolished. The Daycare will continue to operate until the start of construction on the residential units. The residential units will be a mix of single family and/or duplex buildings and will be carefully integrated into the surrounding area. Building architecture will be compatible with the existing community." Primary access to the proposed cottages and duplexes will be on the north side of Gossman Drive and the relocated extension of Waters Drive. The community garden and dog park will be relocated during this phase of development adjacent to Gossman Drive (rather than the Waters Drive access, as was proposed during the CDP). The buildings will not require separate review for compliance with the Town's architectural standards considering that they are one- and two-family residential dwellings.

Figure 1: Conceptual Development Plan. Existing Infrastructure/“Phase 1” Shaded in Yellow and Phase 2 Shaded in Green.

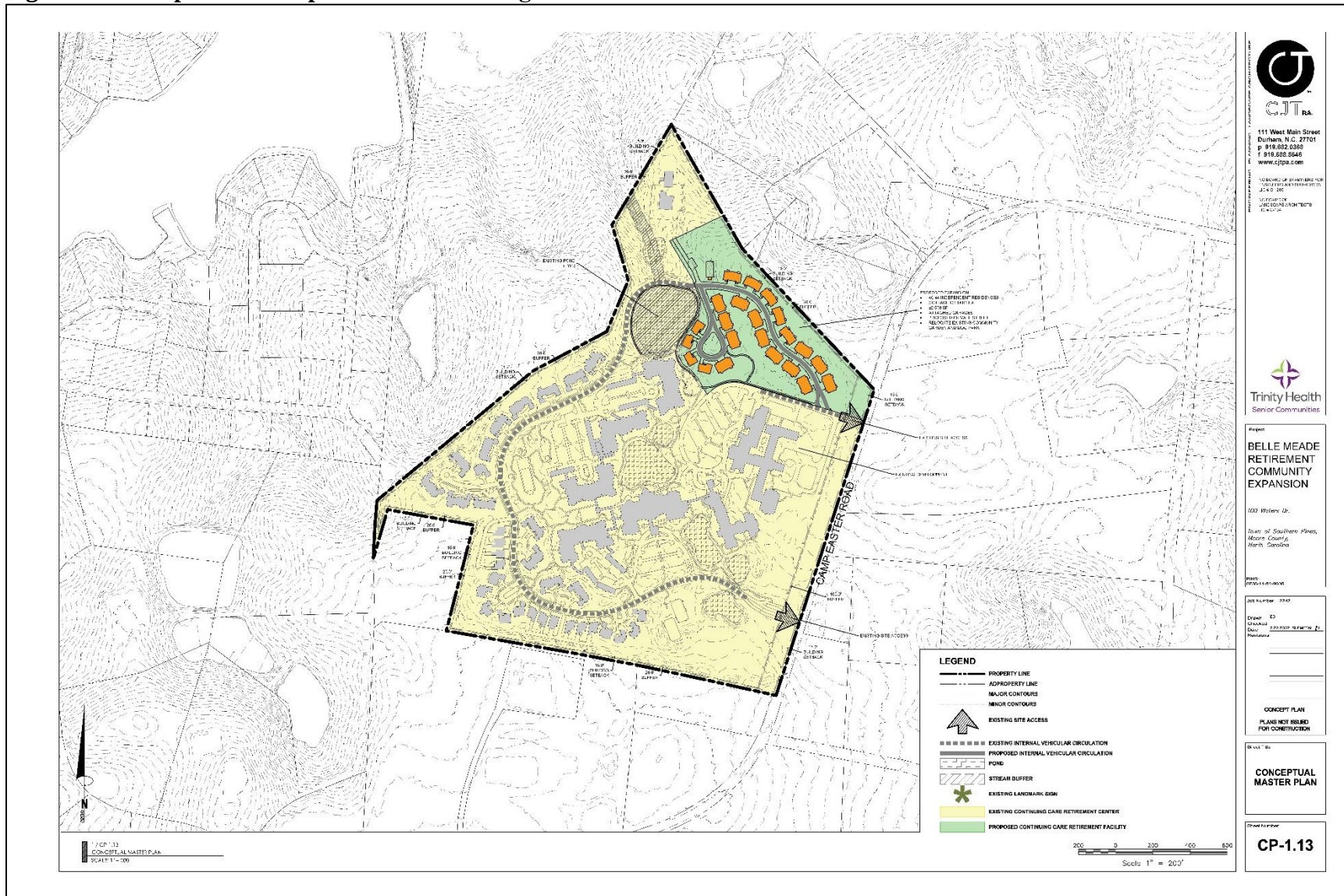


Figure 2: Existing Infrastructure (Subject Property Outlined in Red)

Red crosses indicate existing fire hydrants. Red lines indicate existing sewer gravity main lines. Blue lines indicate existing water main lines.

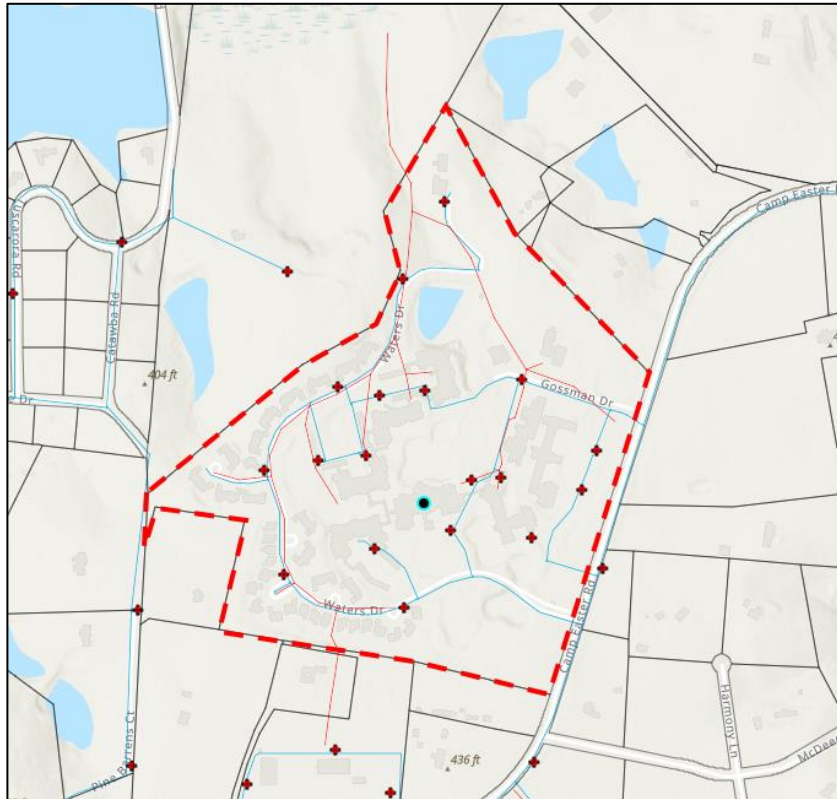


Figure 3: Existing Buildings and Land Uses

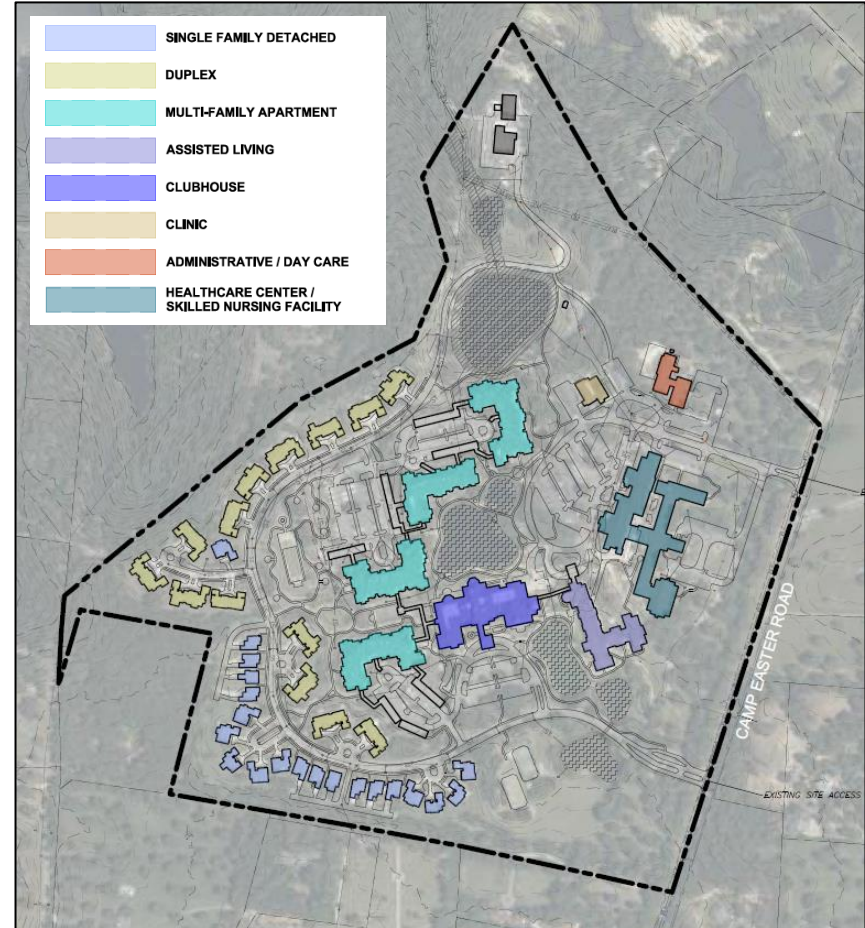
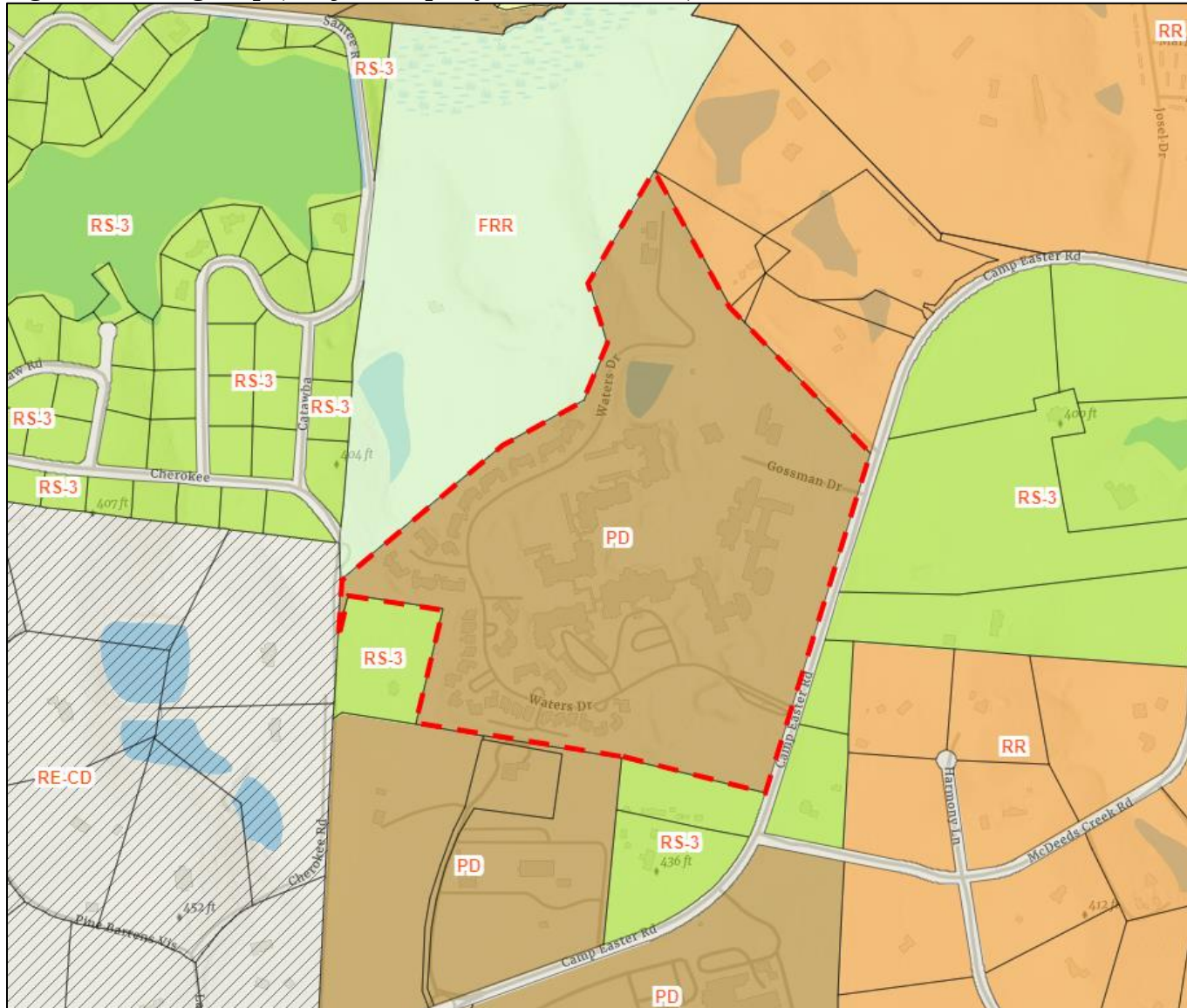


Figure 4: Zoning Map (Subject Property Outlined in Red)



III. STAFF REVIEW

A. Application Review Dates & Associated Postings

- Preliminary Development Plan Application Submitted: **February 12, 2024**
- Application Deemed Incomplete: **February 13, 2024**
- Subsequent Submittal with Corrected Materials: **February 20, 2024**
- Application Deemed Complete: **February 23, 2024**
- Notice of Planning Board Preliminary Forum
 - Posted On-site: **March 4, 2024**
 - Mailed: **March 1, 2024**
 - Internet: **March 11, 2024**
 - Published: **March 6 and March 13, 2024**
- Planning Board Preliminary Forum: **March 21, 2024**

B. Process of Review

The procedures for review and approval of a Planned Development (PD) District are established within Chapter 2 of the Town of Southern Pines Unified Development Ordinance. Chapter 2 describes a three-step process of Conceptual Development Plan, Preliminary Development Plan and Final Development Plan to complete a Planned Development (PD) District.

C. Planned Development – Preliminary Development Plan Criteria for Review [UDO §2.18.5(H)]

The criteria for review and approval of the second step in the process, Preliminary Development Plan, are as follows:

Preliminary Development Plan - UDO §2.18.5(H)

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

Planning staff have reviewed the PDP application materials for consistency with each of the four criteria for Preliminary Development Plans. The applicant has also provided a narrative addressing compliance with each of the four (4) criteria for a Preliminary Development Plan. A copy of the applicant's narrative is attached to this staff report in Attachment 1.

1. Achieving the purposes of the Planned Development

The "Bell Meade" CDP is a mixed-use development that was approved in 2022 (i.e., PD-09-22). The purpose of the CDP was to expand the existing Saint Joseph of the Pines Belle Meade Continuing Care Community with up to 44

additional residential units in either single-family and/or duplex buildings. In the Belle Meade CDP, the text of the CDP considers “Phase 1” to be synonymous with the existing continuing care retirement center (CCRC) as developed between 1990 and 2008. The existing CCRC includes independent living apartments, single-family dwellings, two-family dwellings, assisted living and memory care, club house, and health center. According to §3.5.14 of the UDO:

*“The **PD** district is designed to accommodate mixed land uses, such as office, residential, service, commercial, public or private recreational Development, and where consistent with the future land use map, light manufacturing and assembly uses that comply with the employment center Development Patterns in section 6.5 of this UDO. This district is intended to allow mixed-use Developments in areas where sufficient public water and sewer service is available (or can be readily extended) and where the street system is adequate (or can be readily improved) to handle the projected traffic volumes generated by the Development. The regulations of this district are intended to:*

- 1. Encourage planned, large-tract Development, including service, office, commercial, residential, public or private recreational Development or light industrial uses;*
- 2. Exclude heavy commercial and heavy industrial land uses;*
- 3. Encourage Development in areas located on major thoroughfares and collector streets;*
- 4. Encourage vehicular access from service drive and other local streets;*
- 5. Provide performance standards to help ensure Compatible land uses;*
- 6. Encourage common or shared parking;*
- 7. Promote creativity and innovation in the design that leads to more appropriate relationships between land uses and features;*
- 8. Facilitate clustering of Development thereby increasing the amount of saved land;*
- 9. Foster Development of a network of open space to serve a variety of recreational and environmental purposes designed and located with respect to existing unique natural features and environmentally sensitive areas;*
- 10. Improve connectivity within and between Developments to promote mobility and enhance walkability;*
- 11. Integrate public spaces and amenities to promote community gatherings and activities;*
- 12. Establish coordinated land plan and consistent treatment of common design elements;*
- 13. Provide the flexibility to respond to market conditions over longer projected Development periods due to the scale of such Developments; and*
- 14. If residential land uses are proposed, provide a variety of Lot sizes and Dwelling types to expand the spectrum of housing choices for households of various type, size, income and age.”*

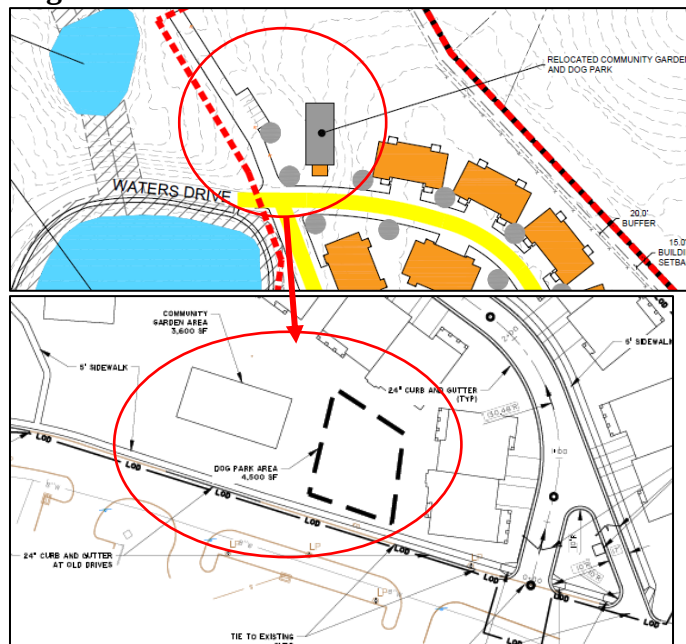
Following review of the Belle Meade CDP and the PD - Planned Development District section in the UDO, planning staff does not find significant inconsistency between the Preliminary Development Plan and the purpose of the CDP or PD districts, generally.

2. Consistency with the Conceptual Development Plan (CDP) and the Unified Development Ordinance (UDO)

Planning staff reviewed the initial PDP application materials (including project narrative and PDP plan) and shared concerns with the applicant regarding a variety of issues related to compliance with the approved CDP and the UDO. Topics with which planning staff had concerns, but were addressed in a subsequent submittal and email, included missing referenced stormwater report, looping of water main lines, location of the pedestrian connection, and sub-phasing of Phase 2. The applicant revised the application materials to address each of staff's concerns and resubmitted application materials on February 20, 2024.

Based on statements made in the revised application materials (see Attachment 1 and 2), planning staff feel that the application contains enough information and commitments to be deemed generally consistent with the CDP and UDO with the exception of additional parking that was originally contemplated for the community garden and dog park that is not being included on the proposed PDP. Further detailed analysis of compliance with both the CDP and the UDO will involve representatives from all other Community Development departments (such as Streets, Engineering, Fire, etc.) and will occur during site plan and Architectural Compliance Permit review.

Figure 5. Change in Location of the Relocated Community Garden and Dog Park



3. Location in an area of town that is appropriate

The proposed development is the first PDP of the mixed-use Belle Meade CDP, but second to existing development that was built between 1990 and 2008. The area being developed was designated “Residential” in the 2016 Comprehensive Long-Range Plan (CLRP) under which this project is vested. The proposed land use will provide additional dwelling units and will further expand housing options within the jurisdiction. Planning staff finds that given the prior phase of development of Belle Meade CCRC, the CLRP designation, and the character of the Camp Easter/Airport Road neighborhood, the proposed development is located in an appropriate area of town.

4. Efficient extensions and expansions of public facilities, utilities and services

The overall property is served by all necessary utilities and transportation infrastructure and the development will bear the cost of all infrastructure modifications and/or extensions. Development of the subject property in the manner proposed is an efficient way to increase housing options within our community.

5. General Comments

- The Technical Review Committee reviewed the current PDP application at their February 13, 2024 meeting. Topics of discussion included stormwater report, looping of water lines, separation of buildings (which must exceed 10’ unless there is sufficient fire ratings and fire flow), pedestrian connection, trip generation, tree canopy, and sub-phasing. A list of planning staff and Technical Review Committee comments were provided to the applicant on February 13, 2024 and the applicant addressed these comments in a revised Narrative and PDP Plan submitted February 20, 2024 (see attachments). Further site plan review and Architectural Compliance Permit approval will be required prior to issuance of any building permits for development, if approved.
- Parking for the relocated community garden and dog park was originally included in the CDP, but is not included on the proposed PDP.
- The Town Council public hearing for this request will be an evidentiary hearing and will follow the procedures set forth in UDO §2.14. As a preliminary forum to the evidentiary hearing, the Planning Board is solely allowed to provide a list of issues to the Town Council.

D. Outside Agency Comments

A request for comments was emailed to agencies on March 4, 2024. Agencies notified include Town of Southern Pines Streets, Utilities, Fire, Recreation and Parks, and Engineering departments, the Regional Land Use Advisory Commission (RLUAC), U.S. Fish and Wildlife Service (USFWS), Moore County Airport and the North Carolina Department of Transportation (NCDOT). Comment was received back from RLUAC on March 7, 2024 stating that the site is designated “Important to Protect” in Fort Liberty’s Compatible Use Rating System due to its location in the high-quality water of the Mill Creek Management Area. RLUAC encourages the town and the

applicant to take measures to reduce the negative impact of stormwater runoff into the Mill Creek Management Area. According to the applicant's Stormwater Impact Analysis Site Plan Submittal, "development of this site requires the modification of the wet pond to produce reductions in peak flow. This modification will be the addition of 6 inches of riser section to the existing outlet structure with a V-notch weir cut into the rise to handle the slight increase in run-off for Basin 1. Basin 2 and the Bypass Area require no detention, because of the decrease in drainage area, which decrease the peak flow runoff." The post-development runoff values will decrease from the pre-development runoff values with the stormwater facility improvements, which will be confirmed during site plan review.

No other comments were received from other agencies contacted as of the date of completion of this staff report.

IV. ATTACHMENTS

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

1. Preliminary Development Plan Application, Narrative, and Traffic Generation Letter
2. Preliminary Development Plan Site Plan
3. RLUAC Agency Comments

Additional documents related to this application including (but not limited to) property deeds, Authorization of Agent forms, email correspondence, meeting minutes and adjacent property notification records are on file in the Town of Southern Pines Planning Office and available for public inspections during normal business hours.

V. PLANNING BOARD ACTION

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

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

I move to adopt the following for transmission to the Town Council as a result of the March 21, 2024 Preliminary Forum on application PD-01-24, Belle Meade Phase 2:

The information presented at the forum indicated that the following issues be considered in applying the criteria for a PDP to application PD-01-24, Belle Meade Phase 2:

- 1. Parking for the relocated community garden and dog park, as was contemplated in the CDP, is not being included in the PDP**

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

- 1.



Planned Development District Preliminary Development Plan Application

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

Project Information:

Project Name: Belle Meade

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

PIN: 858315743819 Parcel ID: 0004087

Site Size: 94.902 acres Zoning: PD

Applicant:

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

Email: scott.brewton@trinityhealth.org Phone: 910 246 3100

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

Authorized Agent, if different from Applicant:

Name(s): See attached

Email: _____ Phone: _____

Mailing Address: _____

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

Name(s): _____

Email: _____ Phone: _____

Mailing Address: _____

1/12/22

Belle Meade
Preliminary Development Plan
Authorized Agents

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

I, the undersigned, do hereby make application to and petition the Planning Board and Town Council for approval of a Planned Development District – Preliminary Development Plan as required by the Town of Southern Pines Zoning Ordinance. The following information is submitted in support of this application:

The property which is the subject of this application is located on the west side of Camp Easter Rd. (St./Ave.), between Josel Dr (St./Ave.) and McDeeds Creek Rd (St./Ave.). The property has a frontage of 1722 feet and a depth of 2,359 feet.

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

As approved under Preliminary Development Plan District - Conceptual Development Plan - expansion of the Belle Meade continuing care retirement community by 40 residential units.

Date:

1/10/2024



Applicant

PLANNING DEPARTMENT
TOWN OF SOUTHERN PINES

801 SE Service Road, Southern Pines, NC 28387

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

APPOINTMENT OF AGENT

The undersigned owner(s), St. Joseph of the Pines, Inc, hereby appoint(s) Thomas Van Camp as the exclusive agent for the purpose of making an application to the Town of Southern Pines for the approval of the Planned Development District – Preliminary Development Plan described in the attached application. The owner(s) hereby agree(s) that this agent has the authority to act for and on behalf of the owner(s) as follows:

1. to submit an application and required supplemental materials;
2. to appear at public meetings and give representation and comments on behalf of the owner(s);
3. to accept conditions or recommendations made by the Town of Southern Pines Town Council for the approval of a Planned Development District – Preliminary Development Plan; and
4. to act on behalf of the property owner(s) without limitations with regard to any and all things directly or indirectly connected with or arising out of any application for a Planned Development District -Preliminary Development Plan under the Southern Pines Unified Development Ordinance.

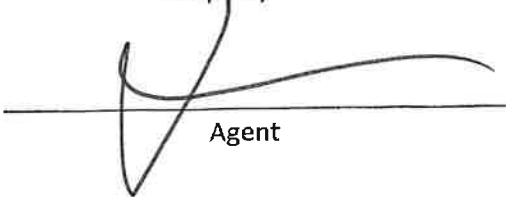
This Appointment of Agent shall remain in effect until final resolution of the attached application.

Signed this 17th day of JANUARY 2024



Property Owner

Property Owner



Agent

APPOINTMENT OF AGENT

The undersigned owner(s), St. Joseph of the Pines, Inc, hereby appoint(s) Dan Jewel of Thomas & Hutton as the exclusive agent for the purpose of making an application to the Town of Southern Pines for the approval of the Planned Development District – Preliminary Development Plan described in the attached application. The owner(s) hereby agree(s) that this agent has the authority to act for and on behalf of the owner(s) as follows:

1. to submit an application and required supplemental materials;
2. to appear at public meetings and give representation and comments on behalf of the owner(s);
3. to accept conditions or recommendations made by the Town of Southern Pines Town Council for the approval of a Planned Development District – Preliminary Development Plan; and
4. to act on behalf of the property owner(s) without limitations with regard to any and all things directly or indirectly connected with or arising out of any application for a Planned Development District -Preliminary Development Plan under the Southern Pines Unified Development Ordinance.

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

Signed this 10th day of JANUARY, 2024



Property Owner

Property Owner


Agent

1/12/22

PD DISTRICT PRELIMINARY DEVELOPMENT PLAN

BELLE MEADE CONTINUING CARE
RETIREMENT COMMUNITY

ST. JOSEPH OF THE PINES INC

SOUTHERN PINES, NC

FEBRUARY 12, 2024

REVISED FEBRUARY 20, 2024

INTRODUCTION.....	1
PROJECT OVERVIEW	1
Purpose	1
Location.....	1
Project Vision	1
Zoning Information	2
Compliance with UDO	2
PRELIMINARY DEVELOPMENT PLAN	2
Development Program	2
Permitted Uses.....	3
Phase 1	3
Phase 2	3
Open Space and Amenities	4
Pedestrian Paths	5
Buffers and Landscaping	5
Streams, Wetlands and Floodplain	5
Architectural Standards	6
Signs	6
Trip Generation, Vehicular Circulation, Street Cross Sections, and Parking	6
Phase 1 Parking	7
Phase 2 Parking	7
Phasing of Construction	7
Temporary Uses/Special Events.....	8
Storm Water Management and Water Quality Management	8

INTRODUCTION

The purpose of this PD – Preliminary Development Plan (“PDP”) application is to demonstrate that it will achieve the purposes the approved PD – Conceptual Development Plan (“CDP”), that the PDP is consistent with the CDP and the applicable provisions of the UDO, that the proposed development is located in an area of the Town that is appropriate, and that the proposed Development will not cause the need for inefficient extensions and expansions of public facilities, utilities and services. This narrative along with the accompanying PDP application and Preliminary Development Plan will demonstrate compliance with Section 2.18.5 of the Town’s Unified Development Ordinance (UDO).

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

PROJECT OVERVIEW

Purpose

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

Despite its established history in Southern Pines, the Property’s FRR zone does not list Continuing Care Retirement Center as a permitted use. However, Section 3.5.13.(C) of the Southern Pines Unified Development Ordinance (“UDO”) states “existing uses within the FRR district that are not authorized by right may be allowed to continue as non-conforming uses or allowed to achieve conforming status subject to issuance of a conditional use permit.” Further, Exhibit 3-15 of the UDO indicates that a Continuing Care Retirement Care Center requires PD Zoning. In September of 2022 the Town Council approved the PD CDP. The applicant now requests approval of a Preliminary Development Plan in accordance with Section 2.18.5 of the Southern Pines UDO.

Location

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

Project Vision

The vision for the project is to construct an additional 40 residential units on the northeastern portion of the property. As part of the project, two underused buildings—a clinic and administrative/daycare—and their associated parking lots will be demolished. The Daycare will continue to operate until the start of construction on the residential units. The residential units will be a mix of single family and/or duplex buildings and will be carefully integrated into the surrounding area. Building architecture will be compatible with the existing community. Landscaping and design

elements common to Southern Pines and the existing community will be used. The plan provides for a mixture of open spaces and amenities that will result in an attractive, active residential community.

Main access to the site will continue to be provided from the two existing driveway entrances on Camp Easter Road and in the same configurations. As part of the next phase of development, within the property, Waters Drive will be extended to Gossman Drive and a new private street will be built to serve the proposed addition. A new gated access is proposed at the intersection of Gossman Drive and Camp Easter Road.

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

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

Zoning Information

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

Compliance with UDO

All development within the site must adhere to the approved standards and conditions stated in the approved CDP and the UDO. Prior to the issuance of a building permit and start of any construction, a Preliminary Development Plan for each phase must be submitted and approved per Section 2.18.5 of the UDO.

Architectural review, rules and regulations and must be approved by the Town of Southern Pines. To the extent this document does not otherwise establish a development standard, the UDO standard in effect at the time of an application will apply. The development and building permits are subject to all Local, State and Federal regulations and laws.

PRELIMINARY DEVELOPMENT PLAN

Development Program

Under the PD/PDP the Property will continue to be used as a Continuing Care Retirement Center. This use will include operation of the Special Service Homes authorized by Conditional District Rezoning in 2007. The CDP permitted the expansion of the facility by up to 44 units in either single family or duplex buildings in the area shown on the Conceptual Development Plan. The PDP proposes 40 units, –in side-by-side duplex units and in single family units – and is considered Phase 2, under the CDP. Phase I included the existing Belle Meade development. No other future developments are proposed at this time.

Permitted Uses

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

Table 1 CDP EXISTING AND PROPOSED DEVELOPMENT

	Units/Beds	SF
Phase I (Existing Uses)		
Independent Living Apartments	172	307,561
Single Family	20	39,161
Duplex	28	56,442
Assisted Living/Memory Care	50	36,098
Club House		43,151
Health Center		77,560
Total Existing	270	559,973
Phase 2 (Proposed Uses)		
New Cottage Units	44	*132,000
Total Existing & Proposed	310	*691,973

Phase 1

The property will continue to be used in its existing condition and based on Table 2 above and the approved CDP.

Phase 2

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

The proposed units range between 2,400 and 2,500 square feet of heated area and are +/-22 feet tall, however final heights will be established during building permit submissions. In no case will the units exceed the limits permitted under the CDP.

The PDP proposes 40 units, 4 single family units and 18 duplex units in a total of 100,000 sf.

Open Space and Amenities

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

Table 2 OPEN SPACE

Category	Required	Proposed with PDP
Overall Open Space	18.80 acres	25.86 acres
Usable Open Space	9.40 acres	14.39 acres

Per the UDO, Usable Open Space will be provided, which meets the following definition:

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

Usable Open Space for the entire community includes the following:

Category	Provided
Common areas and ponds	12.72
Trails & Walks	0.98
Putting Green	0.21
Tennis Court	0.16
Bocce Court	0.14
Dog Park	0.1
Community Garden	0.08
Total	14.39

With approval of the PDP, the site will continue to provide more than 18.80 acres of Overall Open Space and more than 50% of the open space will be usable for the Belle Meade Community residents.

Additionally, the Property will continue to offer the following amenities:

- Chapel
- Library
- Bank
- Convenience store
- Hair salon

- Indoor pool/spa
- Exercise room
- Woodworking shop
- Shuffleboard

The CDP allows that amenities provided may change to any amenity typical of a Continuing Care Retirement Community provided that the overall all amount of open space meets Table 2.

As shown on the Preliminary Development Plan, Phase 2 will provide a relocated garden and dog park to serve the residents of Belle Meade.

Pedestrian Paths

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

Phase 2, shown on the PDP, will have pathways of the same size and material that are connected and integrated with the Phase 1 network, as shown on the Preliminary Development Plan.

Buffers and Landscaping

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

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

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

Streams, Wetlands and Floodplain

The Property is within the Cape Fear – Little River intake No. 2—WS-III Watershed. The 94-acre property is exempt from the current UDO requirement limit of 24 percent built-upon area but is limited to 70 percent built-upon area. The built-upon area of the existing facility is 33 percent and with the addition of Phase 2 the built-upon area will increase to 34.43 acres or 36 %acres.

The Town's GIS shows a stream connecting the Property's two man-made ponds in Phase 2. Stream buffers have been shown and no buildings encroach into the buffers.

The project will comply with all State and Local standards for storm water management and use best management practices and engineered storm water facilities as required. (See Stormwater Management Report).

Architectural Standards

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

Architectural standards and review by the Town of Southern Pines Council is not required for the buildings associated with the PDP as they are new single family and duplex units.

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

Signs

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

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

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

Trip Generation

See Trip Generation Memo provided by VHB.

As noted above the daycare center on site will cease operation upon commencement of construction of Phase 2 in order to remain consistent with the trip reductions anticipated by the CDP.

Vehicular Circulation and Street Cross Sections

The existing private street network will be extended and modified to accommodate the new residential units. Ingress and egress from the Property will continue to occur from the two existing driveway locations on Camp Easter Road. Two new gated accesses are proposed at the intersections of Gossman Drive and Camp Easter Road and at the intersection of Gossman Drive and proposed extension of Waters Drive.

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

As shown on the Preliminary Development Plan, the gate will be set back far enough from Camp Easter right-of-way to provide stacking for three cars to prevent queuing on to the public street.

Parking

Phase 1 Parking

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

Phase 2 Parking

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

Utilities

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

Water and Sewer

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

Electric

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

Cable.

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

Street Lighting

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

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

Phasing of Construction

Based on current information and as shown on Sheet PD1.4 of the Preliminary Development Plan, the first phase will include the site work, utilities and infrastructure, and complete development of "Street A" connecting Waters Drive to Gossman Drive. Along with the development of the project

site and infrastructure, this initial phase of construction would also include construction of between 16-28 units along “Street A”. The second phase of construction will include the development of ‘Street B’ and the construction of the remainder of units, amounting to 40 units in total. Phase 2 could follow immediately the completion of Phase 1 or could be constructed separately at a point in the future to be determined based on the occupancy needs of the Belle Meade.

Temporary Uses/Special Events

Temporary construction trailers including, but not limited to real estate, construction and sales offices may be installed during the period of construction and real estate sales.

Any temporary uses or special events, not typical to a Continuing Care Retirement Center, must obtain the appropriate permits from the Town of Southern Pines.

Storm Water Management and Water Quality Management

See attached - Stormwater Report.



Memorandum

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

Date: January 5, 2024

Project #: 39369.01

From: Andrew Topp, PE, PTOE

Re: Belle Meade Trip Generation Estimate
Southern Pines, NC

Project Background

The Belle Meade Retirement Community in Southern Pines, North Carolina has plans to demolish two buildings on site in order to provide an additional 40 senior living townhome units. An existing 6,715 square foot (sf) clinic and a 11,762-sf day care will be removed to make space for the new townhome units. The day care center will remain operational during the first phase of construction for the Belle Meade Retirement Community but will be removed before the development is complete. This memorandum summarizes the estimated number of vehicular trips that will be removed from the site by demolishing the clinic and day care buildings while estimating the number of vehicular trips that will be generated by the 40 senior living townhome units.

Trip Generation Results

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

Table 1: Trips Removed from Site

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

Notes:

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

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

The number of new trips generated by the 40 senior living units were calculated using LUC 252 (Senior Adult Housing – Attached). The trip generation results for the residential expansion are shown in Table 2.

Table 2: Trips Added to Site

Land Use Code ¹	Land Use	Unit	ADT	AM Peak Hour			PM Peak Hour		
				Enter	Exit	Total	Enter	Exit	Total
Total Site Trips ²									
252	Senior Adult Housing - Attached	40 du	140	3	6	9	6	4	10

Notes:

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

As shown in Table 2, the new residential units are expected to generate only 140 daily site trips with 9 trips (3 entering, 6 exiting) occurring during the AM peak hour and 10 trips (6 entering, 4 exiting) occurring during the PM peak hour.

Findings and Conclusions

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





PRELIMINARY DEVELOPMENT PLAN
OF
BELLE MEADE RETIREMENT COMMUNITY

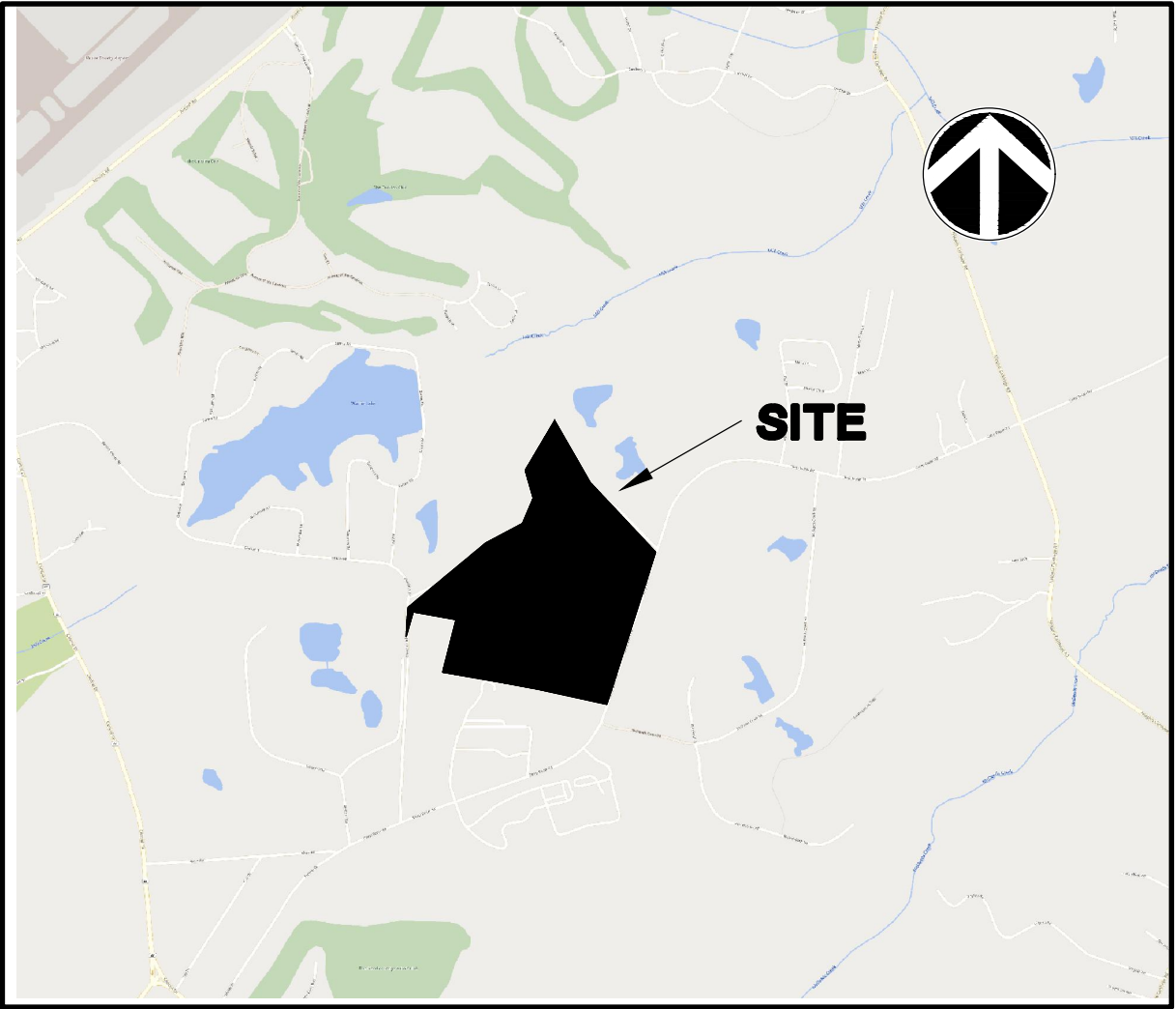
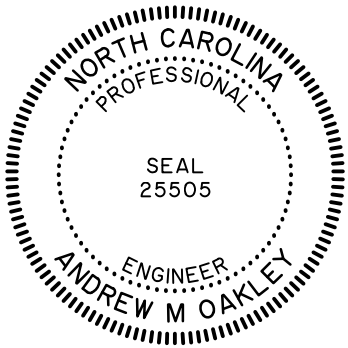
GOSSMAN DRIVE
SOUTHERN PINES, NC

PREPARED FOR:
ST. JOSEPH OF THE PINES, INC
C/O
TRINITY HEALTH SENIOR COMMUNITIES
20555 VICTOR PARKWAY
LIVONIA, MI 48152

TM# 00040807

J-92242.0000

PREPARED BY:



VICINITY MAP
SCALE: 1" = 2000'

Sheet List Table

Sheet Number	Sheet Title
--	CO COVER SHEET
G0.1	GENERAL NOTES
EX0.1	EXISTING CONDITION AND DEMO
EX0.2	PROJECT AREA EXISTING CONDITION AND DEMO
PD1.0	APPROVED CONCEPTUAL DEVELOPMENT PLAN
PD1.1	OVERALL SITE PLAN
PD1.2	BUILT-UPON AREA
PD1.3	PRELIMINARY DEVELOPMENT PLAN
PD1.4	PHASE 2 PHASING PLAN
UT1.1	UTILITY PLAN
GD1.1	GRADING AND DRAINAGE
LS1.1	LANDSCAPE PLAN
EC1.1	EROSION CONTROL
C1.1	DETAILS

REVISION HISTORY

REV. NO.	TOWN COMMENTS	T&H	DATE
1			2/20/24

SUBMITTAL HISTORY

TOWN OF SOUTHERN PINES	DATE
	1/19/24



Know what's below.
Call before you dig.



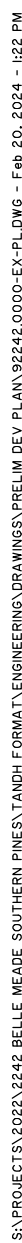
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EXISTING CONDITION AND DEMO

PROJECT LOCATION:
GOSSMAN DRIVE
SOUTHERN PINES, NC

EX0.1



1. ENSURE ALL EROSION CONTROL MEASURES ARE IN PLACE AND IN WORKING ORDER PRIOR TO THE START OF ANY DEMOLITION AND CONSTRUCTION.
2. SEE SITE PLAN SHEET C1.1 FOR LAYOUT DIMENSIONS OF EXTENT OF DEMOLISHED AREAS. PAVED AREAS NOT INDICATED TO BE DEMOLISHED, ARE TO REMAIN. ALL CONCRETE SAW CUTS ARE TO BE CLEAN, STRAIGHT AND NEAT.
3. UTILITIES: SEE UTILITY PLANS. CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES FOR LOCATION, REMOVAL AND RELOCATION OF ANY UTILITIES. CONTRACTOR RESPONSIBLE FOR DETERMINING EXTENT AND LOCATION OF UTILITIES. THIS MAY INCLUDE CONTACTING "NO-CUTS" TO HELP LOCATE SOME UTILITIES.
4. CONTRACTOR TO ADJUST ALL MANHOLES, VALVES, JUNCTION BOXES, CATCH BASINS, CLEAN-OUTS, ETC., AS NECESSARY TO ACCOMMODATE NEW LAYOUT AND GRADES.
5. CONTRACTOR RESPONSIBLE FOR OBTAINING ANY PERMITS FOR WORK IN THE NCDOT AND TOWN OF SOUTHERN PINES RIGHTS OF WAY. ANY DAMAGED INFRASTRUCTURE IN THE RIGHT OF WAY CAUSED BY CONSTRUCTION ACTIVITIES MUST BE REPAIRED TO NCDOT AND TOWN OF SOUTHERN PINES STANDARDS. THIS INCLUDES, BUT IS NOT LIMITED TO UTILITIES, SIDEWALKS, CURB AND GUTTER, ASPHALT.
6. CONTRACTOR RESPONSIBLE FOR REMOVING EVERYTHING WITHIN THE CLEARING LIMITS AND OFF-SITE WORK ZONE INCLUDING TREES, STUMPS, TRASH, FENCING, OR BUILDING MATERIALS.
7. CONTRACTOR TO USE CAUTION WORKING AROUND AND NEAR EXISTING STORM, WATER AND SEWER. CONTRACTOR RESPONSIBLE FOR DAMAGE TO EXISTING UTILITIES.
- 8.
9. ALL PAVEMENT PATCHING SHALL BE PERFORMED PER TOWN OF SOUTHERN PINES OR NCDOT SPECIFICATIONS AND STANDARDS, AS APPLICABLE.



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NO.	REVISIONS	BY	DATE



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PROJECT AREA EXISTING CONDITION AND DEMO

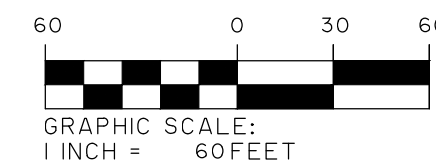
BELLE MEADE RETIREMENT
COMMUNITY

PROJECT LOCATION:

GOSSMAN DRIVE
SOUTHERN PINES, NC

CLIENT/OWNER:

ST. JOSEPH OF THE PINES, INC
C/O
TRINITY HEALTH SENIOR COMMUNITIES
20555 VICTOR PARKWAY
LIVONIA, MI 48152



DATUM: HORIZ.: NAD83

VERT.: NAVD88

JOB NO: 92242.0000

DATE: 1/19/24

DRAWN:

DESIGNED: AMO

REVIEWED:

APPROVED:

SCALE: 1" = 60'

EX0.2

Approved Conceptual Master Plan for Reference

LEGEND

- PROPERTY LINE
- ADPROPERTY LINE
- MAJOR CONTOURS
- MINOR CONTOURS
- EXISTING SITE ACCESS
- EXISTING INTERNAL VEHICULAR CIRCULATION
- PROPOSED INTERNAL VEHICULAR CIRCULATION
- POND
- STREAM BUFFER
- EXISTING LANDMARK SIGN
- EXISTING CONTINUING CARE RETIREMENT CENTER

PROPOSED EXPANSION

- 40 INDEPENDENT RESIDENCES
- COTTAGE OR DUPLEX
- 22,500 SF
- ATTACHED GARAGES
- PROPOSED PRIVATE STREET
- RELOCATE EXISTING COMMUNITY GARDEN AND DOG PARK

EXISTING POND (TYP.)

20' BUFFER

15' BUILDING SETBACK

20' BUFFER

10' BUILDING SETBACK

EXISTING SITE ACCESS

20' BUFFER

EXISTING DEVELOPMENT

CAMP EASTER ROAD

EXISTING SITE ACCESS

10' BUILDING SETBACK

10' BUILDING SETBACK

20' BUFFER

10' BUILDING SETBACK

20' BUFFER

15' BUILDING SETBACK

20' BUFFER

10' BUILDING SETBACK

Scale 1" = 200'

1. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
2. DIMENSIONS TO BUILDING WALL ARE TO FACE OF WALL AT FINISH GRADE. DIMENSIONS TO CURB ARE TO FACE OF CURB.
3. LAY OUT IMPROVEMENTS FOR THE CIVIL ENGINEER'S OR LANDSCAPE ARCHITECT'S REVIEW PRIOR TO BEGINNING CONSTRUCTION.
4. REFERENCE ARCHITECTURAL DRAWINGS FOR BUILDING INFORMATION.
5. THE SITE WILL BE FULLY COMPLIANT WITH THE NORTH CAROLINA ACCESSIBILITY CODES (ANSI 117.1 - 2009 AND CHAPTER 11 OF THE NCCG) UNLESS AND EXCEPT IN AREAS WHERE AN APPROVED STATEMENT FROM A SITE ENGINEER, SURVEYOR OR ARCHITECT VERIFIES THAT SITE CONDITIONS EXIST WHERE THE TOPOGRAPHY OF THE SITE IS EXTREME AND ONLY ALTERNATE METHODS OF COMPLIANCE ARE POSSIBLE.

UNIT TYPE	NUMBER
SINGLE FAMILY	= 4 UNITS
DUPLEX	=18 (36 UNITS)
	= 40 UNITS TOTAL

**PROJECT AREA PHASE 2
SEE SHEET PD1.3**

- PROPOSED EXPANSION
- 40 INDEPENDENT RESIDENCES
- 4 SINGLE FAMILY UNITS + 18 DUPLEX UNITS
- 2,500 SF HEATED AREA MAX.
- ATTACHED GARAGES
- PROPOSED PRIVATE STREET
- RELOCATE EXISTING COMMUNITY GARDEN AND DOG PARK

**EXISTING PHASE 1 AREA
TO REMAIN UNDISTURBED**

PROPOSED BUILT UPON AREA = 36%



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OVERALL SITE PLAN

BELLE MEADE RETIREMENT
COMMUNITY

PROJECT LOCATION:
GOSSMAN DRIVE
SOUTHERN PINES, NC

CLIENT/OWNER:
ST. JOSEPH OF THE PINES, INC
C/O
TRINITY HEALTH SENIOR COMMUNITIES
20555 VICTOR PARKWAY
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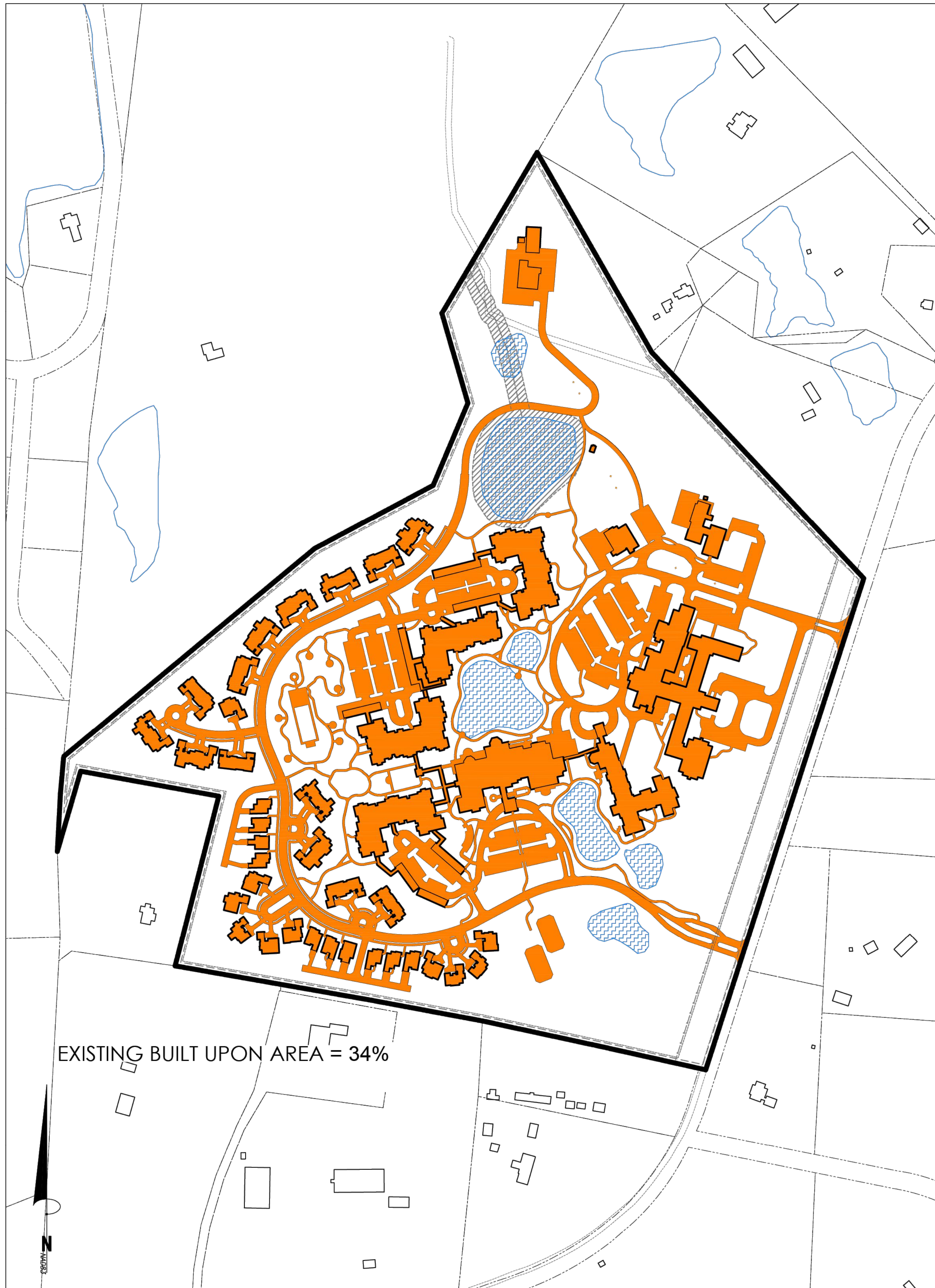


GRAPHIC SCALE:
1 INCH = 200 FEET

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SCALE:	1" = 200'

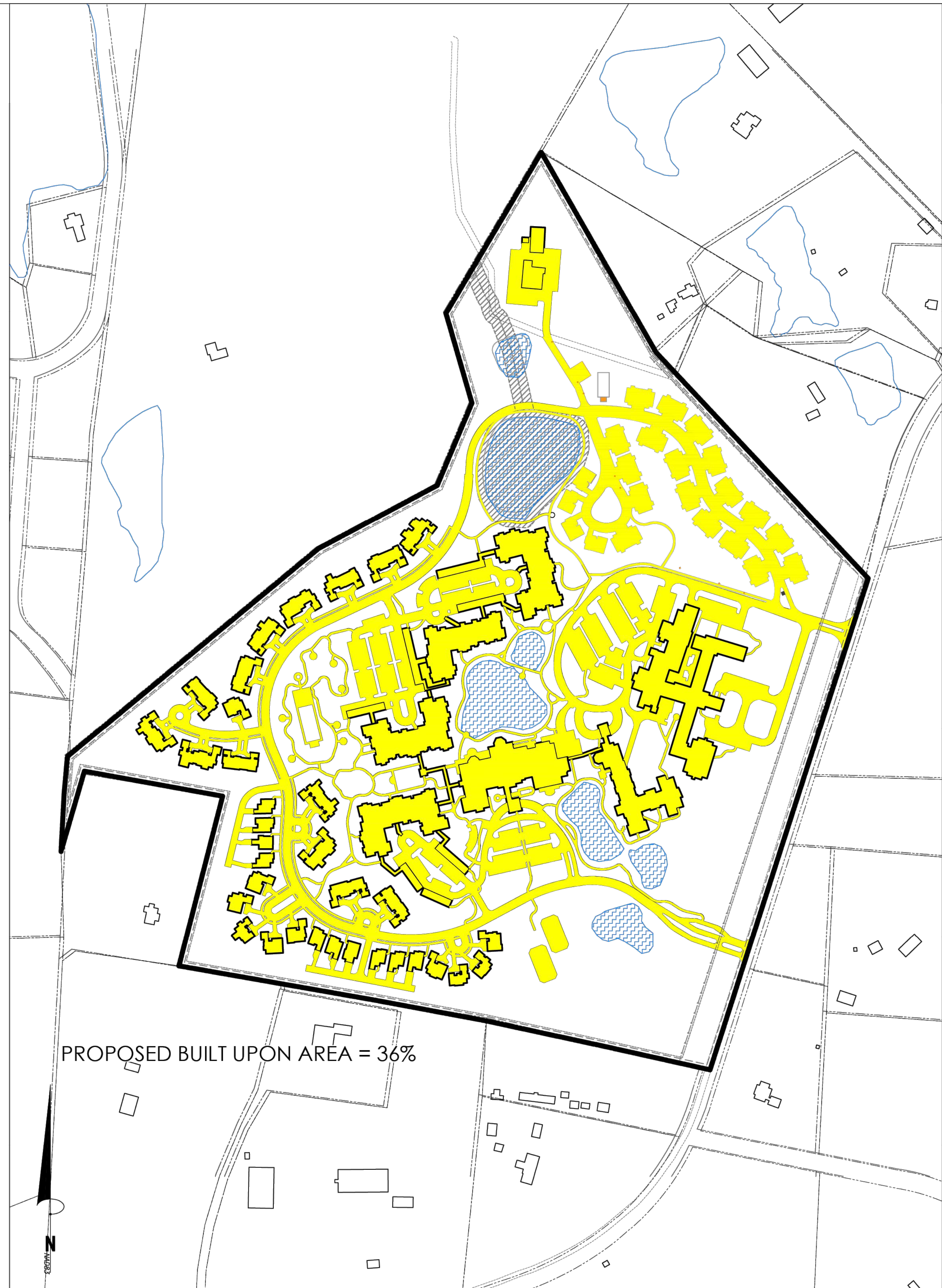
PD1.1



EXISTING BUILT UPON AREA = 34%

1 / PD1.2
EXISTING BUILT UPON AREA
SCALE: 1" = 200'

200 0 200 400 600
Scale 1" = 200'



PROPOSED BUILT UPON AREA = 36%

2 / PD1.2
PROPOSED BUILT UPON AREA
SCALE: 1" = 200'

200 0 200 400 600
Scale 1" = 200'



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LANDSCAPE ARCHITECTS
LIC # C-104



Project
**BELLE MEADE
RETIREMENT
COMMUNITY
EXPANSION**

100 Waters Dr.

Town of Southern Pines,
Moore County,
North Carolina

PINS:
0738-11-51-9036

Job Number 2242

Drawn ED
Checked 7.22.2022 SUBMITAL #1
Date
Revisions:

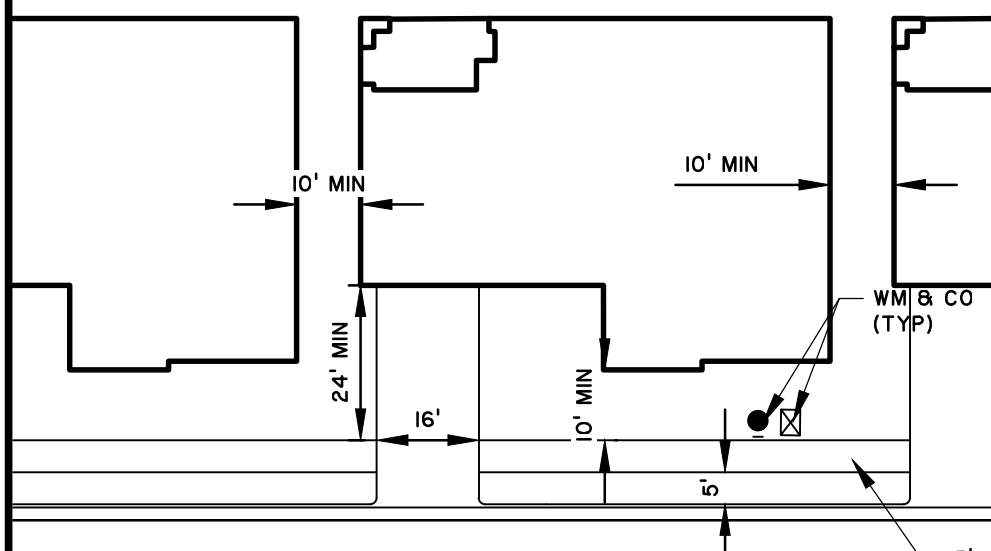
CONCEPT PLAN
PLANS NOT ISSUED
FOR CONSTRUCTION

Sheet Title
**BUILT UPON
AREA**

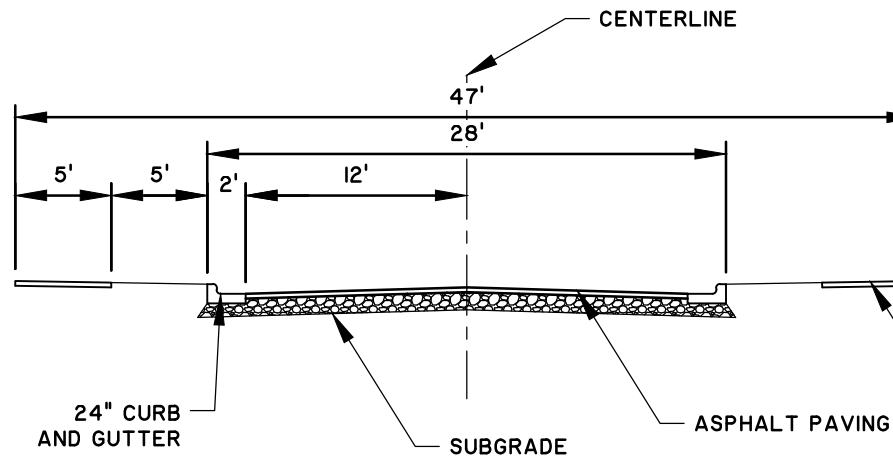
Sheet Number
PD1.2

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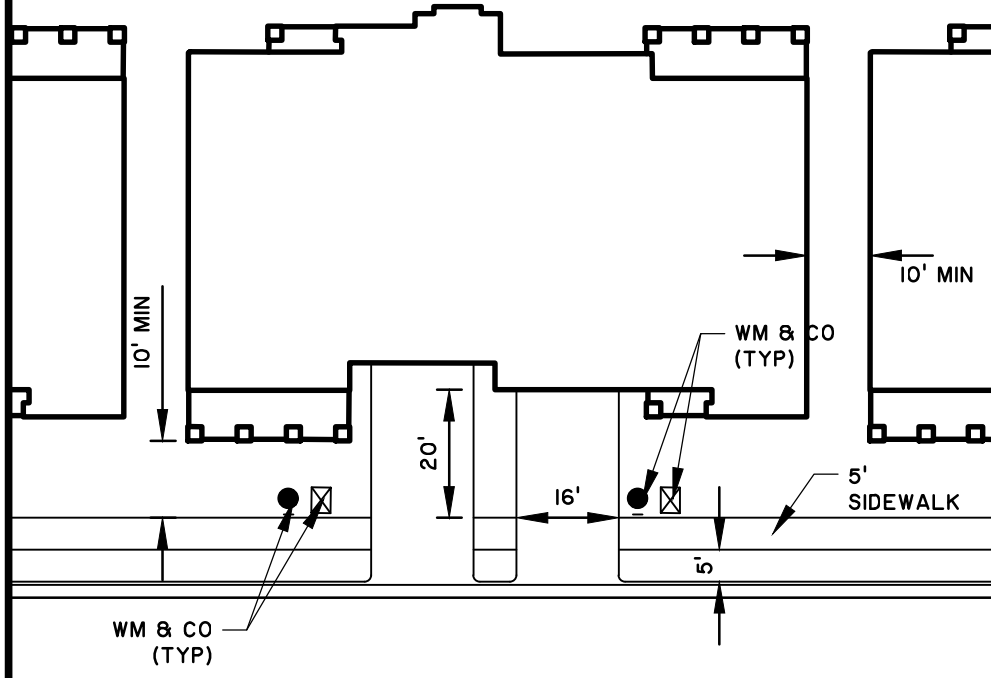
TYPICAL LAYOUT - SINGLE



TYPICAL - STREET PRIVATE

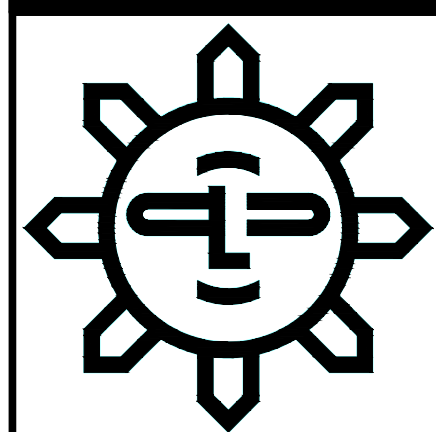
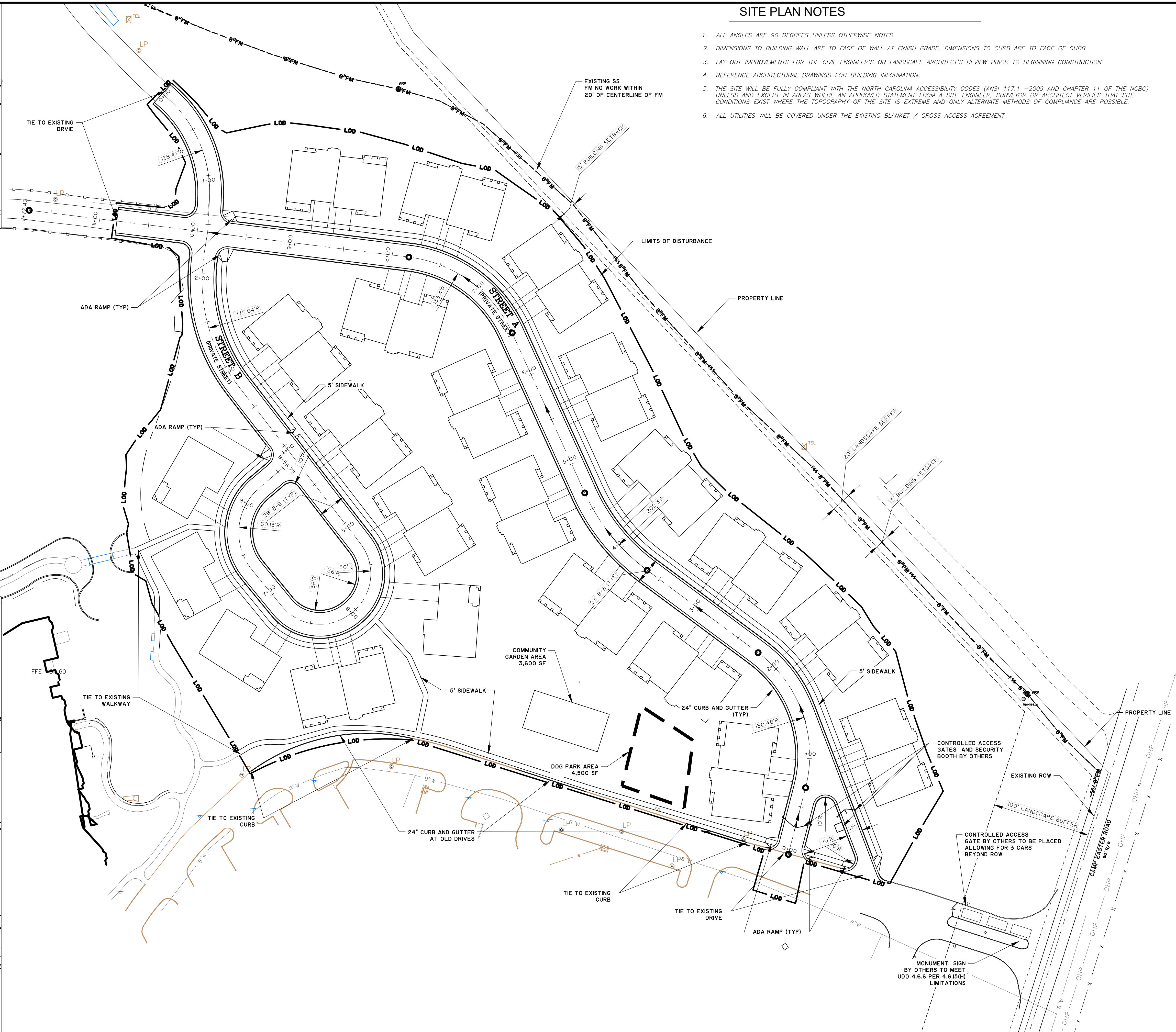


TYPICAL LAYOUT - DUPLEX



SITE PLAN NOTES

- ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
- DIMENSIONS TO BUILDING WALL ARE TO FACE OF WALL AT FINISH GRADE. DIMENSIONS TO CURB ARE TO FACE OF CURB.
- LAY OUT IMPROVEMENTS FOR THE CIVIL ENGINEER'S OR LANDSCAPE ARCHITECT'S REVIEW PRIOR TO BEGINNING CONSTRUCTION.
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- ALL UTILITIES WILL BE COVERED UNDER THE EXISTING BLANKET / CROSS ACCESS AGREEMENT.



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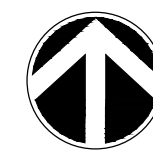
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PRELIMINARY
DEVELOPMENT PLAN

BELLE MEADE RETIREMENT
COMMUNITY

PROJECT LOCATION:
GOSSMAN DRIVE
SOUTHERN PINES, NC

CLIENT/OWNER:
ST. JOSEPH OF THE PINES, INC
C/O
TRINITY HEALTH SENIOR COMMUNITIES
20555 VICTOR PARKWAY
LIVONIA, MI 48152



GRAPHIC SCALE:
1 INCH = 100 FEET

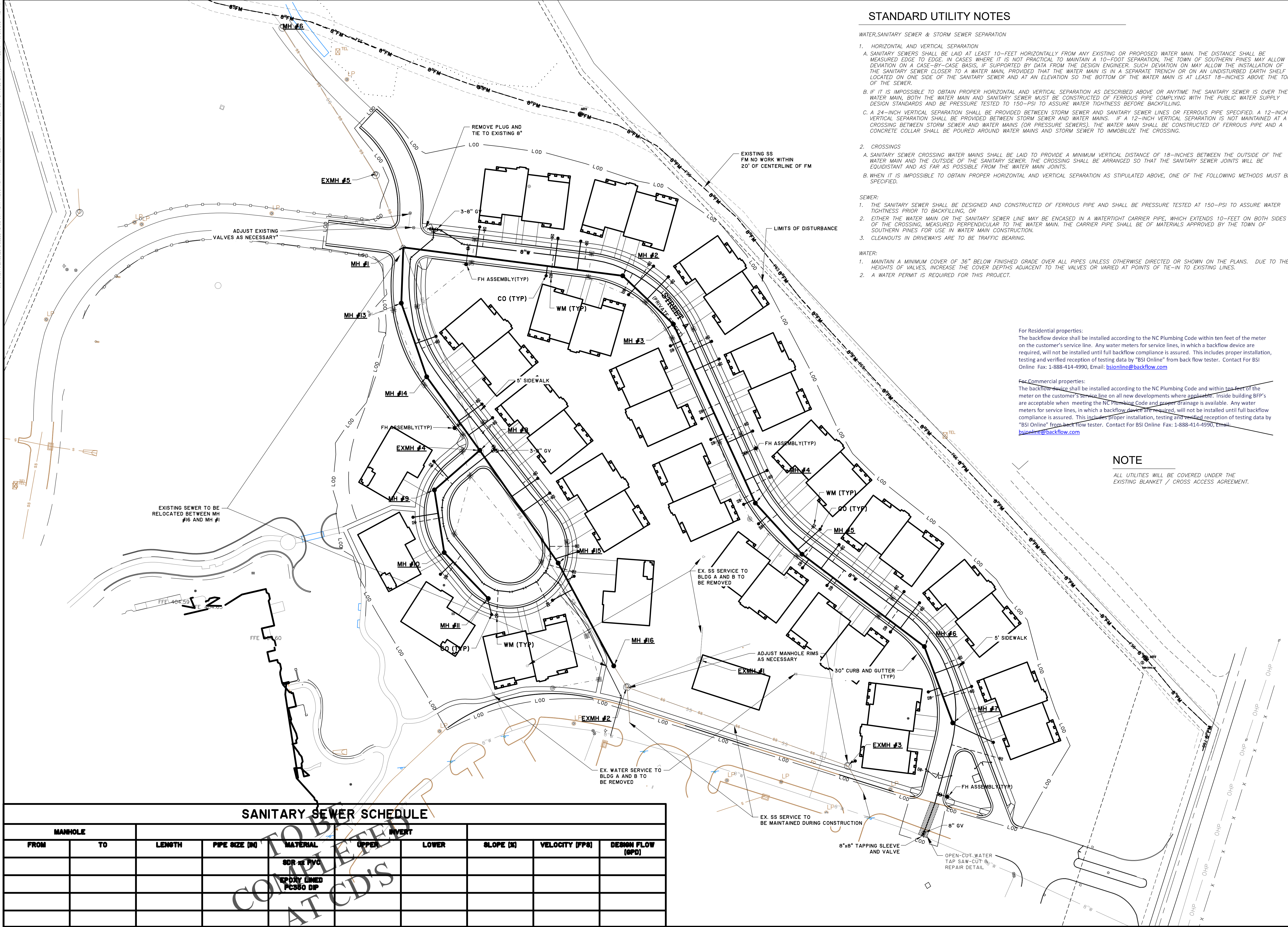
DATUM: HORIZ.: NAD83

VERT.: NAVD88

JOB NO: 92242.0000
DATE: 1/19/24
DRAWN:
DESIGNED: AMO
REVIEWED:
APPROVED:
SCALE: #####

PD1.3

S:\PROJECTS\2024\2412 BELLE MEADE SOUTHERN PINES TOWN OF SOUTHERN PINES\DWG\PLAN\2412-0000 - UT1.DWG - Thu 10/24/24 1:04 PM



STANDARD UTILITY NOTES

- WATER, SANITARY SEWER & STORM SEWER SEPARATION
- HORIZONTAL AND VERTICAL SEPARATION
 - SANITARY SEWERS SHALL BE LAID AT LEAST 10- FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN. THE DISTANCE SHALL BE MEASURED EDGE TO EDGE. IN CASES WHERE IT IS NOT PRACTICAL TO MAINTAIN A 10-FOOT SEPARATION, THE TOWN OF SOUTHERN PINES MAY ALLOW DEVIATION ON A CASE-BY-CASE BASIS, IF SUPPORTED BY DATA FROM THE DESIGN ENGINEER. SUCH DEVIATION ON MAY ALLOW THE INSTALLATION OF THE SANITARY SEWER CLOSER TO A WATER MAIN, PROVIDED THAT THE WATER MAIN IS IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SANITARY SEWER AND AT AN ELEVATION SO THE BOTTOM OF THE WATER MAIN IS AT LEAST 18-INCHES ABOVE THE TOP OF THE SEWER.
 - IF IT IS IMPOSSIBLE TO OBTAIN PROPER HORIZONTAL AND VERTICAL SEPARATION AS DESCRIBED ABOVE OR ANYTIME THE SANITARY SEWER IS OVER THE WATER MAIN, BOTH THE WATER MAIN AND SANITARY SEWER MUST BE CONSTRUCTED OF FERROUS PIPE COMPLYING WITH THE PUBLIC WATER SUPPLY DESIGN STANDARDS AND BE PRESSURE TESTED TO 150-PSI TO ASSURE WATER TIGHTNESS BEFORE BACKFILLING.
 - A 24-INCH VERTICAL SEPARATION SHALL BE PROVIDED BETWEEN STORM SEWER AND SANITARY SEWER LINES OR FERROUS PIPE SPECIFIED. A 12-INCH VERTICAL SEPARATION SHALL BE PROVIDED BETWEEN STORM SEWER AND WATER MAINS. IF A 12-INCH VERTICAL SEPARATION IS NOT MAINTAINED AT A CROSSING BETWEEN STORM SEWER AND WATER MAINS (OR PRESSURE SEWERS), THE WATER MAIN SHALL BE CONSTRUCTED OF FERROUS PIPE AND A CONCRETE COLLAR SHALL BE POURED AROUND WATER MAINS AND STORM SEWER TO IMMOBILIZE THE CROSSING.
 - CROSSINGS
 - SANITARY SEWER CROSSING WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18-INCHES BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE SANITARY SEWER. THE CROSSING SHALL BE ARRANGED SO THAT THE SANITARY SEWER JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS.
 - WHEN IT IS IMPOSSIBLE TO OBTAIN PROPER HORIZONTAL AND VERTICAL SEPARATION AS STIPULATED ABOVE, ONE OF THE FOLLOWING METHODS MUST BE SPECIFIED:
 - THE SANITARY SEWER SHALL BE DESIGNED AND CONSTRUCTED OF FERROUS PIPE AND SHALL BE PRESSURE TESTED AT 150-PSI TO ASSURE WATER TIGHTNESS PRIOR TO BACKFILLING, OR
 - EITHER THE WATER MAIN OR THE SANITARY SEWER LINE MAY BE ENCASED IN A WATERTIGHT CARRIER PIPE, WHICH EXTENDS 10- FEET ON BOTH SIDES OF THE CROSSING, MEASURED PERPENDICULAR TO THE WATER MAIN. THE CARRIER PIPE SHALL BE OF MATERIALS APPROVED BY THE TOWN OF SOUTHERN PINES FOR USE IN WATER MAIN CONSTRUCTION.
 - CLEANOUTS IN DRIVEWAYS ARE TO BE TRAFFIC BEARING.
- SEWER:
- THE SANITARY SEWER SHALL BE DESIGNED AND CONSTRUCTED OF FERROUS PIPE AND SHALL BE PRESSURE TESTED AT 150-PSI TO ASSURE WATER TIGHTNESS PRIOR TO BACKFILLING, OR
 - EITHER THE WATER MAIN OR THE SANITARY SEWER LINE MAY BE ENCASED IN A WATERTIGHT CARRIER PIPE, WHICH EXTENDS 10- FEET ON BOTH SIDES OF THE CROSSING, MEASURED PERPENDICULAR TO THE WATER MAIN. THE CARRIER PIPE SHALL BE OF MATERIALS APPROVED BY THE TOWN OF SOUTHERN PINES FOR USE IN WATER MAIN CONSTRUCTION.
 - CLEANOUTS IN DRIVEWAYS ARE TO BE TRAFFIC BEARING.
- WATER:
- MAINTAIN A MINIMUM COVER OF .36' BELOW FINISHED GRADE OVER ALL PIPES UNLESS OTHERWISE DIRECTED OR SHOWN ON THE PLANS. DUE TO THE HEIGHTS OF VALVES, INCREASE THE COVER DEPTHS ADJACENT TO THE VALVES OR VARIED AT POINTS OF TIE-IN TO EXISTING LINES.
 - A WATER PERMIT IS REQUIRED FOR THIS PROJECT.

For Residential properties:
The backflow device shall be installed according to the NC Plumbing Code within ten feet of the meter on the customer's service line. Any water meters for service lines, in which a backflow device are required, will not be installed until full backflow compliance is assured. This includes proper installation, testing and verified reception of testing data by "BSI Online" from back flow tester. Contact For BSI Online Fax: 1-888-414-4990, Email: bsionline@backflow.com

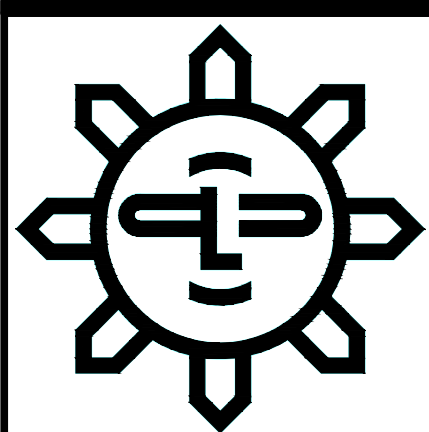
For Commercial properties:
The backflow device shall be installed according to the NC Plumbing Code and within ten feet of the meter on the customer's service line on all new developments where applicable. Inside building BFP's are acceptable when meeting the NC Plumbing Code and proper drainage is available. Any water meters for service lines, in which a backflow device are required, will not be installed until full backflow compliance is assured. This includes proper installation, testing and verified reception of testing data by "BSI Online" from back flow tester. Contact For BSI Online Fax: 1-888-414-4990, Email: bsionline@backflow.com

NOTE

ALL UTILITIES WILL BE COVERED UNDER THE EXISTING BLANKET / CROSS ACCESS AGREEMENT.

SANITARY SEWER SCHEDULE

MANHOLE		LENGTH	PIPE SIZE (IN)	MATERIAL	INVERT		SLOPE (%)	VELOCITY (FPS)	DESIGN FLOW (GPD)
FROM	TO				UPPER	LOWER			
				SDR 35 PVC					
				EPDM LINED PC80 DIP					



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UTILITY PLAN

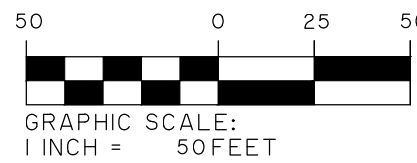
BELLE MEADE RETIREMENT
COMMUNITY

PROJECT LOCATION:

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SOUTHERN PINES, NC

CLIENT/OWNER:

ST. JOSEPH OF THE PINES, INC
C/O
TRINITY HEALTH SENIOR COMMUNITIES
20555 VICTOR PARKWAY
LIVONIA, MI 48152



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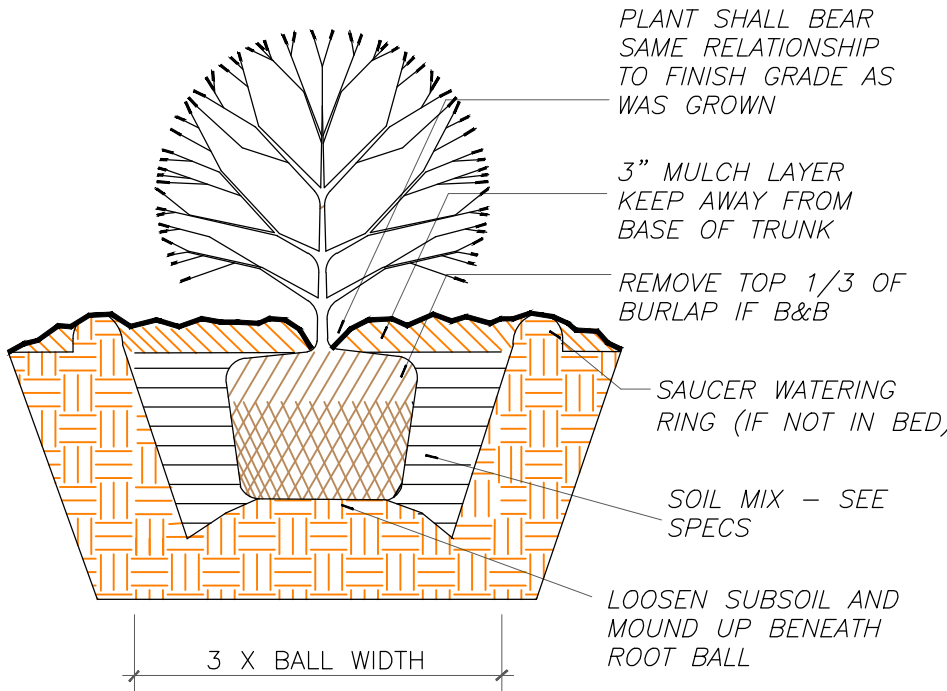
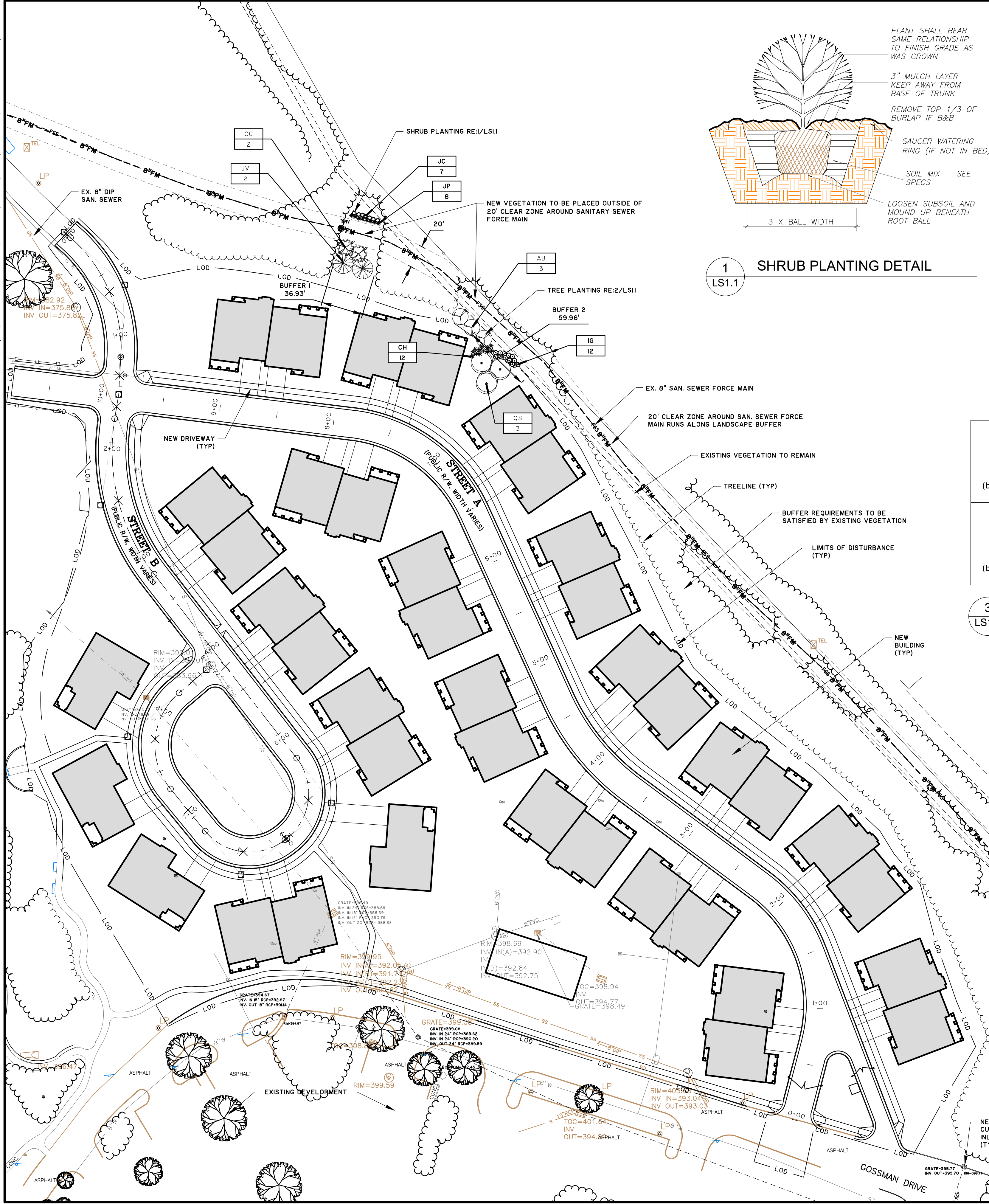
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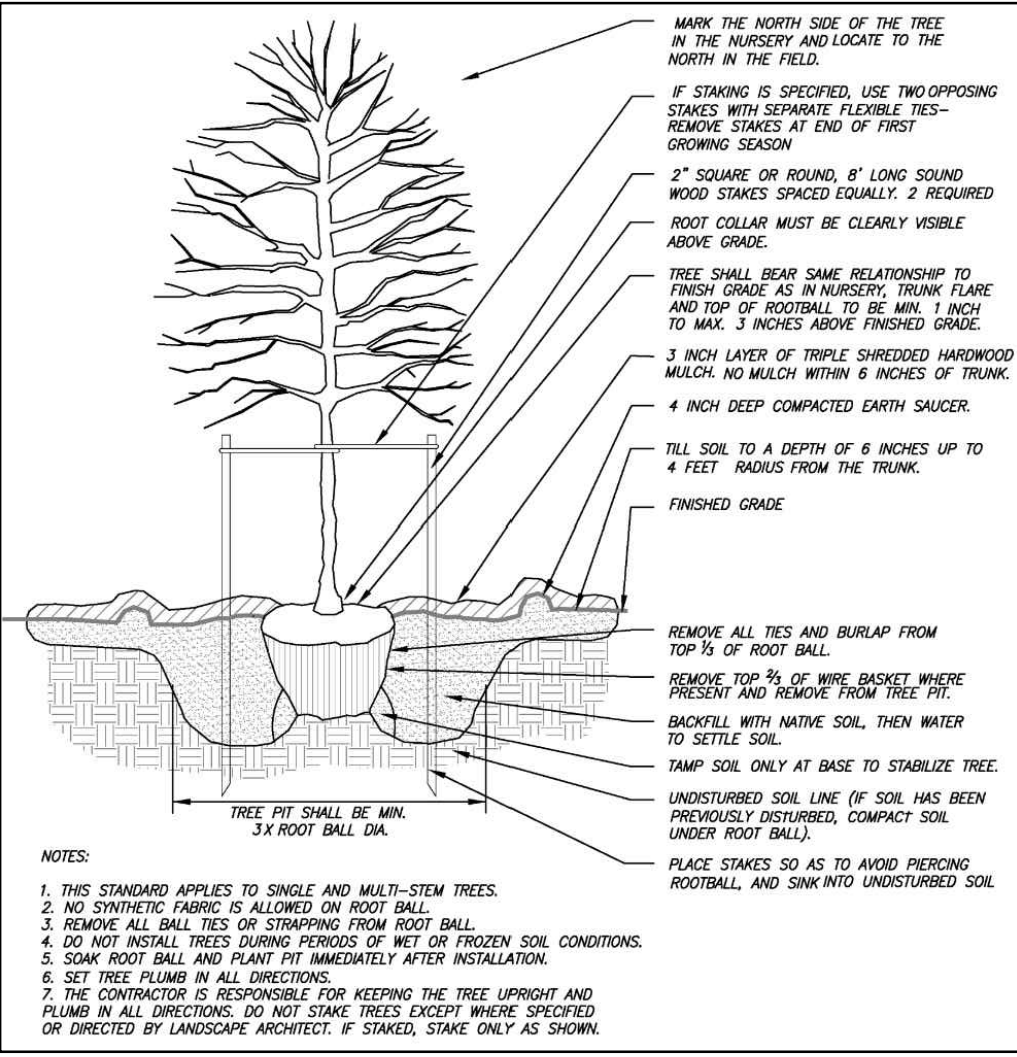
APPROVED:

SCALE: 1" = 50'

UT1.1



1 SHRUB PLANTING DETAIL



2 TREE PLANTING DETAIL

Buffer 1	# Required per 400 SF	Required Plantings:	Existing Plantings	Double Count:	Plantings Provided	Notes
20	37 LF	1 Large Trees = 1.9	- 0	- 0	= 2 Large Trees	
(buffer width)	740 SF	1 Small Trees = 1.9	- 0	- 0	= 2 Small Trees	
		1 Shrubs = 14.8	- 0	- 0	= 15 Shrubs	
		(1 shrub / 50 SF per Exhibit 4-4)				

Buffer 2	# Required per 400 SF	Required Plantings:	Existing Plantings	Double Count:	Plantings Provided	Notes
20	60 LF	1 Large Trees = 3.0	- 0	- 0	= 3 Large Trees	
(buffer width)	1,200 SF	1 Small Trees = 3.0	- 0	- 0	= 3 Small Trees	
		1 Shrubs = 24.0	- 0	- 0	= 24 Shrubs	
		(1 shrub / 50 SF per Exhibit 4-4)				

3 BUFFER CALCULATIONS

PLANT SCHEDULE

QTY	KEY	SCIENTIFIC NAME	COMMON NAME	MINIMUM SIZE*	SPACING	REMARKS
3	AB	Acer buergerianum	Trident Maple	2.5" CAL.	AS SHOWN	SINGLE TRUNK & LEADER
2	CC	Cercis canadensis	Eastern Redbud	2.0" CAL.	AS SHOWN	SINGLE TRUNK & LEADER
2	JV	Juniperus virginiana	Eastern Redcedar	2.5" CAL.	AS SHOWN	SINGLE TRUNK & LEADER
3	QS	Quercus shumardii	Shumard Oak	2.5" CAL.	AS SHOWN	SINGLE TRUNK & LEADER

QTY	KEY	SCIENTIFIC NAME	COMMON NAME	MINIMUM SIZE	SPACING	REMARKS
12	CH	Cephalotaxus harringtonia	Plum Yew	18" ht.	AS SHOWN	FULL AND MATCHING
12	IG	Ilex glabra 'Shamrock'	Shamrock Inkberry	18" ht.	AS SHOWN	FULL AND MATCHING
7	JC	Juniperus chinensis 'Sea Green'	Sea Green Juniper	18" ht.	AS SHOWN	FULL AND MATCHING
8	JP	Juniperus x pfitzeriana	Pfitzer Juniper	18" ht.	AS SHOWN	FULL AND MATCHING



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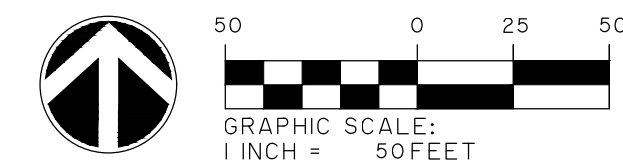


LANDSCAPE PLAN

BELLE MEADE RETIREMENT
COMMUNITY

PROJECT LOCATION:
GOSSMAN DRIVE
SOUTHERN PINES, NC

CLIENT/OWNER:
ST. JOSEPH OF THE PINES, INC
C/O
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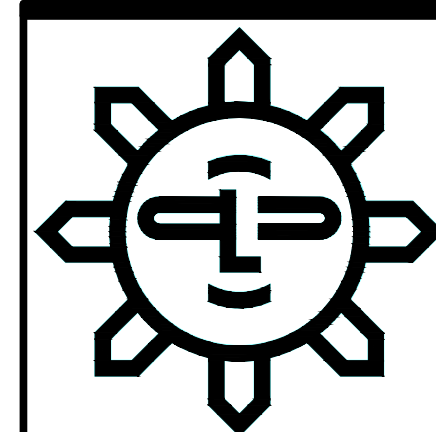
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APPROVED:
SCALE: 1" = 50'

LS1.1



1/EC1.1
CONSTRUCTION SEQUENCE
NTS



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EROSION CONTROL

BELLE MEADE RETIREMENT
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50 0 25
GRAPHIC SCALE:
1 INCH = 50 FEET

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APPROVED:	
SCALE:	1" = 50'

EC1.1



TOWN OF SOUTHERN PINES COURTESY REVIEW

Case: PD-01-24 (St. Joseph of the Pines)

Location: 103 Gossman Drive

PIN#: 858315743819

March 5, 2024

Following a review of the above referenced application by the RLUAC Land Use Committee, it has been determined that:

- The site is designated as Important to Protect in the Fort Liberty Compatible Use Rating system due to its location within a designated High Quality Waters drainage area (Mill Creek HQW Management Area).

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

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

Thank you for allowing RLUAC to review this case.

Jeff Sanborn, Chairman

Vagn K. Hansen II, AICP, Executive Director