



AGENDA

Wednesday, February 2, 2022: 6:00 PM

Town Council Agenda Meeting

**C. Michael Haney Community Room: Southern Pines Police Department
450 W. Pennsylvania Ave**

1. CALL TO ORDER

2. TOWN MANAGER'S COMMENTS

3. ACTION ITEMS

a. Appointment and Oath of Office for Town Clerk, Elizabeth Robertson

Beth Robertson has served as the Town's Deputy Clerk and is currently serving as the Interim Clerk.

4. REVIEW PUBLIC HEARING APPLICATIONS FOR UPCOMING BUSINESS MEETING AGENDA

a. AX-07-21 Morganton Park South

Robert & Julie Van Camp, Trustees, Thomas Van Camp, Trustee, and Morganton Road Enterprises, LLC have petitioned the Town for a voluntary annexation of a parcel totaling +54.94 acres. The parcels are identified as PIN 857100575720 and 857100572972 and are located between US 15-501 and W. Morganton Rd.

b. AX-08-21 Blue Farm Lots

Mr. Benjamin Stout is requesting voluntary annexation of five parcels totaling +4.10 acres, collectively known as Blue Farm, Section Three and located on NC Hwy 22.

c. SU-01-21 Patrick's Pointe (Continued)

On behalf of Francis Maser, Mr. Bob Koontz, of Koontz Jones Design, has submitted an application for a Special Use Permit for the new construction of a multi-family residential and office development. The subject property is located along US Highway 1 North between West Connecticut Avenue and Midland Road and is comprised of three (3) parcels for a total of 25.4 acres of presently undeveloped, wooded land.

d. PD-12-21 Waterworks Phase 1 PDP

Andy Bleggi with PTAH, LLC has applied for a Preliminary Development Plan (PDP) for Phase 1 of the Waterworks development. Waterworks Phase 1 will include construction of a 33,000 square foot expansion of the existing 4,260 square foot recently-renovated Waterworks building. The new expanded building will be used for office space as permitted by the Waterworks Conceptual Development Plan (CDP). A new, additional 9,600 square foot building will also be built as part of the Phase 1 PDP. The building is presently planned to be occupied by Workhorse Fitness, a by-right use in the Waterworks CDP. However, any other by-right use may occupy the building in the future subject to UDO design standards. Phase 1 will also include construction of 152 permanent parking spaces and 20 temporary gravel parking spaces to serve the proposed buildings. Access will be provided off Central

Drive, directly across from Reservoir Park Road.

e. PD-13-21 Old Morganton Park South Parcel 1 PDP

The applicant has applied for a preliminary development plan for the purpose of developing a retail building. The proposed Old Morganton Road Lot 1 development will be located in the planned development known as Morganton Park South. The retail building is a 7,000 square foot building located on 1.12 acres that are currently located in the Town of Southern Pines limits. The subject property is located on the corner of West Morganton Road and Brucewood Road with Old Morganton Road on its southwest corner, lies within the Morganton Road Overlay and is designated as traditional mixed use on the future land use map in the comprehensive long-range plan.

5. REVIEW PROPOSED ACTION ITEMS FOR UPCOMING BUSINESS MEETING AGENDA

6. REVIEW CONSENT AGENDA FOR UPCOMING BUSINESS MEETING AGENDA

a. Approve December 8, 2021 Town Council Agenda Meeting Minutes

Approve December 8, 2021 Town Council Agenda Meeting Minutes

b. Approve December 14, 2021 Town Council Business Meeting Minutes

Approve December 14, 2021 Town Council Business Meeting Minutes

c. Adopt Ordinance #1963 to Amend the Code of Ordinances to Address Membership Qualifications for the Appearance Commission

Based on previous discussion with the Town Council, staff has prepared a draft ordinance that removes term limits for members of the Appearance Commission.

d. Adopt Ordinance #1964 to Add the Library Board to Chapter 33 of the Code of Ordinances

Staff recommends adding the Library Board membership qualifications, terms of appointments, powers and duties, and similar to the Town's Code of Ordinances, which is consistent with the Town's other appointed boards.

e. AX-01-22: Set Public Hearing for Annexation at 3900 Youngs Road

Michael Tveter and Jamie Tveter are requesting voluntary annexation of a contiguous parcel that is currently outside of the corporate limits of the Town of Southern Pines. Per the Moore County tax records, the subject parcel is identified as PIN 858100892377; PARID 20210139 and is owned by Michael Tveter and Jamie Tveter. The public hearing for this application will be March 8, 2022.

7. ADJOURNMENT

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

**AN ORDINANCE TO EXTEND THE CORPORATE LIMITS
OF THE TOWN OF SOUTHERN PINES, NORTH CAROLINA
AX-07-21: MPS VAN CAMP PROPERTY**

THAT WHEREAS, the Town Council has been petitioned under G.S. 160A-31 as amended to annex the area described herein; and

WHEREAS, the Town Council has by resolution directed the Town Clerk to investigate the sufficiency of said petition; and

WHEREAS, the Town Clerk has certified the sufficiency of said petition and a public hearing on the question of this annexation, AX-07-21, was scheduled to be held in regular session of the Town Council at the Douglass Community Center at 6:00 P.M. on the 8th day of February, 2022 after due notice by publication on January 23, 2022; and

WHEREAS, after the completion of said public hearing and upon consideration of any comments, objections or presentation at that hearing, and

WHEREAS, based on the certification of the Town Clerk and other information presented at said hearing, Council finds it proper and in the best interest of the Town to annex the following parcel according to the requirements of G.S. 160A-31:

A certain tract of land comprised of the following tracts being located in Southern Pines, Sandhills Township, Moore County, North Carolina; Tract 2 and Tract 3 as shown on the map entitled "Recombination Plate of 84.2457 Acres" recorded in Plat Cabinet 16 Slide 581 in the Moore County Registry, Located in Sandhills Township, Moore county, North Carolina and more particularly described as follows:

Commencing at a .5" iron rod set in the eastern U.S. Highway 15-501 right-of-way, said .5" iron rod set being located N 20°01'27" W a distance of 530.93' from NCGS Grid Monument "Simpson" having the N.C. Grid Coordinates: Northing 515,380.35', Easting 1,873,851.03; Thence from said iron rod and with the northeastern boundary of the 44.835 acre tract as shown on a map entitled "Survey for Oakhurst Farms, LLC" recorded in Plat Cabinet 8 Slide 192 in the Moore County Registry S 77°09'09" E a distance of 161.44' to a .5" iron rod set; THENCE with said northeaster boundary N 52°51'24" E a distance of 882.87' to a 0.75' existing iron rod and point of BEGINNING.

THENCE from said BEGINNING being the same 0.75' existing iron rod N 34°34'45" W a distance of 583.00' to an existing concrete monument; THENCE N 52°41'23" E a distance of 764.53' to an existing concrete monument; THENCE N 38°35'02" W a distance of 45.48' to a 2" iron pipe; THENCE N 53°32'04" E a distance of 479.94' to a 2" iron pipe; THENCE N 38°37'32" W a distance of 12.02' to a .5" iron rod set; THENCE N 00°01'18" W a distance of 536.79' to a .5" iron rod set; THENCE N 89°58'42" E a distance of 185.93' to a .5" iron rod set; THENCE N 00°01'18" W a distance of 70' to a .5" iron rod set; THENCE a curve to the left having a radius of 22.50' a chord bearing of N 45°01'18" W a chord distance of 31.82' to a .5" iron rod set; THENCE N 00°01'18" W a distance of 267.81' to a .5" iron rod set; THENCE N 89°58'42" E a distance of 170.37' to a .5" iron rod set; THENCE N 00°07'18" W a distance of 359.45' to a .5" iron rod set; THENCE a curve to the right having a radius of 2056.05' a chord bearing of S 86°10'26" E a chord distance of 42.87' to a .5" existing iron rod; THENCE a curve to the right having a radius of 1036.13' a chord bearing of S 75°38'39" E a chord distance of 362.16' to a .5" existing iron rod; THENCE a curve to the right having a radius of 1544.46' a chord bearing of S 59°31'50" E a distance of 259.23' to a .5" existing iron rod; THENCE S 54°52'04" E a distance of 218.95' to a .5" existing iron rod; THENCE S 36°27'29" E a distance of

71.22' to an existing concrete monument; THENCE N 53°34'30" E a distance of 23.50' to a .5" existing iron rod; THENCE S 54°50'08" E a distance of 600.42' to a .5" existing iron rod; THENCE S 16°10'24" E a distance 37.01' to an existing concrete monument; THENCE S 52°51'44" W a distance of 1199.88' to an existing concrete monument; THENCE S 52°51'44"W A distance of 1678.24' to the BEGINNING and having an area of 54.94 acres

A map of the area herein described is provided with this Ordinance as Attachment A.

NOW, THEREFORE, BE IT ORDAINED AND ESTABLISHED by the Town Council of the Town of Southern Pines, North Carolina in regular session this 8th day of February, 2022:

Section 1. By virtue of the authority granted by G.S. 160A-31, as amended, the above described territory is hereby annexed and made part of the Town of Southern Pines as of the 8th day of February, 2022.

Section 2. Upon and after the 8th day of February, 2022 the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the Town of Southern Pines and shall be entitled to the same privileges and benefits as other parts of the Town of Southern Pines. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

Section 3. The Mayor of the Town of Southern Pines shall cause to be recorded in the office of the Register of Deeds of Moore County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 hereof. Such a map shall also be delivered to the County Board of Elections as required by G.S. 163-288.1.

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

Adopted this 8th day of February, 2022.

ATTEST:

TOWN OF SOUTHERN PINES

Elizabeth Robertson, Interim Town Clerk

Carol R. Haney, Mayor

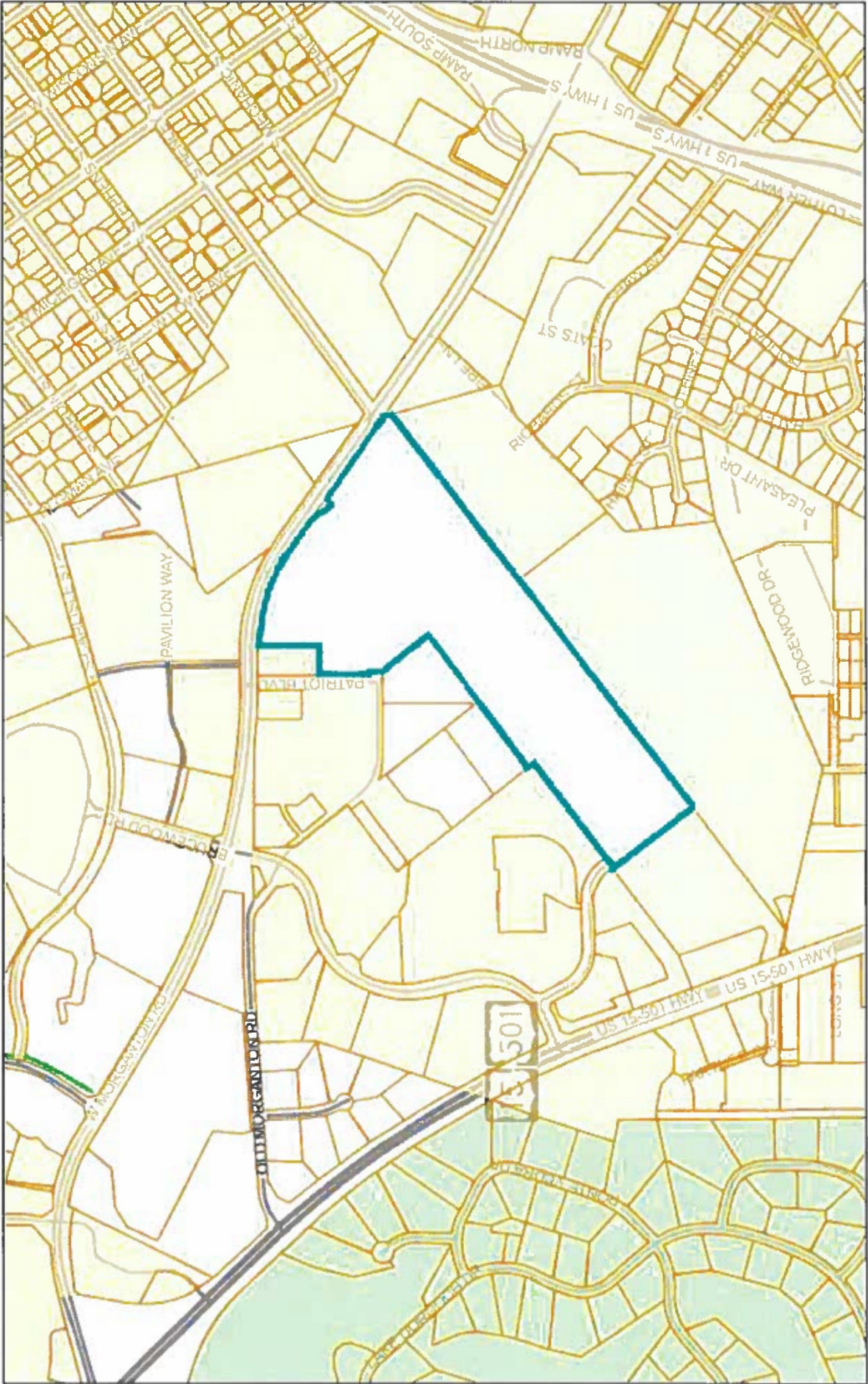
APPROVED AS TO FORM:

Douglas R. Gill, Town Attorney

I certify that Ordinance #1960 was adopted by the Town Council of the Town of Southern Pines at its meeting on February 8, 2022 as shown in the Minutes of the Town Council for that date.

Elizabeth Robertson, Interim Town Clerk

ATTACHMENT “A”



Name: MORGANTON ROAD ENTERPRISES, LLC VAN CAMP, THOMAS M TRUSTEE & OTHERS

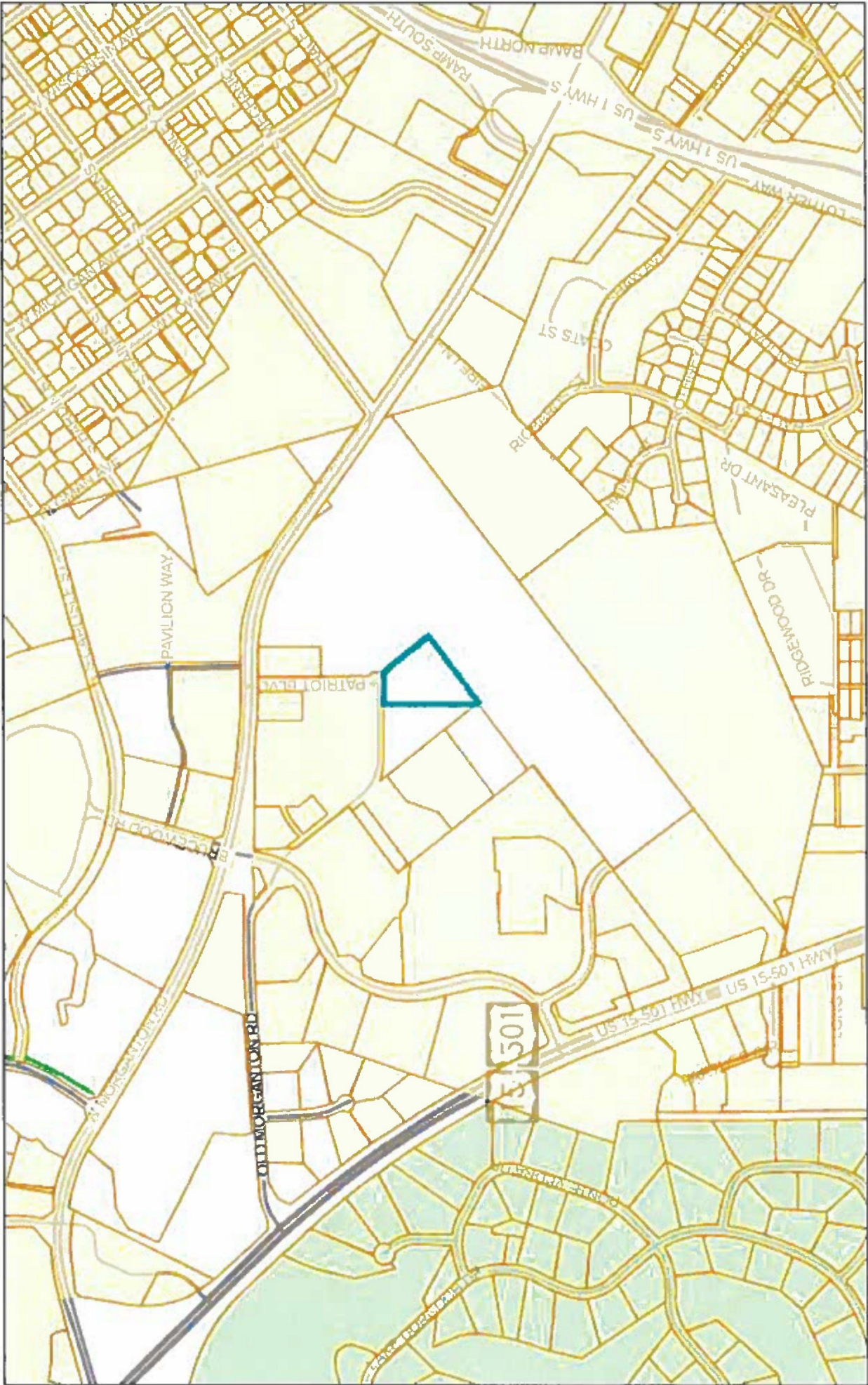
Parcel ID: 98000749

Deeded Acres: 52

1 inch = 800 feet

November 1, 2021

ATTACHMENT “A”



Name: VAN CAMP, ROBERT W & JULIE M TRUSTEES

Parcel ID: 00052502

Deeded Acres: 3.048

1 inch = 800 feet

November 1, 2021

COUNTY OF MOORE
STATE OF NORTH CAROLINA

I swear that this is a true and accurate copy of Ordinance #1960 amending the Zoning Map of the Town of Southern Pines adopted on February 8, 2022 (AX-07-21).

Elizabeth Robertson, Interim Town Clerk

Date

Agenda Item

To: Reagan Parsons, Town Manager

From: Cindy Williams, Planning Technician

Subject: AX-07-21: Public Hearing on a Request for Voluntary Annexation of Property Contiguous to the Corporate Limits of the Town of Southern Pines; 54.94 Acres; Petitioners: Robert W. Van Camp and Julie M. Van Camp, Trustees, and Morganton Road Enterprises, LLC

Date: February 8, 2022

I. SUMMARY OF APPLICATION REQUEST:

Robert Van Camp and Julie Van Camp, Trustees, and Thomas M. Van Camp, Manager of Morganton Road Enterprises, LLC, are requesting voluntary annexation of two contiguous parcels that are currently outside of the corporate limits of the Town of Southern Pines. Per the Moore County tax records, the subject parcel identified as PIN 857100575720 (PARID 98000749) is owned by Morganton Road Enterprises, LLC, Thomas M. Van Camp, Trustee, and others; and the subject parcel identified as PIN 857100572972 (PARID 00052502) is owned by Robert W. Van Camp and Julie M. Van Camp, Trustees.

II. PRIOR TOWN COUNCIL ACTION:

During the December 14, 2021 Town Council Regular Meeting, the Town Council approved a *Resolution Directing the Clerk to Investigate a Petition Received Under G.S. 160A-31*.

During the January 11, 2022 Town Council Regular Meeting, the Town Council approved a *Resolution Fixing Date of Public Hearing on Question of Annexation Pursuant to G.S. 160A-31, As Amended*.

III. PROJECT INFORMATION:

A. Physical Addresses:

1700 Old Morganton Road
Southern Pines, NC 28387

Old Morganton Road
Southern Pines, NC 28387

B. Property Owners:

Morganton Road Enterprises, LLC, Thomas M. Van Camp, Trustee, and others
Robert M. Van Camp and Julie M. Van Camp, Trustees

C. Property Identification & Parcel Identification Numbers:

PIN 857100572970 (PARID 98000749)

PIN 857100572972 (PARID 00052502)

D. Applicants:

Robert W. Van Camp and Julie M. Van Camp, Trustees
2 Regional Circle
Pinehurst, NC 28374

Morganton Road Enterprises, LLC
2 Regional Circle
Pinehurst, NC 28374

E. Size of Property:

Total current combined acreage: 54.94 acres

IV. STAFF COMMENTS:

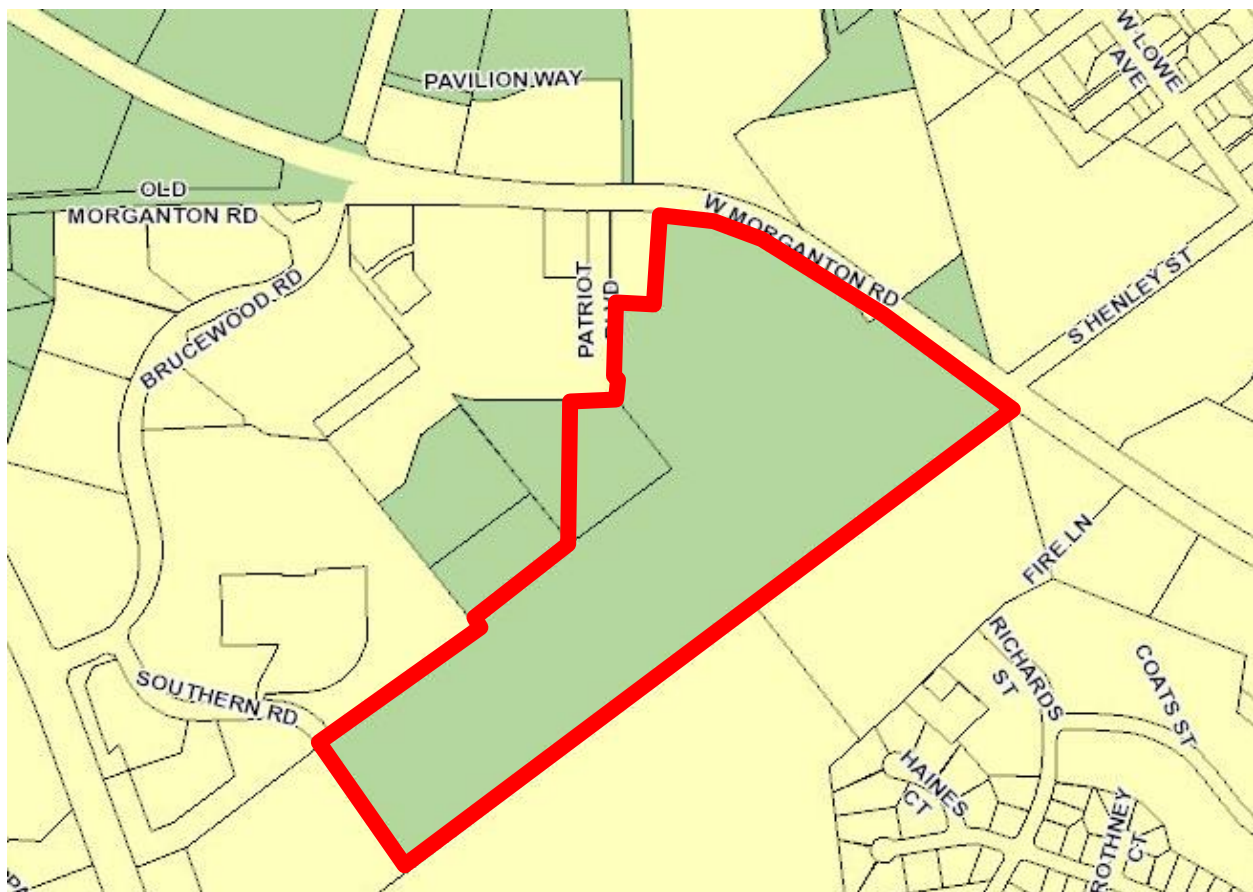
- The applicants have submitted an annexation petition accompanied by maps and a written metes and bounds description of the combined properties.
- The written metes and bounds description of the area to be annexed was forwarded to Moore County for review and was confirmed to be accurate.
- The request is a voluntary request for contiguous annexation as the adjacent properties are within the corporate limits of the Town of Southern Pines (see Figure 1).
- The subject properties are presently zoned PD (Planned Development) and the adjacent properties are presently zoned PD and FRR (Facilities, Resource & Recreation).
- At the December 14, 2021 Town Council Regular Meeting, the Interim Town Clerk was directed to investigate the sufficiency of the petition for voluntary annexation of the subject properties.
- At the January 11, 2022 Town Council Regular Meeting, the Town Council approved a *Resolution Fixing Date of Public Hearing on Question of Annexation Pursuant to G.S. 160A-31, As Amended*.
- The purpose of this agenda item is to hold a public hearing to consider the annexation request.

- **Comprehensive Long Range Plan Analysis:**

- The subject properties are identified as “Traditional Mixed Use” on the Comprehensive Long Range Plan (CLRP) Future Land Use Map (see Figure 3). Per the CLRP 2015-2016 update:

“The Traditional Mixed Use category applies to those larger, mostly undeveloped parcels well-suited to mixing residential and non-residential uses in a manner similar to that found in downtown Southern Pines. This designation applies to the Morganton Road area and to the Pine Needles area, identifying these as likely spots for mixed-use including an interconnected street network as found in traditional town development. No specific development intensity is implied by this designation. It simply indicates that such areas will be built to urban levels, will incorporate a variety of uses and will have a street network accommodating modes of travel beyond the automobile.”

Figure 1: Adjacent Property (Areas to be Annexed Outlined in Red)



Town of Southern Pines Corporate Limits

Town of Southern Pines ETJ

Figure 2: Zoning Map (Area to be Annexed Outlined in Black)

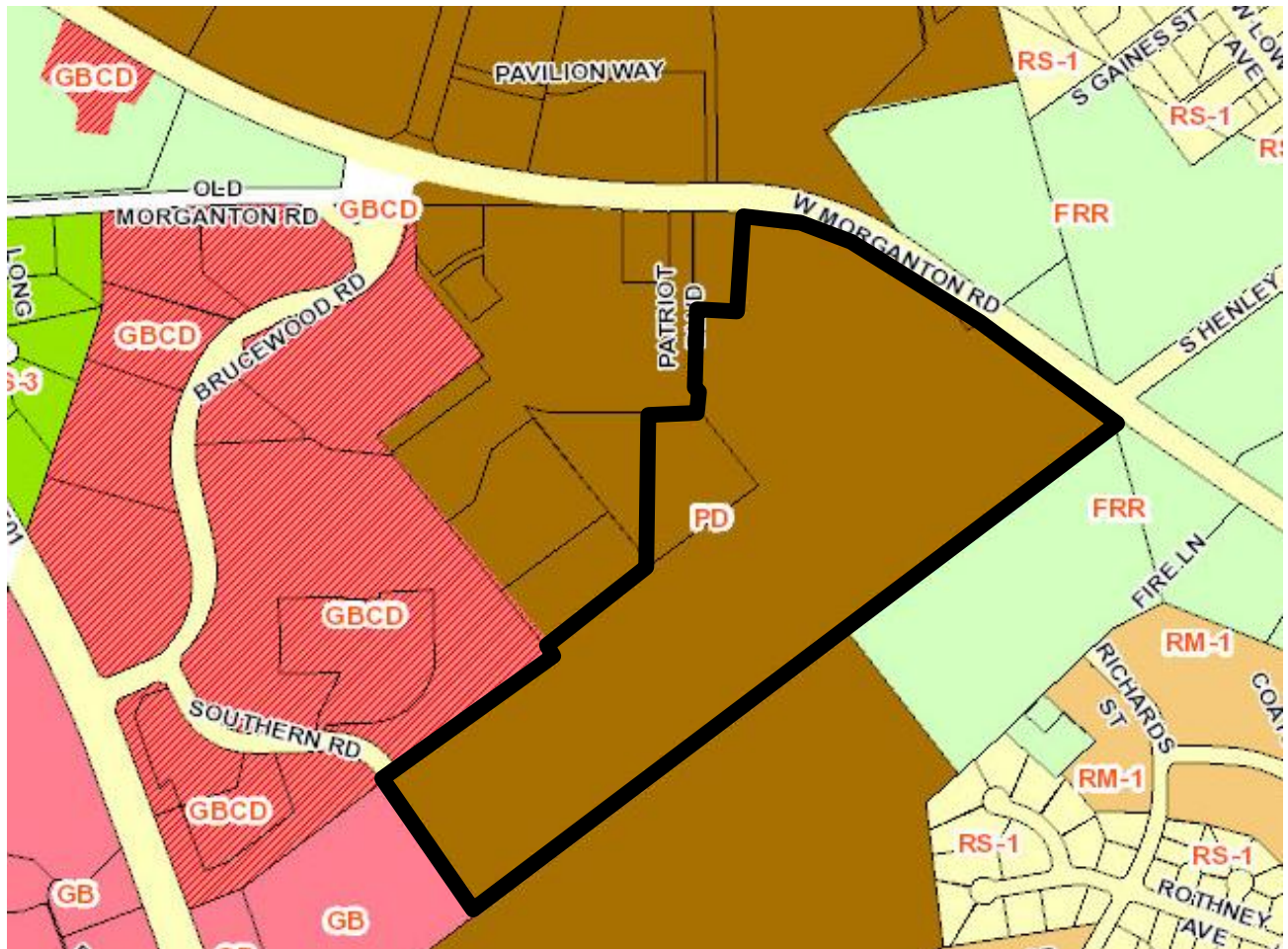
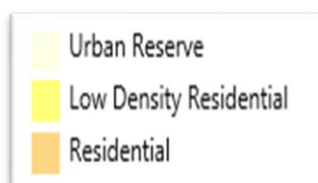


Figure 3: CLRP Future Land Use Map (Area to be Annexed Outlined in Blue)



V. ATTACHMENTS:

1. Petition
2. Written metes and bounds description
3. GIS maps of subject properties

VI. TOWN COUNCIL ACTION:

To either approve or deny the Voluntary Annexation, the Town Council may choose one of the following motions or any alternative they wish:

- 1) I move to adopt an Ordinance approving the Voluntary Annexation request in application AX-07-21 for the property as defined in the submitted written metes and bounds description, and to have the Ordinance effective immediately.

-or-

- 2) I move to deny the Voluntary Annexation in application AX-07-21 for the property as defined in the submitted metes and bounds description.

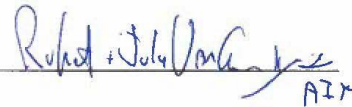
PETITION FOR VOLUNTARY ANNEXATION

To the Town Council of the Town of Southern Pines, North Carolina:

1. I/We the undersigned owner(s) of real property respectfully request that the area described in the attached Exhibit A be annexed to the Town of Southern Pines.
2. The area to be annexed is **contiguous** to the Town of Southern Pines and the boundaries of such territory are described in the attached metes and bounds description, Exhibit A.
857100575720, and 98000749, and
3. The area is identified as PIN: 857100572972; PARID: 00052502.

Property Owner(s):

Name: Robert W. & Julie M. Van Camp, Trustees

Signature: 

Address: 2 Regional Circle

Pinehurst, NC 28374-9796

Name: Morganton Road Enterprises, LLC

Signature: 

Address: 2 Regional Circle

Pinehurst, NC 28374-9796

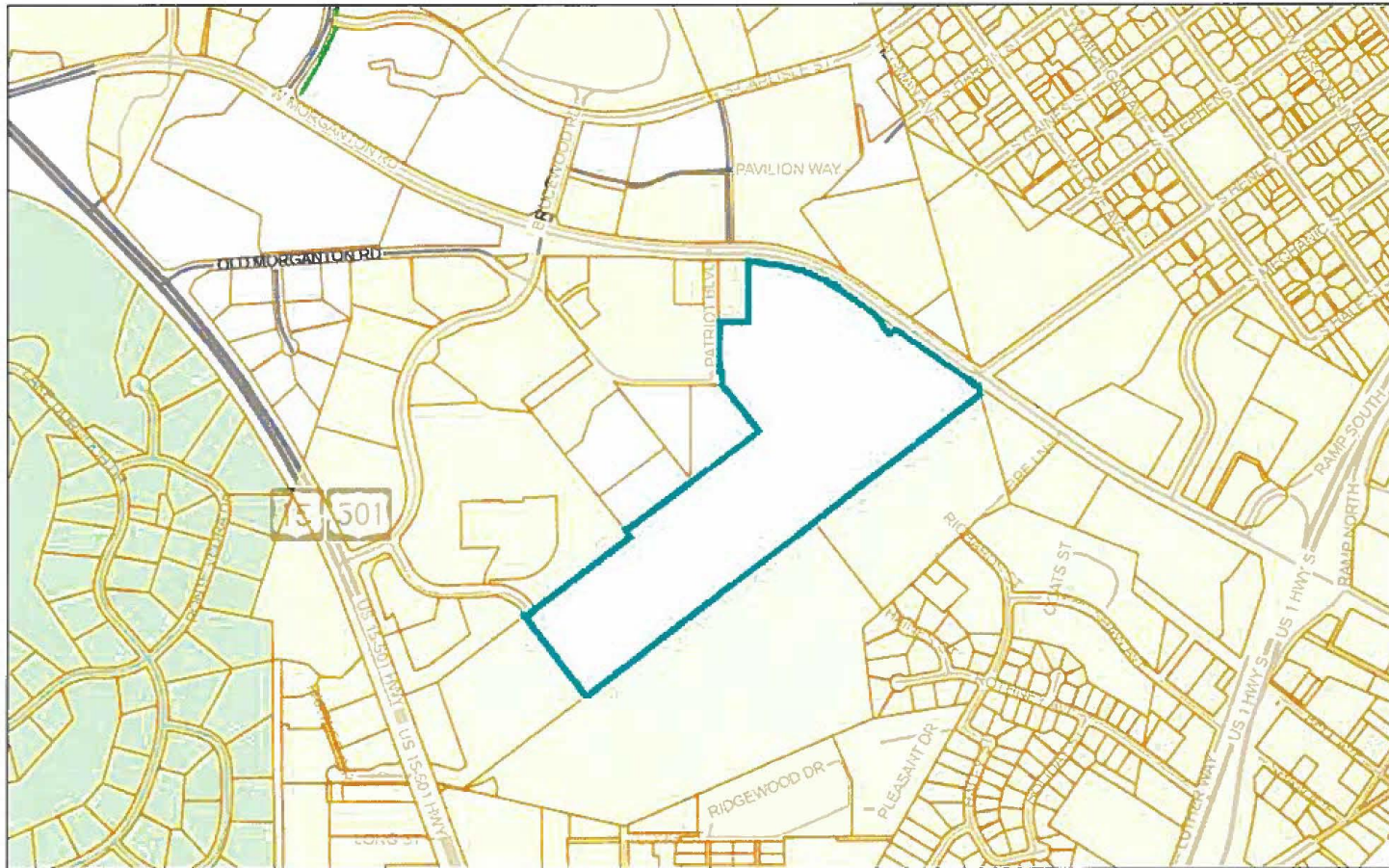
Name: _____

Signature: _____

Address: _____

(Duplicate this form to add names, addresses and signatures of property owners, as necessary.)

7-28-21



Name: MORGANTON ROAD ENTERPRISES, LLC
 VAN CAMP, THOMAS M TRUSTEE & OTHERS

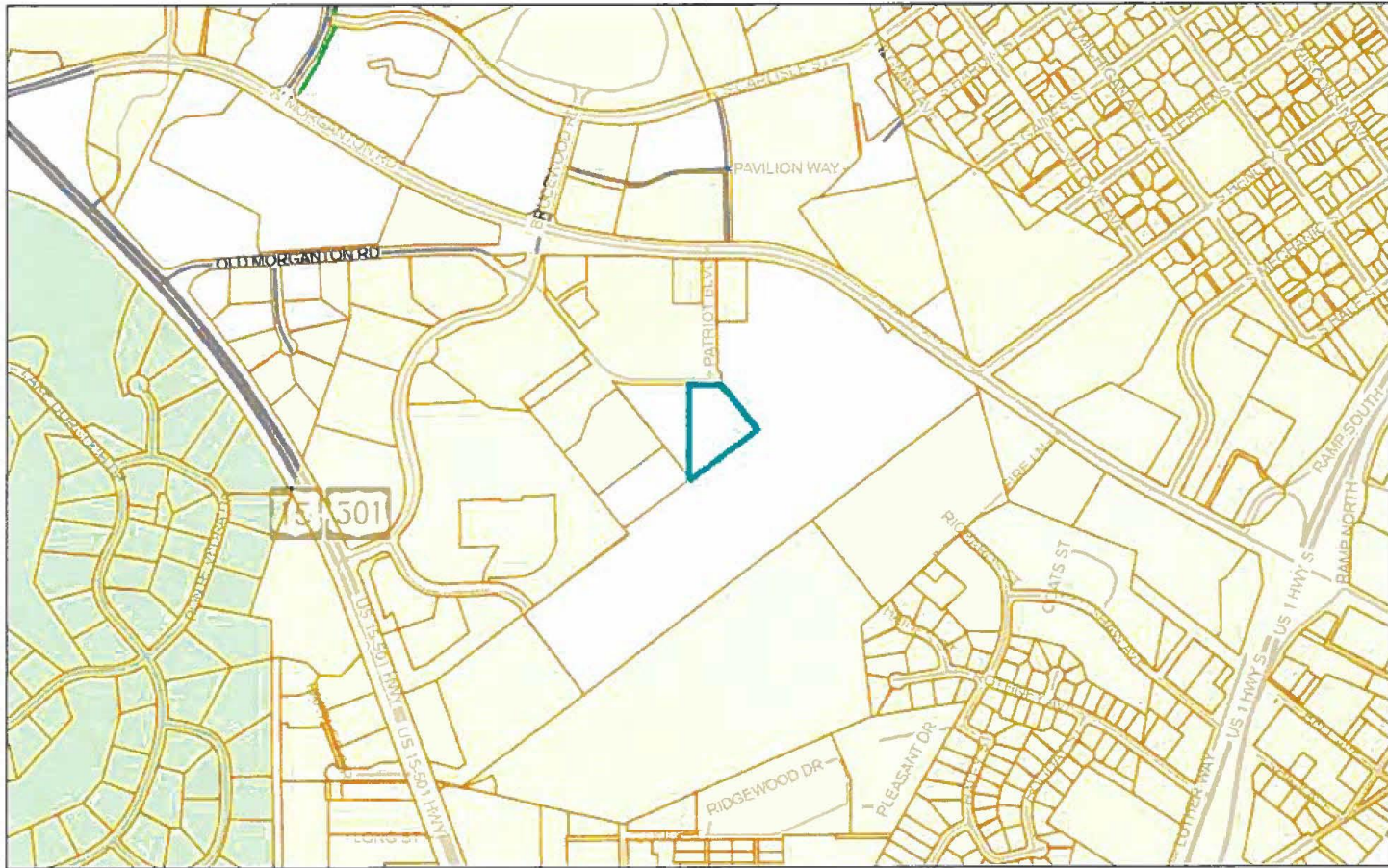
Parcel ID: 98000749

Deeded Acres: 52

1 inch = 800 feet
 November 1, 2021



0 345 690 1,380 Feet



1 inch = 800 feet

November 1, 2021



0 345 690 1,380 Feet

Name: VAN CAMP, ROBERT W & JULIE M
TRUSTEES
Parcel ID: 00052502
Deeded Acres: 3.048

Metes & Bounds Description of Properties Petitioning for Annexation:

**LEGAL DESCRIPTION
54.94 ACRE TRACT, SOUTHERN PINES, SANDHILLS TOWNSHIP
MOORE COUNTY, NORTH CAROLINA**

A CERTAIN TRACT OF LAND COMPRISED OF THE FOLLOWING TRACTS BEING LOCATED IN SOUTHERN PINES, SANDHILLS TOWNSHIP, MOORE COUNTY, NORTH CAROLINA; TRACT 2 AND TRACT 3 AS SHOWN ON THE MAP ENTITLED "RECOMBINATION PLAT OF 84.2457 ACRES" RECORDED IN PLAT CABINET 16 SLIDE 581 IN THE MOORE COUNTY REGISTRY, LOCATED IN SANDHILLS TOWNSHIP, MOORE COUNTY, NORTH CAROLINA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A .5" IRON ROD SET IN THE EASTERN U.S. HIGHWAY 15-501 RIGHT-OF-WAY, SAID .5" IRON ROD SET BEING LOCATED N 20°01'27" W A DISTANCE OF 530.93' FROM NCGS GRID MONUMENT "SIMPSON" HAVING THE N.C. GRID COORDINATES: NORTHING 515,380.35', EASTING 1,873,851.03; THENCE FROM SAID IRON ROD AND WITH THE NORTHEASTERN BOUNDARY OF THE 44.835 ACRE TRACT AS SHOWN ON A MAP ENTITLED "SURVEY FOR OAKHURST FARMS, LLC" RECORDED IN PLAT CABINET 8 SLIDE 192 IN THE MOORE COUNTY REGISTRY S 77°09'09" E A DISTANCE OF 161.44' TO A .5" IRON ROD SET; THENCE WITH SAID NORTHEASTERN BOUNDARY N 52°51'24" E A DISTANCE OF 882.87' TO A 0.75' EXISTING IRON ROD AND POINT OF BEGINNING.

THENCE FROM SAID BEGINNING BEING THE SAME 0.75' EXISTING IRON ROD N 37°34'45" W A DISTANCE OF 583.00' TO AN EXISTING CONCRETE MONUMENT; THENCE N 52°41'23" E A DISTANCE OF 764.53' TO AN EXISTING CONCRETE MONUMENT; THENCE N 38°35'02" W A DISTANCE OF 45.48' TO A 2" IRON PIPE; THENCE N 53°32'04" E A DISTANCE OF 479.94' TO A 2" IRON PIPE; THENCE N 38°37'32" W A DISTANCE OF 12.02' TO A .5" IRON ROD SET; THENCE N 00°01'18" W A DISTANCE OF 536.79' TO A .5" IRON ROD SET; THENCE N 89°58'42" E A DISTANCE OF 185.93' TO A .5" IRON ROD SET; THENCE N 00°01'18" W A DISTANCE OF 70' TO A .5" IRON ROD SET; THENCE A CURVE TO THE LEFT HAVING A RADIUS OF 22.50' A CHORD BEARING OF N 45°01'18" W A CHORD DISTANCE OF 31.82' TO A .5" IRON ROD SET; THENCE N 00°01'18" W A DISTANCE OF 267.81' TO A .5" IRON ROD SET; THENCE N 89°58'42" E A DISTANCE OF 170.37' TO A .5" IRON ROD SET; THENCE N 00°01'18" W A DISTANCE OF 359.45' TO A .5" IRON ROD SET; THENCE A CURVE TO THE RIGHT HAVING A RADIUS OF 2056.05' A CHORD BEARING OF S 86°10'26" E A CHORD DISTANCE OF 42.87' TO A .5" EXISTING IRON ROD ; THENCE A CURVE TO THE RIGHT HAVING A RADIUS OF 1036.13' A CHORD BEARING OF S 75°38'39" E A CHORD DISTANCE OF 362.16' TO A .5" EXISTING IRON ROD; THENCE A CURVE TO THE RIGHT HAVING A RADIUS OF 1544.46' A CHORD BEARING OF S 59°31'50" E A DISTANCE OF 259.23' TO A .5" EXISTING IRON ROD; THENCE S 54°52'04" E A DISTANCE OF 218.95' TO A .5" EXISTING IRON ROD; THENCE S 36°27'29" E A DISTANCE OF 71.22' TO AN EXISTING CONCRETE MONUMENT; THENCE N 53°34'30" E A DISTANCE OF 23.50' TO A .5" EXISTING IRON ROD; THENCE S 54°50'08" E A DISTANCE OF 600.42' TO A .5" EXISTING IRON ROD; THENCE S 16°10'24" E A DISTANCE OF 37.01' TO AN EXISTING CONCRETE MONUMENT; THENCE S 52°52'03" W A DISTANCE OF 1199.88' TO AN EXISTING CONCRETE MONUMENT; THENCE S 52°51'44" W A DISTANCE OF 1,678.24' TO THE BEGINNING AND HAVING AN AREA OF 54.94 ACRES.

CERTIFICATE OF SUFFICIENCY
AX-07-21: MPS Van Camp Property

To the Town Council of the Town of Southern Pines, North Carolina;

I, Elizabeth Robertson, Deputy Town Clerk, do hereby certify that I have investigated the attached petition and hereby make the following findings:

The petition contains an adequate property description of the area proposed for annexation, which is identified as follows: PIN: 857100575720 (PARID: 98000749)

The petition is signed by and includes addresses of all owners of real property lying in the area described herein. Per the Moore County Tax Department and Moore County Register of Deeds, the property owner is listed as Morganton Road Enterprises, LLC.

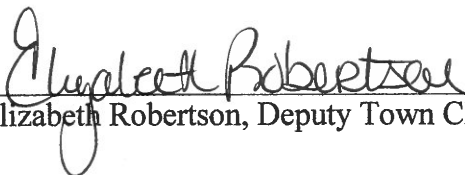
AND

The petition contains an adequate property description of the area proposed for annexation, which is identified as follows: PIN: 857100572972 (PARID: 00052502)

The petition is signed by and includes addresses of all owners of real property lying in the area described herein. Per the Moore County Tax Department and Moore County Register of Deeds, the property owners are listed as Van Camp, Robert W. and Julie M, Trustees.

The areas described in the petition are contiguous to the Town of Southern Pines primary corporate limits, as defined by N.C.G.S. 160A-31.

In witness whereof, I have hereunto set my hand and affixed the seal of the Town of Southern Pines, North Carolina, this 20th day of December, 2021.


Elizabeth Robertson, Deputy Town Clerk



**AN ORDINANCE TO EXTEND THE CORPORATE LIMITS
OF THE TOWN OF SOUTHERN PINES, NORTH CAROLINA
AX-08-21: BLUE FARM SECITON THREE**

THAT WHEREAS, the Town Council has been petitioned under G.S. 160A-31 as amended to annex the area described herein; and

WHEREAS, the Town Council has by resolution directed the Town Clerk to investigate the sufficiency of said petition; and

WHEREAS, the Town Clerk has certified the sufficiency of said petition and a public hearing on the question of this annexation, AX-08-21, was scheduled to be held in regular session of the Town Council at the Douglass Community Center at 6:00 P.M. on the 8th day of February, 2022 after due notice by publication on January 23, 2022; and

WHEREAS, after the completion of said public hearing and upon consideration of any comments, objections or presentation at that hearing, and

WHEREAS, based on the certification of the Town Clerk and other information presented at said hearing, Council finds it proper and in the best interest of the Town to annex the following parcel according to the requirements of G.S. 160A-31:

Lying in McNeils Township, Moore County, North Carolina, this subject tract being bounded on the northeast by Lots 1, 2, 3, 4 and 5, "Blue Farm, Section Three" as described and recorded Plat Cabinet 4, Page 319, Moore County Registry; bounded on the southwest by the tract as conveyed to Charles Leon Hargrove, as described and recorded in Deed Book 1526, Page 328, Moore County Registry; bounded on the southwest by the northeast right-of-way margin NC Highway 22, a 60 foot public right-of-way; bounded on the northwest by the southeast right-of-way margin of Sullivan Drive, a 60 foot public right-of-way, and being more particularly described as follows:

COMMENCING from the northernmost corner of Lot 10, "Blue Farm, Section Three" as described and recorded in Plat Cabinet 4, Page 319, Moore County Registry, said corner of Lot 10 also being the TRUE POINT AND PLACE OF BEGINNING:

THENCE as and with the southwest boundary line of Lots 1,2,3,4 and 5 "Blue Farm, Section Three" (Plat Cabinet 4, Page 319), South 26 degrees 41 minutes 00 seconds East for a distance of 880.77 feet to the southernmost corner of Lot 5;

THENCE as and with the southeast boundary line of Lot 6, South 63 degrees 19 minutes 00 seconds West for a distance of 205.80 feet to a point, the southern most corner of Lot 6, located in northeastern right-of-way margin of NC Highway 22, a 60-foot public right-of-way;

THENCE as and with the southwest boundary line of Lot 6, North 27 degrees 17 minutes 00 seconds West for a distance of 200.05 feet to a point;

THENCE as and with the southwest boundary line of Lot 7, North 26 degrees 36 minutes 00 seconds West for a distance of 210.00 feet to a point;

THENCE as and with the southwest boundary line of Lot 8, North 26 degrees 01 minutes 00 seconds West for a distance of 155.00 feet to a point;

THENCE as and with the southwest boundary line of Lot 9, North 24 degrees 25 minutes 00 seconds West for a distance of 155.03 feet to a point;

THENCE as and with the southwest boundary line of Lot 10, North 23 degrees 28 minutes 00 seconds West for a distance of 124.99 feet to a point;

THENCE a curve to the right having a radius of 20.00 feet, an arc length of 28.36 feet and a chord bearing and distance of North 17 degrees 09 minutes 30 seconds East for a distance of 26.04 feet to a point located in the southeast right-of-way margin of Sullivan Drive (S.R. 1911);

THENCE as and with said right-of-way margin of Sullivan Drive, North 57 degrees 47 minutes 00 seconds East for a distance of 178.14 feet to the northernmost corner of Lot 10, said point also being the TRUE POINT AND PLACE OF BEGINNING.

A map of the area herein described is provided with this Ordinance as Attachment A.

NOW, THEREFORE, BE IT ORDAINED AND ESTABLISHED by the Town Council of the Town of Southern Pines, North Carolina in regular session this 8th day of February, 2022:

Section 1. By virtue of the authority granted by G.S. 160A-31, as amended, the above described territory is hereby annexed and made part of the Town of Southern Pines as of the 8th day of February, 2022.

Section 2. Upon and after the 8th day of February, 2022 the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the Town of Southern Pines and shall be entitled to the same privileges and benefits as other parts of the Town of Southern Pines. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

Section 3. The Mayor of the Town of Southern Pines shall cause to be recorded in the office of the Register of Deeds of Moore County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 hereof. Such a map shall also be delivered to the County Board of Elections as required by G.S. 163-288.1.

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

Adopted this 8th day of February, 2022.

ATTEST:

TOWN OF SOUTHERN PINES

Elizabeth Robertson, Interim Town Clerk

Carol R. Haney, Mayor

APPROVED AS TO FORM:

Douglas R. Gill, Town Attorney

I certify that Ordinance #1961 was adopted by the Town Council of the Town of Southern Pines at its meeting on February 8, 2022 as shown in the Minutes of the Town Council for that date.

Elizabeth Robertson, Interim Town Clerk

ATTACHMENT "A"

Certificate of Ownership and Dedication

I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish minimum building lines, and dedicate all streets, alleys, walks, parks and other sites to public or private uses as noted. Further, I (we) certify the land shown hereon is within the platting jurisdiction of the Village of Whispering Pines, North Carolina

May 30, 1990 *John H. Wright*
Date Signature

R.P. Johnson
Signature

A PRELIMINARY EVALUATION OF THIS SUBDIVISION INDICATES THAT INDIVIDUAL, BEHIND APPLICANT, MAY BE USED. IT WILL BE NECESSARY TO EVALUATE EACH LOT INDEPENDENTLY IN RELATION TO CONSTRUCTION PLANS AND SITE SATISFACTION PRIOR TO APPROVAL. IF ANY OF THE ABOVE NOTED, THE APPLICANT SHALL MEET THE REQUIREMENTS OF THE NORTH CAROLINA DEPARTMENT OF REVENUE, DIVISION OF HEALTH SERVICES AND THE MOORE COUNTY HEALTH DEPARTMENT, PRIOR TO APPROVAL.

May 14, 1990 *Charles W. Fields, Jr.*
Date Signature
ENVIRONMENTAL HEALTH SUPERVISOR OR HIS AUTHORIZED REPRESENTATIVE

Certificate of Approval of the Design and Installation of Streets, Utilities, and Other Required Improvements

I hereby certify that streets, utilities and other improvements have been installed in an acceptable manner and in accordance with Village specifications in the subdivision entitled

or that a surety bond in the amount of \$ *10,000* has been posted with the Village Clerk to assure completion of all required improvements in case of default.

June 6, 1990
Date
John R. Smith
Village Administrator

Attest:
Margaret H. DeGruen
Village Clerk

Certificate of Approval by the Village Council

I, *James C. Steele*, President of the Village of Whispering Pines, do hereby certify that said Council fully approved the final plat of the subdivision entitled *BLUE FARM, SECTION THREE* on the *14th* day of *JUNE*, 19*90*, and such approval is recorded in the Village Council Minutes dated *JUNE 14*, 19*90*.

James C. Steele
President

NOTE: LOT EASEMENTS AS SHOWN HEREON TO BE KEPT CLEAR OF BUILDINGS & CONSTRUCTIONS.

NO NEW STREETS OR ROADS ARE CREATED BY THIS PLAT.

STREETS AND ROADS SHOWN HEREON ARE DESIGNATED AS "BLVD."

GRADE OF CLOSURE (EXPRESSED AS A RATIO OF PERCENTAGE) = 1/17,500"

ACREAGE CALCULATED BY COORDINATE METHOD

REFERENCE: DEED BOOK 345, PAGE 15, MOORE COUNTY REGISTERED.

DEED NORTH 1/4, SECTION 34, TOWNSHIP 13N, RANGE 1E, MOORE COUNTY, N.C.

■ DENOTES CONCRETE MONUMENT CONTROL CORNER.

○ DENOTES NEW IRON STAKE.

BLUE FARM, SECTION THREE

PROPERTY OF R.P. JOHNSON AND J.H. WRIGHT

MENELLS TOWNSHIP, MOORE COUNTY, NORTH CAROLINA

MAY 15, 1930

SCALE 1" = 100'

AMERICAN SURVEYING & MAPPING, RT. 1, WEST END, N.C.

0 100 200 400 600

R.P. JOHNSON
804 S.W.D. LANE
SOUTHERN PINES, N.C. 28387

**COUNTY OF MOORE
STATE OF NORTH CAROLINA**

I swear that this is a true and accurate copy of Ordinance #1961 amending the Zoning Map of the Town of Southern Pines adopted on February 8, 2022 (AX-08-21).

Elizabeth Robertson, Interim Town Clerk

Date

Agenda Item

To: Reagan Parsons, Town Manager

From: Cindy Williams, Planning Technician

Subject: AX-08-21: Public Hearing on a Request for Voluntary Annexation of Property Contiguous to the Corporate Limits of the Town of Southern Pines; 4.10 Acres; Petitioner: Benjamin Stout Real Estate Services, Inc.

Date: February 8, 2022

I. SUMMARY OF APPLICATION REQUEST:

Mr. Benjamin Stout, on behalf of Benjamin Stout Real Estate Services, Inc., is requesting voluntary annexation of contiguous parcels that are currently outside of the corporate limits of the Town of Southern Pines. Per the Moore County tax records, the subject parcels are identified as PIN 857400849276 (PARID 00041291); PIN 857400940142 (PARID 00041293); PIN 857404931919 (PARID 00041294); PIN 857404932803 (PARID 00041296); and PIN 857404932694 (PARID 00041297). Pursuant to Deeds recorded in the Moore County Register of Deeds office on October 8, 2021 in Book 5719 at Page 259 and Book 5720 at Page 35, the parcels are owned by Benjamin Stout Real Estate Services, Inc.

II. PRIOR TOWN COUNCIL ACTION:

At the December 14, 2021 Town Council Regular Meeting, the Town Council approved a *Resolution Directing the Clerk to Investigate a Petition Received Under G.S. 160A-31*.

During the January 11, 2022 Town Council Regular Meeting, the Town Council approved a *Resolution Fixing Date of Public Hearing on Question of Annexation Pursuant to G.S. 160A-31, as Amended*.

III. PROJECT INFORMATION:

A. Physical Addresses:

100 Sullivan Drive
Southern Pines, NC 28387

7521 NC 22 Hwy
Southern Pines, NC 28387

7541 NC 22 Hwy
Southern Pines, NC 28387

7561 NC 22 Hwy
Southern Pines, NC 28387

7581 NC 22 Hwy
Southern Pines, NC 28387

B. Property Owner/Applicant:

Benjamin Stout Real Estate Services, Inc.
PO Box 53798
Fayetteville, NC 28305

C. Property Identification & Parcel Identification Numbers:

PIN 857400849276 (PARID 00041291)
PIN 857400940142 (PARID 00041293)
PIN 857404931919 (PARID 00041294)
PIN 857404932803 (PARID 00041296)
PIN 857404932694 (PARID 00041297)

D. Size of Property:

Total current combined acreage: 4.10 acres

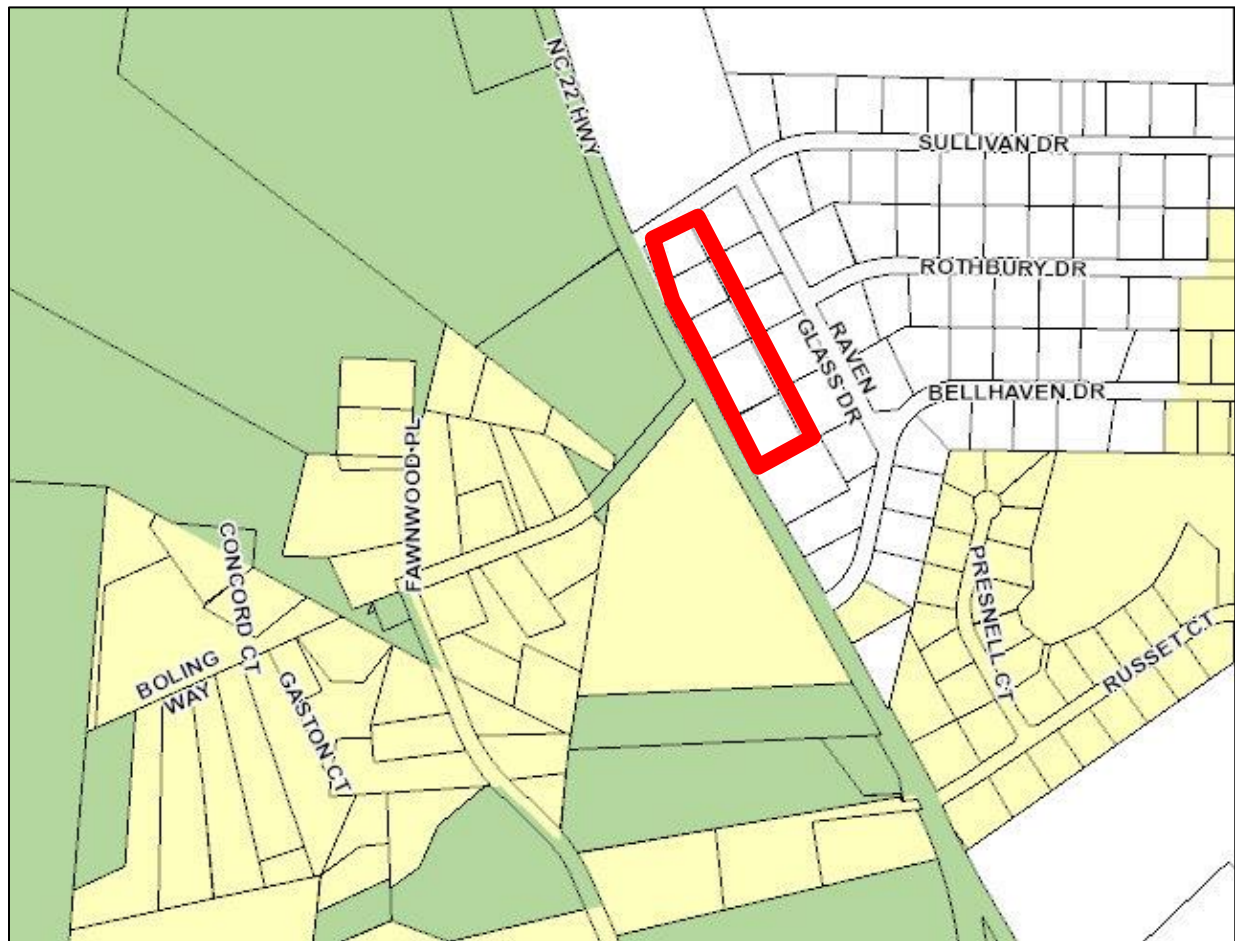
IV. STAFF COMMENTS:

- The applicant has submitted an annexation petition accompanied by a map and a written metes and bounds description of the subject parcels.
- The written metes and bounds description of the area to be annexed was forwarded to Moore County for review and was confirmed to be accurate.
- The request is a voluntary request for contiguous annexation as adjacent properties are within the corporate limits of the Town of Southern Pines (see Figure 1).
- The subject parcels are currently within the extra-territorial jurisdiction of the Village of Whispering Pines.
- The subject parcels are eligible for annexation into the Town of Southern Pines pursuant to an Annexation Agreement dated August 8, 2018 between the Town of Southern Pines and the Village of Whispering Pines.
- Planning staff notified the Village of Whispering Pines of the Petition for Annexation on December 15, 2021 which Ms. Linda Christopher, Village Clerk, acknowledged was sufficient.
- The adjoining property that is within Town limits is presently zoned RR (Rural Residential) (see Figure 2).
- At the December 14, 2021 Town Council Regular Meeting, the Deputy Town Clerk was directed to investigate the sufficiency of the petition for voluntary annexation of the subject properties.

- At the January 11, 2022 Town Council Regular Meeting, the Town Council approved a *Resolution Fixing Date of Public Hearing on Question of Annexation Pursuant to G.S. 160A-31, As Amended*.
- The purpose of this agenda item is to hold a public hearing to consider the annexation request.
- A separate application to establish initial zoning of the subject properties is required and has been received. Should the Town Council approve this annexation request on February 8, 2022, the zoning request will be heard at the February 17, 2022 Regular Meeting of the Planning Board and at the March 8, 2022 Regular Meeting of the Town Council. If the annexation is delayed or denied, the public hearings on the zoning application will also be delayed or withdrawn by Planning staff.
- The subject properties are adjacent to Town of Southern Pines properties that are identified as “Residential” on the Comprehensive Long Range Plan (CLRP) Future Land Use Map (see Figure 3). Per the CLRP 2015-2016 update:

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

Figure 1: Adjacent Property (Areas to be Annexed Outlined in Red)



 Town of Southern Pines Corporate Limits

 Town of Southern Pines ETJ

Figure 2: Zoning Map (Area to be Annexed Outlined in Black)

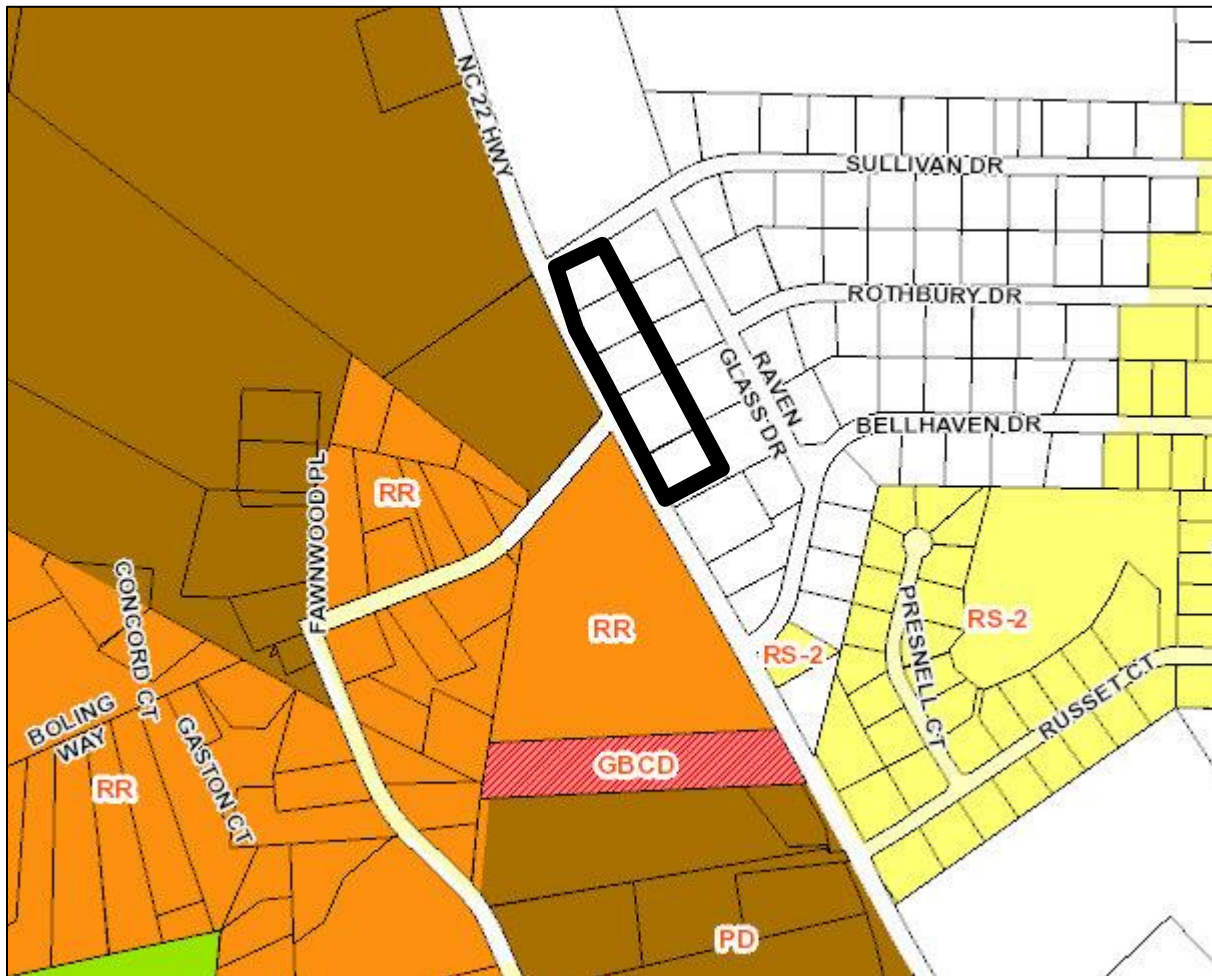
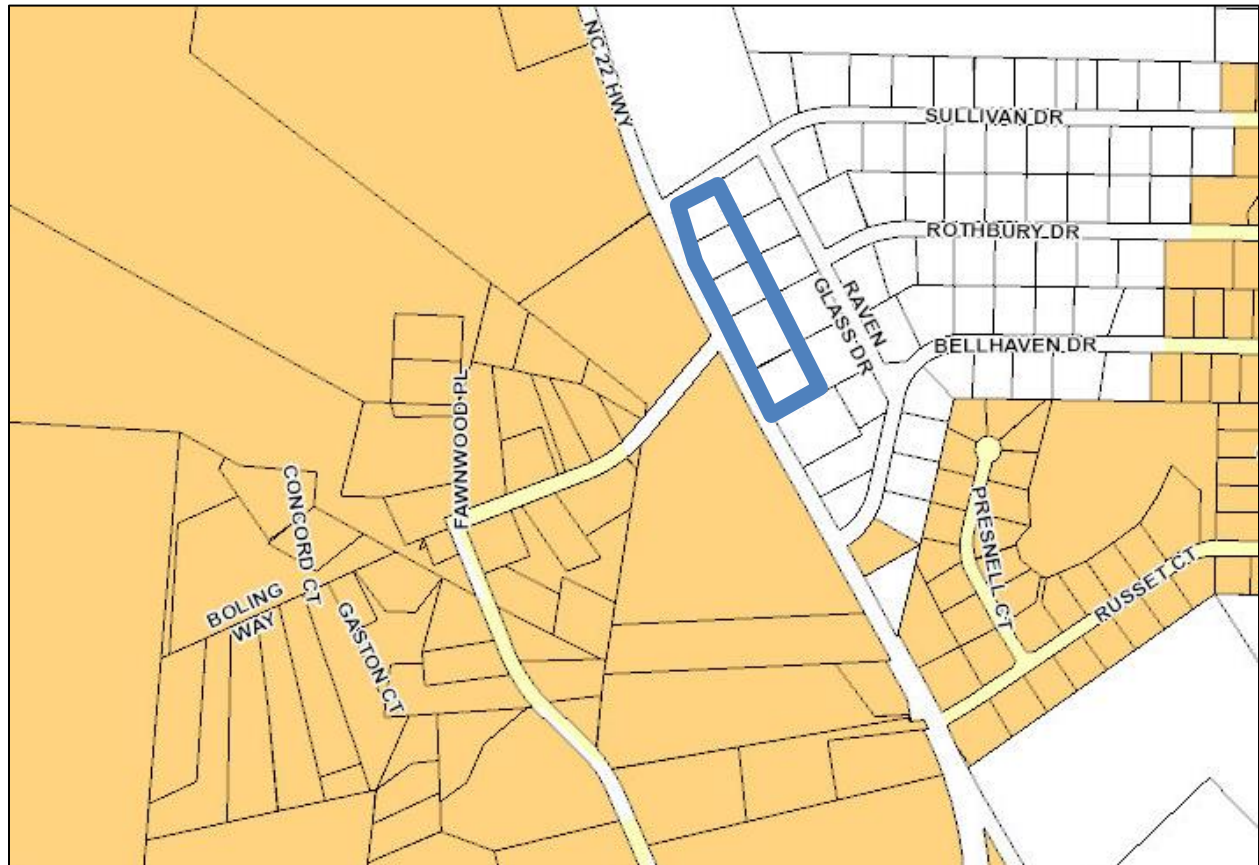


Figure 3: CLRP Future Land Use Map (Area to be Annexed Outlined in Blue)



V. ATTACHMENTS:

1. Petition
2. Written metes and bounds description
3. Survey of subject properties
4. Annexation Agreement
5. Village of Whispering Pines email correspondence

VI. TOWN COUNCIL ACTION:

To either approve or deny the Voluntary Annexation, the Town Council may choose one of the following motions or any alternative they wish:

- 1) I move to adopt an Ordinance approving the Voluntary Annexation request in application AX-08-21 for the property as defined in the submitted written metes and bounds description, and to have the Ordinance effective immediately.

-or-

- 2) I move to deny the Voluntary Annexation in application AX-08-21 for the property as defined in the submitted metes and bounds description.

PETITION FOR VOLUNTARY ANNEXATION

To the Town Council of the Town of Southern Pines, North Carolina:

1. I/We the undersigned owner(s) of real property respectfully request that the area described in the attached Exhibit A be annexed to the Town of Southern Pines.
2. The area to be annexed is **contiguous** to the Town of Southern Pines and the boundaries of such territory are described in the attached metes and bounds description, Exhibit A.
3. The area is identified as PIN: See Attached; PARID: See Attached.

Property Owner(s):

Name: Benjamin Scott Real Estate Services Inc. Signature: B. Scott

Address: PO Box 53798
Fayetteville, NC 28305

Name: _____ Signature: _____

Address: _____

Name: _____ Signature: _____

Address: _____

(Duplicate this form to add names, addresses and signatures of property owners, as necessary.)

7-28-21

PIN	PARID
857400849276	00041291
857400940142	00041293
857404931919	00041294
857404932803	00041296
857404932694	00041297

Metes & Bounds Description of Properties Petitioning for Annexation:



ENGINEERING - SURVEYING - DESIGNING - DRAFTING

Larry King & Associates, R.L.S., P.A.

P.O. Box 53787

1333 Morganton Road, Suite 201

Fayetteville, North Carolina 28305

P. (910) 483-4300 F. (910) 483-4052

www.LKandA.com

NC Firm License C-0887



December 6, 2021

LEGAL DESCRIPTION

BLUE FARM SECTION THREE

LOTS 6, 7, 8, 9 and 10

Moore County

4.10 ACRES

LYING in McNeills Township, Moore County, North Carolina, this subject tract being bounded on the northeast by Lots 1, 2, 3, 4 and 5, "Blue Farm, Section Three" as described and recorded in Plat Cabinet 4, Page 319, Moore County Registry; bounded on the southeast by the tract as conveyed to Charles Leon Hargrove, as described and recorded in Deed Book 1526, Page 328, Moore County Registry; bounded on the southwest by the northeast right of way margin NC Highway 22, a 60 foot public right of way; bounded on the northwest by the southeast right of way margin of Sullivan Drive, a 60 foot public right of way, and being more particularly described as follows:

COMMENCING from the northernmost corner of Lot 10, "Blue Farm, Section Three" as described and recorded in Plat Cabinet 4, Page 319, Moore County Registry, said corner of Lot 10 also being the **TRUE POINT AND PLACE OF BEGINNING**;

THENCE as and with the southwest boundary line of Lots 1, 2, 3, 4 and 5 "Blue Farm, Section Three" (Plat Cabinet 4, Page 319), South 26 degrees 41 minutes 00 seconds East for a distance of 880.77 feet to the southernmost corner of Lot 5;

THENCE as and with the southeast boundary line of Lot 6, South 63 degrees 19 minutes 00 seconds West for a distance of 205.80 feet to a point, the southernmost corner of Lot 6, located in northeastern right of way margin of NC Highway 22, a 60 foot public right of way;

THENCE as and with the southwest boundary line of Lot 6, North 27 degrees 17 minutes 00 seconds West for a distance of 200.05 feet to a point;

THENCE as and with the southwest boundary line of Lot 7, North 26 degrees 36 minutes 00 seconds West for a distance of 210.00 feet to a point;

THENCE as and with the southwest boundary line of Lot 8, North 26 degrees 01 minutes 00 seconds West for a distance of 155.00 feet to a point;

THENCE as and with the southwest boundary line of Lot 9, North 25 degrees 25 minutes 00 seconds West for a distance of 155.03 feet to a point;

THENCE as and with the southwest boundary line of Lot 10, North 23 degrees 28 minutes 00 seconds West for a distance of 124.99 feet to a point;

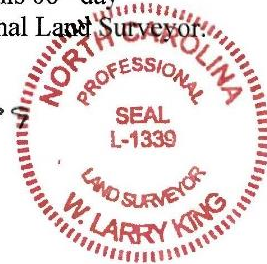
THENCE a curve to the right having a radius of 20.00 feet, an arc length of 28.36 feet and a chord bearing and distance of North 17 degrees 09 minutes 30 seconds East for a distance of 26.04 feet to a point located in the southeast right of way margin of Sullivan Drive (S.R. 1911);

THENCE as and with said right of way margin of Sullivan Drive, North 57 degrees 47 minutes 00 seconds East for a distance of 178.14 feet to the northernmost corner of Lot 10, said point also being the **TRUE POINT AND PLACE OF BEGINNING**.

Together with and subject to covenants, easements, and restrictions of record.
Said property contains 4.10 acres (178,591 square feet).

This description prepared by Larry King & Associates, R.L.S., P.A. on this 06th day of December, 2021, under the supervision of W. Larry King, a Professional Land Surveyor.

W. Larry King PLS 1339
W. Larry King, P.L.S., L-1339



Certificate of Ownership and Dedication

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish minimum building lines, and dedicate all streets, alleys, walks, parks and other sites to public or private use as noted. Further, I (we) certify the land as shown hereon is within the platting jurisdiction of the Village of Whispering Pines, North Carolina.

MAY 15, 1990 *Julian Hight*
R.P. Johnson

A PRELIMINARY EVALUATION OF THIS SUBDIVISION INDICATES THAT INDIVIDUAL SEWERAGE SYSTEMS MAY BE USED. IT WILL BE NECESSARY TO CONSULT WITH THE NORTH CAROLINA DEPARTMENT OF ENVIRONMENTAL AND NATURE RESOURCES, DIVISION OF HEALTH SERVICES AND THE MOORE COUNTY HEALTH DEPARTMENT, PRIOR TO APPROVAL.

MAY 15, 1990 *James W. Fields, Jr.*
 DATE ENVIRONMENTAL HEALTH SUPERVISOR OR HIS AUTHORIZED REPRESENTATIVE

Certificate of Approval of the Design and Installation of Streets, Utilities, and Other Required Improvements

I hereby certify that streets, utilities and other improvements have been installed in an acceptable manner and in accordance with Village specifications in the subdivision entitled:

to that a survey has been made of the property and that the Village Clerk has been notified to ensure completion of all required improvements in case of default.

JUNE 14, 1990
James E. Steele
 Village Administrator

Attest:
Maxine H. Dorman
 Village Clerk

Certificate of Approval by the Village Council
 I, *James E. Steele*, President of the Village of Whispering Pines, do hereby certify that said Council fully approved the final plat of the subdivision entitled *BLUE FARM, SECTION THREE* on the *14TH* day of *JUNE*, 1990, and such approval is recorded in the Village Council Minutes dated *JUNE 14*, 1990.

James E. Steele
 President

NOTE: DRAINAGE EASEMENTS AS SHOWN HEREON TO BE SET ASIDE BY BUILDING CONSTRUCTION.

NO NEW STREETS OR ROADS ARE CREATED BY THIS PLAT.

STREETS AND ROADS SHOWN HEREON ARE DESIGNATED "PUBLIC".

SEDS AT CLUSURE (EXPRESSED AS A RATIO OF PRECISION) 1/10,000

COORDINATE METHOD. REFERENCE: DEED BOOK 345, PAGE 133, MOORE COUNTY REGISTRY.

■ DENOTES CONCRETE PERMANENT CONTROL CORNER

○ DENOTES NEW IRON STAKE

I, H.D. GILKUSON, CERTIFY THAT THIS PLAT WAS DRAWN BY ME FROM MY ACTUAL SURVEY. THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES. THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL, THIS 1ST DAY OF MAY, 1990.

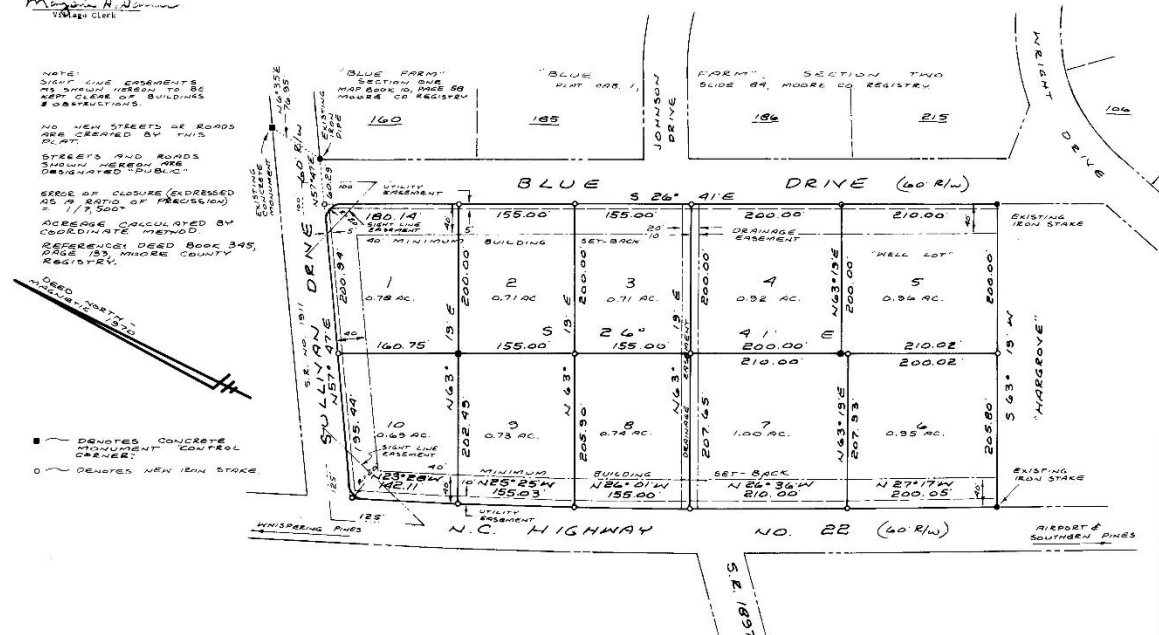
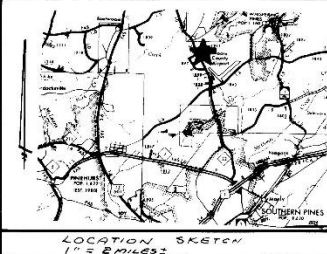
L-2508 *H.D. Gilkison*
 R.L.S. NO. REGISTERED SURVEYOR

NORTH CAROLINA, MOORE COUNTY
 EMERLY ANN CADELL, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT H.D. GILKUSON, A REGISTERED LAND SURVEYOR, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT THIS 1ST DAY OF MAY, 1990.

Emery Ann Cadell
 NOTARY PUBLIC MY COMMISSION EXPIRES: AUGUST 12, 1990



JUN 15 1990
 MOORE COUNTY, NC



BLUE FARM, SECTION THREE

PROPERTY OF O.D. JOHNSON AND J.N. WRIGHT
 MOORE COUNTY, NORTH CAROLINA
 MAY 15, 1990
 AMERICAN SURVEYING & MAPPING, ET. I, WEST END, N.C.

O.D. JOHNSON
 204 SAND LANE
 SOUTHERN PINES, N.C. 28387

NORTH CAROLINA

MOORE COUNTY

ANNEXATION AGREEMENT

THIS AGREEMENT is made this 8th day of August, 2018, by and between the Town of Southern Pines (hereafter referred to as "Town") and the Village of Whispering Pines (hereafter referred to as "Village"), both duly incorporated North Carolina municipalities.

WHEREAS, the primary limits of the Town and the Village are in proximity to one another; and,
WHEREAS, the Town and the Village wish, when appropriate, to incorporate lands via annexation procedures; and,

WHEREAS, the Town and the Village wish to maintain positive relations and develop an orderly and efficient pattern of corporate jurisdiction; and,

WHEREAS, the Town and the Village entered into a joint annexation agreement on November 11, 1997 for a duration of twenty (20) years; and,

WHEREAS the Town and the Village re-established the same joint annexation agreement on February 7, 2018 for a duration of six (6) months;

NOW, THEREFORE, the parties agree, pursuant to the provisions of Part 6, Article 4A, Chapter 160A of the North Carolina General Statutes, as follows:

1. The duration of this annexation agreement shall be for four (4), five-year periods, totaling twenty (20) years from the effective date of this agreement.
2. Upon the expiration of each five-year period, the agreement shall automatically renew under its current terms, unless either party requests a revision to the agreement. The party desiring a revision shall provide written notice to the other, at least ninety (90) days prior to a five-year expiration period.
3. Attached hereto and incorporated herein by reference is Exhibit A, a map of a portion of the jurisdictions of the Town and the Village in addition to currently unincorporated areas between them.
4. No portion of the land represented in blue on the map in this agreement as Exhibit A is subject to annexation by the Town during the duration of this agreement, except under the provisions of Section 6 of this agreement.

Page 1 of 3

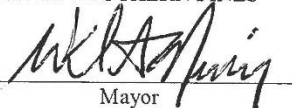
5. No portion of the land represented in yellow on the map included in this agreement as Exhibit A is subject to annexation by the Village during the duration of this agreement, except under the provisions of Section 6 of this agreement.
6. Neither party may annex any area designated to be annexed by the other party unless it has first provided written notice to the other, at least sixty (60) days before the Public Hearing required to adopt any ordinance for such annexation, unless the party entitled to receive notice has executed a written waiver eliminating the need for such a notice or reducing the time for such notice.
7. This agreement between the Town and the Village is effective upon adoption by both parties.
8. Either party may terminate this agreement if the other party repeals their ordinance for Highway Corridor Overlay standards for that portion of NC Highway 22 over which it has jurisdiction.
9. This agreement may not be amended or terminated without express written consent of both the Town and the Village. Any action to amend or terminate this agreement shall include an instrument of the governing boards, executed by the Mayors, or designees, with evidence of the approval of said instrument recorded in the official minutes of record for that respective governing board.

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be duly executed by each of their properly officials on the day and year first above written and this agreement is executed in duplicate.

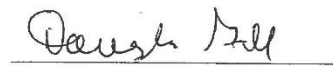
ATTEST:


Town Clerk

TOWN OF SOUTHERN PINES

By: 
Mayor

APPROVED AS TO FORM:


Town Attorney



Page 2 of 3

ATTEST:

VILLAGE OF WHISPERING PINES

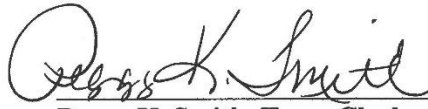
Lee M. Christopher
Village Clerk

By: Michael J. [Signature]
Mayor

Page 3 of 3

**MOORE COUNTY
STATE OF NORTH CAROLINA**

I swear this is a true and accurate copy of an Ordinance to Extend The Corporate Limits of The Town of Southern Pines, North Carolina (In November 1997, the Town Council adopted an annexation agreement with the Village of Whispering Pines to insure the orderly annexation of properties around the common boundaries of the two municipalities. The 1997 annexation agreement, per statutory maximum, included a duration of twenty years. The 1997 annexation agreement expired in November 2017. In February 2018, the two municipalities entered into a 6-month annexation agreement under the same terms as the 1997 annexation agreement. Staff from both municipalities have worked together on a new 20-year annexation agreement. Attached to this memorandum are a draft agreement and an updated map depicting the areas included in the agreement.) Adopted on August 8, 2018.


Peggy K. Smith, Town Clerk

8/9/18
Date

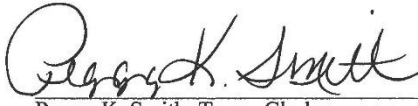
CERTIFICATE OF SUFFICIENCY

To the Town Council of the Town of Southern Pines, North Carolina.

I, Peggy K. Smith, Town Clerk, do hereby certify that I have investigated the petition attached hereto and have found as a fact that said petition is signed by all owners of real property lying in the area described therein, in accordance with G.S. 160A-31, as amended. **Annexation Agreement between the Town of Southern Pines and the Village of Whispering Pines**

In witness whereof, I have hereunto set my hand and affixed the seal of the Town of Southern Pines, this 8th day of August, 2018.

(SEAL)


Peggy K. Smith, Town Clerk

**Annexation Agreement between the Town of
Southern Pines and the Village of Whispering Pines**

From: [Linda Christopher](#)
To: [Cindy Williams](#)
Cc: [BJ Grieve](#)
Subject: RE: AX-08-21 Blue Farm lots
Date: Wednesday, December 15, 2021 4:05:08 PM

Good afternoon Cindy and BJ,

This email correspondence is sufficient notice of the public hearing on the Petition for Voluntary Annexation of five parcels located within the Whispering Pines' ETJ.

I am actually happy to see this email, so I can officially be done with all this. I told them months ago, they would need to request annexation into SP. They just choose to not listen to me.

From: Cindy Williams <CWilliams@southernpines.net>
Sent: Wednesday, December 15, 2021 3:44 PM
To: Linda Christopher <clerk@vwpsc.org>
Cc: BJ Grieve <BJGrieve@southernpines.net>
Subject: AX-08-21 Blue Farm lots

Good afternoon Linda,

A public hearing regarding the attached Petition to annex five parcels that are currently in the Village of Whispering Pines' ETJ is tentatively scheduled for February 8, 2022.

Pursuant to the annexation agreement between the Town of Southern Pines and the Village of Whispering Pines, at least 60 days' notice of the public hearing is required *unless the party entitled to receive notice has executed a written waiver eliminating the need for such notice or reducing the time for such notice.*

If the Village of Whispering Pines is willing to accept this correspondence as sufficient notice of the public hearing on the attached Petition for Voluntary Annexation, please advise in writing.

Sincerely,

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

**CERTIFICATE OF SUFFICIENCY
AX-08-21: Blue Farm Section Three**

To the Town Council of the Town of Southern Pines, North Carolina;

I, Elizabeth Robertson, Deputy Town Clerk, do hereby certify that I have investigated the attached petition and hereby make the following findings:

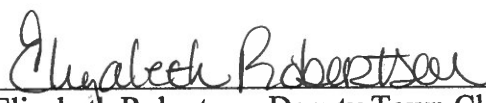
The petition contains an adequate property description of the area proposed for annexation, which is identified as follows:

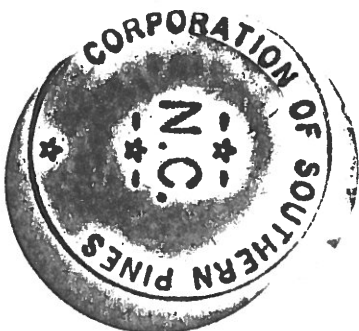
- PIN: 857400849276 (PARID: 00041291)
- PIN: 857400940142 (PARID: 00041293)
- PIN: 857404931919 (PARID: 00041294)
- PIN: 857404932803 (PARID: 00041296)
- PIN: 857404932694 (PARID: 00041297)

The area described in the petition is contiguous to the Town of Southern Pines primary corporate limits, as defined by N.C.G.S. 160A-31.

The petition is signed by and includes addresses of all owners of real property lying in the area described herein. Per the Moore County Register of Deeds, the property owner is listed as Benjamin Stout Real Estate Services, Inc.

In witness whereof, I have hereunto set my hand and affixed the seal of the Town of Southern Pines, North Carolina, this 20th day of December, 2021.


Elizabeth Robertson, Deputy Town Clerk



Agenda Item

To: Reagan Parsons, Town Manager

From: BJ Grieve, Planning Director

Subject: SU-02-21 Special Use Permit; New construction of a 276-unit multi-family residential and office development located along US Highway 1 North between West Connecticut Avenue and Midland Road.

Date: February 8th, 2022

I. SUMMARY OF APPLICATION REQUEST:

On behalf of Francis Maser, Mr. Bob Koontz, of Koontz Jones Design, has submitted an application for a Special Use Permit for the new construction of a multi-family residential and office development. The applicant is proposing to develop 13 apartment buildings with 276 multi-family residential units and one (1) office outparcel. The subject property is located along US Highway 1 North between West Connecticut Avenue and Midland Road and is comprised of three (3) parcels for a total of 25.4 acres of presently undeveloped, wooded land. The subject properties are identified as PIN: 858214321933 (PARID: 00039174), PIN: 858217214672 (PARID: 00032830), PIN: 858217213440 (PARID: 00032829). The property owner for all three parcels according to the Moore County tax records is Maser, Francis T Trustee.

II. TOWN COUNCIL ACTION – REQUEST TO CONTINUE:

On January 11, 2022 the Town Council resumed the public hearing from December 14, 2021, at their Regular Meeting for application SU-02-21. Attorney for the applicant, Mr. Nick Robinson presented the developer, Mr. Burnett, who discussed the overall development and provided an opinion on the wetlands, but deferred to Mr. Koontz for expert testimony. Mr. Koontz then presented a new concept for the site based on the feedback received at the December Town Council Regular Meeting. Mr. Koontz also provided the process for wetland mapping. Mr. Fluitt presented the updated TIA addendum and stated that the current design from a traffic standpoint is adequate in his professional opinion. Mr. Carson Crooms, attorney for opposition, presented statements regarding submittal for his request for continuance as well as the procedures thus far not accommodating everyone's interests to seek a resolution. After hearing from staff, the representation for the applicant and opposition, the Town Council per UDO §2.12.1, continued the SU-02-21 matter to the February 8, 2022 regular meeting of the Town Council to allow for additional research or review to evaluate the issues presented. Town Council instructed the applicants and the opposition's attorney that all additional documentation to be considered for the February 8, 2022 Regular Meeting must be submitted by January 26, 2022 by 5:00 pm and copies must be provided to all parties and staff.

On January 26, 2022 planning staff received cover letters and multiple attachments from Nick Robinson and Carson Crooms. Planning staff uploaded all submittals to the Council's Dropbox folder so that members of Council have access prior to the continued public hearing on February 8, 2022.

III. TOWN COUNCIL ACTION - REQUEST TO CONTINUE:

On December 14, 2021 the Town Council opened the public hearing at their Regular Meeting for application SU-02-21. After hearing from staff, the applicant and those representing the applicant, as well as the public, the Town Council per UDO §2.12.1, continued the SU-02-21 matter to the January 11th, 2021 regular meeting of the Town Council to allow for additional research or review to evaluate the issues presented.

IV. PLANNING BOARD ACTION:

At the November 18th, 2021 Regular Meeting of the Planning Board, the Planning Board opened the preliminary forum per UDO §2.5.2. With five members present, Mr. Andy Bleggi and Mr. Benjamin Greene being absent, the Planning Board heard from staff as well as those in attendance regarding application SU-02-21. Ms. Suzy Russell, planner II, presented a review of the special use permit application. Ms. Russell reviewed details of the project and discussed compliance with the applicable standards and criteria found within the Unified Development Ordinance (UDO).

Mr. Nick Robinson, the applicant's attorney, spoke to the board and presented Mr. Logan Burnett as the applicant, Mr. Bob Koontz as the land planner, Mr. Travis Fluitt as the traffic engineer and Mr. Frank Dean as the MAI Appraiser. Each witness spoke about the project as related to their profession.

The Board opened the forum for public comment. Approximately 10 residents of Southern Pines spoke in opposition to the project. After hearing comments from those wishing to speak, the Planning Board closed the preliminary forum and proceeded with discussion. During discussion, a variety of issues were discussed that the Planning Board wished to forward to the Town Council.

After discussing the public's testimony, the Planning Board made the following motion:

I move to adopt the following for transmission to the Town Council as a result of the November 18, 2021 Preliminary Forum on application SU-02-21, Patrick's Pointe:

The information presented at the forum indicated that the following issues be considered in applying the criteria for a SUP to application SU-02-21:

1. Upon review of the criteria for a Special Use Permit as found in UDO §2.21.7 (A-F) the Planning Board found the SU-02-21 application inconsistent with criteria (B), (E) and (F) for the following reasons:
 - (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 density, scale and use appears to be incompatible with the surrounding neighborhood.

- (E) *The establishment, maintenance, or operation of the proposed use shall not be detrimental to or endanger the public health, safety, comfort or general welfare; In regard to safety and 2100 daily trips per day,*

- There is no acceleration lane on Route 1
 - There will be increased traffic on side streets
 - The northern portion of the Service Rd is not going to be improved
 - There are currently school bus safety issues and this will only make them worse

are not just potential impacts to the neighborhood but they will impact US 1, Midland Road, Pennsylvania Avenue and Saylor Street.

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

The Town Council should consider there was a large number of residents that border this property that were concerned that the quality of their life and impact on the surrounding neighborhood would adversely affect them. They do not believe that the public interest and welfare supporting the proposed use outweighs the interests of the residents that showed up and stated their concerns at the hearing.

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. If approval is warranted the Planning Board requests that the buffer be improved with increased vegetation and a barrier wall on the side of the rear bordering neighborhood.

Pursuant to NCGS §160D-301(b)(6), the Town Council is reminded that although the Planning Board forwarded this list of issues for the Council's consideration, no part of the Preliminary Forum held by the Planning Board may be used as a basis for the Council's decision on SU-02-21.

V. PROJECT INFORMATION:

A. Property Owner & Applicant Information:

i. Property Owner:

Francis Maser
PO Box 1133
Southern Pines, NC 28387

ii. **Applicant:**
1700, LLC
Logan Burnett
2601 South Bayshore Drive
17th Floor
Miami, FL 33133

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

B. Project History and Site Information:

i. **Location:**
The subject properties are located along US Highway 1 between W. Connecticut Avenue and Midland Road. (See Figure 1 below).

ii. **Zoning:**
The sites are currently zoned Office Service (OS) and Residential Mixed Housing (RM-2). (See Figure 2 below).

iii. **Future Land Use Map Designation:**
One subject property is designated as Commercial on the Future Land Use Map. *The Commercial designation applies to all land dedicated to retail, professional office, or other primarily non-residential, commercial use. It includes the Downtown portions along Broad Street and Pennsylvania Avenue, the regional commercial corridor on US 15/501, and all commercial land in between. Higher density residential may be incorporated into mixed-use developments within areas designated for this future land use category.*

The other two subject properties are designated as Residential on the Future Land Use Map. *This designation encompasses the majority of Southern Pines' residential land, providing for single-family and attached housing at development densities ranging from one unit per acre in areas that are less intensively developed to up to twelve units per acre in places that are clearly more urban. Elementary schools, civic uses, parks and neighborhood scale commercial services may be authorized through the rezoning process without amending the future land use map.* (See Figure 3).

Figure 1: Vicinity Map (Subject Property Outlined in Black):

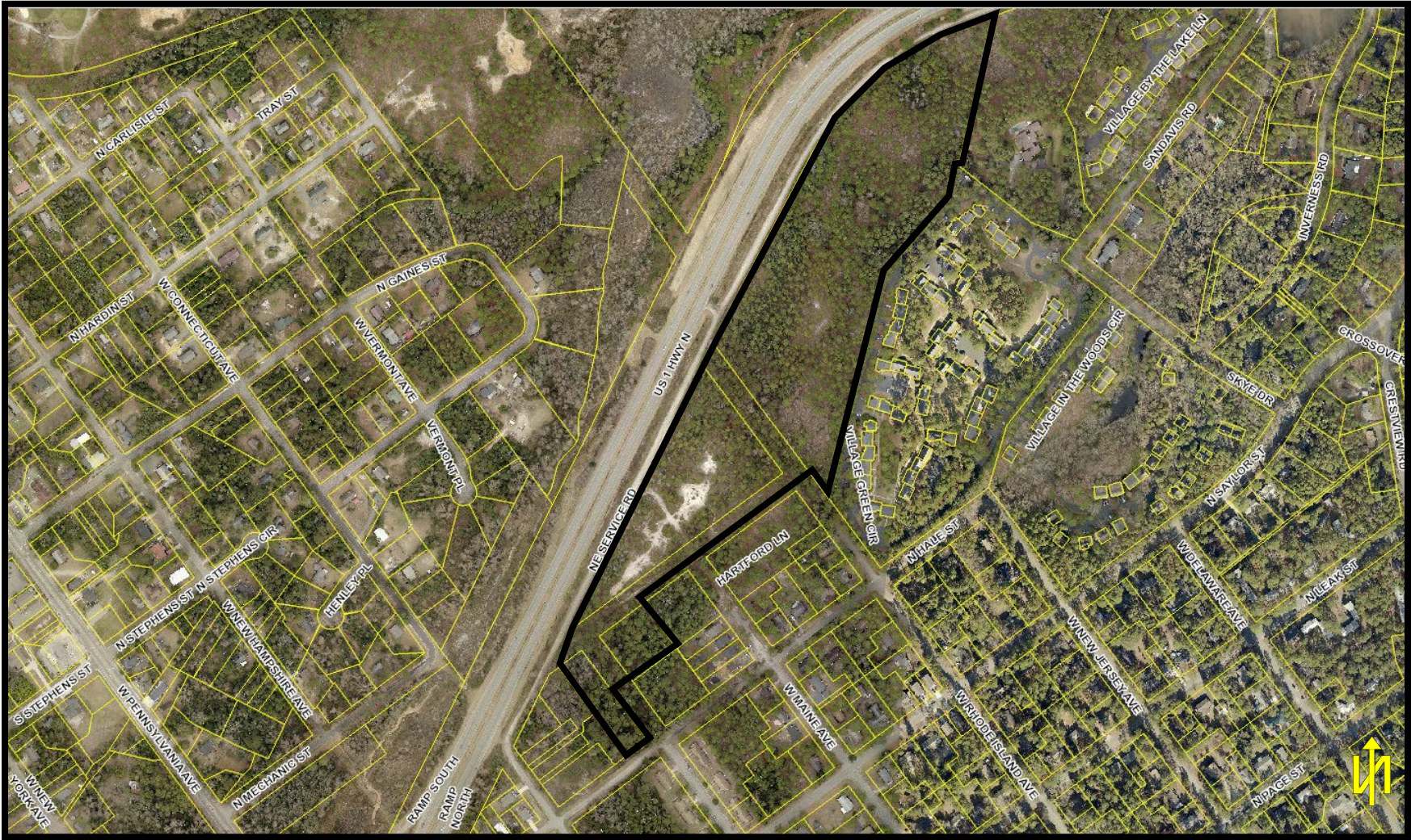
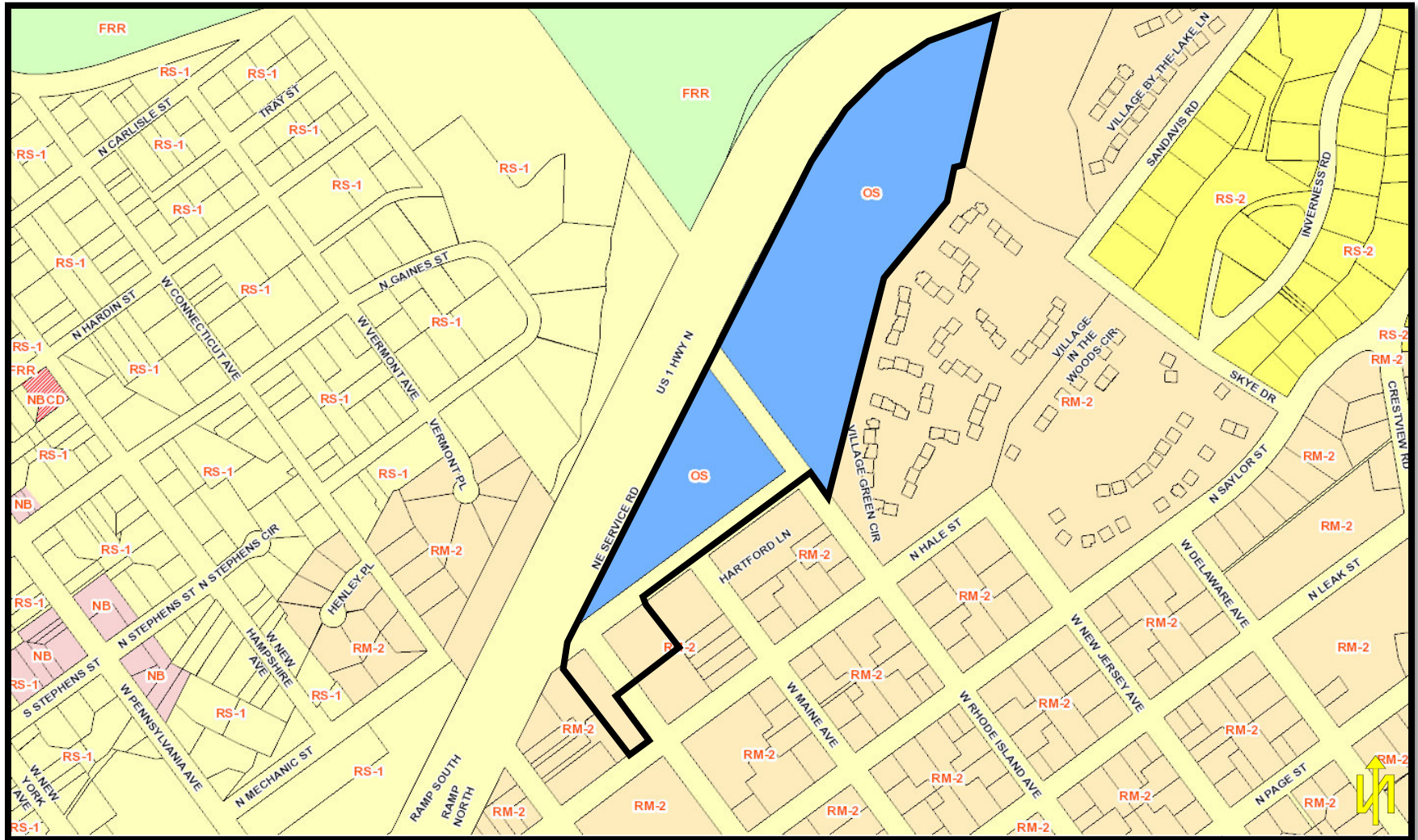


Figure 2: Zoning Map (Subject Properties (OS and RM-2) Outlined in Black):



[illegible]

VI. STAFF REVIEW:

A. Application Review Dates:

- TRC Review (US 1 Village): August 17, 2021
- Special Use Permit SU-02-21 and Major Subdivision Preliminary Plat S-41-21 Applications Submitted: September 14, 2021
- SU-02-21 and S-41-21 Applications Withdrawn: September 29, 2021
- Special Use Permit SU-02-21 and Major Subdivision Preliminary Plat S-41-21 Applications Submitted: October 11, 2021
- S-41-21 Application Withdrawn: October 15, 2021
- Application Incomplete: October 15, 2021
- Application Complete: October 22, 2021
- Notice of Planning Board Public Hearing:
 - Posted On-site: September 27, 2021
 - Mailed: October 29, 2021
 - Internet: October 29, 2021
 - Published: October 29, 2021
- Planning Board Agenda Meeting: Meeting Not Held
- Planning Board Preliminary Forum: November 18, 2021
- Town Council Agenda Meeting: December 8, 2021
- Town Council Regular Meeting: December 14, 2021 CONTINUED
- Town Council Regular Meeting: January 11, 2021 CONTINUED
- Town Council Regular Meeting February 8, 2022

B. Process of Review:

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

C. Criteria and Standards for Review:

The criteria for review for this Conditional Use Permit application submittal and approval are as follows:

- Special Use Permit UDO §2.21.7 (A-F)
- Office/Service Zoning District Standards UDO §3.5.11
- Residential Mixed Housing RM-2 Zoning District Standards UDO §3.5.7
- Watershed Protection Overlay District Standards UDO §3.6.8
- Urban Transition Highway Corridor Overlay Standards UDO §3.6.5 (UTHCO)
- Multi-Family Development Standards UDO §4.10.8
- Various Standards UDO Chapter 4

D. Staff Comments:

Compliance with the UDO:

i. Compliance with Special Use Permit – UDO §2.21.7 (A-F):

A special use is permitted only if the applicant demonstrates that:

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

Tract 1 is in the OS – Office / Service zoning district. The applicant is proposing the multi-family land use falls under land use code 1151 and is an allowed land use only after approval of a Special Use Permit. The applicant is also proposing Finance and Insurance, Real Estate Services, Intellectual Property Rental, Business, Professional, Scientific, Technical and Administrative services office land uses as allowed in the OS zoning district on this tract. The office/service land use is only allowed on a .91 acre outparcel located on Tract 1. Tract 2 is in the RM-2 – Residential Mixed Housing zoning district. The applicant is proposing multi-family on this tract.

The OS zoning district development standards are as follows:

Maximum Height	35'
Front Setback	15'
Side Setback	20'
Rear Setback	20'
Lot size for 1 DU	10,000 sq. ft.
Additional Lot size per Additional DU	3,600 sq. ft.

The RM-2 zoning district development standards are as follows:

Maximum Height	40'
Front Setback	25'
Side Setback	10'
Rear Setback	30'
Lot size for 1 DU	10,000 sq. ft.
Additional Lot size per Additional DU	6,000 sq. ft.

Because the subject properties are located in the Urban Transition Highway Corridor Overlay, the applicant is required to comply with these overlay standards:

Maximum Height	35'
Building Setback	75'
Parking Area Setback	50'
Landscape Buffer	50'
Side and Rear Yard Buffer	50'
Maximum Built Upon Surface	65%
Maximum Building Footprint	30%

The applicant has provided setbacks in the zoning information box on the site plan that reflect the OS and RM-2 zoning district standards above. The applicant also shows on the site plan drawing they are meeting the Urban Transition Highway Corridor Overlay Standards. The applicant must meet the UTHCO zoning standards and is compliant with setback and buffer standards other than the RM-2 property located to the west of West Vermont Avenue. The applicant has provided in the property information box that they have a total of 48.4% impervious and stated at the Planning Board Regular Meeting that they have 15.5% building footprint coverage of the 30% allowed.

Because the applicant has provided that they will not be requesting a rezoning, the OS Tract and the RM-2 Tract are two separate pieces of property, if these properties have not been combined into whole tracts they must be before moving to site plan approval.

Tract 2 must provide a 50' buffer along the northwestern lot line because this property is within the UTHCO.

Tract 1 fully combined will be 22.85 acres for a total of 995,346 square feet with a total of 274 DU allowed.

Tract 2 fully combined will be 2.56 acres for a total of 111,514 square feet with a total of 17 DU allowed.

Tract 1 contains a .91 acre outparcel for a proposed office development. These 39,640 square feet must be removed from the total 995,346 square feet because this acreage cannot be counted toward the allowed multi-family density and then also be counted toward the future office development. Therefore, removing the .91 acre from the total square feet would decrease 11 DU from the total 274 allowed on Tract 1. The new total of DU allowed would be 263 DU for Tract 1.

Tract 1 has 263 allowed DU and Tract 2 has 17 allowed DU for a total of 280 DU combined. The applicant is requesting 276 DU. The applicant generally appears to be compliant with density.

The total minimum parking required for the multi family land use totals 497 parking spaces. This total is reached by following the minimum number of required parking spaces table found in the UDO, Exhibit 4-6. The applicant is requesting to provide 554 parking spaces. The subject property falls within the UTHCO and the HCO sets a maximum parking standard. This standard however

considers square footage of a building, and does not follow the calculations found in Exhibit 4-6.

A watershed protection permit would be granted with this application. The watershed protection permit that has been submitted is to allow up to 70% impervious surface. Because this property is within the UTHCO the maximum of impervious allowed is 65% and therefore the correct amount of impervious allowed for this project will be 65%.

- 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 subject properties are currently wooded and are located on the service road adjacent to US 1 Highway to the North and West. To the East of the properties borders the well-established RM-2 neighborhoods, Village in the Green and Village in the Woods and Village by the Lake. To the South are more RM-2 lots. The mixed-use residential office development may offer a transition from the RM-1 neighborhood to the highway and does not appear to planning staff to injure property in the immediate vicinity in a manner like some other more intensive land uses. This type of growth and change may be less impactful to the quality of the existing neighborhood and maintains compatible scale and intensity of development. Planning staff finds that the applicant appears to be generally consistent with these criteria. Planning staff does recommend that Town Council should carefully consider testimony provided at the public hearings and compare and contrast that testimony with staff's review of the application in evaluation of consistency with the standards.

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

The subject property has access to public sewer and water.

- 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 development provides open space, buffers and appropriate building scale. The mixed use residential and professional office development is located along the highway corridor and provides for compatibility by being a transition within the Office Services zoning

district and a single-family residential zoning district. The RM-2 zoning district is completely compatible with the surrounding RM-2 zoning district and adheres to the district development standards. The applicant appears to be generally consistent with these criteria.

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

The scale, orientation and intensity of buildings appears to planning staff to be compatible with adjacent development and will help to minimize negative visual, noise and traffic impacts of the highway. Of all the uses possible for the OS and RM-2 zoning districts, the proposed mixed use residential and office uses accommodate a mix of housing and non-residential development required to serve this neighborhood. The applicant appears to be generally consistent with these criteria but the Town Council should carefully consider testimony provided at the public hearings and compare and contrast that testimony with staff's review of the application in evaluation of consistency with the standards.

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

The proposed mixed-use residential and office development may be of more benefit to the surrounding neighborhood than other land uses allowed in the current Residential and Office Services zoning districts. The proposed development is generally compatible with the public interest and welfare based on the current zoning. The applicant appears to be generally consistent with these criteria. Town Council should carefully consider testimony provided at the public hearings and compare and contrast that testimony with staff's review of the application in evaluation of consistency with the standards.

ii. Compliance with Multi-Family Development Standards, UDO §4.10.8:

The development standards in this section may be modified pursuant to a PD or Special Use Permit approval per UDO §4.10.8 (A)(3).

- A. The application appears to be generally compliant with the standards as found in Section A, *applicability*, of the multi-family development standards found in UDO §4.10.8
- B. The applicant has deviated from (B) (3) and has stated they are unable to place dwellings in locations that face each other across common landscaped spaces with buildings no closer than 30'.

UDO §4.10.8 (B) (3) states: *where practical, dwellings should be located to face each other across common landscaped space with buildings no closer than 30 feet.*

- C. The applicant has deviated from (C) (2) and has stated they are unable to group the buildings in clusters.

UDO §4.10.8 (C) (2) states: *group buildings in clusters.*

- D. The application appears to be generally compliant with the standards as found in Section D, *pedestrian improvements*, of the multi-family development standards found in UDO §4.10.8.

- E. The applicant has deviated from (E) (2) and has stated they are unable to provide parking that does not separate dwelling units from common open space.

UDO §4.10.8 (E) (2) states: *to the greatest extent practicable, parking shall not separate dwelling units from common open space.*

- F. The applicant has deviated from (F) (3) and has stated they are unable to configure common open space in square areas with sides of at least 100’.

UDO §4.10.8 (F) (3) states: *common open space shall be configured in square or nearly square areas with sides of at least 100’.*

The applicant has deviated from (F) (6) and has stated they are unable to provide play areas within a five (5) minute walk from each dwelling unit.

UDO §4.10.8 (F) (6) states: *for developments with more than 20 dwellings, provide on-site; well equipped and challenging play areas for school age children within a five (5) minute walk from each dwelling unit. (a) provide places for school age children to sit. (b) where possible include a space for ball games on site (minimum 80 feet x 40 feet.)*

The applicant has deviated from (F) (6b) and has stated they are unable to provide a space for ball games on the site. SEE ABOVE.

Staff has evaluated the comments provided from the applicant explaining their reason to deviate from the above standards and has determined that because of the shape of the subject property the applicant would be unable to meet the above standards and their request to deviate seems reasonable. Also, the verbiage in (B) (3) and (E) (2) are relative and are not absolute standards.

iii. General Staff Comments

- The subject property is within the High-Quality Watershed and will need has stated they are unable to 5/70 exemption, which they have requested with this Special Use Permit application. The maximum built upon surface is regulated to 65% in the Urban Transition Highway Corridor Overlay.
- The applicant is required to apply for a sign permit with the Town of Southern Pines if they propose signage.

- The applicant shall meet all applicable landscape, parking, lighting and building design requirements found in Chapter 4 of the UDO.
- This development will be subject to permitting through the Inspections Department and will be required to submit for site plan review. All state level development regulation and the applicable development regulations in the Unified Development Ordinance (UDO) must be met prior to site plan approval.

E. Outside Agency Comments:

A request for comments from agencies was emailed to representatives of the Town of Southern Pines Engineering, Streets, Utilities, Fire and Recreation & Parks Departments as well as representatives of the North Carolina Department of Transportation, U.S. Fish and Wildlife Service and the Regional Land Use Advisory Commission. Any comments received after the publishing of this report will be forwarded to the Planning Board at the public hearing as an exhibit.

- Comments from the Department of Transportation were received on October 27, 2021. The comments state as follows:

SUBJECT: US 1 Multi-Family
Traffic Impact Analysis

Dear Mr. Fluitt:

Thank you for submitting the updated Traffic Impact Analysis for the subject development. The preliminary site plan and traffic impact analysis have been reviewed by District Staff, Division Staff, and Congestion Management in accordance with the Policy on Street and Driveway Access to North Carolina Highways. Based upon our review we offer the following comments for the subject access as it relates to access to NCDOT maintained roadways:

Note: Comments contingent upon the developer's proposed roadway improvements along the NE US 1 Service Road as detailed on Figure 2.2 Site Plan in the Analysis.

US 1 at US NE Service Road Access

- Provide an exclusive right-turn lane on northbound US 1 with 75 feet of storage and appropriate taper.

US 1 NE Service Road at Site Driveway #1, #2 and #3

- We agree with the TIA recommendations for the striping of the US 1 NE Service Road as indicated in the Analysis.

US 1 NE Service Road at US 1 NE Service Road Access

- We agree with the TIA recommendations to operate the eastbound approach (US 1 NE Service Road Access) as a free-flow movement with stop-control on both the northbound and southbound approaches.

Please incorporate the above comments into your planning. When the above comments have been addressed, please submit a driveway permit along with any necessary encroachment agreements to this office for review. Also, please be aware that future site expansion may result in further roadway improvements being required by the Department. If further information is needed, please advise.

Sincerely,



Matthew W. Kitchen, PE
District Engineer

CC: Patrick Norman, PE
B.J. Grieve, Town of Southern Pines
John Grant, PE
David Willett
Josh Brooks, PE
File

Revised comments have been attached and are a part of the TIA for the revision proposed by the applicant.

- Comments from the Regional Land Use Advisory Commission were received on October 28, 2021. The comments state as follows:
October 25, 2021 Following a review of the above referenced Special Use Permit and Major Subdivision by the RLUAC staff and Board of Directors for the properties listed above, and recognizing that our findings are non-binding on the Town of Southern Pines, the RLUAC Board of Directors finds that:
The issues of concern noted in the previous review of this project, prior to amendment and resubmission, are incorporated herein (see review letter dated October 6, 2021 for cases SU-01-21 and S-34-21). In reviewing the revised site plan, it is noted that a larger contiguous open space area is preserved on the northern part of the site in the current proposal. Based on the previously noted concerns, the reconfiguration of the site plan in this manner should produce a net positive outcome as compared to the previous plan, as this will allow for the preservation of a larger area that is currently forested with mature pines. This, in turn, better aligns the proposed development with the land protection goals of the Fort Bragg Compatible Use Rating System.
Thank you for allowing RLUAC to review this case.
John K. McNeill, Chairman Vagn K. Hansen II, AICP, Executive Director
- The Technical Review Committee at its November 9, 2021 meeting discussed the SU-02-21 project. Below are the comments received from the Town Engineer:

An updated TIA has been received and reviewed for this project. The TIA adequately addresses the requirements found in UDO §4.12 Transportation/Traffic Analyses. I do note that the TIA assumes new traffic will utilize the service road to bring traffic back towards Downtown. The requirement to coordinate the development with surrounding streets as noted in UDO §4.11.6. would redistribute traffic in a different manner, but it is my opinion that the analysis would not be impacted. The studied intersections all exceed the minimum level of service and the change in traffic distribution only changes which movements have to occur but not the total number of movements. The development currently proposes to connect to the existing sidewalk along W. Maine Avenue. The existing section of sidewalk only extends 1 block to N. Hale Street and does not connect to any other portion of the Town's existing pedestrian network. A connection to the existing sidewalk network is recommended and the nearest connection would be at the intersection of N. Hale Street and W. Vermont Avenue.

VII. ATTACHMENTS:

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

1. Attachment A: Draft Findings of Fact
2. Special Use Permit Application
3. Special Use Permit Narrative
4. Special Use Permit Justification
5. Compliance with CLRP Narrative
6. Multi-Family Development Standards Narrative
7. Patrick's Pointe Justification
8. Existing Conditions Plan and Site Plan
9. TIA (Executive Summary Only, Full TIA provided in previous two month's packets)

VIII. TOWN COUNCIL ACTION:

To either approve or deny a Special Use Permit application, the Town Council shall make findings of fact and conclusions to the applicable standards. The Town Council shall first vote on whether the application is complete and whether the facts presented are relevant to the case. The Town Council shall then vote on whether the application complies with the criteria as set forth in Section 2.21.7(A-F) Criteria for a Special Use Permit. The Town Council may choose one of the following motions or any alternative they wish:

I move to:

1. Adopt Attachment "A" of the staff report as our Findings of Fact regarding the proposed Conditional Use Permit SU-02-21.

2. Adopt Attachment “A” of the staff report as our Findings of Fact regarding the proposed Conditional Use Permit SU-02-21 with the following changes_____.

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

I move to:

1. Approve the Special Use Permit SU-02-21.
2. Deny Special Use Permit SU-02-21
3. Approve the Special Use Permit for SU-02-21 with the following additional conditions....

ATTACHMENT “A”
Draft Town Council Findings of Fact
Special Use Permit Application SU-02-21

Finding of Fact #1:

The Town Council finds that the application is complete and that the facts submitted are relevant to the case because the request for Special Use Permit approval has met the specified submittal requirements as required in the Town of Southern Pines UDO Appendices and the evidence submitted was sworn testimony by qualified experts or provided through substantiated documentation.

Finding of Fact #2:

The Town Council finds that the application complies with UDO §2.21.7 Criteria for a Special Use Permit, Criteria A, C and D and finds that the application does not comply with UDO §2.21.7 Criteria for a Special Use Permit, Criteria B, E and F in that:

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

1 The Town Council finds that the application SU-02-21 complies with all regulations of the
2 OS, RM-2 and UTHCO zoning districts development standards. The applicant is allowed
3 554 parking spaces and granted the watershed protection permit for 65% impervious
4 coverage.

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;

5 The Town Council finds that the density, scale and use appear to be incompatible with the
6 surrounding neighborhood.

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

7 The Town Council finds the subject properties have access to and can be served by TOSP
8 public facilities.

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;

9 The Town Council finds that the proposed development is consistent with the existing
10 zoning standards. The mixed use residential and professional office development is located
11 along the highway corridor and provides for compatibility by being a transition within the
12 Office Services zoning district and multi-family residential zoning district.
13

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

14 The Town Council finds that in regards to safety and the addition of 2100 daily trips that
15 will be generated from this project, the following issues,

- 16 o There is no acceleration lane on Route 1
 - 17 o There will be increased traffic on side streets
 - 18 o The northern portion of the Service Rd is not going to be improved
 - 19 o There are currently school bus safety issues and will only become worse
- 20 are not just potential impacts to the neighborhood but they will impact US 1, Midland Road,
21 Pennsylvania Avenue and Saylor Street.

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;**

22 The Town Council finds that there were a large number of residents that border this
23 property that were concerned that the quality of their life and impact on the surrounding
24 neighborhood would adversely affect them. They do not believe that the public interest
25 and welfare supporting the proposed use outweighs the interests of the residents that
26 showed up and stated their concerns at the hearing.



Special Use Permit

REQUIRED APPLICATION MATERIALS:

- ___ Application fee in the amount of **\$1,500.00 + \$25.00 per lot for a Major Subdivision**
- ___ Completed Application for a Special Use Permit signed by the applicant. Please do not leave anything blank and make sure that all of the information provided is correct.
- ___ Appointment of Agent, if applicable, signed by the property owner(s) and the agent.
- ___ List of Adjacent Property Owners: Please list all properties that are that are within two hundred (200) feet of the outermost boundaries of the subject property (**not counting streets, railroads or other transportation corridors**). Attach additional pages if needed. No fewer than ten (10) property owners shall be notified by mail.
- ___ Deed copy to provide proof of ownership and property boundaries.
- ___ Project description: Please tell us what currently exists and what changes you are proposing. Please attach written descriptions, maps, illustrations/renderings, photographs, material samples, etc. as necessary.
- ___ Written narrative: It is the responsibility of the applicant to demonstrate compliance with all applicable criteria. Please address all criteria listed in **UDO §2.21.7**. The list of criteria is attached.
- ___ Electronic copy (PDF) of all application materials submitted to plan@southernpines.net.

PLEASE SUBMIT ONLY ONE (1) COMPLETE SET OF ALL MATERIALS.

REVIEW AND APPROVAL:

1. Staff review: Planning staff will review the application and notify the applicant if additional information or materials are needed.
2. Public hearings: The applicant is expected to attend a public hearing on the application before the Planning Board and before the Town Council the following month. (Please refer to the **Application Processing Timeline** to determine the hearing dates.) The Planning Board will recommend approval, conditional approval or denial to the Town Council. The Town Council will consider that recommendation, as well as evidence and testimony presented, and approve, conditionally approve or deny the Special Use Permit.
3. Issuance of a Special Use Permit: If the request is approved by the Town Council, a Special Use Permit setting forth any conditions of approval will be issued to the applicant.

PLANNING DEPARTMENT
TOWN OF SOUTHERN PINES

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

8-27-21



Special Use Permit Application

Fee: \$ _____

Date Paid: _____

Case No.: CU- _____

Project Information:

Street Address: EAST OF US HIGHWAY 1 BETWEEN W. VERMONT AVE & W RHODE ISLAND AVE

PIN: 858214321933; 858217214672; 858217213440

Parcel ID: 00039174; 00032830; 00032829

Site Size: 25.4 ACRES

Zoning: OS, RM-2

Applicant:

Name(s): 1700, LLC C/O LOGAN BURNETT

Email: LBURNETT@VOLTAGLOBAL.COM

Phone: 305-428-6504

Mailing Address: 2601 SOUTH BAYSHORE DRIVE, 17TH FLOOR MIAMI, FL 33133

Authorized Agent, if different from Applicant:

Name(s): KOONTZ JONES DESIGN C/O ROBERT KOONTZ

Email: BKOONTZ@KOONTZJONES.COM

Phone: 910-684-8487

Mailing Address: 150 S PAGE STREET SOUTHERN PINES, NC 28387

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

Name(s): FRANCIS T MASER, TRUSTEE

Email: FMASER@GMAIL.COM

Phone: 910-528-7649

Mailing Address: PO BOX 1133 SOUTHERN PINES, NC 28388

8-27-21

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

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

The property which is the subject of this application is located on the EAST side of US HIGHWAY 1 (St./Ave.), between W. VERMONT (St./Ave.) and W RHODE ISLAND (St./Ave.). The property has a frontage of 2930 feet and a depth of 650 feet.

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

TO DEVELOP MULTI-FAMILY RESIDENTIAL UNITS AND AN OFFICE OUTPARCEL

Date: 9/13/2021

DocuSigned by:
Logan Burnett
CDD528B5FF74493...

Applicant

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

8-27-21

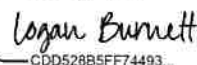
APPOINTMENT OF AGENT

The undersigned owner(s), 1700, LLC, hereby appoint(s) KOONTZ JONES DESIGN as the exclusive agent for the purpose of making an application to the Town of Southern Pines for a Special Use Permit on the property described in the attached application. The owner(s) hereby agree that this agent has the authority to act for and on behalf of the owner(s) as follows:

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

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

Signed this 13th day of September, 2021.

DocuSigned by:

CDD528B5FF74493...

Property Owner

Property Owner


Agent

8-27-21

APPOINTMENT OF AGENT

The undersigned owner(s), FRANCIS T. MASER, hereby appoint(s) KUOMTZ 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 9th day of September, 2021.

Francis T. Maser Trustee
under the Francis T. Maser
Revocable Trust dated 1/1/2014
Property Owner

Property Owner

[Signature]
Agent

8-27-21

UDO §2.21.7. Criteria for a Special Use Permit

A Special Use Permit 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;
- (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;
- (C) Adequate public facilities shall be provided as set forth herein;
- (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;
- (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
- (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.

8-27-21

**PATRICK'S POINTE
SPECIAL USE PERMIT NARRATIVE**

The development of the property described as the US 1 Village in the submitted exhibits is planned to be a new infill community within the existing downtown area of Southern Pines. The +/- 25.41 site located off of US Highway 1 and at the end of West Rhode Island Avenue is comprised of one large tract ("Tract 1") and one smaller, adjacent tract ("Tract 2"). Tract One is approximately 22.85 acres and is zoned Office/Service (OS). Tract 2 is approximately 2.56 acres and is zoned RM-2. The combined tracts are comprised of approximately 25.41 acres (the "Combined Tract"). Applicant does not propose any rezoning of the Tracts but merely seeks a conditional use permit for the Combined Tract, known as "Patrick's Pointe," that will allow the combination of multi-family uses along with office and service uses. Under the Southern Pines Unified Development Ordinance (the "UDO"), the OS zoning district is intended to "accommodate office and service uses as well as medium-density residential uses", which includes multi-family uses, as stated in Section 3.5.11 of the UDO. The RM-2 district accommodates single-family, single-family attached, and multi-family residential units. The underlying density on the project permits up to 291 residential dwelling units on the property and/or up to +/- 254,000 sf of office uses on the property, using a 10,000 sf per acre planning rule of thumb.

This conditional use permit application proposes 276 multi-family residential units and a +/- 0.91-acre office parcel. The development will meet the development standards for OS and RM-2 district projects as well as supplementary standards for multi-family development established in the Town's UDO, with modifications described in Exhibit D of this application. Adequate parking will be provided on site to meet UDO standards for multi-family and office uses. The main entrance to the site will be provided near the US 1 access location. The existing gravel service will be paved to NCDOT standards from the emergency access location on the north side of the property and tie back to West Connecticut Avenue. This street will be turned over to NCDOT and become a publicly maintained street. Access from US 1 and the public service road will provide the only vehicular access to the site. Pedestrian access gates will be provided at West Rhode Island Avenue and West Maine Avenue to allow residents to connect to the neighborhood street and pedestrian network for walking and biking to downtown Southern Pines. Sidewalks to downtown are available along West Vermont Avenue.

The multi-family development will consist of a total of 276 residential units with many shared amenities. These amenities will include a swimming pool, clubhouse building, children's play area, dog park and other park spaces. The property falls within a high-quality watershed and there is no floodplain. As a result, a watershed protection permit application has been submitted to allow for increased impervious surface and allow up to 70% impervious surface. Overall impervious surface to be developed on the property will fall well below the permitted 70%. Impervious surface and will not exceed 60%. This site is a residential infill location in the downtown of Southern Pines. Increased impervious surface in infill locations for residential development is consistent with the Towns Comprehensive Long-Range Plan (CLRP). See Exhibit C for additional information related to compliance with the CLRP.

Design elements for the project are described below.

- **Pedestrian Connectivity**

- Pedestrian connectivity will be provided throughout the community. Pedestrian access gates will be provided at West Rhode Island Avenue and West Maine Avenue to allow residents to connect to the neighborhood street and sidewalk network to walk and bike to downtown Southern Pines. The property is five (5) blocks from Broad Street and the West Maine Avenue and West Rhode Island Avenue gate connections are in close proximity to sidewalk connections on West Vermont Avenue, which lead downtown.

- **Parking Areas**

- The multi-family residential buildings will have surface parking at a ratio that meets the UDO standards. These standards are as follows from Section 4.5 of the Town's Udo:

Land Use	Minimum Vehicle Parking Spaces	Minimum Bicycle Parking Spaces
Multi-Family		
0-1 bedrooms	1 space per Dwelling Unit plus 1 space per 5 Dwelling Units for visitors	1 space per 10 Dwelling Unit
2-3 bedrooms	2 spaces per Dwelling Unit plus 1 space per 5 Dwelling Units for visitors	
4 or more bedrooms	2.5 spaces per Dwelling Unit plus 1 space per 5 Dwelling Units for visitors	

- Office uses will park per the UDO required standards in Section 4.5 based on the particular type of office use developed. Medical and general office uses park at different ratios per the UDO. The specific office use is yet to be determined for the office outparcel. When a site plan is brought forward and the specific use determined for the parcel, parking per the UDO standards will be provided.

- **Streets and Access**

- The main entrance to the site will be provided off the service road, near the US 1 access location. The existing gravel service road from the US 1 access location will be paved to NCDOT standards and tie back to West Connecticut Avenue. Two secondary access locations will be provided for emergency services along the service road and new pavement will continue to the northernmost emergency access location. Once improved and accepted, this street will be turned over to NCDOT and become a publicly maintained street. Access from US 1 and the public service road will provide the only vehicular access to the site. The main entrance to the property will not be gated, however, a gate may be provided at the emergency access location(s). If these locations are gated, appropriate emergency access controls will be provided as required by the Town of Southern Pines Fire Marshal.

- **Landscaping and Fencing**

- Landscaping will be provided as required by the Town of Southern Pines UDO, including plantings required by the Urban Transition Highway Corridor Overlay District. Much of the site is currently wooded. Due to the topography of the site, many trees within the property boundary will be removed.
- Planting buffers and screening will be provided on adjacent property boundaries where necessary and required by the Town's UDO. Effort will be made to preserve existing trees in the buffer areas of the project. Any tree save in these buffer areas may count toward planting credit as permitted in the UDO.

- **Open Space**

- Multi-family residential development is required to have 10% open space. The development will provide approximately +/- 41.3% (+/- 10.5 acres) open space as indicated on the preliminary plat hatching. This open space will be located in buffer areas, stormwater features, parks and amenity areas throughout the property as indicated on the preliminary plat. While usable open space is not required within the OS district, usable open space has been included for the multi-family in the amenity areas and totals 10% (2.55 acres) of the total open space. This number does not reflect areas with sidewalks and trails that would also be considered usable open space within the community.

- **Buffers/Setbacks**

- Buffers and setbacks will be provided at a minimum per the requirements of the OS district standards and Highway Corridor Overlay District. All setbacks will be met and in many instances the setbacks for the property exceed the required setback requirements. The standards of the overlay district in Section 3.6.5 of the UDO are significantly greater than those of the standard zoning district and are as follows:
 - All US 1 frontage requires a 75' building setback, 50' parking lot setback and 50' landscape buffer. Each of these standards will be met.
 - The OS district requires the following setbacks which will be met:
 - Front = 15'
 - Internal Side = 20'
 - External Side = 15'
 - Rear = 20'

- **Stormwater**

- Stormwater management best practices will be applied on the site as necessary and required to control stormwater runoff throughout the project. All stormwater will be handled on site in a series of ponds, basins or other devices.
- Stormwater devices may be located in buffer areas within the property.

- **Utility Service**

- Adequate water and sewer service can be provided by the Town of Southern Pines to service this development. Utilities are currently within close proximity, along the streets and adjacent properties near the proposed site or located directly on the property. All utilities on the site will be located underground.

- **Architectural Character**

- Multi-family residential units will be designed to fit the character of downtown Southern Pines. Design of the project is intended to blend into the surrounding area and add to the

surrounding neighborhood. It is also intended that the project will be visually appealing from US Highway 1. Materials are intended to be a mixture of brick and cementitious siding material that will blend with other downtown development.

- The project will comply with the Town of Southern Pines architectural standards and must obtain an Architectural Compliance Permit from the Town Council per the UDO. All multi-family and office structures will require approval of the Architectural Compliance Permit.
- **Signage**
 - A single subdivision sign for the multifamily development will be placed at the main entrance from US 1. In addition, a sign for the office outparcel will be provided on the parcel.
 - All signs will indicate the name of the community and/or business. Any additional directional or on-site signage for parking area, parks or amenities will follow the Town of Southern Pines sign standards in Section 4.6 for size, materials, and height.
- **Office Uses**
 - Office uses permitted for the outparcel will include the following, to the extent permitted by right under UDO Exhibit 3-15 (Table of Authorized Land Uses):
 - Finance and Insurance
 - Real Estate Services
 - Rental housing-related
 - Intellectual Property Rental
 - Business, Professional, Scientific, and Technical
 - Administrative Services

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

EXHIBIT A

Patrick's Pointe 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 Special Use is permitted only if the Applicant demonstrates that:

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

The property is currently zoned Office Service (OS) and RM-2 and would permit office and service uses as well as multi-family, single-family attached, and single-family detached residential development through a special use permit. Residential uses are permitted under the OS zoning classification at a density comparable to RM-2 density (10-12 dwelling units per acre). This density would allow for 274 residential units to be developed on the OS property (the Large Tract). Up to seven residential dwelling units per acre are allowed by right within the RM-2 zoning district. This density would allow for 17 residential dwelling units on the RM-2 property (the Small Tract). The combined total density for the properties would be 291 total residential units. Multi-family and single-family attached residential units are permitted at the proposed density through a Special Use Permit for the site. The proposed plan includes 276 total residential units, which complies with the regulations of the applicable zoning districts. The proposed development also complies with all other regulations within the UDO related to the OS district and proposed uses except for the supplemental use regulations for multi-family residential units (see Exhibit D for minor deviations). In addition, a +/- 0.91-acre office parcel has been provided on the property which is permitted within OS zoning district. This office parcel would permit for an office building and associated parking and provides for the mix of uses contemplated by the UDO for OS zoning districts.

(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;

All structures will be designed to meet the standards for multi-family and office development described in UDO. Residential development will be designed to be compatible with the existing surrounding townhome residential neighborhood and other homes in the vicinity. Buildings will meet all UDO standards for building height.

Buffers will be placed along property boundaries that are shared with adjacent properties. Every attempt will be made to maintain existing trees throughout the development and especially in buffer areas.

US 1 BOUNDARY: The property falls within a Highway Corridor Overlay District which requires a 75' building setback, a 50' parking area setback and a 40' landscape buffer from US 1. The 40' landscape buffer area will be planted per the Town of Southern Pines landscape standards. To gain additional credit toward the Town's landscape requirements, efforts will be taken to maintain trees in this area as well. All landscaping will meet and/or exceed Town of Southern Pines requirements for landscaping within parking fields.

EASTERN BOUNDARY: Appropriate landscaping will be planted along the adjoining property boundaries on the east side of the property. These plantings will meet the Town's landscaping requirements and screen the development from adjoining properties. Landscape materials will be selected to match the existing area and maintain a natural appearance for the property that is in keeping with the character of the surrounding neighborhood and Southern Pines community. The plan works to transition density from the adjacent (to the east) townhome community by placing

EXHIBIT A

limited building development and large setbacks along the shared property boundary with the Village Green neighborhood. Residential multi-family buildings will act as a buffer and noise barrier to the existing townhome developments.

On page 2.4 of the Comprehensive Long-Range Plan (CLRP) under housing it states “Southern Pines residents recognize the importance and relevance of housing that is diverse, affordable and compatible with the neighborhood in which it is developed. The Town is committed to promoting these housing goals in all areas of the community.” The developer believes that the multi-family residential proposed for this neighborhood offers a variety and diversity of residential products within the surrounding neighborhood and downtown Southern Pines. This variety in housing options allows residents of Southern Pines to make housing decisions that fit their needs and lifestyle. This development is consistent with the context of the surrounding neighborhood and provides a buffer and transition of density from single-family attached, multi-family and other residential development surrounding the property as well as the office parcel located on US 1.

In addition, see the attached Compliance with CLRP Objectives document.

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

Public water and sewer utilities are readily available for the project, the cost of which will be borne by the developer. Water and sewer lines currently cross areas of the site. Parks, open spaces, trails, sidewalks, and amenities will be provided by the developer for the residents.

The main entrance to the site will be provided near the US 1 access location along the service road. The existing gravel service road from the US 1 access location will be paved to NCDOT standards and tie back to West Connecticut Avenue. Two secondary access locations will be provided for emergency services along the service road and new pavement will continue to the northernmost emergency access location. Once improved and accepted, this street will be turned over to NCDOT and become a publicly maintained street. Access from US 1 and the public service road will provide the only vehicular access to the site. The main entrance to the property will not be gated, however, a gate may be provided at the emergency access location(s). If these locations are gated, appropriate emergency access controls will be provided as required by the Town of Southern Pines Fire Marshal.

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

This is an infill project along the US 1 corridor in close proximity to downtown Southern Pines. All properties surrounding this property are zoned RM-2 and permit multi-family, townhome, and single-family detached development at a density of 5-7 dwelling units per acre. In addition, there are several similar parcels along the US 1 corridor that likewise are already zoned as OS and, thus, are likely to have similar office or mixed use improvements. This project will not impede the development of these surrounding properties in meeting their full development potential and meets the standards of the OS zoning district. The plan works to transition density from the adjacent (to the east) townhome community by placing limited multi-family development along the shared property boundary with the Village Green neighborhood and providing multi-family buildings closer to US 1, which will act as a buffer and noise barrier to the new and existing townhome developments. In addition, the residential uses will provide an appropriate transition to the higher intensity office development along US 1.

Patrick's Pointe and the improvements therein will not substantially diminish or impair the property values within the neighborhood.

EXHIBIT A

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

This office and residential development will continue the existing development pattern of the surrounding neighborhood, which is all zoned RM-2 Residential Mixed Housing (5-7 dwelling units per acre). This project meets all standards set forth in the Town's CLRP and UDO pertaining to land use and density. Based on the standards set forth in these publicly reviewed and approved documents, this project will not be detrimental to or endanger the public health, safety, comfort, or general welfare of the surrounding neighborhood or downtown Southern Pines. The development incorporates many of the goals of the CLRP.

Traffic volumes will not endanger the residents of the Town of Southern Pines as all vehicular access will be provided to the site via US 1 and the associated service road which connects to Connecticut Avenue. Access to the property will not connect to the surrounding neighborhoods. Low additional traffic volumes on local Town streets will not create any adverse impact on existing neighborhoods or streets.

Project buffers will be provided around the entirety of the property and planted to the Town of Southern Pines standards and requirements. These buffers, due to the projects location within the Highway Corridor Overlay District are significantly increased. This allows for additional screening and setbacks far beyond those required in the adjoining RM-2 Mixed Housing (5-7 dwelling units per acre) zoned properties. These standards protect adjoining property owners from any detrimental impacts.

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

The proposed use and project density have already been established in both the Town of Southern Pines CLRP adopted on March 8, 2016, and incorporated in the Town of Southern Pines UDO under the OS zoning district classification. This proposal does not seek to deviate from the permitted density or uses prescribed in these documents. These documents were developed as a result of many hours of public input, hours of staff review and hours of Town Council deliberation in order to protect the public interest and welfare of the community.

Taking the existing zoning into account, the allowed uses therein and the goals, strategies and vision of the CLRP for this area, the public interests supporting the proposed uses outweigh any individual interests that may be adversely affected by the proposed use.

This project incorporates many goals and objectives of the CLRP and establishes a development pattern that is consistent with these planning and guiding documents. All properties surrounding this development are zoned for multi-family development based on the CLRP and UDO. This proposed office and multi-family development is consistent with these zoning classifications and shall serve as a buffer between the existing multi-family zoned parcels and US 1. The development pattern also meets the land use goals defined by the CLRP as it is an infill project and makes efficient use of the towns existing infrastructure and remaining high density watershed allocation to encourage housing diversity within Southern Pines, near downtown. This housing diversity and efficient use of land will be needed to meet the demands of projected growth of Southern Pines and the surrounding area.

Of the potential uses permitted by the CLRP and the UDO's OS district for this parcel, the proposed residential uses, which buffer adjacent properties, are significantly less intense than most others. Other by-right uses for this zoning district (such as hotels, daycares and private fitness clubs) are more intense, use more acreage, provide less open space, and generate more traffic than the proposed multi-family use and density. All access to this property will be provided via US 1 and the associated service road which will limit traffic impacts and bypass the surrounding neighborhood to the greatest extent possible. Any

EXHIBIT A

connecting utility and roadway infrastructure, including the paving of the NCDOT service road will be extended and connected as necessary by the developer and dedicated to the Town of Southern Pines.

Based on the property's proximity to downtown, residential development and a limited amount of office use is appropriate for the surrounding area and location along US 1. Residents of this development will work, seek entertainment, and shop in downtown Southern Pines. These additional residents will contribute to the character and vibrancy of the downtown center.

EXHIBIT C

Patrick's Pointe Compliance with Comprehensive Long Range Plan Objectives

Below is a list of Comprehensive Long range Plan (CLRP) objectives that the design of this project incorporates into the proposed development. The item identification at the beginning of each objective refers to the item number as referred to in the CLRP goals. Bold text represents the goal of the section as adopted on March 8, 2016.

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

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

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

The addition of multi-family apartments in this location will complement the wide availability of single family housing in Southern Pines, thus achieving the goal of "providing a broad range of housing choices that serve residents of all abilities and incomes." Such housing accommodates anticipated growth and allows for a mixed-use office component to serve the local community. Supply for new residential units is limited in the downtown area and demand for the proposed type of housing proposed is present.

The project's architecture, site design and neighborhood character fits into the surrounding neighborhood and is intended to blend into the Southern Pines vernacular. Elements of building design and scale will be comparable with recently-completed regional projects. All vehicular access will be directed away from the existing neighborhood and toward publicly maintained roadways while pedestrian and bicycle travel will be encouraged throughout the neighborhood and connect to adjoining Town of Southern Pines streets.

The scale of the buildings will be diminished due to site conditions. A large grade cut will be required to place buildings on the site. This cut, coupled with the Town of Southern Pines planting and buffering standards and the site's location within the Highway Corridor Overlay District will create a condition that will screen and buffer the project from adjoining property owners. In addition, the site plan calls for limited development to be placed directly adjacent to the Village Green townhome community, to further act as a transfer of density to US 1 and the office outparcel.

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

The multi-family buildings within the development will be consistent with the Southern Pines vernacular but will also meet the housing needs of future residents by incorporating a variety of housing types. The buildings will use materials consistent with Southern Pines. The mix of residential unit types is appropriate with the surrounding area. Market parameters dictate standards supporting Town's existing vernacular.

P-18. Parks and Recreation. Facilitate access to public and private parks and recreational facilities and activities for residents in new and existing neighborhoods by:

EXHIBIT C

- b. Encouraging development of new public and private facilities in coordination with new development; and

The project will provide for its residents, parks and amenities including open play areas, pool and clubhouse area, shade structure, pocket parks and dog park area as well as internal trails and sidewalks. This reduces the need for the Town of Southern Pines to provide amenities for the residents of this develop. All costs associated with the construction of these amenities will be borne by the developer.

CHAPTER 8 Housing (Page 8-4). Retaining Diverse Housing Options. The Downtown neighborhood offers a diverse mix of housing choices, which are needed to meet the increasingly diverse housing needs of the community. Seniors, who are no longer able or willing to maintain large, single-family lots seek denser housing options by necessity. Millennials, and to some extent, baby-boomers seek mixed-use neighborhoods and attached housing options. This is not to suggest that existing single-family neighborhoods should be rezoned to allow multi-family housing, but it does suggest the importance of retaining existing mixed-density zoning Downtown and promoting mixed-density neighborhoods within new developments.

The plan maximizes the permitted density on the property in a downtown infill neighborhood without a change in zoning classification. The site is part of the existing downtown urbanized area and all utility services are readily available for the site. Proposed density and location maximize urban planning objectives by limiting adverse impact and enhancing neighborhood efficiencies and livability. Higher density in close proximity of the vibrant downtown center area of Southern Pines, provides more residents within walking and biking distance of downtown. More people close to downtown will help maintain its vibrancy as the project's residents seek work, entertainment/dining and shopping options close to home.

The development pattern also meets the land use goals defined in this section of the CLRP as it makes efficient use of the town's remaining high density watershed allocation to encourage housing diversity throughout Southern Pines. This housing diversity and efficient use of land will be needed to meet the demands of projected growth of Southern Pines and the surrounding area.

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

- a. Ensuring that new neighborhoods and mixed-use centers interconnect with adjoining land uses.

The property provides an interconnected street network within the property and a street connection to US Highway 1 and the service road. The service road connects to West Connecticut Avenue and makes a full vehicular connection to downtown Southern Pines. Sidewalks will be added throughout the development to connect all internal amenities and encourage walking within the community. Pedestrian and bicycle gates located on the eastern property boundary will connect residents with the Town of Southern Pines street grid and promote biking and walking to downtown Southern Pines. This will help facilitate pedestrian and bicycle travel connecting to downtown.

G-8. Mobility. Increase mobility options for residents throughout Southern Pines.

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

- a. Ensuring that new neighborhoods and mixed-use centers interconnect with adjoining land uses.

EXHIBIT C

- b. Making walking and bicycling safe, convenient and economical transportation alternatives to driving through development of greenways and streets that are

The project's proximity to Downtown Southern Pines encourages walking and biking on the property. Internal sidewalk connections throughout the development encourage residents to walk and bike to amenity areas located throughout the site. Pedestrian and bicycle gates located on the eastern property boundary will connect residents with the Town of Southern Pines street grid and promote biking and walking to downtown Southern Pines.

P-7. Streetscapes. When improving streets and when streets are installed as part of new developments, ensure that the streets:

- b. Employ indigenous landscaping materials in streetscapes and buffers for parking and loading areas to reinforce the natural character of the Town;

It is intended that the development will maintain plants when appropriate and utilize native plants in all areas of the development. Use of native plants will be consistent with the surrounding neighborhood character and promote a project that looks like Southern Pines. Native plant utilization also reduces the amount of maintenance, pruning and irrigation that these plants need for survival. Native plants are more adapted to the local environment and are conditioned to meet the local environmental conditions including drought tolerance, pests and diseases.

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

P-15. Growth Coordination. To maintain the Town's fiscal integrity and ability to provide public facilities and services in a cost-effective manner:

- b. Ensure that costs of extending services to new development are generally borne by such development, except where cost-sharing is necessary to facilitate or attain larger community goals

All development infrastructure to serve the property (water, sewer, roads) cost will be borne by the developer and dedicated to the Town of Southern Pines. Water, sewer and road infrastructure are all available adjacent to the site.

EXHIBIT D

Patrick's Point Multifamily Development Standards

Below are listed the six (6) multi-family development standards and their subsections from Section 4.10.8 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) Applicability

- (1) The following Development standards shall apply to all Multi-Family structures in the Morganton Road Overlay district and Multi-Family Developments of ten (10) or more Dwelling Units in any zoning district in which such Dwelling Units are allowed. **These development standards apply to the property as it is more than 10 dwelling units.**
- (2) No Multi-Family Development may include more than ten (10) Dwelling Units, except pursuant to a Planned Development or Conditional Use Permit approval. **This property is seeking a Special Use Permit as permitted by the UDO in the OS zoning district.**
- (3) The Development standards in this section may be modified pursuant to a PD or Conditional Use Permit approval. **The proposed Special Use Permit follows these development standards to the greatest extent possible. Any variations are listed below and permitted as part of the Special Use Permit.**
- (4) In the RM-1 and RM-2 districts, no Multi-Family Residence may be located within two hundred (200) feet of the closest point of any other Multi-Family Residence, unless both structures are part of an integrated complex that includes no more than ten (10) Dwelling Units. **One building is located in the RM-2 zoning district. This building is in excess of 200' from the closest multi-family building. All other buildings within the community are included in the OS district which is not governed by this standard.**

(B) Building Setbacks, Orientation and Lot Standards

- (1) Buildings shall be set back a minimum of ten (10) feet and a maximum of fifteen (15) feet from sidewalks public walkways or street right-of-way. Setbacks may be greater than fifteen (15) feet if the intervening distance consists of common open space. **All multi-family buildings on the property meet this standard. The clubhouse building is setback beyond 15' to allow for additional landscaping area in front of the building.**
- (2) The minimum spacing between the sides of Multi-Family Residential structures shall be twenty (20) feet. **All buildings exceed 20' in separation.**
- (3) Where practical, Dwellings should be located to face each other across common landscaped space with buildings no closer than (30) feet. **Due to the narrow shape of this site, buildings have been placed in a linear fashion for most of the site. Where possible, buildings were across from each other. Most buildings backup to landscape areas and planted buffers. Where possible planted landscape islands have been provided to break up parking areas and add trees/landscaping.**

(C) Building Design. Multi-Family Developments shall:

- (1) Include variations in heights, color, setback, rooflines, trim, and building sizes to create visual diversity between structures; **Architecture will meet these specifications and be reviewed during the submission of the Architectural Compliance Permit.**
- (2) Group buildings in clusters; **Due to the narrow shape of this site buildings are dispersed in a more linear fashion. Buildings are grouped closely together in an effort to share parking and provide additional open space throughout the site.**
- (3) Articulate façades by including projections of at least five (5) feet at least once every fifty (50) feet along the façade, **Architecture will meet these specifications and be reviewed during the submission of the Architectural Compliance Permit.**

EXHIBIT D

- (4) Locate windows to provide easy surveillance of open spaces and walkways, without placing such windows within direct alignment with windows of adjacent structures; **Windows are located on all facades of the building and near walkways in order to allow for surveillance.**
- (5) Units above grade level should have access to private balconies of usable dimensions no smaller than ten (10) feet by six (6) feet; **Architecture will meet these specifications and be reviewed during the submission of the Architectural Compliance Permit.**
- (6) Create areas for foundation planting by keeping hard surfaces away from front façades; **Foundation plantings will be provided between the building and hard surfaces. The dimensions of this area are defined by Section 4.10.8 (B)(1). The clubhouse will be setback beyond this requirement to provide additional landscaping area.**
- (7) Design entrances to.
 - (a) Provide private entrances at grade level and adjacent to private open space to the greatest extent possible. Unless otherwise approved by the Town Council, no more than four (4) Dwelling Units shall share a common entrance. **12 units are served by each breezeway from the ground level through the use of stairs. Each breezeway serves 4 dwelling units on each level of the building.**
 - (b) Avoid aligning doors to separate Dwelling Units with each other unless screening is provided. However, entrances should be visible from the sidewalk or public walkway and other Dwelling Units, when practical. **No entrances are aligned directly with other dwelling units without landscape areas in between the buildings and entrances. All entrances are clearly visible from sidewalks and parking areas.**
 - (c) Provide porches or roofed overhangs over building entrances. **Roofed overhangs will be provided on all breezeway entrances. These entrances will provide focal elements for the building, while breaking up the front façade of the buildings.**
 - (d) Set back buildings or entries so that the entry paths extend at least ten (10) feet from sidewalk or public circulation walkway. These entry areas should be designed to provide semi-public gardens around the front entryways. Do not provide access to apartments via long-shared access galleries. **Entrances are setback as defined by Section 4.10.8 (B)(1). Landscaping is provided in between the sidewalk and building entrance to soften the entrance and create an attractive entrance location.**
 - (8) Provide a private garden, yard, patio or balcony for every Dwelling Unit. **All units in the development will have a private outdoor balcony or patio. Ground floor units will have private fenced patios, while upper level units will have private balconies.**
 - (9) The private open space of all Dwelling Units shall be visually and functionally accessible from inside the Dwelling. **All units will have windows and view the exterior landscaped areas, amenities and park.**
 - (10) Provide screening for yards where private activities are likely to occur and to delimit private from common open space. **Landscaping will be provided in front of all ground floor patios to allow for screening and privacy.**

(D) Pedestrian Improvements

- (1) Provide continuous walkways through the project and connecting Dwellings to and through common open space. **An interconnected network of walkways and sidewalks provide access throughout the community. All units are connected through pedestrian pathways to the park, clubhouse and amenity areas throughout the property.**
- (2) Minimize walkways that provide direct opportunities to cut through the project by strategically locating fences, low walls and planting areas within the site and near site entry points. **The property is proposed to be a private community. Pedestrian connections will be made to the streets surrounding the property, however, these locations will be gated and intended of the use of the residents. All amenities within the development will be private.**
- (3) Provide storage space for strollers, bicycles, and so forth, close to the main entries of Dwellings or groups of Dwellings. **Bicycle storage racks will be provided at the clubhouse and at each building.**

(E) Parking

- (1) Provide parking in small Lots that are designed and located to ensure that most parked vehicles are visible from one (1) or more Dwellings. **Parked vehicles will be visible from each building. Parking areas will be separated and divided by landscaping and parking islands per the Town's UDO.**

EXHIBIT D

(2) To the greatest extent practicable, parking shall not separate Dwelling Units from common open space. Due to the narrow shape of this site, dwellings are located facing open space areas where practicable.

(F) Open Space

(1) Common usable open space shall comprise ten (10) percent of the total project area. The project has +/- 8.1 acres (32%) of open space and 2.55 acres (10%) of usable open included in the amenity areas as indicated on the preliminary plat included in the submission documents.

(2) Open spaces shall be configured so that the ratio of building height to open space width is in the range of 1:3 or greater. Ratios as tight as 1:2 may be approved if landscaping effectively screens buildings from each other. The open space areas meet these standards.

(3) Common open space shall be configured in square or nearly square areas with sides of at least one hundred (100) feet. Common open space and amenity areas are not configured as square areas as the topography and narrow site area prohibit this configuration. Open space areas are configured to fit the land, work with the topography and work within the plan structure to provide recreation opportunities for the residents of the community. The larger recreation/amenity areas exceed 100 feet on all sides.

(4) To the greatest extent practicable, Dwelling Units shall have access to common open space without having to cross a street. No public streets are provided within the development.

(5) Play Areas

(a) Play areas for young children should be physically separated from potential traffic hazards. The play area is located at the end of the property in a park area. This will allow for children's safety and separate children from vehicular traffic. The sidewalk system throughout the project will connect to this park area.

(b) Provide a variety of hard-surfaces areas in the form pathways that are least five (5) feet wide and small areas off the circulation system for various children's activities. The play area will provide these items.

(6) For Developments with more than twenty (20) Dwellings, provide on-site; well-equipped and challenging play areas for school age children within a five (5) minute walk from each Dwelling Unit. A play area will be provided as described above. Due to the linear nature and topography of this site, a flat area located outside of the main vehicular circulation pattern was identified for the playground. This area also has several large trees that will be maintained to create a shaded play area. Access to this area may exceed 5 minutes from the northernmost building. The clubhouse and pool area, however, are within five minutes' walk of all units. Children of all ages will be permitted to utilize these areas as well as the park area.

(a) Provide places for school age children to sit. Benches and sitting areas will be provided for children and adults.

(b) Where possible include a space for ball games on site (minimum 80 feet x 40 feet). Due to the topography and narrow site a flat area of this size will not be provided. However, the pool and clubhouse will provide a fitness room, theater room, game room and other amenities open to children. This properties proximity to downtown Southern Pines open spaces and parks will permit residents to have ball games if desired.

(7) Provide retaining walls that can also be used for casual seating. Retaining walls or site furniture will be used to provide casual seating.

(8) Where cluster Dwellings are included in a project, ensure some uniqueness for each cluster. Vary the design (size, dimensions, grading, planting, site furniture and play equipment) of the common open spaces of each cluster. This does not apply to this site.

(9) The number of Dwelling Units grouped around common and open space should range between twenty (20) to one hundred (100) Several units are grouped within close proximity of the clubhouse and pool area.

EXHIBIT E

Patrick's Pointe Project Justification

There are many reasons why multi-family and office development at the densities proposed for Patrick's Pointe are justified and appropriate for the Town of Southern Pines. This project's justification statement provides evidence for full approval of the project. As submitted in other Exhibits with the application, the project is clearly justified as it meets many of the goals of the Town of Southern Pines Comprehensive Long-Range Plan (CLRP) and all development standards included in the Unified Development Ordinance (UDO). There are no waivers or modifications to these standards proposed by the applicant within the submission documents. In fact, many of the standards associated with these documents are exceeded by the plan and documentation presented as the preliminary plat. All UDO-required findings associated with the requested SUP and the Preliminary plat are easily met.

The Town of Southern Pines CLRP and UDO standards have been established through a series of public meetings and hearings, hours of staff review, Planning Board deliberation and Town Council deliberation. These documents are established to guide development, written specifically to protect the public interest, health and welfare of the citizens of Southern Pines and provide developers and landowners with a clear understanding of the community's goals prior to investing time, money and effort for a proposed project. As a guide to growth these documents establish many guidelines for development including the following: land uses, density, setbacks, landscaping standards, buffers, buffer planting requirements, required number of parking spaces, parking space sizes, parking lot planting requirements, signage, lighting, open space, architectural standards and many other items specific to development. The proposed project meets all these guidelines, in particular, land use, open space, density, setbacks and buffers.

Of the permitted uses in the OS zoning district, multi-family development is one of the least intense development classifications. This district permits office development, hotels, private fitness centers, daycares, banks, insurance offices, real estate offices, health clinics, medical offices, and many other uses. All these uses are permitted by-right and would involve no public process to develop these types of facilities. Standards for these uses have far lower open space requirements and produce significantly more traffic than multi-family development. Again, based on the zoning classification, these other uses could be permitted today with a simple application to Town Planning and Engineering staff with no public deliberation.

The proposed project has many advantages over the other permitted uses. Multi-family development has a greater requirement for open space. Some of this open space is proposed to be usable open space for the residents. Residential development also generates much less traffic than many of the other permitted uses in the OS zoning district.

In item P-15.a. of the CLRP it states "Favor infill development in areas with access to public facilities over development on the perimeter that requires extension of public utilities". This statement is very important for the future development of Southern Pines and speaks to "Smart Growth" principles and sound planning. Based on the projected population growth of Southern Pines, this statement is even more meaningful and important. Southern Pines is growing and projected to grow substantially over the next several years as indicated by US census data. There are choices as to how this increase in population should be housed. The CLRP and UDO have made it clear that the subject property is intended for higher density development.

Higher density in appropriate locations has many advantages over traditional low density development. From a land use and planning perspective, this site is ideal for higher density residential development. The proximity to Downtown Southern Pines encourages alternate transportation methods for travel to downtown. The project will provide pedestrian and bicycle access gates that connect to the grid of downtown Southern Pines that will enable residents to bike or walk to downtown for shopping, dining, working or to take advantage of the many downtown festivals and events. Residents will not have to cross any major highways or roadways in order to access downtown and can utilize the new bike racks being installed throughout the downtown area.

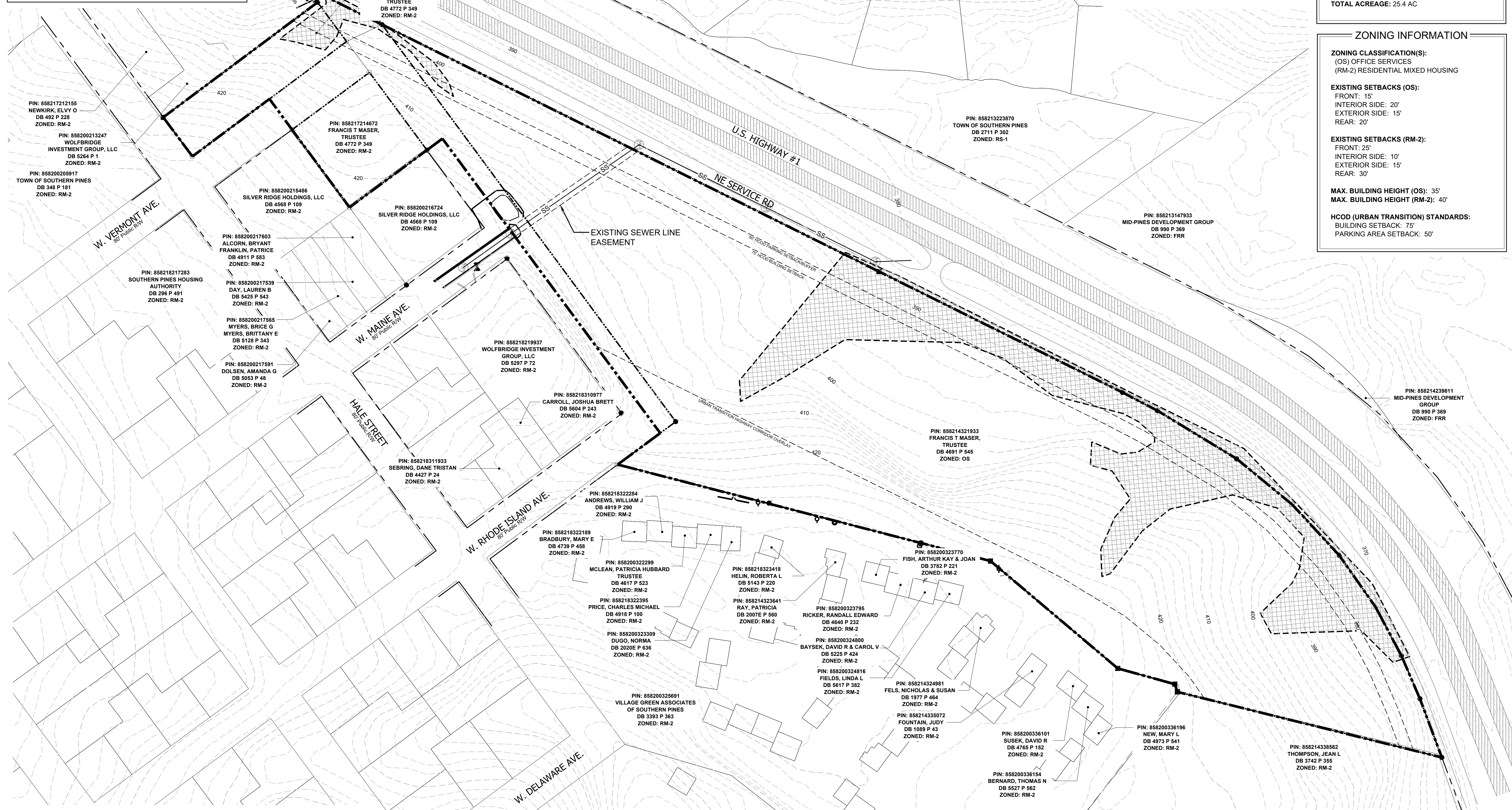
EXHIBIT E

There are many other advantages to higher density on this site. While it may seem counterintuitive, increasing density helps protect local watersheds. The Town of Southern Pines has a limited amount of high density watershed allocation that it can utilize for development. Any development above 24% impervious surface is required to apply for a watershed allocation permit, which allows for development up to 70% impervious surface. If a development exceeds 24% impervious surface, the entire site must be counted toward the high intensity allocation. In this case, the site would require approximately 25 acres of watershed allocation for 276 residential units and an office outparcel. Spread this density over (3) 100 unit projects on 25 acres each and 75 acres of watershed allocation would be required, which reduces the future development potential for the balance of the watershed throughout Southern Pines. Increasing density makes efficient use of the watershed and should be encouraged to protect water resources.

Utility infrastructure efficiency is another advantage of infill development. Water, sewer and roadway infrastructure is readily available for this site and allows for efficient extension, distribution and maintenance of existing utilities. Serving more units with less infrastructure is a clear advantage of this type of development and an important aspect of smart growth development. While the costs of any extensions of utilities and connecting roadways will be borne by the developer, this infrastructure will be dedicated to the Town of Southern Pines and NCDOT for long term maintenance. Limiting the length and amount of public infrastructure to serve the maximum number of units has a positive impact on long term maintenance costs of utility infrastructure.

The proximity of this proposed development to downtown, coupled with “smart growth” principles of reducing watershed impact, reducing utility and roadway infrastructure, as well as the clear intent of the CLRP and UDO to promote this type of development on the site are a clear indication that the proposed development is appropriate. This project requests no modifications or waivers from the standards set forth in the UDO and is strictly prescribed by all guiding documents. This project represents the vision described for the property in all applicable documents. The project, as proposed, meets or exceeds all development standards of the UDO and complies with many of the goals of the CLRP.

Item F of the Conditional Use Permit Justification is as follows: “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”. Based on the Town’s guiding documents, CLRP and UDO, this project clearly serves the public interest and welfare, as it asks for no waivers or modifications of the approved development standards. In the submitted exhibits, no modifications to land use, density, setbacks, landscaping standards, buffers, buffer planting requirements, required number of parking spaces, parking space sizes, parking lot planting requirements, signage, lighting, open space, architectural standards, and other items specific to development are requested. Planning concepts presented in the application are consistent with the major planning goals of the CLRP and this project represents sound community planning principles. Community needs with proposed development standards have been clearly defined by the Town’s guiding documents, the CLRP and UDO, and should not be compromised as the Town of Southern Pines looks towards its future.



FLOODPLAIN DATA

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

THE LOCATION OF THE 100-YEAR FLOODPLAIN PER
NFIP FIRM COMMUNITY
PANEL(S) NO: 8582
MAP(S): 3710858200J
DATE: OCTOBER 17, 2006

=CAUTION=

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

LEGEND


 = OVERALL PROPERTY BOUNDARY

 --- 400 ---
 --- SS ---


 = EXISTING WETLAND

==PROPERTY INFORMATION

PROPERTY OWNER:
FRANCIS T MASER, TRUSTEE
PO BOX 1133
SOUTHERN PINES, NC 28388

APPLICANT:
1700, LLC
2601 SOUTH BAYSHORE DRIVE, 17TH FLOOR
MIAMI, FL 33133

TOTAL ACREAGE: 25.4 AC

= ZONING INFORMATION

ZONING CLASSIFICATION(S):
(OS) OFFICE SERVICES
(RM-2) RESIDENTIAL MIXED HOUSING

EXISTING SETBACKS (OS):
FRONT: 15'
INTERIOR SIDE: 20'
EXTERIOR SIDE: 15'
REAR: 20'

EXISTING SETBACKS (RM-2):
FRONT: 25'
INTERIOR SIDE: 10'
EXTERIOR SIDE: 15'
REAR: 30'

MAX. BUILDING HEIGHT (OS): 35'
MAX. BUILDING HEIGHT (RM-2): 40'

HCOD (URBAN TRANSITION) STANDARD
BUILDING SETBACK: 75'
PARKING AREA SETBACK: 50'

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

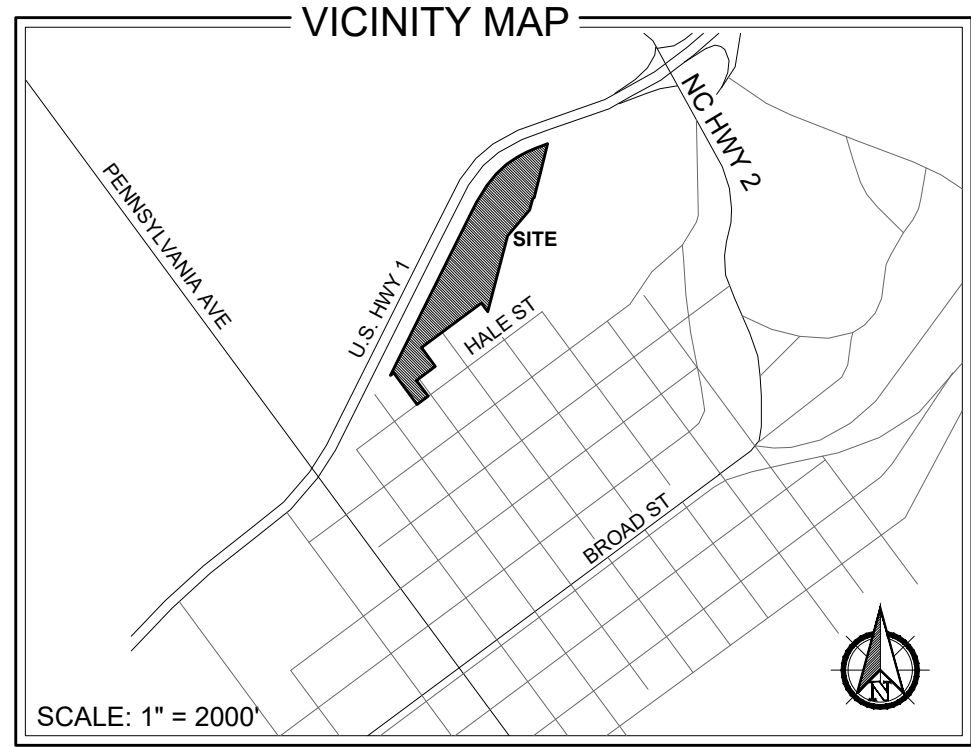
REVISIONS:

PATRICK'S POINTE
SOUTHERN PINES, NORTH CAROLINA

EXISTING CONDITIONS

DATE: 10-11-2021
DESIGNED BY: REK
DRAWN BY: PJS
CHECKED BY: REK
Q.C. BY: REK
SCALE: 1" = 100'-0"
PROJECT #:

SHEET NUMBER#: L-1.0



GENERAL NOTES:

1. DRAINAGE WILL BE RETAINED AND TREATED BY ON SITE STORMWATER MANAGEMENT DEVICES. THE GENERAL LOCATION OF SUCH DEVICES ARE SHOWN ON THIS PLAN. DETAILED STORMWATER MANAGEMENT PLANS WILL BE PROVIDED DURING PERMITTING OF THE DEVELOPMENT AND WILL FOLLOW THE TOWN OF SOUTHERN PINES STANDARDS AND BE APPROVED BY THE TOWN ENGINEER.
2. LIGHTING WILL BE PROVIDED IN ACCORDANCE WITH SECTION 4.8 OF TOWN'S UDO
3. PROJECT SIGNAGE WILL MEET ALL REQUIREMENTS AS ESTABLISHED IN THE TOWN OF SOUTHERN PINES UDO
4. LANDSCAPING WILL BE PROVIDED TO MEET OR EXCEED THE REQUIREMENTS AS ESTABLISHED IN THE TOWN OF SOUTHERN PINES UDO.

FLOODPLAIN DATA

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

THE LOCATION OF THE 100-YEAR FLOODPLAIN PER NFIP FIRM COMMUNITY PANEL(S) NO: 8582 MAP(S): 3710858200J DATE: OCTOBER 17, 2006

ZONING INFORMATION

ZONING CLASSIFICATION(S):
(OS) OFFICE SERVICES
(RM-2) RESIDENTIAL MIXED HOUSING

EXISTING SETBACKS (OS):
FRONT: 15'
INTERIOR SIDE: 20'
EXTERIOR SIDE: 15'
REAR: 20'

EXISTING SETBACKS (RM-2):
FRONT: 25'
INTERIOR SIDE: 10'
EXTERIOR SIDE: 15'
REAR: 30'

MAX. BUILDING HEIGHT (OS): 35'
MAX. BUILDING HEIGHT (RM-2): 40'

HCOD (URBAN TRANSITION) STANDARDS:
BUILDING SETBACK: 75' (STREET YARD)
PARKING AREA SETBACK: 50' (STREET YARD)

CAUTION

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

LEGEND

- OVERALL PROPERTY BOUNDARY
- - - OUTPARCEL BOUNDARY
- - - 400' EXISTING MINOR CONTOUR
- - - SS EXISTING MAJOR CONTOUR
- - - EXISTING SEWER LINE
- - - EXISTING RIGHT-OF-WAY
- PROPOSED OPEN SPACE
- PROPOSED USEABLE OPEN SPACE

PROPERTY INFORMATION

PROPERTY OWNER:
FRANCIS T MASER, TRUSTEE
PO BOX 1133
SOUTHERN PINES, NC 28388

APPLICANT:
1700, LLC
2601 SOUTH BAYSHORE DRIVE, 17TH FLOOR
MIAMI, FL 33133

TOTAL ACREAGE: 25.4 AC

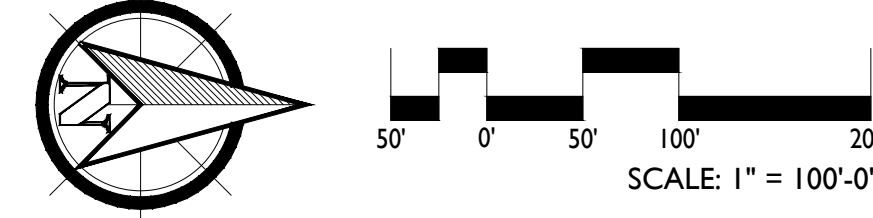
TOTAL UNITS:
276 MULTI-FAMILY UNITS

TOTAL OPEN SPACE: ±10.5 AC (41.3%)
TOTAL USEABLE OPEN SPACE: ±2.55 AC (10%)

REQUIRED PARKING:
-MULTI-FAMILY
1 BEDROOM UNITS (110 UNITS)
-1 SPACE PER UNIT (+1 VISITOR SPACE / 5 UNITS)
= 132 SPACES
2-3 BEDROOM UNITS (166 UNITS)
-2 SPACES PER UNIT (+1 VISITOR SPACE / 5 UNITS)
= 365 SPACES
TOTAL PARKING REQUIRED = 497 SPACES

TOTAL PARKING PROVIDED = 554 SPACES

TOTAL IMPERVIOUS SURFACE: ±12.3 AC (48.4%)



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

REVISIONS:

COONTZJONESDesign
LAND PLANNING | LANDSCAPE ARCHITECTURE

150 S PAGE STREET
SOUTHERN PINES, NC 28387
P: (910) 639-4058
W: www.coontzjonesdesign.com

REVISIONS:

REVISIONS:

PATRICK'S POINTE
SOUTHERN PINES, NORTH CAROLINA

SITE PLAN

DATE: 10-11-2021
DESIGNED BY: REK
DRAWN BY: PJS
CHECKED BY: REK
SCALE: 1" = 100'-0"
PROJECT #:

SHEET NUMBER#:
L-1.1

*Revised
Traffic Impact Analysis*

US 1 Multifamily
Southern Pines, NC

Prepared for:
Volta Global, LLC

Kimley»Horn

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Page 86 of 262

Revised Traffic Impact Analysis for

US 1 Multifamily

Southern Pines, North Carolina

Prepared for:

Volta Global, LLC

Miami, Florida

Prepared by:

Kimley-Horn and Associates, Inc.

NC License #F-0102

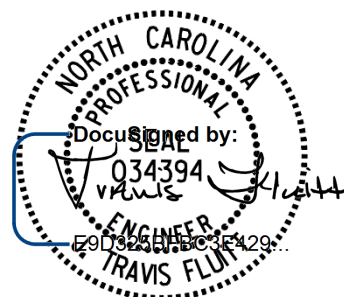
421 Fayetteville Street, Suite 600

Raleigh, NC 27601

(919) 677-2000

October 2021

014362000



10/15/2021

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Executive Summary

Kimley-Horn and Associates, Inc. has performed a revision to the Traffic Impact Analysis for the proposed US 1 Multifamily project located on the east side of US 1 between Pennsylvania Avenue and Midland Road in Southern Pines, North Carolina. The original report was dated September 17, 2021 and included 256 apartments, 37 townhomes, and 15,000 square feet (SF) of office space. The plan has since been revised to include 276 apartment units and up to 7,500 SF of general office space. Site access will still be provided via three proposed driveways along the US 1 NE Service Road, but Site Driveway #2 will no longer align with the US 1 NE Service Road Access. Although the development is projected to be complete before then, a 10-year horizon of 2031 was used for this analysis.

This report presents trip generation, distribution, traffic analyses, and recommendations for transportation improvements required to meet anticipated traffic demands in conjunction with the development. The traffic conditions studied include the existing (2021) traffic condition and the projected (2031) background and build-out traffic conditions.

As shown in [Table ES-1](#), the project is projected to generate 2,106 new daily trips, 127 new trips during the AM peak hour, and 127 new trips during the PM peak hour on a typical weekday.

Table ES-1								
ITE Traffic Generation (Vehicles)								
Land Use Code	Land Use	Intensity		Daily	AM Peak Hour		PM Peak Hour	
					In	Out	In	Out
221	Apartments	276	d.u.	2,020	24	69	71	46
710	General Office Building	7,500	s.f.	86	29	5	2	8
Total Net New External Trips				2,106	53	74	73	54

Capacity analyses were performed using Synchro/SimTraffic Version 10 software for the unsignalized intersections. Table ES-2 summarizes the operation of study intersections for the AM and PM peak hour traffic conditions.

Table ES-2 Level-of-Service Summary		
Condition	AM Peak Hour LOS (Delay)	PM Peak Hour LOS (Delay)
Midland Road at US 1 Northbound Ramps		
Existing (2021) Traffic	EB – B (10.4) WB – C (15.3)	EB – A (9.8) WB – C (14.5)
Background (2031) Traffic	EB – B (10.9) WB – C (19.6)	EB – B (10.1) WB – C (17.8)
Build-out (2031) Traffic	EB – B (11.0) WB – C (21.0)	EB – B (10.1) WB – C (18.4)
Midland Road at Crestview Road		
Existing (2021) Traffic	EB – B (11.7) NBL – A (7.9)	EB – B (11.1) NBL – A (7.8)
Background (2031) Traffic	EB – B (12.5) NBL – A (8.1)	EB – B (11.8) NBL – A (7.9)
Build-out (2031) Traffic	EB – B (12.5) NBL – A (8.1)	EB – B (11.9) NBL – A (7.9)
N Saylor Street at Crestview Road		
Existing (2021) Traffic	NB – A (8.8) WBL – A (7.3)	NB – A (8.7) WBL – A (7.3)
Background (2031) Traffic	NB – A (8.9) WBL – A (7.3)	NB – A (8.7) WBL – A (7.4)
Build-out (2031) Traffic	NB – A (8.9) WBL – A (7.3)	NB – A (8.8) WBL – A (7.4)
N Saylor Street at W Rhode Island Avenue		
Existing (2021) Traffic	EB – A (9.0) WB – A (9.5) NBL – A (7.4) SBL – A (7.3)	EB – A (8.9) WB – A (8.9) NBL – A (7.3) SBL – A (7.3)
Background (2031) Traffic	EB – A (9.0) WB – A (9.5) NBL – A (7.4) SBL – A (7.3)	EB – A (8.9) WB – A (8.9) NBL – A (7.3) SBL – A (7.3)
Build-out (2031) Traffic	EB – A (9.1) WB – A (9.6) NBL – A (7.4) SBL – A (7.3)	EB – A (9.0) WB – A (9.0) NBL – A (7.3) SBL – A (7.3)

Table ES-2 Level-of-Service Summary (cont.)		
Condition	AM Peak Hour LOS (Delay)	PM Peak Hour LOS (Delay)
N Saylor Street at W Vermont Avenue		
Existing (2021) Traffic	EB – A (9.1) WB – A (9.6) NBL – A (7.3) SBL – A (7.3)	EB – A (9.0) WB – A (9.0) NBL – A (7.3) SBL – A (7.3)
Background (2031) Traffic	EB – A (9.2) WB – A (9.7) NBL – A (7.4) SBL – A (7.3)	EB – A (9.1) WB – A (9.1) NBL – A (7.3) SBL – A (7.3)
Build-out (2031) Traffic	EB – A (9.2) WB – A (9.7) NBL – A (7.4) SBL – A (7.3)	EB – A (9.2) WB – A (9.1) NBL – A (7.3) SBL – A (7.3)
N Saylor Street at Pennsylvania Avenue		
Existing (2021) Traffic	NB – C (17.6) SB – B (12.4) EBL – A (8.0) WBL – A (8.3)	NB – C (19.7) SB – B (14.7) EBL – A (8.6) WBL – A (8.0)
Background (2031) Traffic	NB – C (21.0) SB – B (13.4) EBL – A (8.2) WBL – A (8.5)	NB – C (24.8) SB – C (17.0) EBL – A (8.9) WBL – A (8.1)
Build-out (2031) Traffic	NB – C (22.6) SB – C (17.6) EBL – A (8.2) WBL – A (8.5)	NB – D (26.9) SB – C (22.0) EBL – A (9.0) WBL – A (8.1)
US 1 NB at US 1 NE Service Road Access		
Existing (2021) Traffic	WB – B (12.4)	WB – C (15.3)
Background (2031) Traffic	WB – B (13.4)	WB – C (17.3)
Build-out (2031) Traffic	WB – B (14.0)	WB – C (18.1)
US 1 NE Service Road at Site Driveway #1		
Build-out (2031) Traffic	WB – A (8.9) SBL – A (7.3)	WB – A (8.8) SBL – A (7.3)
US 1 NE Service Road at Site Driveway #2		
Build-out (2031) Traffic	WB – A (8.9) SBL – A (7.3)	WB – A (8.9) SBL – A (7.3)
US 1 NE Service Road at US 1 NE Service Road Access*		
Build-out (2031) Traffic	NB – A (4.0) SB – A (3.8)	NB – A (4.0) SB – A (2.9)
US 1 NE Service Road at Site Driveway #3		
Build-out (2031) Traffic	WB – A (8.6) SBL – A (7.3)	WB – A (8.6) SBL – A (7.3)

The US 1 Multifamily project is proposed to provide three site driveways aligning with US 1 NB Service Road. All site driveways are proposed to be constructed with one ingress lane and one egress lane.

The following improvements are recommended to be performed as part of the proposed US 1 Multifamily development:

US 1 at US 1 NE Service Road Access:

- Construct an exclusive right-turn lane on northbound US 1 with 50 feet of storage and appropriate tapers

US 1 NE Service Road at Site Driveway #1:

- Stripe the northbound approach of the US 1 NE Service Road as a shared through/right-turn lane
- Stripe the southbound approach of the US 1 NE Service Road as a shared through/left-turn lane

US 1 NE Service Road at Site Driveway #2:

- Stripe the northbound approach of the US 1 NE Service Road as a shared through/right-turn lane
- Stripe the southbound approach of the US 1 NE Service Road as a shared through/left-turn lane

US 1 NE Service Road at US 1 NE Service Road Access

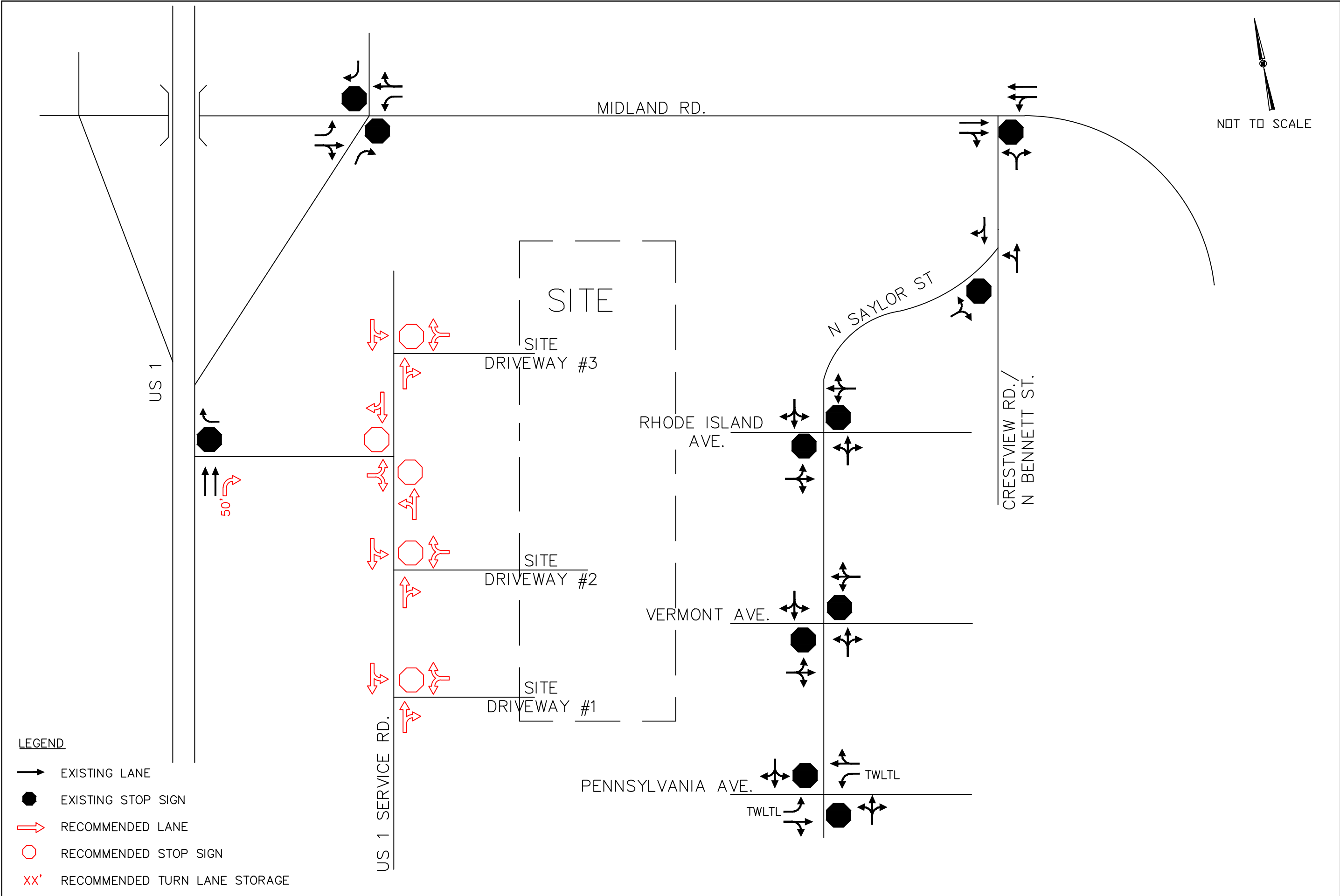
- Operate the eastbound approach (US 1 NE Service Road Access) as a free-flow movement with stop-control on the northbound and southbound approaches

US 1 NE Service Road at Site Driveway #3:

- Stripe the northbound approach of the US 1 NE Service Road as a shared through/right-turn lane
- Stripe the southbound approach of the US 1 NE Service Road as a shared through/left-turn lane

With the recommended improvements in place, analysis indicates that all study intersections are expected to operate at acceptable levels of service with no queuing issues at project build-out.

Figure ES-1 shows the recommended roadway laneage.



Agenda Item

To: Reagan Parsons, Town Manager

From: BJ Grieve, Planning Director

Subject: PD-12-21: Planned Development - Preliminary Development Plan for Phase 1 of the Waterworks mixed-use development; Applicant: Andy Bleggi, PTAH Corporation; Authorized Agent: Kevin Lindsay of Crawford Design.

Date: February 8, 2022

I. SUMMARY OF APPLICATION REQUEST:

Andy Bleggi with PTAH, LLC has applied for a Preliminary Development Plan (PDP) for Phase 1 of the Waterworks development. Waterworks Phase 1 will include construction of a 33,000 square foot expansion of the existing 4,260 square foot recently-renovated Waterworks building. The new expanded building will be used for office space as permitted by the Waterworks Conceptual Development Plan (CDP). A new, additional 9,600 square foot building will also be built as part of the Phase 1 PDP. The building is presently planned to be occupied by Workhorse Fitness, a by-right use in the Waterworks CDP. However, any other by-right use may occupy the building in the future subject to UDO design standards. Phase 1 will also include construction of 152 permanent parking spaces and 20 temporary gravel parking spaces to serve the proposed buildings. Access will be provided off Central Drive, directly across from Reservoir Park Road.

Waterworks Phase 1 PDP will include development of a walking path connecting north across wetlands to the Town's Greenway system, as depicted on the CDP. Water and sewer services are available to the subject property. Detailed site plan review as well as an Architectural Compliance Permit will be required prior to construction. The subject property is identified as PIN: 858300245709 (PARID: 00039185) and per the Moore County tax records, the property owner is listed as PTAH, LLC.

II. PLANNING BOARD REVIEW:

On January 20th, 2022 the Planning Board held a Preliminary Forum to discuss the proposed Waterworks Phase 1 PDP. Andy Bleggi recused himself from participation due to his involvement with the application. Kim Wade and Cooper Carter were absent. Planning staff presented an overview of the project and the applicant and his technical representative Kevin Lindsay presented information about the application. No member of the public spoke at the meetings. After a brief discussion about the application, the Planning Board voted 4-0 to forward to the Town Council the following statement:

The Planning Board identified no issues with what was presented.

Pursuant to NCGS §160D-301(b)(6), the Town Council is reminded that no part of the Preliminary Forum held by the Planning Board may be used as a basis for the Council's decision on PD-12-21.

Figure 1: Vicinity and Zoning Map (Subject Parcel Outlined Red).

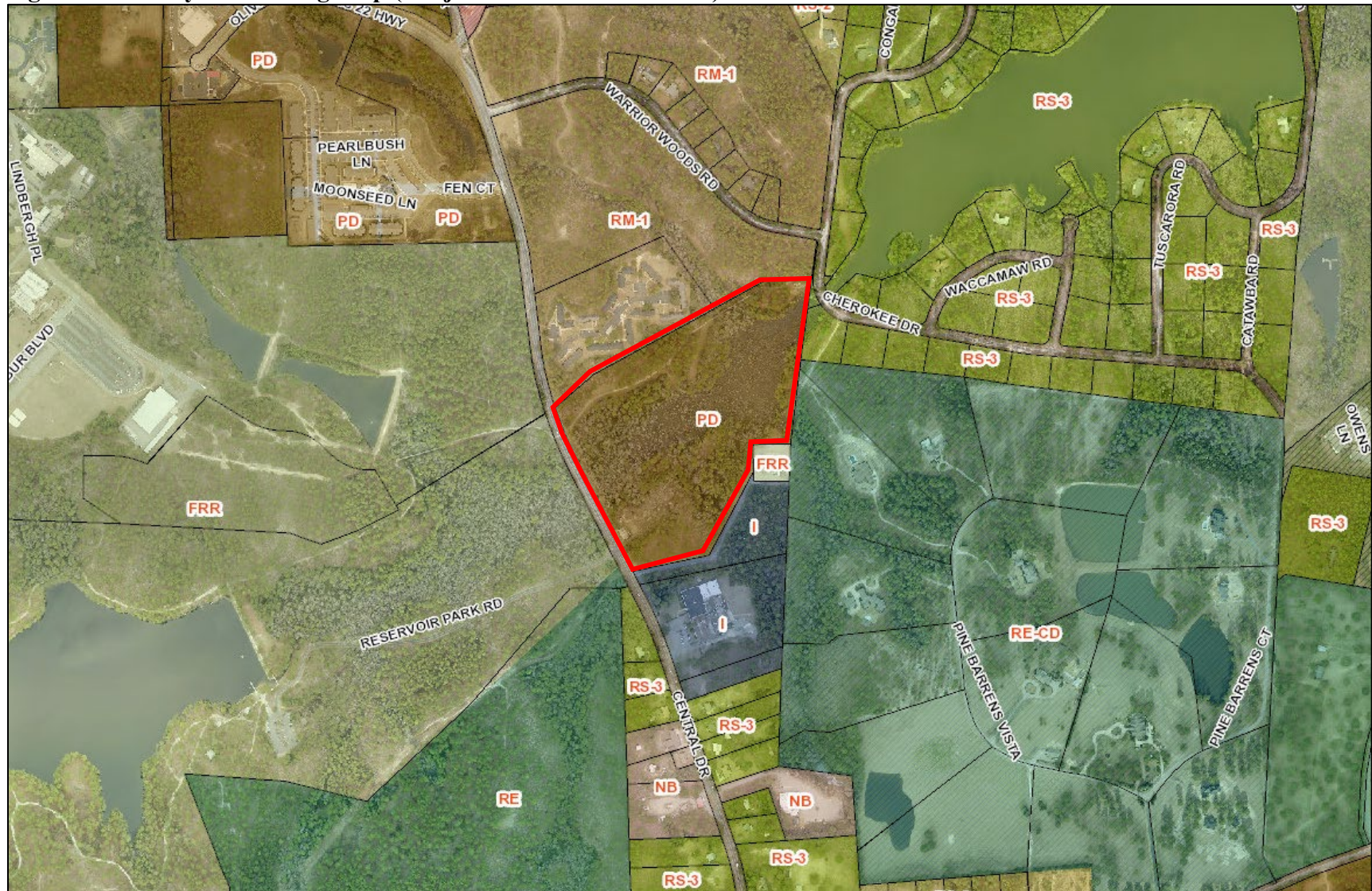


Figure 2: Subject Property as Presently Developed



III. STAFF REVIEW:

A. Criteria for Review:

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

B. Staff Comments:

i. Consistency evaluation with the Unified Development Ordinance (UDO) and the Waterworks Conceptual Development Plan (CDP):

- Phase 1 of Waterworks will include development of a proposed walking trail. The trail will connect from the existing Greenway path on the north side of the property south to the proposed Phase 1 development. The location of the south end of the walking path is depicted on the Phase 1 PDP site plan. The walking path will be designed and reviewed with Phase 1 site plan review.
- The Traffic Impact Analysis (TIA) from 2018 was submitted with the current Waterworks Phase 1 PDP. The TIA was not updated based on the changes in land use from the original Phase 1 PDP to this Phase 1 PDP. An unsigned copy of NCDOT's letter of April 11, 2018 with comments on the proposed development (at that time) was included with the current PDP application materials. One call-out has been added by the applicants indicating that a 5- foot storage lane has been modified to a 75-foot storage lane and a left turn lane into Reservoir Park has been added. The Town Engineer has reviewed the 2018 TIA and the call-out added and has stated in an email of January 5, 2022 that the TIA is likely still applicable and additional trip generation can be reviewed at site plan review.
- No deviations to signage standards have been requested and no deviation is contemplated or approved as part of this PDP. Therefore, all signage must comply with UDO §4.06 per Section 5.5.7 of the approved Waterworks CDP. Three large "SNC" wall signs as depicted on the building elevations will not be permitted.

- A substantial portion of Phase 1 will be allocated to parking in excess of the minimum number of spaces required by the UDO. The applicants are proposing 152 spaces with Phase 1, plus 20 additional temporary gravel spaces with Phase 1 that are located in Phase 2.
- Private drives and yards internal to Waterworks Phase 1 will be reviewed for compliance with the private drive and yard cross-sections found in Exhibit X of the Waterworks CDP.
- All other design standards not addressed as deviations in the Phase 1 PDP will be reviewed for compliance with the UDO and/or CDP, as applicable, during site plan review and Architectural Compliance Permit review.
- Final Development Plans pursuant to UDO §2.18.7 will be required to demonstrate compliance with the Preliminary Development Plan.

ii. General Comments:

- The public hearing for this request will be evidentiary in format and will follow the procedures set forth in UDO §2.14.
- On January 5, 2022 a copy of the proposed Phase 1 PDP was emailed to members of the Town's Technical Review Committee (TRC). Responses have been incorporated into this report where applicable.

C. Outside Agency Comments:

- A request for comments was emailed to agencies on December 20, 2021. Agencies notified include Town of Southern Pines Streets, Utilities, Fire, Recreation and Parks, and Engineering departments, the Regional Land Use Advisory Commission (RLUAC) and the North Carolina Department of Transportation (NCDOT).
- On December 29, 2021 RLUAC provided comment: *RLUAC does not have any comments on PD-12-21 or PD-13-21.*

IV. ATTACHMENTS:

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

1. Preliminary Development Plan Application
 - a. Application
 - b. Agent Authorization Form
 - c. Narrative and Comments

- d. Building Elevations
- e. PDP Site Plan
- f. Drainage Concept Plan
- g. Soils Information
- h. TIA

2. RLUAC Comment

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. TOWN COUNCIL ACTION:

To either approve or deny a Preliminary Development Plan application, the Town Council must make findings of fact and conclusions to the applicable standards. The Town Council shall first vote on whether the application is complete and whether the facts presented are relevant to the case. The Town Council shall then vote on whether the application complies with the criteria as set forth in Section 2.18.5(H) Criteria for a Preliminary Development Plan, Criteria 1-4. The Town Council may choose one of the following motions, or any alternative they wish:

I move to:

1. Adopt Attachment A of the staff report as Findings of Fact regarding the proposed Preliminary Development Plan PD-12-21.

-or-

2. Adopt Attachment A of the staff report as Findings of Fact regarding the proposed Preliminary Development Plan PD-12-21, with the following changes...

Next, the Town Council shall vote on whether to approve, deny or approve with conditions the proposed Preliminary Development Plan. The Town Council may choose one of the following motions, or any alternative they wish:

I move to:

1. Approve the Preliminary Development Plan for PD-12-21;
2. Deny the Preliminary Development Plan for PD-12-21;
3. Approve the Preliminary Development Plan for PD-12-21 with the following additional conditions...

ATTACHMENT “A”
Draft Town Council Findings of Fact
Preliminary Development Plan Application PD-12-21

Finding of Fact #1:

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

Finding of Fact #2:

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

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

The Town Council finds that the Preliminary Development Plan (PDP) to develop 33,000 square feet of professional offices for a military defense contractor as well as a separate 9,600 square foot building for Workhorse Fitness is generally consistent with the purposes of the PD-planned development zoning district because the recently-revised Waterworks Planned Development District is an established Planned Development that is compliant with the purposes outlined in UDO §3.5.14.

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

The Town Council finds that the PDP is consistent with the recently-revised Waterworks Conceptual Development Plan (CDP), PD-11-21, because the PDP maintains the mix and intensity of land uses as well as the standards evaluated and approved with the CDP. No deviations from the CDP or the UDO were requested and none are therefore approved.

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

The Town Council finds that the PDP is in an area of the Town that is appropriate because the proposed Waterworks Phase 1 (to include professional offices for military defense contractors and a recreation facility) is located along Central Drive, is served by water and sewer, is adjacent to Reservoir Park and will extend the existing Greenway Path into the development, and is revitalizing a property that was previously an abandoned institutional structure and municipal storage area.

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

The Town Council finds that this development will not cause a need for inefficient extensions and expansions of public infrastructure and services because roads, utilities and recreation infrastructure is all available nearby and the proposed land uses will not cause an unreasonable demand for services.

Planned Development District Preliminary Development Plan

REQUIRED APPLICATION MATERIALS:

- X **Application fee** in the amount of **\$1,800.00 plus \$25.00 per lot.**
- X **Completed Application** for a Planned Development District - Preliminary Development Plan signed by the applicant.
- X **Appointment of Agent**, if applicable, signed by the property owner(s) and the agent.
- X **List of Adjacent Property Owners**: Please list all properties that are that are within two hundred (200) feet of the outermost boundaries of the subject property **(not counting streets, railroads or other transportation corridors)**. Attach additional pages if needed. No fewer than ten (10) property owners shall be notified by mail.
- X **Written narrative** describing the application's consistency with the Conceptual Development Plan, the UDO, and any other applicable regulations.
- NA **Neighborhood meeting records** if not provided in conjunction with an application for Conceptual Development Plan approval or if additional meetings have been held. [See CDP.](#)
- X **Additional documentation**: Additional text and/or maps to demonstrate consistency with **UDO §2.18.5(H) Criteria (1) through (4)**. [Preliminary Elevations are provided](#)
- X **PDD Preliminary Development Plan**: One (1) full-size copy of a preliminary plat or scaled drawings of the entire tract to be subdivided. Please refer to the **UDO Appendices** for plan requirements.
- X **Drainage concept plan** if applicable.
- X **Traffic Impact Analysis** if applicable.
- X **Electronic copy (PDF) of all application materials** submitted to plan@southernpines.net.

PLEASE SUBMIT ONLY ONE (1) COMPLETE SET OF ALL MATERIALS.

REVIEW AND APPROVAL:

1. **Staff review**: Planning staff will review the application and notify the applicant if additional information or materials are needed.
2. **Public hearing**: The applicant is expected to attend a public hearing on the application before the Town Council at its regular monthly meeting. (Please refer to the **Application Processing Timeline** to determine the hearing date.) The Town Council will consider evidence and testimony presented and may approve, conditionally approve or deny the request.
3. **Approval**: Please refer to UDO **§2.18.5(I) Effect of Approval**.



Planned Development District Preliminary Development Plan Application

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

Project Information:

Project Name: Waterworks

Physical Address: 1605 Central Drive

PIN: 858300245709 Parcel ID: 00039185

Site Size: 28.8 acres Zoning: PDD

Applicant:

Name(s): Andy Bleggi, PTAH Corporation

Email: andybleggi@gmail.com Phone: 910-639-1985

Mailing Address: 730 South Bennett Street, Southern Pines, NC 28387

Authorized Agent, if different from Applicant:

Name(s): Kevin Lindsay, PD

Email: kevinlindsay@crawforddsn.com Phone: 910-920-7661

Mailing Address: 230 West Pennsylvania Ave., Suite C, Southern Pines, NC 28387

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

Name(s): _____

Email: _____ Phone: _____

Mailing Address: _____

8-27-21

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

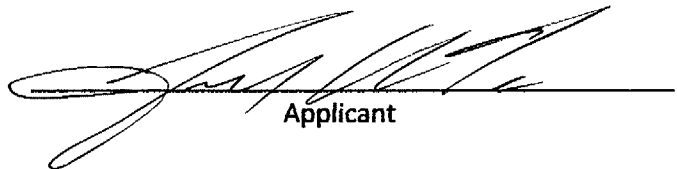
I, the undersigned, do hereby make application to and petition the Planning Board and Town Council for approval of a Planned Development District – Preliminary Development Plan as required by the Town of Southern Pines Zoning Ordinance. The following information is submitted in support of this application:

The property which is the subject of this application is located on the East side of Central Dr/NC22 (St./Ave.), between Warrior Woods (St./Ave.) and Aiken Rd (St./Ave.). The property has a frontage of 970 feet and a depth of 1,540 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:

Office, Commercial, Retail, Residential

Date: 12-13-2021



Applicant

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

APPOINTMENT OF AGENT

The undersigned owner(s), Andy Bleggi, hereby appoint(s) Kevin S. Lindsay, PE 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.

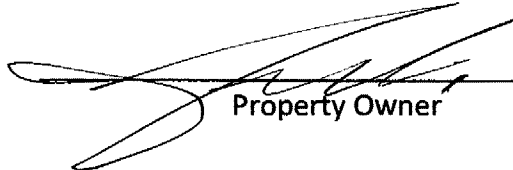
Signed this 13 day of Dec, 2021.

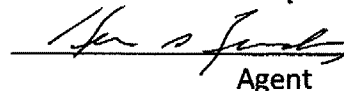
PAH, LLC

Andy Bleggi

MEMBER MAN.

Property Owner


Property Owner


Agent

UDO §2.18 Planned Development

§2.18.5(H) Preliminary Development Plan Criteria

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

2.18.5 (H) Preliminary Development Plan (PDP) Criteria:

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

This proposed PDP represents Phase 1 of Waterworks (~3.5 acres). The CDP and this PDP are being revised from the CDP and PDP approved in 2018 because the tenant for the corporate headquarters desired to be located where they could be visible from Central Drive/NC-22. The overall intent of the development remains the same as the 2018 submission: a mixed use of commercial and residential development incorporating the now renovated treatment plant and preserving a large tract of land as open space.

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

The planned construction of a corporate headquarters attached to the recently renovated former treatment plant and a new facility for Workhorse Fitness is that same as described in the CDP submitted in November of 2021.

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

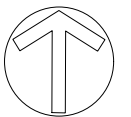
The mixed use development with 64% remaining as open space fits in very well with other developments along NC 22 / Central Drive which include: single family detached and attached, multi-family, retail, restaurants, offices, industrial, institutional, and recreational.

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

Water, sewer, electricity, and natural gas are all available to the site without extensions (extensions will be needed within the site, but not to the site). The site is located on NC 22 and is opposite Reservoir Park. The double left turn lanes will be a significant improvement to the exiting interchange. The development will be connected to the Town's Greenway system and preserve a significant wetlands area.

Additional Comments:

1. Architectural: Please see attached preliminary elevations for corporate headquarters and new fitness facility.
2. Signage: No change from CDP submittal.
3. Parking: 152 spaces area planned for Phase 1 compared with estimated requirement of 141 based on UDO standards. Note a portion of phase 2 will be graded to provide 20 temporary spaces for existing waterworks tenant (Workhorse Fitness) to continue operating while until their new facility is available.
4. Pedestrian Connectivity: Phase 1 will be connected to the Town's walking trail system. Internal sidewalks will allow safe passage between buildings.
5. Streets: As noted in CDP left turn lanes will be provided for access to waterworks and to Reservoir Park--a major improvement over current conditions. In addition a right turn in and right turn out will be provided along Central Drive/NC-22. Internally, vehicle use areas shall be constructed for access to future phases 2 & 3.
6. Open Space: As described in the CDP, 18.8 acres of Open space (65%) shall be preserved on the site including .49 acres in Phase 1.
7. Stormwater Control: A drypond is planned for Phase 1 that will reduce post construction runoff for the 1 and 10 years storms to preconstruction rates.
8. Utilities: Public water and sewer are available to the site.
9. Other: All TOSP Landscaping, lighting, buffers and setbacks will be followed.

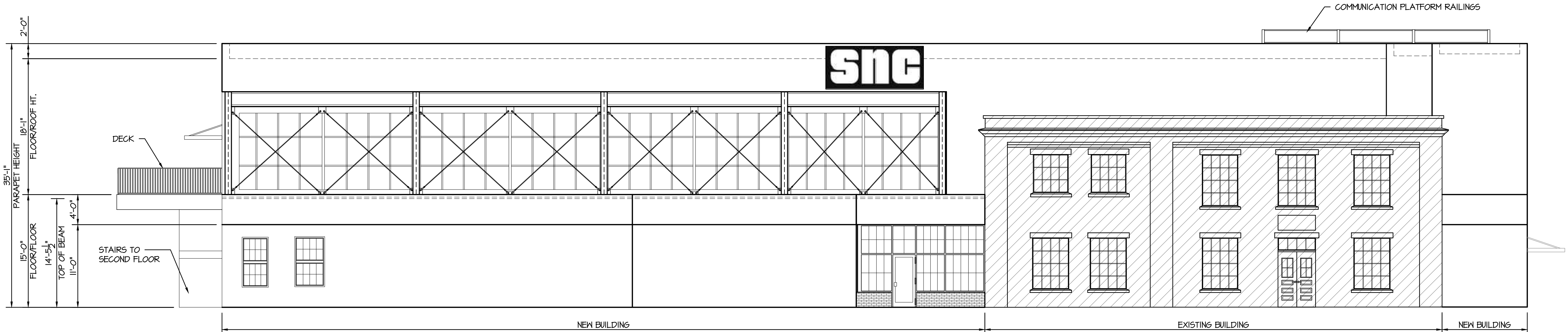


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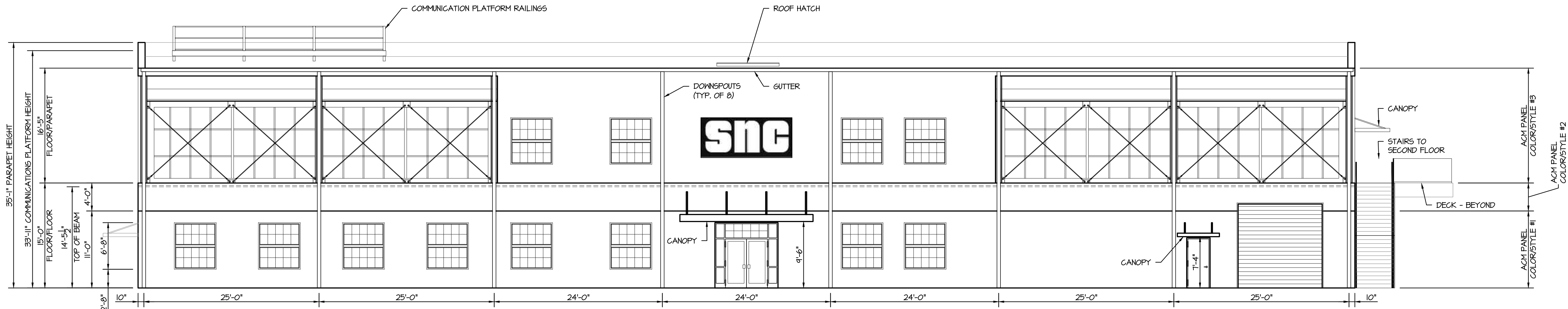
ADJACENT PARCEL OWNERS

NAME	NAME (2)	ADDRESS	CITY	ST	ZIP	PARCEL ID	REF
HOI LIMITED PARTNERSHIP OF SOUTHERN PINES		PO BOX 26405	GREENSBORO	NC	27404	39144	1
PINEHURST AREA REALTY, INC		POBOX 1511	PINEHURST	NC	28370	37593	2
PINEHURST AREA REALTY, INC		POBOX 1511	PINEHURST	NC	28370	37664	3
PINEHURST AREA REALTY, INC		POBOX 1511	PINEHURST	NC	28370	37604	4
CHAMBERLAIN, ROBERT JOSEPH JR	CHAMBERLAIN, KIMBERLY K	405 Pine Barrens Vista	Southern Pines	NC	28387	20020232	5
MASON, DUSTINA TRUSTEE		375 Pine Barrens Vista	Southern Pines	NC	28387	20020233	6
DIXIE PIPELINE COMPANY	ATTN: AD VALOREM TAX DEPT	PO BOX 4018	HOUSTON	TX	77210	32927	7
TRIE CASSYN GROUP, LLC		1485 Central Dr	Southern Pines	NC	28387	20020309	8
SOUTHERN PINES, TOWN OF		PO BOX 870	Southern Pines	NC	28388	39729	9
MOORE COUNTY COMMUNITY COLLEGE	BOARD OF TRUSTEES	2200 Airport Rd.	PINEHURST	NC	28374	991683	10

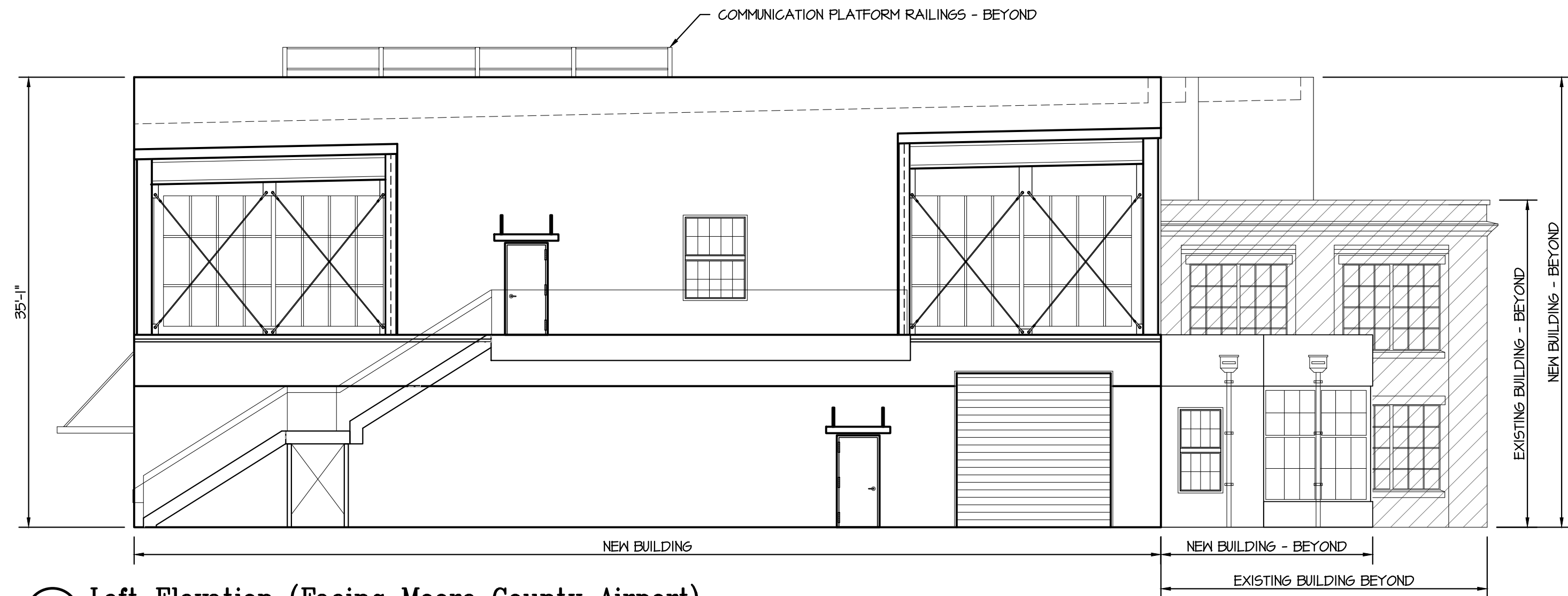
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PROGRESS PRINTS 06OCT21
PROGRESS PRINTS 23SEPT21
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PROGRESS PRINTS 05AUG21
PROGRESS PRINTS 03AUG21
PROGRESS PRINTS 02AUG21



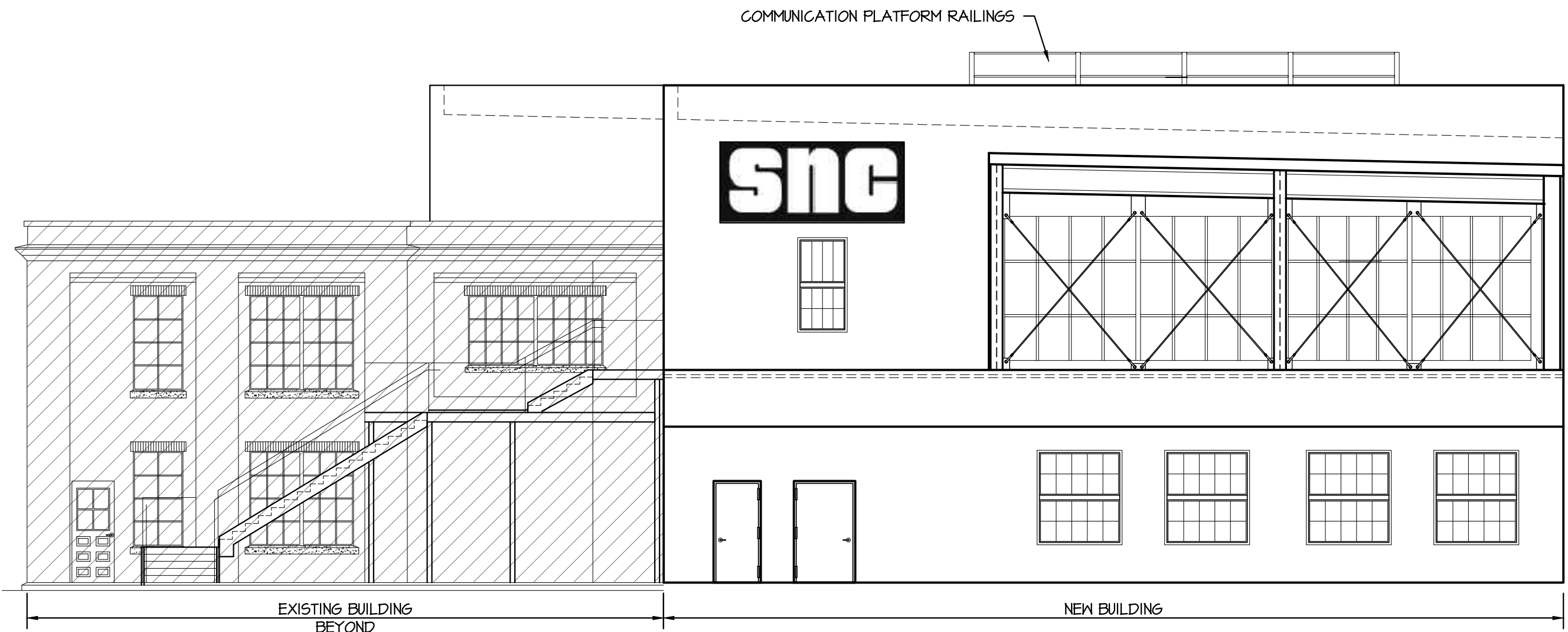
1 Front Elevation (Facing Road)
G1.1 1/8" = 1'-0"



2 Rear Elevation (Facing Parking Lot)
G1.1 1/8" = 1'-0"



3 Left Elevation (Facing Moore County Airport)
G1.1 1/8" = 1'-0"



4 Right Elevation (Facing Entry Drive)
G1.1 1/8" = 1'-0"

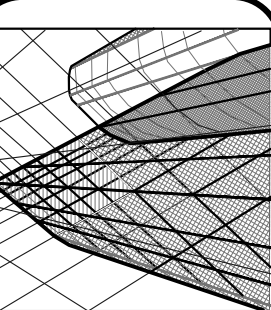
WATERWORKS SNC

Southern Pines, NC

EXTERIOR ELEVATIONS

REVISIONS:

REVISIONS:



Neal Smith Engineering, Inc.
139 Pinhurst Avenue - Suite C
Southern Pines, NC 28387
Phone: (910) 695-8825
Fax: (910) 695-8832
www.nseengineering.com
License No. C-1425

NSE

SEAL

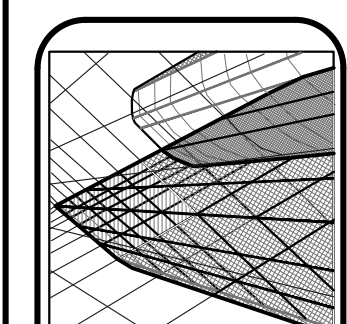
PROGRESS

DRAWINGS

Do Not Use For
Construction

DRAWN BY:
BKB
SCALE:
As Noted
DATE:
10/14/21
JOB NUMBER:
2112001
DRAWING KEY:
G1.1

REVISIONS



Neal Smith Engineering, Inc.
139 Pinhurst Avenue - Suite C
Southern Pines, NC 28387
Phone: (910) 695-8825
Fax: (910) 695-8832
www.nseengineering.com
License No. C-1425

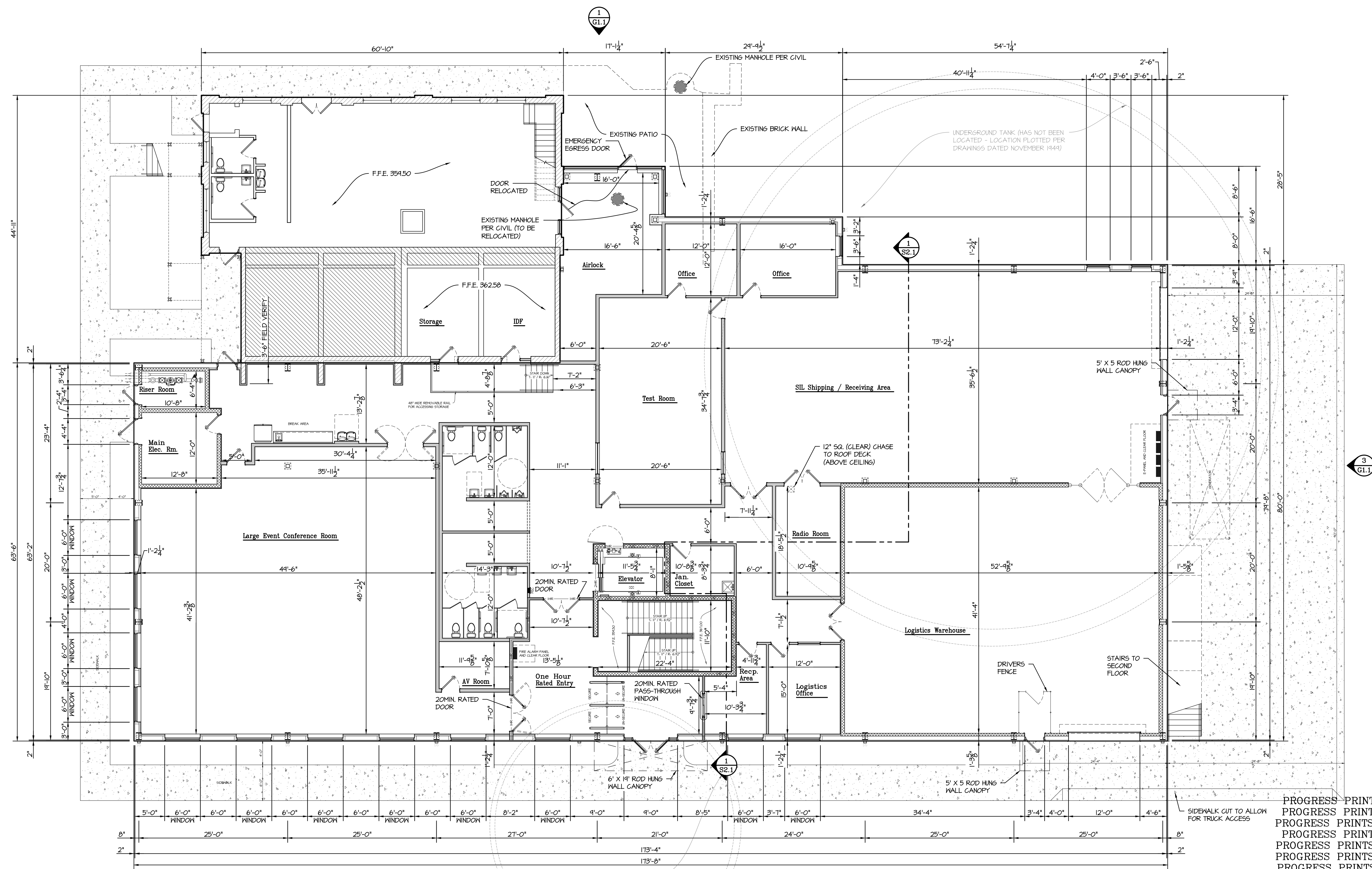


SEAL

PROGRESS
DRAWINGS
Do Not Use For
Construction

DRAWN BY:	BKB
SCALE:	As Noted
DATE:	10/14/21
JOB NUMBER:	2112001
DRAWING KEY:	G2.1

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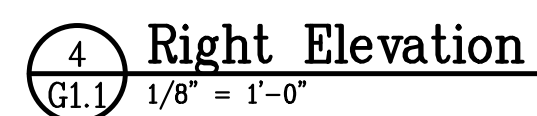
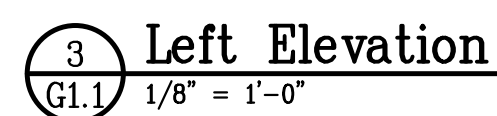
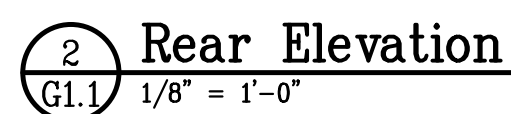
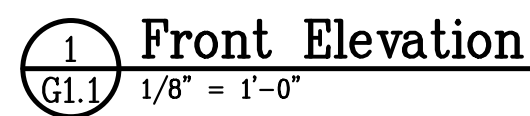


IMPORTANT NOTE:
ALL INTERIOR DIMENSIONS ARE
FINISHED WALL TO FINISHED WALL

SQUARE FOOTAGES:	
• NEW BUILDING	12,803
• AIRLOCK	434
• EXISTING BUILDING	2,510
•• TOTAL	15,807

1 Floor Plan - Main Level
1/8" = 1'-0"

PROGRESS PRINTS 12DEC21
PROGRESS PRINTS 06OCT21
PROGRESS PRINTS 05OCT21a
PROGRESS PRINTS 05OCT21
PROGRESS PRINTS 23SEPT21
PROGRESS PRINTS 22SEPT21
PROGRESS PRINTS 21SEPT21
PROGRESS PRINTS 17SEPT21
PROGRESS PRINTS 16SEPT21
PROGRESS PRINTS 15SEPT21
PROGRESS PRINTS 14SEPT21
PROGRESS PRINTS 05AUG21a
PROGRESS PRINTS 05AUG21
PROGRESS PRINTS 03AUG21
PROGRESS PRINTS 02AUG21
PROGRESS PRINTS 28JUL21
PROGRESS PRINTS 27JUL21
PROGRESS PRINTS 13JUL21
PROGRESS PRINTS 07JUN21



DRAWN BY:
BKB

SCALE:
As Noted

DATE:

JOB NUMBER:
2112002

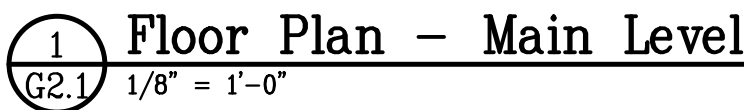
DRAWING KEY:
G.I.

PROGRESS
DRAWINGS
Do not use for
construction

REVISIONS:			
REVISIONS:			

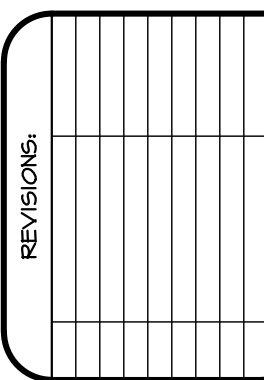
WORKHORSE
Southern Pines, NC

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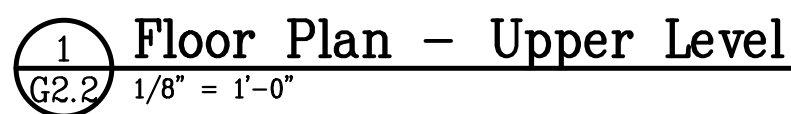


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Neal Smith Engineering, Inc.
139 Pinchurst Avenue - Suite C
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Phone: (910) 695-8825
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Southern Pines, NC



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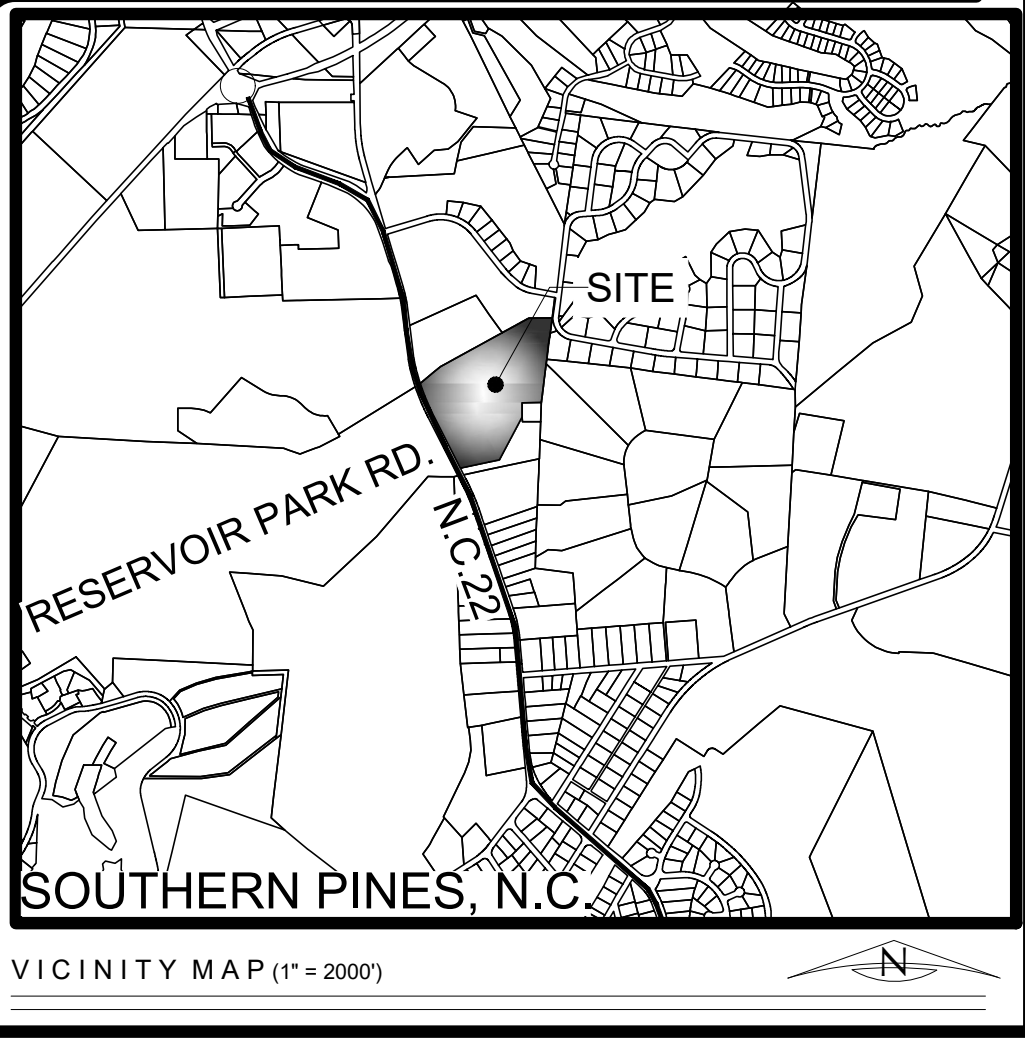
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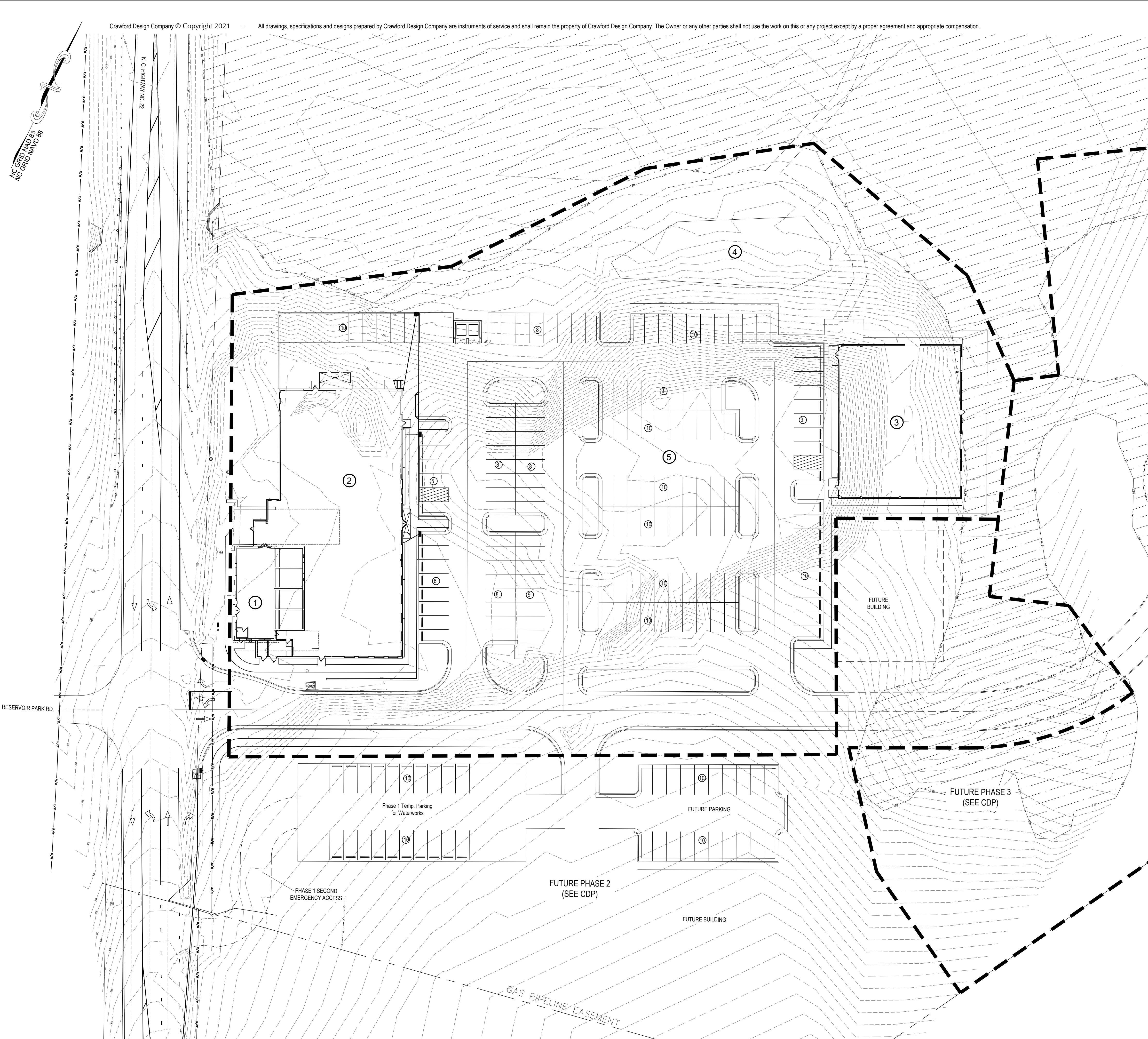
[illegible]

WORKHORSE
Southern Pines, NC

FLOOR PLAN - UPPER LEVEL



- SITE NOTES**
- 1 CURRENT WATERWORKS IN USE BY WORKHORSE FITNESS 4,260 SF--WILL BE CONVERTED TO OFFICE
 - 2 CORPORATE HEADQUARTERS ~33,000 SF
 - 3 NEW WORKHORSE FITNESS ~9,600 SF
 - 4 STORMWATER CONTROL MEASURE FOR PHASE 1 & 2
 - 5 152 PHASE 1 PARKING SPACES (142 REQUIRED FOR USES ABOVE)



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[PLAN PHASE]

PTAH, LLC
PTAH-WW-SNC

WATERWORKS REVISED PHASE 1
PRELIMINARY DEVELOPMENT PLAN (PDP)

Project Manager: KSL
CAD Technician: RFN/GER
Reviewed / Approved By: 17028
Project Number: 17028

Full Scale: Horiz.: 1" = 30'
Half Scale: Horiz.: 1" = 60'

12/13/2021

C2.0

1. Project Summary:

The Waterworks project will be done in phases as will the drainage and Stormwater Control Measures (SCMs):

Completed: Renovation of former treatment plant and temporary parking area. Now in use as a fitness facility.

Phase 1 (Watershed 1). Construction of new corporate headquarters and new fitness facility. A dry pond shall be constructed in phase 1 shall be constructed to reduce the 1-year and 10-year storm peaks to preconstruction rates. This SCM shall be sized for the additional impervious areas planned for Phase 2.

Phase 2. (Watershed 1) Mixed Use Commercial & Residential Buildings and expansion of Vehicle Use Areas. As previously stated the phase 1 SCM shall be sized to handle the planned Phase 2 impervious areas to keep the 1-year and 10-year storm peaks to preconstruction rates.

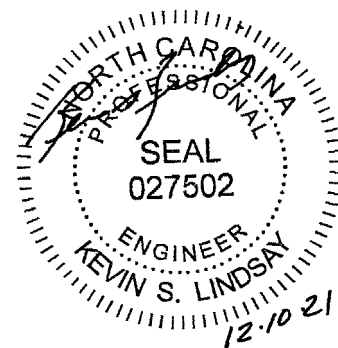
Phase 3. Commercial/Mixed Use/Single Family Housing. Additional SCMs shall be constructed in Phase 3 to keep the 1-year and 10-year storm peaks to preconstruction rates.

Phase 4. 3 Single Family Homes. Each home site shall have a small peak reduction basin to keep post development runoff for the 1 and 10 years storms to predevelopment rates.

2. Analysis:

Watershed 1 contains 0.4.56 acres including most of the existing building. It will drain to SCM 1. It includes the impervious areas to be added for phases 1 & 2. The table below summarizes how dry pond 1 reduces the runoff from all planned construction in this watershed to preconstruction rates for the 10-year storm.

3. Calculation: Please see attached watershed maps and calculations.



Attachment B--Hydraulic Calculations Summary				Waterworks	
Item	Existing Conditions	Post Development		Max Post Dev WSE	Notes/Freeboard
		Without BMP	With BMP		
Drainage Area (ac)	4.56				
Curve Number	61.00	86.46			
C-Value	0.18	0.71			
Q, 1-yr Storm (cfs)	3.92	17.40	0.93	343.88	4.12
Q, 10-yr Storm (cfs)	5.84	25.90	4.00	345.75	2.25
Q, 100-Yr Storm (cfs)	7.11	31.55	14.87	346.74	1.26
Peak Redux Outlet/NML Pool			343.50		3 ea 6" Orifice
Primary Riser Outlet			346.50		16' weir
Emergency Weir EL			346.50		10' weir
Top of Berm			348.00		

Phase 1			
Total Area=	198,612	sf	
Post Cx Impervious Areas=	136,686	sf	69%
Total Exist. IA=	5,245	sf	3%



Built Upon Areas (BUA) - Waterworks

Date

6/8/18

Project Name

The Waterworks

Project No.

17028

Location

Southern Pines, North Carolina

By

KSL

Checked By

KSL

Impervious Areas:

Total Built Upon Area:

Pre-development	5,245 Sq. Ft.	0.12 Acres	3% BUA Pre
Post-development	136,686 Sq. Ft.	3.14 Acres	69% BUA Post

Total Drainage Area:

198,612 Sq. Ft. 4.56 Acres

Total BUA Estimate:

68.82%

Attachment B--Hydraulic Calculations

Waterworks <i>Hydrograph formulation</i> Drainage Subarea: 1	Time of Concentration and Intensity Derivations: Kirpich's Equation: $T_c = \frac{K * (L^3/H)^{0.385}}{128}$ L = 731 Overland H = 54 K = 1 Hydraulic Length of watershed (ft) Elevation diff. along "L" (ft) Multiplier for flow path conditions (see HRM supp. p2-4) Calculated T_c = 3.42 T_c = 5.00 min. (use 5 as minimum) g & h are regression coeff listed in HRM supplement p. 5-3 $I = \frac{g}{h + T}$ (from HRM p. 2-6) $T = T_c$
---	--

Runoff Volume Estimate (SCS Curve Number Method) Drainage Area (ac) = 4.560 acres CN = 58 SCS Curve Number C = 0.16 Rat'l Coeff. $S = \frac{1000}{CN} - 10$ $S = 7.24$ $R.O. (in) = \frac{(P - 0.2*S)^2}{(P + 0.8*S)}$	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 25%;">1-yr</th> <th style="width: 25%;">10-yr</th> <th style="width: 25%;">25-yr</th> <th style="width: 25%;">100-yr</th> </tr> <tr> <td>P (in) = 2.17</td> <td>P (in) = 4.2</td> <td>P (in) = 5</td> <td>P (in) = 6.13</td> </tr> <tr> <td>g = 129</td> <td>g = 256</td> <td>g = 271</td> <td>g = 341</td> </tr> <tr> <td>h = 19</td> <td>h = 27</td> <td>h = 28</td> <td>h = 30</td> </tr> <tr> <td>I (in/hr) = 5.38</td> <td>I (in/hr) = 8.00</td> <td>I (in/hr) = 8.21</td> <td>I (in/hr) = 9.74</td> </tr> <tr> <td colspan="4" style="background-color: #d3d3d3; padding: 5px;"> Peak Flow (Rational Method) for duration = T_c $Q (cfs) = C_i A$ </td> </tr> <tr> <td>Q (cfs) = 3.92</td> <td>Q (cfs) = 5.84</td> <td>Q (cfs) = 5.99</td> <td>Q (cfs) = 7.11</td> </tr> <tr> <td>T_p (min) = 3.3</td> <td>T_p (min) = 25.8</td> <td>T_p (min) = 38.7</td> <td>T_p (min) = 51.3</td> </tr> </table>	1-yr	10-yr	25-yr	100-yr	P (in) = 2.17	P (in) = 4.2	P (in) = 5	P (in) = 6.13	g = 129	g = 256	g = 271	g = 341	h = 19	h = 27	h = 28	h = 30	I (in/hr) = 5.38	I (in/hr) = 8.00	I (in/hr) = 8.21	I (in/hr) = 9.74	Peak Flow (Rational Method) for duration = T_c $Q (cfs) = C_i A$				Q (cfs) = 3.92	Q (cfs) = 5.84	Q (cfs) = 5.99	Q (cfs) = 7.11	T_p (min) = 3.3	T_p (min) = 25.8	T_p (min) = 38.7	T_p (min) = 51.3
1-yr	10-yr	25-yr	100-yr																														
P (in) = 2.17	P (in) = 4.2	P (in) = 5	P (in) = 6.13																														
g = 129	g = 256	g = 271	g = 341																														
h = 19	h = 27	h = 28	h = 30																														
I (in/hr) = 5.38	I (in/hr) = 8.00	I (in/hr) = 8.21	I (in/hr) = 9.74																														
Peak Flow (Rational Method) for duration = T_c $Q (cfs) = C_i A$																																	
Q (cfs) = 3.92	Q (cfs) = 5.84	Q (cfs) = 5.99	Q (cfs) = 7.11																														
T_p (min) = 3.3	T_p (min) = 25.8	T_p (min) = 38.7	T_p (min) = 51.3																														

1-yr	10-yr	25-yr	100-yr
I (24hr)= 0.126	I (24hr)= 0.23	I (24hr)= 0.279	I (24hr)= 0.362
Q24(cfs)= 0.092	Q24(cfs)= 0.168	Q24(cfs)= 0.204	Q24(cfs)= 0.264
R.O. (in) = 0.07	R.O.(in) = 0.76	R.O. (in) = 1.17	R.O. (in) = 1.84
R.O. (cf) = 1,083	R.O.(cf) = 12,541	R.O. (cf) = 19,344	R.O. (cf) = 30,426

Attachment B--Hydraulic Calculations

Waterworks <i>Hydrograph formulation</i> Drainage Subarea: 1 Post Construction	Time of Concentration and Intensity Derivations: Kirpich's Equation: $T_c = \frac{K * (L^3/H)^{0.385}}{128}$ L = 731 Overland H = 54 K = 1 Hydraulic Length of watershed (ft) Elevation diff. along "L" (ft) Multiplier for flow path conditions (see HRM supp. p2-4) Calculated T_c = 3.42 T_c = 5.00 min. (use 5 as minimum) g & h are regression coeff listed in HRM supplement p. 5-3 From Pipe Calcs $I = \frac{g}{h + T}$ (from HRM p. 2-6) $T = T_c$
--	---

	1-yr	10-yr	25-yr	100-yr
Runoff Volume Estimate (SCS Curve Number Method)	P (in) = 2.17	P (in) = 4.2	P (in) = 5	P (in) = 6.13
Drainage Area (ac) = 4.560 acres	g = 129	g = 256	g = 271	g = 341
CN = 86.46 SCS Curve Number	h = 19	h = 27	h = 28	h = 30
C = 0.71 Rat'l Coeff.	I (in/hr) = 5.38	I (in/hr) = 8.00	I (in/hr) = 8.21	I (in/hr) = 9.74
S = $\frac{1000}{CN} - 10$ S = 1.57	Peak Flow (Rational Method) $Q \text{ (cfs)} = C_i A$			
R.O. (in) = $\frac{(P - 0.2*S)^2}{(P + 0.8*S)}$	Q (cfs) = 17.40	Q (cfs) = 25.90	Q (cfs) = 26.59	Q (cfs) = 31.55
	T_p (min) = 11.5	T_p (min) = 21.2	T_p (min) = 26.2	T_p (min) = 28.8

1-yr	10-yr	25-yr	100-yr
I (24hr)= 0.126	I (24hr)= 0.23	I (24hr)= 0.279	I (24hr)= 0.362
Q24(cfs)= 0.408	Q24(cfs)= 0.745	Q24(cfs)= 0.903	Q24(cfs)= 1.172
R.O. (in) = 1.01	R.O.(in) = 2.77	R.O. (in) = 3.51	R.O. (in) = 4.58
R.O. (cf) = 16,676	R.O.(cf) = 45,862	R.O. (cf) = 58,151	R.O. (cf) = 75,861

Waterworks

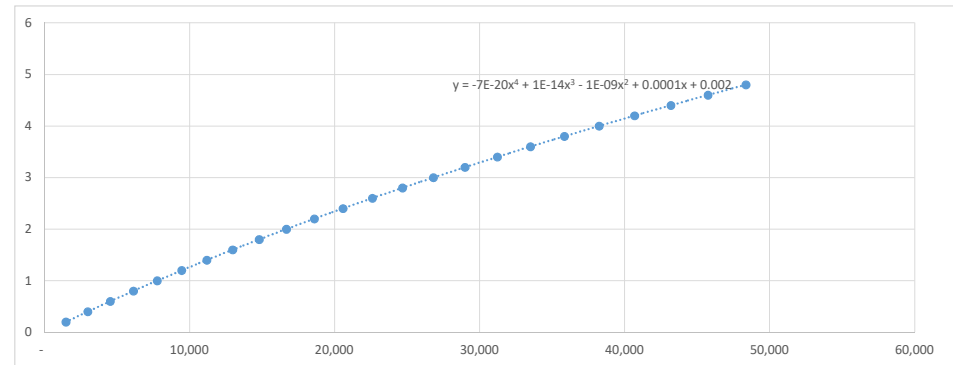
Computation of the Stage Storage Function

	Contour (ft)	Area (sf)	Incr. Vol. (ft^3)	Accum. Vol. (ft^3)	Stage (ft)	Z est (ft)
0	342	7,200	0	-	0	0.00
	342.2	7,423	1,462	1,462	0.2	0.20
	342.4	7,646	1,507	2,969	0.4	0.40
	342.6	7,870	1,552	4,521	0.6	0.60
	342.8	8,093	1,596	6,117	0.8	0.80
1	343.0	8,316	1,641	7,758	1	1.00
	343.2	8,554	1,687	9,445	1.2	1.20
	343.4	8,791	1,734	11,179	1.4	1.40
	343.6	9,029	1,782	12,961	1.6	1.60
	343.8	9,266	1,830	14,791	1.8	1.80
2	344.0	9,504	1,877	16,668	2	2.00
	344.2	9,756	1,926	18,594	2.2	2.20
	344.4	10,008	1,976	20,570	2.4	2.40
	344.6	10,260	2,027	22,597	2.6	2.60
	344.8	10,512	2,077	24,674	2.8	2.80
3	345.0	10,764	2,128	26,802	3	3.00
	345.2	11,030	2,179	28,981	3.2	3.20
	345.4	11,297	2,233	31,214	3.4	3.40
	345.6	11,563	2,286	33,500	3.6	3.60
	345.8	11,830	2,339	35,839	3.8	3.80
4	346.0	12,096	2,393	38,232	4	4.00
	346.2	12,377	2,447	40,679	4.2	4.20
	346.4	12,658	2,503	43,183	4.4	4.40
	346.6	12,938	2,560	45,742	4.6	4.60
	346.8	13,219	2,616	48,358	4.8	4.80
5	347.0	13,500	2,672	51,030	5	5.00

6 14,976

4th Order Polynomial Coefficients

b	2.346E-03
c1	1.375E-04
c2	-1.255E-09
c3	1.291E-14
c4	-6.921E-20



	L	W	Area	
0	342	60	120	7,200
1	343	66	126	8,316
2	344	72	132	9,504
3	345	78	138	10,764
4	346	84	144	12,096
5	347	90	150	13,500
6	348	96	156	14,976

Waterworks			
Routing Table (using HRM's "Chainsaw" method)			
Op (cfs) =	17.40		
Tp (min) =	11.5		1-yr
dT (min) =	1	Suggested Time Increment (Tp/10)	
dT (min) =	1	Selected Time Increment	
b1	2.346E-03		
c1	1.375E-04		
c2	-1.255E-09	4th order polynomial coefficients	
c3	1.291E-14	used to estimate stage	
c4	-6.921E-20		
Ref. Ele. =	342	(Perm Pool)	
Results:			
Max. Total Outflow	0.93	cfs	
Max W/Q Risers	-	cfs	
Max Peak Redux Orifice	0.93	cfs	
Max Primary Riser	0.93	cfs	
Max. Emer.Weir Outflow	-	cfs	
Max. Water Surf. Ele.	343.88	ft	
Max. Stage:	1.88	ft	
Max. Storage:	15,509	cu ft	

Structure Data													
Circular Office 1 (WQ) not used				Peak Reduction Office 3 ea				Primary Rec Riser & Cir Barrel				Weirs	
Riser:		Barrel:		Riser:		Barrel:		Rect Riser:		Barrel:		Emergency Weir	
Dia. (in)	24	Dia. (in)	2	Dia. (in)	24	Dia. (in)	6	Width(in)	48.00			Cw =	3
Inv Ele. (ft)	1000	Invert (ft)	1000	Inv Ele. (ft)	343.5	Invert (ft)	343.5	Length(in)	48.000	Dia. (in)	15	Ele. (ft)	346.5
Cw	3.3	Cd	0.6	Cd	3.3	Cd	0.6	Top Ele. (ft)	346.50	Invert (ft)	342.00		10
Cd	0.6			Cd	0.6	Cd	0.6	Cw	3.3	Cd	0.6	Length(ft)	10
								Cd	0.6				
Weir Equation: $Q = C_w L H^{3/2} (3/2)$				Weir Equation: $Q = C_d A H^{3/2} (3/2)$				Weir Equation: $Q = C_w L H^{3/2} (3/2)$				Weir Equation: $Q = C_d A H^{3/2} (3/2)$	
Orifice Equation: $Q = C_d A H^{1/2} (1/2)$				Orifice Equation: $Q = C_d A H^{1/2} (1/2)$				Orifice Equation: $Q = C_d A H^{1/2} (1/2)$				Orifice Equation: $Q = C_d A H^{1/2} (1/2)$	
												Emergency Weir	
												Cw = 3	
												Ele. (ft)	
												346.5	
												Length(ft)	
												10	

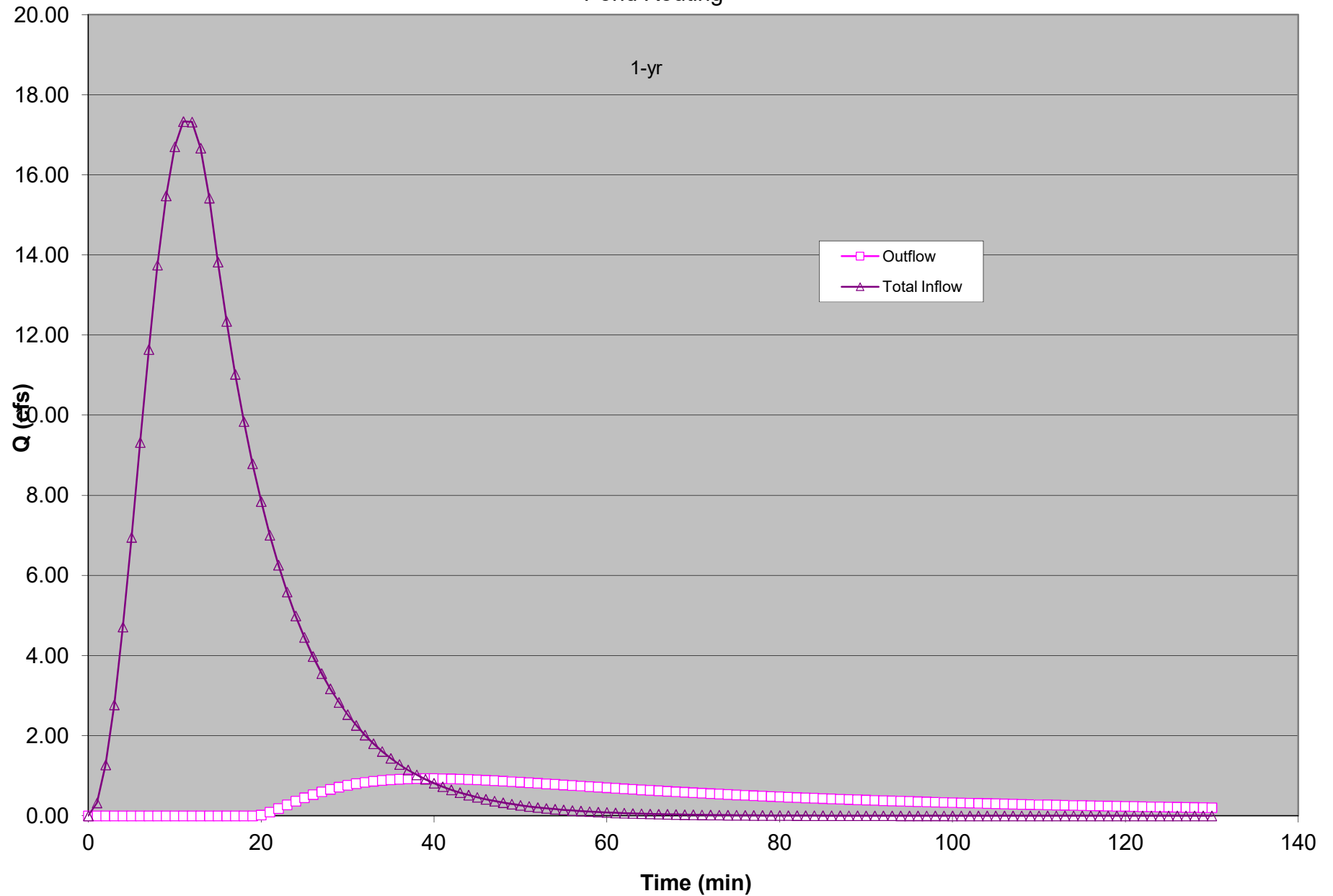
*NOTE: Check Primary Riser Barrel to ensure total outflow is always less than or equal to Primary Barrel flow

Routing Table:										Computed Outflow Data:														
Time	R.O. Inflow	Total Inflow	Storage	Wtr Surf. Elevation	Stage	Outflow	Circular 1 (WQ)				Peak Reduction Orifice 3 sec				Rectangular Riser Primary				Riser Intakes	Barrel	Control	Emergency Weir		
(min)	(cfs)	(cfs)	(cft)	(ft)	(ft)	(cfs)	Riser (weir)	Riser (orifice)	Barrel	Control	Riser (weir)	Riser (orifice)	Barrel	Control (ft3)	Riser (weir)	Riser (orifice)	Control							
0	0.00	0.00	0.00	342.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1	0.32	0.32	0.00	342.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2	1.27	1.27	19.42	342.01	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3	2.77	2.77	95.68	342.02	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.00
4	4.00	4.00	261.93	342.04	0.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03	0.00	0.00
5	6.95	6.95	544.67	342.08	0.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.07	0.00	0.00
6	9.32	9.32	961.70	342.13	0.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.16	0.00	0.00
7	11.64	11.64	1520.85	342.21	0.21	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.32	0.00	0.00
8	13.75	13.75	2219.36	342.30	0.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.55	0.00	0.00
9	15.47	15.47	3044.10	342.41	0.41	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.88	0.00	0.00
10	16.70	16.70	3872.58	342.53	0.53	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.29	0.00	0.00
11	17.33	17.33	4974.65	342.66	0.66	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.78	0.00	0.00
12	17.32	17.32	6014.31	342.79	0.79	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.34	0.00	0.00
13	16.66	16.66	7053.35	342.91	0.91	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.93	0.00	0.00
14	15.42	15.42	8053.22	343.03	1.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.52	0.00	0.00
15	13.82	13.82	8978.37	343.14	1.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.10	0.00	0.00
16	12.34	12.34	9807.68	343.24	1.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.63	0.00	0.00
17	11.02	11.02	10548.21	343.33	1.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.95	0.00	0.00
18	9.84	9.84	11209.46	343.40	1.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.20	0.00	0.00
19	8.79	8.79	11799.93	343.47	1.47	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.42	0.00	0.00
20	7.85	7.85	12327.19	343.53	1.53	0.02	0.00	0.00	0.00	0.00	0.11	2.60	0.01	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.02	5.61	0.02	0.00
21	7.01	7.01	12796.78	343.58	1.58	0.09	0.00	0.00	0.00	0.00	0.49	4.33	0.03	0.09	0.00	0.00	0.00	0.00	0.00	0.00	0.09	5.77	0.09	0.00
22	6.26	6.26	13211.65	343.63	1.63	0.18	0.00	0.00	0.00	0.00	0.95	5.41	0.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.18	5.91	0.18	0.00
23	5.59	5.59	13575.93	343.67	1.67	0.28	0.00	0.00	0.00	0.00	1.43	6.20	0.09	0.28	0.00	0.00	0.00	0.00	0.00	0.00	0.28	6.03	0.28	0.00
24	4.99	4.99	13894.55	343.70	1.70	0.37	0.00	0.00	0.00	0.00	1.90	6.82	0.12	0.37	0.00	0.00	0.00	0.00	0.00	0.00	0.37	6.13	0.37	0.00
25	4.45	4.45	14171.84	343.73	1.73	0.45	0.00	0.00	0.00	0.00	2.34	7.31	0.15	0.45	0.00	0.00	0.00	0.00	0.00	0.00	0.45	6.21	0.45	0.00
26	3.98	3.98	14411.97	343.76	1.76	0.53	0.00	0.00	0.00	0.00	2.74	7.70	0.18	0.53	0.00	0.00	0.00	0.00	0.00	0.00	0.53	6.28	0.53	0.00
27	3.55	3.55	14618.81	343.78	1.78	0.60	0.00	0.00	0.00	0.00	3.10	8.03	0.20	0.60	0.00	0.00	0.00	0.00	0.00	0.00	0.60	6.35	0.60	0.00
28	3.17	3.17	14756.87	343.80	1.80	0.66	0.00	0.00	0.00	0.00	3.42	8.30	0.22	0.66	0.00	0.00	0.00	0.00	0.00	0.00	0.66	6.40	0.66	0.00
29	2.83	2.83	14946.39	343.82	1.82	0.72	0.00	0.00	0.00	0.00	3.70	8.52	0.24	0.72	0.00	0.00	0.00	0.00	0.00	0.00	0.72	6.44	0.72	0.00
30	2.53	2.53	15073.27	343.83	1.83	0.76	0.00	0.00	0.00	0.00	3.95	8.70	0.25	0.76	0.00	0.00	0.00	0.00	0.00	0.00	0.76	6.48	0.76	0.00
31	2.26	2.26	15179.15	343.84	1.84	0.80	0.00	0.00	0.00	0.00	4.15	8.85	0.27	0.80	0.00	0.00	0.00	0.00	0.00	0.00	0.80	6.51	0.80	0.00
32	2.02	2.02	15266.39	343.85	1.85	0.84	0.00	0.00	0.00	0.00	4.32	8.97	0.28	0.84	0.00	0.00	0.00	0.00	0.00	0.00	0.84	6.53	0.84	0.00
33	1.80	1.80	15337.13	343.86	1.86	0.86	0.00	0.00	0.00	0.00	4.46	9.07	0.29	0.86	0.00	0.00	0.00	0.00	0.00	0.00	0.86	6.55	0.86	0.00
34	0.00	0.00	15393.29	343.87	1.87	0.89	0.00	0.00	0.00	0.00	4.59	9.18	0.29	0.89	0.00	0.00	0.00	0.00	0.00	0.00	0.89	6.57	0.89	0.00
35	1.44	1.44	15436.57	343.87	1.87	0.90	0.00	0.00	0.00	0.00	4.66	9.20	0.30	0.90	0.00	0.00	0.00	0.00	0.00	0.00	0.90	6.58	0.90	0.00
36	1.28	1.28	15468.51	343.87	1.87	0.92	0.00	0.00	0.00	0.00	4.73	9.24	0.31	0.92	0.00	0.00	0.00	0.00	0.00	0.00	0.92	6.59	0.92	0.00
37	1.14	1.14	15490.48	343.88	1.88	0.92	0.00	0.00	0.00	0.00	4.77	9.27	0.31	0.92	0.00	0.00	0.00	0.00	0.00	0.00	0.92	6.60	0.92	0.00
38	1.02	1.02	15503.69	343.88	1.88	0.93	0.00	0.00	0.00	0.00	4.80	9.29	0.31	0.93	0.00	0.00	0.00	0.00	0.00	0.00	0.93	6.60	0.93	0.00
39	0.91	0.91	15509.23	343.88	1.88	0.93	0.00	0.00	0.00	0.00	4.81	9.30	0.31	0.93	0.00	0.00	0.00	0.00	0.00	0.00	0.93	6.60	0.93	0.00
40	0.82	0.82	15508.07	343.88	1.88	0.93	0.00	0.00	0.00	0.00	4.81	9.30	0.31	0.93	0.00	0.00	0.00	0.00	0.00	0.00	0.93	6.60	0.93	0.00
41	0.73	0.73	15501.08	343.88	1.88	0.93	0.00	0.00	0.00	0.00	4.79	9.28	0.31	0.93	0.00	0.00	0.00	0.00	0.00	0.00	0.93	6.60	0.93	0.00
42	0.65	0.65	15489.02	343.88	1.88	0.92	0.00	0.00	0.00	0.00	4.77	9.27	0.31	0.92	0.00	0.00	0.00	0.00	0.00	0.00	0.92	6.60	0.92	0.00
43	0.58	0.58	15472.57	343.87	1.87	0.92	0.00	0.00	0.00	0.00	4.74	9.25	0.31	0.92	0.00	0.00	0.00	0.00	0.00	0.00	0.92	6.59	0.92	0.00
44	0.52	0.52	15452.33	343.87	1.87	0.91	0.00	0.00	0.00	0.00	4.69	9.22	0.30	0.91	0.00	0.00	0.00	0.00	0.00	0.00	0.91	6.59	0.91	0.00
45	0.46	0.46	15428.84	343.87	1.87	0.90	0.00	0.00	0.00	0.00	4.65	9.19	0.30	0.90	0.00	0.00	0.00	0.00	0.00	0.00	0.90	6.58	0.90	0.00
46	0.41	0.41	15402.58	343.87	1.87	0.89	0.00	0.00	0.00	0.00	4.59	9.17	0.29	0.89	0.00	0.00	0.00	0.00	0.00	0.00	0.89	6.57	0.89	0.00
47	0.37	0.37	15373.96	343.86	1.86	0.88	0.00	0.00	0.00	0.00	4.54	9.12	0.29	0.88	0.00	0.00	0.00	0.00	0.00	0.00	0.88	6.56	0.88	0.00
48	0.33	0.33	15343.36	343.86	1.86	0.87	0.00	0.00	0.00	0.00	4.48	9.07	0.29	0.87	0.00	0.00	0.00	0.00	0.00	0.00	0.87	6.56	0.87	0.00
49	0.29	0.29	15311.09	343.86	1.86	0.85	0.00	0.00	0.00	0.00	4.41	9.03	0.28	0.85	0.00	0.00	0.00	0.00	0.00	0.00	0.85	6.55	0.85	0.00
50	0.26	0.26	15277.46	343.85	1.85	0.84	0.00	0.00	0.00	0.00	4.34	8.98	0.28	0.84	0.00	0.00	0.00	0.00	0.00	0.00	0.84	6.54	0.84	0.00
51	0.23	0.23	15242.72	343.85	1.85	0.83	0.00	0.00	0.00	0.00	4.28	8.94	0.28	0.83	0.00	0.00	0.00	0.00	0.00	0.00	0.83	6.53		

60	0.08	0.08	14909.21	343.81	1.81	0.70	0.00	0.00	0.00	0.00	3.63	8.47	0.23	0.70	0.00	0.00	0.00	0.70	6.43	0.70	0.00
61	0.08	0.08	14872.05	343.81	1.81	0.69	0.00	0.00	0.00	0.00	3.56	8.41	0.23	0.69	0.00	0.00	0.00	0.69	6.42	0.69	0.00
62	0.07	0.07	14835.15	343.81	1.81	0.68	0.00	0.00	0.00	0.00	3.50	8.36	0.23	0.68	0.00	0.00	0.00	0.68	6.41	0.68	0.00
63	0.06	0.06	14798.56	343.80	1.80	0.66	0.00	0.00	0.00	0.00	3.43	8.30	0.22	0.66	0.00	0.00	0.00	0.66	6.40	0.66	0.00
64	0.05	0.05	14762.32	343.80	1.80	0.65	0.00	0.00	0.00	0.00	3.36	8.25	0.22	0.65	0.00	0.00	0.00	0.65	6.39	0.65	0.00
65	0.05	0.05	14726.47	343.79	1.79	0.64	0.00	0.00	0.00	0.00	3.30	8.19	0.21	0.64	0.00	0.00	0.00	0.64	6.38	0.64	0.00
66	0.04	0.04	14691.03	343.79	1.79	0.63	0.00	0.00	0.00	0.00	3.23	8.14	0.21	0.63	0.00	0.00	0.00	0.63	6.37	0.63	0.00
67	0.04	0.04	14656.04	343.79	1.79	0.61	0.00	0.00	0.00	0.00	3.17	8.09	0.20	0.61	0.00	0.00	0.00	0.61	6.36	0.61	0.00
68	0.03	0.03	14621.50	343.78	1.78	0.60	0.00	0.00	0.00	0.00	3.11	8.03	0.20	0.60	0.00	0.00	0.00	0.60	6.35	0.60	0.00
69	0.03	0.03	14587.44	343.78	1.78	0.59	0.00	0.00	0.00	0.00	3.05	7.98	0.20	0.59	0.00	0.00	0.00	0.59	6.34	0.59	0.00
70	0.03	0.03	14553.86	343.77	1.77	0.58	0.00	0.00	0.00	0.00	2.99	7.93	0.19	0.58	0.00	0.00	0.00	0.58	6.33	0.58	0.00
71	0.02	0.02	14520.78	343.77	1.77	0.57	0.00	0.00	0.00	0.00	2.93	7.88	0.19	0.57	0.00	0.00	0.00	0.57	6.32	0.57	0.00
72	0.02	0.02	14488.20	343.77	1.77	0.56	0.00	0.00	0.00	0.00	2.87	7.83	0.19	0.56	0.00	0.00	0.00	0.56	6.31	0.56	0.00
73	0.02	0.02	14456.13	343.76	1.76	0.55	0.00	0.00	0.00	0.00	2.82	7.77	0.18	0.55	0.00	0.00	0.00	0.55	6.30	0.55	0.00
74	0.02	0.02	14424.56	343.76	1.76	0.53	0.00	0.00	0.00	0.00	2.76	7.72	0.18	0.53	0.00	0.00	0.00	0.53	6.29	0.53	0.00
75	0.02	0.02	14393.51	343.76	1.76	0.52	0.00	0.00	0.00	0.00	2.71	7.67	0.17	0.52	0.00	0.00	0.00	0.52	6.28	0.52	0.00
76	0.01	0.01	14362.96	343.75	1.75	0.51	0.00	0.00	0.00	0.00	2.66	7.62	0.17	0.51	0.00	0.00	0.00	0.51	6.27	0.51	0.00
77	0.01	0.01	14332.93	343.75	1.75	0.50	0.00	0.00	0.00	0.00	2.60	7.58	0.17	0.50	0.00	0.00	0.00	0.50	6.26	0.50	0.00
78	0.01	0.01	14303.39	343.75	1.75	0.49	0.00	0.00	0.00	0.00	2.55	7.53	0.16	0.49	0.00	0.00	0.00	0.49	6.25	0.49	0.00
79	0.01	0.01	14274.36	343.74	1.74	0.49	0.00	0.00	0.00	0.00	2.51	7.48	0.16	0.49	0.00	0.00	0.00	0.49	6.24	0.49	0.00
80	0.01	0.01	14245.82	343.74	1.74	0.48	0.00	0.00	0.00	0.00	2.46	7.43	0.16	0.48	0.00	0.00	0.00	0.48	6.23	0.48	0.00
81	0.01	0.01	14217.77	343.74	1.74	0.47	0.00	0.00	0.00	0.00	2.41	7.38	0.16	0.47	0.00	0.00	0.00	0.47	6.22	0.47	0.00
82	0.01	0.01	14190.21	343.74	1.74	0.46	0.00	0.00	0.00	0.00	2.37	7.34	0.15	0.46	0.00	0.00	0.00	0.46	6.22	0.46	0.00
83	0.01	0.01	14163.12	343.73	1.73	0.45	0.00	0.00	0.00	0.00	2.32	7.29	0.15	0.45	0.00	0.00	0.00	0.45	6.21	0.45	0.00
84	0.01	0.01	14136.51	343.73	1.73	0.44	0.00	0.00	0.00	0.00	2.28	7.25	0.15	0.44	0.00	0.00	0.00	0.44	6.20	0.44	0.00
85	0.00	0.00	14110.36	343.73	1.73	0.43	0.00	0.00	0.00	0.00	2.24	7.20	0.14	0.43	0.00	0.00	0.00	0.43	6.19	0.43	0.00
86	0.00	0.00	14084.66	343.72	1.72	0.43	0.00	0.00	0.00	0.00	2.19	7.16	0.14	0.43	0.00	0.00	0.00	0.43	6.18	0.43	0.00
87	0.00	0.00	14059.41	343.72	1.72	0.42	0.00	0.00	0.00	0.00	2.15	7.11	0.14	0.42	0.00	0.00	0.00	0.42	6.18	0.42	0.00
88	0.00	0.00	14034.61	343.72	1.72	0.41	0.00	0.00	0.00	0.00	2.11	7.07	0.14	0.41	0.00	0.00	0.00	0.41	6.17	0.41	0.00
89	0.00	0.00	14010.24	343.72	1.72	0.40	0.00	0.00	0.00	0.00	2.08	7.02	0.13	0.40	0.00	0.00	0.00	0.40	6.16	0.40	0.00
90	0.00	0.00	13986.29	343.71	1.71	0.39	0.00	0.00	0.00	0.00	2.04	6.98	0.13	0.39	0.00	0.00	0.00	0.39	6.15	0.39	0.00
91	0.00	0.00	13962.76	343.71	1.71	0.39	0.00	0.00	0.00	0.00	2.00	6.94	0.13	0.39	0.00	0.00	0.00	0.39	6.15	0.39	0.00
92	0.00	0.00	13939.64	343.71	1.71	0.38	0.00	0.00	0.00	0.00	1.97	6.90	0.13	0.38	0.00	0.00	0.00	0.38	6.14	0.38	0.00
93	0.00	0.00	13916.52	343.71	1.71	0.37	0.00	0.00	0.00	0.00	1.93	6.86	0.12	0.37	0.00	0.00	0.00	0.37	6.13	0.37	0.00
94	0.00	0.00	13894.60	343.70	1.70	0.37	0.00	0.00	0.00	0.00	1.90	6.82	0.12	0.37	0.00	0.00	0.00	0.37	6.13	0.37	0.00
95	0.00	0.00	13872.66	343.70	1.70	0.36	0.00	0.00	0.00	0.00	1.86	6.77	0.12	0.36	0.00	0.00	0.00	0.36	6.12	0.36	0.00
96	0.00	0.00	13851.10	343.70	1.70	0.35	0.00	0.00	0.00	0.00	1.83	6.73	0.12	0.35	0.00	0.00	0.00	0.35	6.11	0.35	0.00
97	0.00	0.00	13829.91	343.70	1.70	0.35	0.00	0.00	0.00	0.00	1.80	6.70	0.12	0.35	0.00	0.00	0.00	0.35	6.11	0.35	0.00
98	0.00	0.00	13809.08	343.69	1.69	0.34	0.00	0.00	0.00	0.00	1.77	6.66	0.11	0.34	0.00	0.00	0.00	0.34	6.10	0.34	0.00
99	0.00	0.00	13788.61	343.69	1.69	0.34	0.00	0.00	0.00	0.00	1.74	6.62	0.11	0.34	0.00	0.00	0.00	0.34	6.09	0.34	0.00
100	0.00	0.00	13768.49	343.69	1.69	0.33	0.00	0.00	0.00	0.00	1.71	6.58	0.11	0.33	0.00	0.00	0.00	0.33	6.08	0.33	0.00
101	0.00	0.00	13748.71	343.69	1.69	0.32	0.00	0.00	0.00	0.00	1.68	6.54	0.11	0.32	0.00	0.00	0.00	0.32	6.08	0.32	0.00
102	0.00	0.00	13729.26	343.68	1.68	0.32	0.00	0.00	0.00	0.00	1.65	6.50	0.11	0.32	0.00	0.00	0.00	0.32	6.07	0.32	0.00
103	0.00	0.00	13710.14	343.68	1.68	0.31	0.00	0.00	0.00	0.00	1.62	6.47	0.10	0.31	0.00	0.00	0.00	0.31	6.07	0.31	0.00
104	0.00	0.00	13691.34	343.68	1.68	0.31	0.00	0.00	0.00	0.00	1.59	6.43	0.10	0.31	0.00	0.00	0.00	0.31	6.06	0.31	0.00
105	0.00	0.00	13672.86	343.68	1.68	0.30	0.00	0.00	0.00	0.00	1.57	6.39	0.10	0.30	0.00	0.00	0.00	0.30	6.06	0.30	0.00
106	0.00	0.00	13654.68	343.68	1.68	0.30	0.00	0.00	0.00	0.00	1.54	6.36	0.10	0.30	0.00	0.00	0.00	0.30	6.05	0.30	0.00
107	0.00	0.00	13636.80	343.67	1.67	0.29	0.00	0.00	0.00	0.00	1.51	6.32	0.10	0.29	0.00	0.00	0.00	0.29	6.04	0.29	0.00
108	0.00	0.00	13619.22	343.67	1.67	0.29	0.00	0.00	0.00	0.00	1.49	6.29	0.10	0.29	0.00	0.00	0.00	0.29	6.04	0.29	0.00
109	0.00	0.00	13601.93	343.67	1.67	0.28	0.00	0.00	0.00	0.00	1.47	6.25	0.09	0.28	0.00	0.00	0.00	0.28	6.03	0.28	0.00
110	0.00	0.00	13584.91	343.67	1.67	0.28	0.00	0.00	0.00	0.00	1.44	6.22	0.09	0.28	0.00	0.00	0.00	0.28	6.03	0.28	0.00
111	0.00	0.00	13568.18	343.67	1.67	0.27	0.00	0.00	0.00	0.00	1.42	6.19	0.09	0.27	0.00	0.00	0.00	0.27	6.02	0.27	0.00
112	0.00	0.00	13551.71	343.67	1.67	0.27	0.00	0.00	0.00	0.00	1.39	6.15	0.09	0.27	0.00	0.00	0.00	0.27	6.02	0.27	0.00
113	0.00	0.00	13535.51	343.66	1.66	0.27	0.00	0.00	0.00	0.00	1.37	6.12	0.09	0.27	0.00	0.00	0.00	0.27	6.01	0.27	0.00
114	0.00	0.00	13519.57	343.66	1.66	0.26	0.00	0.00	0.00	0.00	1.35	6.09	0.09	0.26	0.00	0.00	0.00	0.26	6.01	0.26	0.00
115	0.00	0.00	13503.89	343.66	1.66	0.26	0.00	0.00	0.00	0.00	1.33	6.05	0.09	0.26	0.00	0.00	0.00	0.26	6.00	0.26	0.00
116	0.00	0.00	13488.45	343.66	1.66	0.25	0.00	0.00	0.00	0.00	1.31	6.02	0.08	0.25	0.00	0.00	0.00	0.25	6.00	0.25	0.00
117	0.00	0.00	13473.26	343.66	1.66	0.25	0.00	0.00	0.00	0.00	1.29	5.99	0.08	0.25	0.00	0.00	0.00	0.25	5.99	0.25	0.00
118	0.00	0.00	13458.31	343.66	1.66	0.25	0.00	0.00	0.00	0.00	1.27	5.96	0.08	0.25	0.00	0.00	0.00	0.25	5.99	0.25	0.00
119	0.00	0.00	13443.59	343.65	1.65	0.24	0.00	0.00													

Waterworks

Pond Routing



Waterworks			
Routing Table (using HRM's "Chainsaw" method)			
Qp (cfs) =	25.90	10-yr	
TP (min) =	21.2		
dT (min) =	2	Suggested Time Increment (TP/10)	
dT (min) =	1	Selected Time Increment	
b1	2.346E-03	4th order polynomial coefficients used to estimate stage	
c1	1.375E-04		
c2	-1.255E-09		
c3	1.291E-14		
c4	-6.921E-20		
Ref. Ele. =	342	(Perm Pool)	
Results:			
Max. Total Outflow	4.00	cfs	
Max WQ Risers	-	cfs	
Max Peak Redux Orifice	4.00	cfs	
Max Primary Riser	4.00	cfs	
Max. Emer. Weir Outflow	-	cfs	
Max. Water Surf. Ele.	345.75	ft	
Max. Stage:	3.75	ft	
Max. Storage:	35,233	cu.ft.	

Structure Data									
Circular Orifice 1 (WQ) not used				Peak Reduction Orifice 3 ea				Primary Rec Riser & Cir Barrel	
Riser:		Barrel:		Riser:		Barrel:		Weirs	
Riser:		Barrel:		Riser:		Barrel:		Emergency Weir	
Dia. (in)	24	Dia. (in)	2	Dia. (in)	24	Dia. (in)	6	Width (in)	48.00
Inv Ele. (ft)	1000	Invert (ft)	1000	Inv Ele. (ft)	343.5	Invert (ft)	343.5	Length (in)	48.00
Cw	3.3	Cd	0.6	Cw	3.3	Cd	0.6	Top Ele. (ft)	346.50
Cd	0.6			Cd	0.6			Inv Ele. (ft)	342.00
Weir Equation: $Q = Cw \cdot L \cdot H^{3/2}$		Orifice Equation: $Q = Cd \cdot A \cdot (2 \cdot g \cdot h)^{1/2}$		Weir Equation: $Q = Cw \cdot L \cdot H^{3/2}$		Orifice Equation: $Q = Cd \cdot A \cdot (2 \cdot g \cdot h)^{1/2}$		Weir Equation: $Q = Cw \cdot L \cdot H^{3/2}$	

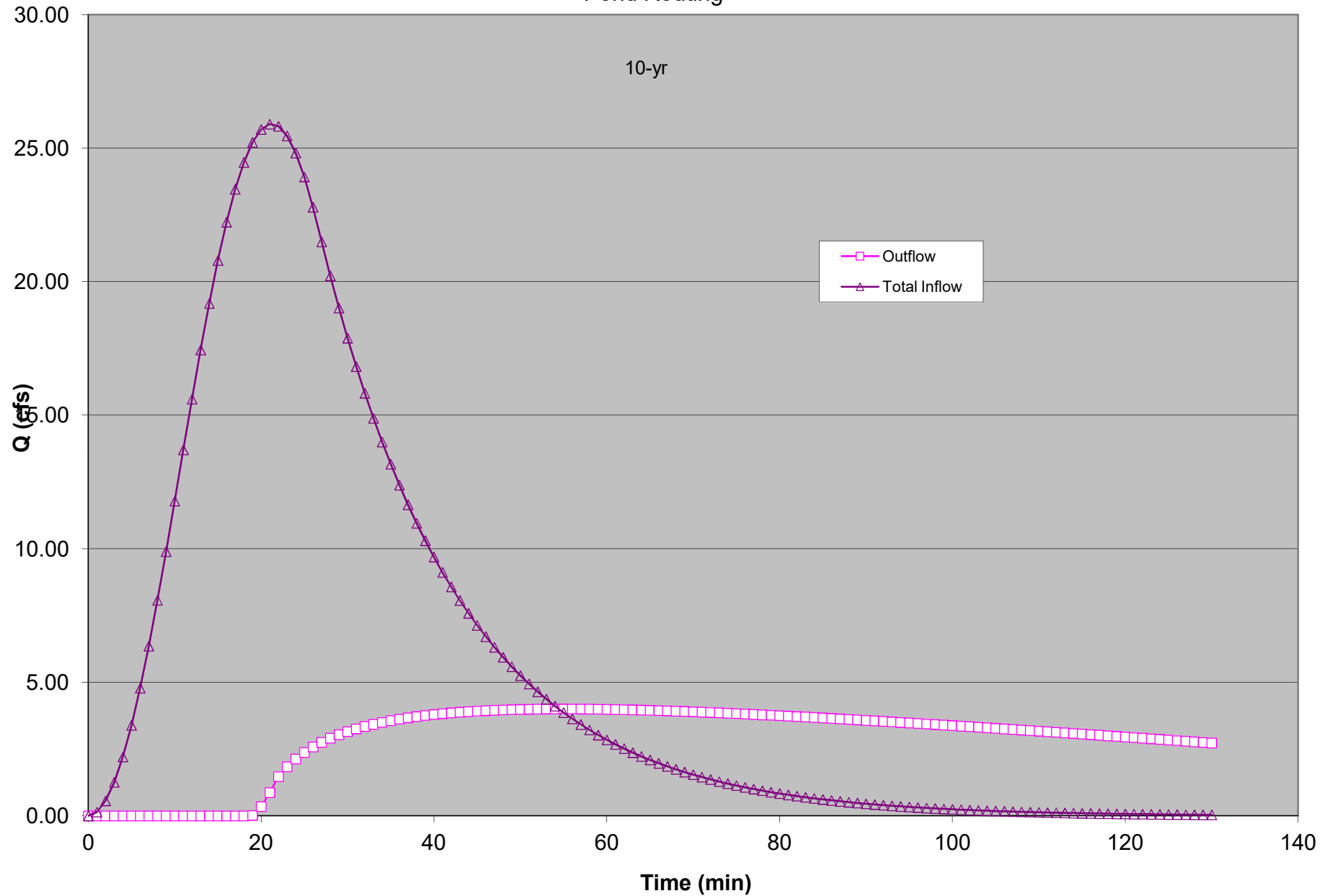
*NOTE: Check Primary Riser Barrel to ensure total outflow is always less than or equal to Primary Barrel flow

Routing Table:										Computed Outflow Data:													
Time	R.O. Inflow	Total Inflow	Storage	Wtr Surf. Ele	Stage	Outflow*	Circular 1 (WQ)				Peak Reduction Orifice 3 ea				Rectangular Riser Primary				Riser Intakes	Barrel*	Control	Emergency Weir	
(min)	(cfs)	(cfs)	(cf)	(ft)	(ft)	(cfs)	Riser (weir)	Riser (orifice)	Barrel	Control	Riser (weir)	Riser (orifice)	Barrel	Control (ft3)	Riser (weir)	Riser (orifice)	Control						
0	0.00	0.00	0.00	342.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1	0.14	0.14	0.00	342.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2	0.56	0.56	8.50	342.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3	1.26	1.26	42.34	342.01	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4	2.21	2.21	117.77	342.02	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.00
5	3.39	3.39	250.16	342.04	0.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.02	0.00	0.00	0.00
6	4.78	4.78	453.61	342.06	0.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.05	0.00	0.00	0.00
7	6.36	6.36	740.69	342.10	0.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.11	0.00	0.00	0.00
8	8.07	8.07	1122.13	342.16	0.16	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.20	0.00	0.00	0.00
9	9.90	9.90	1606.57	342.22	0.22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.35	0.00	0.00	0.00
10	11.79	11.79	2200.44	342.30	0.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.55	0.00	0.00	0.00
11	13.70	13.70	2907.73	342.39	0.39	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.82	0.00	0.00	0.00
12	15.60	15.60	3729.99	342.50	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.18	0.00	0.00	0.00
13	17.45	17.45	4666.21	342.62	0.62	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.63	0.00	0.00	0.00
14	19.19	19.19	5712.93	342.75	0.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.17	0.00	0.00	0.00
15	20.80	20.80	6864.24	342.89	0.89	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.82	0.00	0.00	0.00
16	22.23	22.23	8111.95	343.04	1.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.56	0.00	0.00	0.00
17	23.46	23.46	9445.75	343.20	1.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.40	0.00	0.00	0.00
18	24.46	24.46	10853.48	343.36	1.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.07	0.00	0.00	0.00
19	25.21	25.21	12321.32	343.53	1.53	0.02	0.00	0.00	0.00	0.00	0.10	2.57	0.01	0.02	0.00	0.00	0.00	0.00	0.02	5.61	0.02	0.00	0.00
20	25.70	25.70	13832.98	343.70	1.70	0.35	0.00	0.00	0.00	0.00	1.80	6.70	0.12	0.35	0.00	0.00	0.00	0.00	0.35	6.11	0.35	0.00	0.00
21	25.90	25.90	15353.75	343.86	1.86	0.87	0.00	0.00	0.00	0.00	4.50	9.09	0.29	0.87	0.00	0.00	0.00	0.00	0.87	6.56	0.87	0.00	0.00
22	25.82	25.82	16855.37	344.02	2.02	1.47	0.00	0.00	0.00	0.00	7.78	10.91	0.49	1.47	0.00	0.00	0.00	0.00	1.47	6.97	1.47	0.00	0.00
23	25.46	25.46	18316.12	344.17	2.17	1.84	0.00	0.00	0.00	0.00	11.42	12.40	0.61	1.84	0.00	0.00	0.00	0.00	1.84	7.34	1.84	0.00	0.00
24	24.82	24.82	19733.08	344.32	2.32	2.13	0.00	0.00	0.00	0.00	15.29	13.67	0.71	2.13	0.00	0.00	0.00	0.00	2.13	7.67	2.13	0.00	0.00
25	23.92	23.92	21094.39	344.45	2.45	2.37	0.00	0.00	0.00	0.00	19.27	14.76	0.79	2.37	0.00	0.00	0.00	0.00	2.37	7.98	2.37	0.00	0.00
26	22.79	22.79	22387.40	344.58	2.58	2.58	0.00	0.00	0.00	0.00	23.26	15.72	0.86	2.58	0.00	0.00	0.00	0.00	2.58	8.25	2.58	0.00	0.00
27	21.50	21.50	23599.91	344.70	2.70	2.76	0.00	0.00	0.00	0.00	27.17	16.55	0.92	2.76	0.00	0.00	0.00	0.00	2.76	8.49	2.76	0.00	0.00
28	20.22	20.22	24724.29	344.80	2.80	2.91	0.00	0.00	0.00	0.00	30.90	17.28	0.97	2.91	0.00	0.00	0.00	0.00	2.91	8.71	2.91	0.00	0.00
29	19.02	19.02	25762.88	344.90	2.90	3.04	0.00	0.00	0.00	0.00	34.45	17.92	1.01	3.04	0.00	0.00	0.00	0.00	3.04	8.90	3.04	0.00	0.00
30	17.89	17.89	26721.44	344.99	2.99	3.16	0.00	0.00	0.00	0.00	37.80	18.48	1.05	3.16	0.00	0.00	0.00	0.00	3.16	9.08	3.16	0.00	0.00
31	16.82	16.82	27605.23	345.07	3.07	3.26	0.00	0.00	0.00	0.00	40.95	18.98	1.09	3.26	0.00	0.00	0.00	0.00	3.26	9.23	3.26	0.00	0.00
32	15.82	15.82	28419.12	345.15	3.15	3.35	0.00	0.00	0.00	0.00	43.89	19.42	1.12	3.35	0.00	0.00	0.00	0.00	3.35	9.37	3.35	0.00	0.00
33	14.88	14.88	29167.59	345.22	3.22	3.43	0.00	0.00	0.00	0.00	46.63	19.82	1.14	3.43	0.00	0.00	0.00	0.00	3.43	9.50	3.43	0.00	0.00
34	14.00	14.00	29854.80	345.28	3.28	3.50	0.00	0.00	0.00	0.00	49.17	20.17	1.17	3.50	0.00	0.00	0.00	0.00	3.50	9.61	3.50	0.00	0.00
35	13.17	13.17	30494.65	345.33	3.33	3.56	0.00	0.00	0.00	0.00	51.53	20.49	1.19	3.56	0.00	0.00	0.00	0.00	3.56	9.71	3.56	0.00	0.00
36	12.38	12.38	31060.73	345.39	3.39	3.62	0.00	0.00	0.00	0.00	53.70	20.77	1.21	3.62	0.00	0.00	0.00	0.00	3.62	9.80	3.62	0.00	0.00
37	11.65	11.65	31586.43	345.43	3.43	3.67	0.00	0.00	0.00	0.00	55.70	21.03	1.22	3.67	0.00	0.00	0.00	0.00	3.67	9.88	3.67	0.00	0.00
38	10.96	10.96	32064.91	345.47	3.47	3.72	0.00	0.00	0.00	0.00	57.53	21.26	1.24	3.72	0.00	0.00	0.00	0.00	3.72	9.96	3.72	0.00	0.00
39	10.30	10.30	32499.11	345.51	3.51	3.76	0.00	0.00	0.00	0.00	59.20	21.46	1.25	3.76	0.00	0.00	0.00	0.00	3.76	10.02	3.76	0.00	0.00
40	9.69	9.69	32891.79	345.55	3.55	3.80	0.00	0.00	0.00	0.00	60.72	21.64	1.27	3.80	0.00	0.00	0.00	0.00	3.80	10.08	3.80	0.00	0.00
41	9.12	9.12	33245.54	345.58	3.58	3.83	0.00	0.00	0.00	0.00	62.09	21.80	1.28	3.83	0.00	0.00	0.00	0.00	3.83	10.14	3.83	0.00	0.00
42	8.57	8.57	33562.80	345.61	3.61	3.86	0.00	0.00	0.00	0.00	63.33	21.95	1.29	3.86	0.00	0.00	0.00	0.00	3.86	10.18	3.86	0.00	0.00
43	8.06	8.06	33945.82	345.63	3.63	3.88	0.00	0.00	0.00	0.00	64.43	22.07	1.29	3.88	0.00	0.00	0.00	0.00	3.88	10.23	3.88	0.00	0.00
44	7.58	7.58	34396.75	345.65	3.65	3.90	0.00	0.00	0.00	0.00	65.41	22.19	1.30	3.90	0.00	0.00	0.00	0.00	3.90	10.26	3.90	0.00	0.00
45	7.13	7.13	34817.59	345.67	3.67	3.92	0.00	0.00	0.00	0.00	66.28	22.31	1.31	3.92	0.00	0.00	0.00	0.00	3.92	10.29	3.92	0.00	0.00
46	6.71	6.71	35120.29	345.69	3.69	3.94	0.00	0.00	0.00	0.00	67.04	22.37	1.31	3.94	0.00	0.00	0.00	0.00	3.94	10.32	3.94	0.00	0.00
47	6.31	6.31	35476.37	345.70	3.70	3.96	0.00	0.00	0.00	0.00	67.70	22.44	1.32	3.96	0.00	0.00	0.00	0.00	3.96	10.35	3.96	0.00	0.00
48	5.94	5.94	35817.74	345.71	3.71	3.97	0.00	0.00	0.00	0.00	68.25	22.50	1.32	3.97	0.00	0.00	0.00	0.00	3.97	10.37	3.97	0.00	0.00
49	5.58	5.58	36935.87	345.72	3.72	3.98	0.00	0.00	0.00	0.00	68.72	22.55	1.33	3.98	0.00	0.00	0.00	0.00	3.98	10.38	3.98	0.00	0.00
50	5.25	5.25	38032.22	345.73	3.73	3.99	0.00	0.00	0.00	0.00	69.10	22.59	1.33	3.99	0.00	0.00	0.00	0.00	3.99	10.40	3.99	0.00	0.00
51	4.94	4.94	39108.16	345.74	3.74	3.99	0.00	0.00	0.00	0.00	69.43	22.63	1.33	3.99	0.00	0.00	0.00	0.00	3.99	10.41	3.99	0.00	0.00
52	4.65	4.65	39164.99	345.74	3.74	4.00	0.00	0.00	0.00	0.00	69.63	22.65	1.33	4.00	0.00	0.00	0.00	0.00	4.00	10.42	4.00	0.00	0.00
53	4.37	4.37	39203.91	345.75	3.75	4.00	0.00	0.00	0.00	0.00	69.78</												

60	2.85	2.85	35062.53	345.73	3.73	3.99	0.00	0.00	0.00	0.00	69.22	22.61	1.33	3.99	0.00	0.00	0.00	3.99	10.40	3.99	0.00
61	2.68	2.68	34993.96	345.73	3.73	3.98	0.00	0.00	0.00	0.00	68.95	22.58	1.33	3.98	0.00	0.00	0.00	3.98	10.39	3.98	0.00
62	2.52	2.52	34915.59	345.72	3.72	3.98	0.00	0.00	0.00	0.00	68.64	22.54	1.33	3.98	0.00	0.00	0.00	3.98	10.38	3.98	0.00
63	2.37	2.37	34828.09	345.71	3.71	3.97	0.00	0.00	0.00	0.00	68.29	22.51	1.32	3.97	0.00	0.00	0.00	3.97	10.37	3.97	0.00
64	2.23	2.23	34732.06	345.71	3.71	3.96	0.00	0.00	0.00	0.00	67.92	22.46	1.32	3.96	0.00	0.00	0.00	3.96	10.35	3.96	0.00
65	2.09	2.09	34628.08	345.70	3.70	3.95	0.00	0.00	0.00	0.00	67.51	22.42	1.32	3.95	0.00	0.00	0.00	3.95	10.34	3.95	0.00
66	1.97	1.97	34516.70	345.69	3.69	3.94	0.00	0.00	0.00	0.00	67.07	22.37	1.31	3.94	0.00	0.00	0.00	3.94	10.32	3.94	0.00
67	1.85	1.85	34398.43	345.68	3.68	3.93	0.00	0.00	0.00	0.00	66.60	22.32	1.31	3.93	0.00	0.00	0.00	3.93	10.31	3.93	0.00
68	1.74	1.74	34273.76	345.67	3.67	3.92	0.00	0.00	0.00	0.00	66.11	22.26	1.31	3.92	0.00	0.00	0.00	3.92	10.29	3.92	0.00
69	1.64	1.64	34143.13	345.66	3.66	3.91	0.00	0.00	0.00	0.00	65.60	22.21	1.30	3.91	0.00	0.00	0.00	3.91	10.27	3.91	0.00
70	1.54	1.54	34006.98	345.64	3.64	3.90	0.00	0.00	0.00	0.00	65.06	22.15	1.30	3.90	0.00	0.00	0.00	3.90	10.25	3.90	0.00
71	1.45	1.45	33865.71	345.63	3.63	3.88	0.00	0.00	0.00	0.00	64.51	22.08	1.29	3.88	0.00	0.00	0.00	3.88	10.23	3.88	0.00
72	1.36	1.36	33719.69	345.62	3.62	3.87	0.00	0.00	0.00	0.00	63.94	22.02	1.29	3.87	0.00	0.00	0.00	3.87	10.21	3.87	0.00
73	1.28	1.28	33569.28	345.61	3.61	3.86	0.00	0.00	0.00	0.00	63.35	21.95	1.29	3.86	0.00	0.00	0.00	3.86	10.19	3.86	0.00
74	1.21	1.21	33414.81	345.59	3.59	3.84	0.00	0.00	0.00	0.00	62.75	21.88	1.28	3.84	0.00	0.00	0.00	3.84	10.16	3.84	0.00
75	1.13	1.13	33256.60	345.58	3.58	3.83	0.00	0.00	0.00	0.00	62.13	21.81	1.28	3.83	0.00	0.00	0.00	3.83	10.14	3.83	0.00
76	1.07	1.07	33094.95	345.56	3.56	3.81	0.00	0.00	0.00	0.00	61.50	21.73	1.27	3.81	0.00	0.00	0.00	3.81	10.11	3.81	0.00
77	1.00	1.00	32930.14	345.55	3.55	3.80	0.00	0.00	0.00	0.00	60.87	21.66	1.27	3.80	0.00	0.00	0.00	3.80	10.09	3.80	0.00
78	0.94	0.94	32762.42	345.54	3.54	3.78	0.00	0.00	0.00	0.00	60.22	21.58	1.26	3.78	0.00	0.00	0.00	3.78	10.06	3.78	0.00
79	0.89	0.89	32592.05	345.52	3.52	3.77	0.00	0.00	0.00	0.00	59.56	21.50	1.26	3.77	0.00	0.00	0.00	3.77	10.04	3.77	0.00
80	0.84	0.84	32419.26	345.51	3.51	3.75	0.00	0.00	0.00	0.00	58.89	21.42	1.25	3.75	0.00	0.00	0.00	3.75	10.01	3.75	0.00
81	0.79	0.79	32244.27	345.49	3.49	3.74	0.00	0.00	0.00	0.00	58.22	21.34	1.25	3.74	0.00	0.00	0.00	3.74	9.99	3.74	0.00
82	0.74	0.74	32067.28	345.47	3.47	3.72	0.00	0.00	0.00	0.00	57.54	21.26	1.24	3.72	0.00	0.00	0.00	3.72	9.96	3.72	0.00
83	0.70	0.70	31888.49	345.46	3.46	3.70	0.00	0.00	0.00	0.00	56.85	21.17	1.23	3.70	0.00	0.00	0.00	3.70	9.93	3.70	0.00
84	0.65	0.65	31708.08	345.44	3.44	3.68	0.00	0.00	0.00	0.00	56.16	21.09	1.23	3.68	0.00	0.00	0.00	3.68	9.90	3.68	0.00
85	0.62	0.62	31526.23	345.43	3.43	3.67	0.00	0.00	0.00	0.00	55.47	21.00	1.22	3.67	0.00	0.00	0.00	3.67	9.88	3.67	0.00
86	0.58	0.58	31343.10	345.41	3.41	3.65	0.00	0.00	0.00	0.00	54.77	20.91	1.22	3.65	0.00	0.00	0.00	3.65	9.85	3.65	0.00
87	0.54	0.54	31158.83	345.39	3.39	3.63	0.00	0.00	0.00	0.00	54.07	20.82	1.21	3.63	0.00	0.00	0.00	3.63	9.82	3.63	0.00
88	0.51	0.51	30973.58	345.38	3.38	3.61	0.00	0.00	0.00	0.00	53.37	20.73	1.20	3.61	0.00	0.00	0.00	3.61	9.79	3.61	0.00
89	0.48	0.48	30787.49	345.36	3.36	3.59	0.00	0.00	0.00	0.00	52.67	20.64	1.20	3.59	0.00	0.00	0.00	3.59	9.76	3.59	0.00
90	0.45	0.45	30600.66	345.35	3.35	3.58	0.00	0.00	0.00	0.00	51.97	20.55	1.19	3.58	0.00	0.00	0.00	3.58	9.73	3.58	0.00
91	0.43	0.43	30413.24	345.33	3.33	3.56	0.00	0.00	0.00	0.00	51.26	20.45	1.19	3.56	0.00	0.00	0.00	3.56	9.70	3.56	0.00
92	0.40	0.40	30225.33	345.31	3.31	3.54	0.00	0.00	0.00	0.00	50.56	20.36	1.18	3.54	0.00	0.00	0.00	3.54	9.67	3.54	0.00
93	0.38	0.38	30037.04	345.29	3.29	3.52	0.00	0.00	0.00	0.00	49.85	20.26	1.17	3.52	0.00	0.00	0.00	3.52	9.64	3.52	0.00
94	0.35	0.35	29848.46	345.28	3.28	3.50	0.00	0.00	0.00	0.00	49.15	20.17	1.17	3.50	0.00	0.00	0.00	3.50	9.61	3.50	0.00
95	0.33	0.33	29659.72	345.26	3.26	3.48	0.00	0.00	0.00	0.00	48.45	20.07	1.16	3.48	0.00	0.00	0.00	3.48	9.58	3.48	0.00
96	0.31	0.31	29470.88	345.24	3.24	3.46	0.00	0.00	0.00	0.00	47.75	19.98	1.15	3.46	0.00	0.00	0.00	3.46	9.55	3.46	0.00
97	0.29	0.29	29282.02	345.23	3.23	3.44	0.00	0.00	0.00	0.00	47.05	19.88	1.15	3.44	0.00	0.00	0.00	3.44	9.52	3.44	0.00
98	0.28	0.28	29093.23	345.21	3.21	3.42	0.00	0.00	0.00	0.00	46.35	19.78	1.14	3.42	0.00	0.00	0.00	3.42	9.48	3.42	0.00
99	0.26	0.26	28904.59	345.19	3.19	3.40	0.00	0.00	0.00	0.00	45.66	19.68	1.13	3.40	0.00	0.00	0.00	3.40	9.45	3.40	0.00
100	0.25	0.25	28716.16	345.18	3.18	3.38	0.00	0.00	0.00	0.00	44.97	19.58	1.13	3.38	0.00	0.00	0.00	3.38	9.42	3.38	0.00
101	0.23	0.23	28528.02	345.16	3.16	3.36	0.00	0.00	0.00	0.00	44.28	19.48	1.12	3.36	0.00	0.00	0.00	3.36	9.39	3.36	0.00
102	0.22	0.22	28340.22	345.14	3.14	3.34	0.00	0.00	0.00	0.00	43.60	19.38	1.11	3.34	0.00	0.00	0.00	3.34	9.36	3.34	0.00
103	0.20	0.20	28152.83	345.12	3.12	3.32	0.00	0.00	0.00	0.00	42.92	19.28	1.11	3.32	0.00	0.00	0.00	3.32	9.33	3.32	0.00
104	0.19	0.19	27965.90	345.11	3.11	3.30	0.00	0.00	0.00	0.00	42.24	19.18	1.10	3.30	0.00	0.00	0.00	3.30	9.29	3.30	0.00
105	0.18	0.18	27779.49	345.09	3.09	3.28	0.00	0.00	0.00	0.00	41.57	19.07	1.09	3.28	0.00	0.00	0.00	3.28	9.26	3.28	0.00
106	0.17	0.17	27593.64	345.07	3.07	3.26	0.00	0.00	0.00	0.00	40.90	18.97	1.09	3.26	0.00	0.00	0.00	3.26	9.23	3.26	0.00
107	0.16	0.16	27408.41	345.06	3.06	3.24	0.00	0.00	0.00	0.00	40.24	18.87	1.08	3.24	0.00	0.00	0.00	3.24	9.20	3.24	0.00
108	0.15	0.15	27223.83	345.04	3.04	3.21	0.00	0.00	0.00	0.00	39.58	18.76	1.07	3.21	0.00	0.00	0.00	3.21	9.17	3.21	0.00
109	0.14	0.14	27039.96	345.02	3.02	3.19	0.00	0.00	0.00	0.00	38.93	18.66	1.06	3.19	0.00	0.00	0.00	3.19	9.13	3.19	0.00
110	0.13	0.13	26856.82	345.00	3.00	3.17	0.00	0.00	0.00	0.00	38.28	18.56	1.06	3.17	0.00	0.00	0.00	3.17	9.10	3.17	0.00
111	0.13	0.13	26674.46	344.99	2.99	3.15	0.00	0.00	0.00	0.00	37.64	18.45	1.05	3.15	0.00	0.00	0.00	3.15	9.07	3.15	0.00
112	0.12	0.12	26492.92	344.97	2.97	3.13	0.00	0.00	0.00	0.00	37.00	18.35	1.04	3.13	0.00	0.00	0.00	3.13	9.04	3.13	0.00
113	0.11	0.11	26312.22	344.95	2.95	3.11	0.00	0.00	0.00	0.00	36.36	18.24	1.04	3.11	0.00	0.00	0.00	3.11	9.00	3.11	0.00
114	0.10	0.10	26132.40	344.94	2.94	3.09	0.00	0.00	0.00	0.00	35.74	18.14	1.03	3.09	0.00	0.00	0.00	3.09	8.97	3.09	0.00
115	0.10	0.10	25953.50	344.92	2.92	3.06	0.00	0.00	0.00	0.00	35.11	18.03	1.02	3.06	0.00	0.00	0.00	3.06	8.94	3.06	0.00
116	0.09	0.09	25775.53	344.90	2.90	3.04	0.00	0.00	0.00	0.00	34.50	17.92	1.01	3.04	0.00	0.00	0.00	3.04	8.91	3.04	0.00
117	0.09	0.09	25598.52	344.89	2.89	3.02	0.00	0.00	0.00	0.00	33.89	17.82	1.01	3.02	0.00	0.00	0.00	3.02	8.87	3.02	0.00
118	0.08	0.08	25422.51	344.87	2.87	3.00	0.00	0.00	0.00	0.00	33.28	17.71	1.00	3.00	0.00	0.00</					

Waterworks

Pond Routing



Waterworks			
Routing Table (using HRM's "Chainsaw" method)			
Qp (cfs) =	31.55	100-yr	
Tp (min) =	28.8		
dT (min) =	3	Suggested Time Increment (Tp/10)	
dT (min) =	1	Selected Time Increment	
b	2.346E-03		
c1	1.375E-04		
c2	-1.255E-09	4th order polynomial coefficients	
c3	1.291E-14	used to estimate stage	
c4	-6.921E-20		
Ref. Ele. =	342	(Perm Pool)	
Results:			
Max. Total Outflow	14.87	cfs	
Max WQ Risers	-	cfs	
Max Peak Redux Orifice	4.90	cfs	
Max Primary Riser	7.07	cfs	
Max. Emer. Weir Outflow	11.26	cfs	
Max. Water Surf. Ele.	346.74	ft	
Max. Stage:	4.74	ft	
Max. Storage:	47,612	cu.ft.	

Structure Data											
Circular Orifice 1 (WQ) not used				Peak Reduction Orifice 3 ea				Primary Rec Riser & Cir Barrel			
Riser:		Barrel:		Riser:		Barrel:		Rect Riser:		Barrel:	
Dia. (in)	24	Dia. (in)	2	Dia. (in)	24	Dia. (in)	6	Width (in)	48.00	Dia. (in)	15
Inv Ele. (ft)	1000	Invert (ft)	1000	Inv Ele. (ft)	343.5	Invert (ft)	343.5	Top Ele. (ft)	346.50	Invert (ft)	342.00
Cw	3.3	Cd	0.6	Cw	3.3	Cd	0.6	Cw	3.3	Cd	0.6
Cd	0.6			Cd	0.6			Cd	0.6		
Weir Equation: $Q = Cw \cdot L \cdot H^{3/2}$				Weir Equation: $Q = Cw \cdot L \cdot H^{3/2}$				Weir Equation: $Q = Cw \cdot L \cdot H^{3/2}$			
Orifice Equation: $Q = Cd \cdot A \cdot (2 \cdot g \cdot h)^{1/2}$				Orifice Equation: $Q = Cd \cdot A \cdot (2 \cdot g \cdot h)^{1/2}$				Orifice Equation: $Q = Cd \cdot A \cdot (2 \cdot g \cdot h)^{1/2}$			

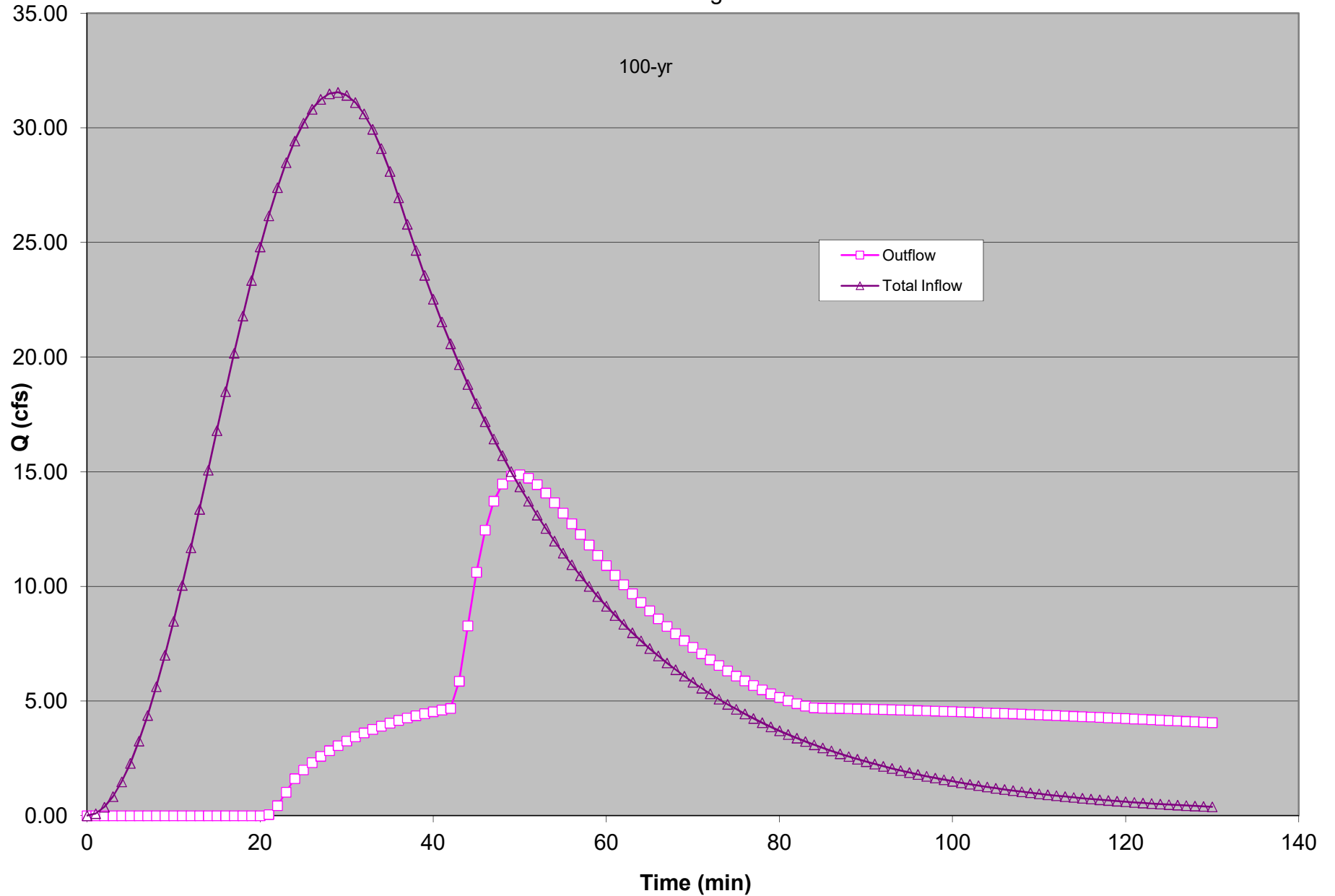
*NOTE: Check Primary Riser Barrel to ensure total outflow is always less than or equal to Primary Barrel flow.

Routing Table:							Computed Outflow Data:														
Time	R.O. Inflow	Total Inflow	Storage	Wtr Surf. Ele	Stage	Outflow*	Circular 1 (WQ)				Peak Reduction Orifice 3 ea				Rectangular Riser Primary			Riser Intakes	Barrel†	Control	Emergency Weir
(min)	(cfs)	(cfs)	(cf)	(ft)	(ft)	(cfs)	Riser (weir)	Riser (orifice)	Barrel	Control	Riser (weir)	Riser (orifice)	Barrel	Control (t/3)	Riser (weir)	Riser (orifice)	Control				
0	0.00	0.00	0.00	342.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1	0.09	0.09	0.00	342.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2	0.37	0.37	0.00	342.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3	0.84	0.84	28.03	342.01	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4	1.48	1.48	78.21	342.01	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.00
5	2.29	2.29	166.79	342.03	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.00
6	3.26	3.26	303.97	342.04	0.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03	0.00	0.00
7	4.38	4.38	499.35	342.07	0.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.06	0.00	0.00
8	5.63	5.63	761.85	342.11	0.11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.12	0.00	0.00
9	7.00	7.00	1099.60	342.15	0.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.20	0.00	0.00
10	8.48	8.48	1519.82	342.21	0.21	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.32	0.00	0.00
11	10.05	10.05	2028.77	342.28	0.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.49	0.00	0.00
12	11.68	11.68	2631.63	342.36	0.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.71	0.00	0.00
13	13.36	13.36	3332.49	342.45	0.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00
14	15.07	15.07	4134.26	342.55	0.55	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.37	0.00	0.00
15	16.79	16.79	5038.66	342.67	0.67	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.82	0.00	0.00
16	18.50	18.50	6046.20	342.79	0.79	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.35	0.00	0.00
17	20.17	20.17	7156.14	342.93	0.93	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.99	0.00	0.00
18	21.80	21.80	8366.54	343.07	1.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.72	0.00	0.00
19	23.35	23.35	9674.28	343.23	1.23	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.55	0.00	0.00
20	24.81	24.81	11075.05	343.39	1.39	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.15	0.00	0.00
21	26.16	26.16	12563.47	343.56	1.56	0.05	0.00	0.00	0.00	0.00	0.27	3.58	0.02	0.05	0.00	0.00	0.00	0.05	5.69	0.05	0.00
22	27.39	27.39	14129.91	343.73	1.73	0.44	0.00	0.00	0.00	0.00	2.27	7.23	0.15	0.44	0.00	0.00	0.00	0.44	6.20	0.44	0.00
23	28.48	28.48	15746.98	343.90	1.90	1.03	0.00	0.00	0.00	0.00	5.30	9.60	0.34	1.03	0.00	0.00	0.00	1.03	6.67	1.03	0.00
24	29.42	29.42	17394.29	344.08	2.08	1.62	0.00	0.00	0.00	0.00	9.07	11.48	0.54	1.62	0.00	0.00	0.00	1.62	7.11	1.62	0.00
25	30.20	30.20	19062.66	344.25	2.25	2.00	0.00	0.00	0.00	0.00	13.42	13.08	0.67	2.00	0.00	0.00	0.00	2.00	7.52	2.00	0.00
26	30.81	30.81	20754.92	344.42	2.42	2.32	0.00	0.00	0.00	0.00	18.26	14.50	0.77	2.32	0.00	0.00	0.00	2.32	7.90	2.32	0.00
27	31.24	31.24	22464.65	344.59	2.59	2.59	0.00	0.00	0.00	0.00	23.51	15.77	0.86	2.59	0.00	0.00	0.00	2.59	8.26	2.59	0.00
28	31.49	31.49	24183.61	344.75	2.75	2.84	0.00	0.00	0.00	0.00	29.09	16.93	0.95	2.84	0.00	0.00	0.00	2.84	8.61	2.84	0.00
29	31.55	31.55	25902.59	344.92	2.92	3.06	0.00	0.00	0.00	0.00	34.94	18.00	1.02	3.06	0.00	0.00	0.00	3.06	8.93	3.06	0.00
30	31.42	31.42	27611.83	345.07	3.07	3.26	0.00	0.00	0.00	0.00	40.97	18.98	1.09	3.26	0.00	0.00	0.00	3.26	9.23	3.26	0.00
31	31.10	31.10	29301.30	345.23	3.23	3.44	0.00	0.00	0.00	0.00	47.12	19.89	1.15	3.44	0.00	0.00	0.00	3.44	9.52	3.44	0.00
32	30.61	30.61	30960.89	345.38	3.38	3.61	0.00	0.00	0.00	0.00	53.32	20.72	1.20	3.61	0.00	0.00	0.00	3.61	9.79	3.61	0.00
33	29.93	29.93	32580.58	345.52	3.52	3.77	0.00	0.00	0.00	0.00	59.51	21.50	1.26	3.77	0.00	0.00	0.00	3.77	10.04	3.77	0.00
34	29.09	29.09	34150.65	345.66	3.66	3.91	0.00	0.00	0.00	0.00	65.63	22.21	1.30	3.91	0.00	0.00	0.00	3.91	10.27	3.91	0.00
35	28.10	28.10	35661.78	345.78	3.78	4.04	0.00	0.00	0.00	0.00	71.60	22.86	1.35	4.04	0.00	0.00	0.00	4.04	10.49	4.04	0.00
36	26.95	26.95	37105.19	345.91	3.91	4.16	0.00	0.00	0.00	0.00	77.39	23.46	1.39	4.16	0.00	0.00	0.00	4.16	10.69	4.16	0.00
37	25.79	25.79	38472.78	346.02	4.02	4.27	0.00	0.00	0.00	0.00	82.94	24.01	1.42	4.27	0.00	0.00	0.00	4.27	10.87	4.27	0.00
38	24.66	24.66	39764.45	346.13	4.13	4.36	0.00	0.00	0.00	0.00	88.22	24.51	1.45	4.36	0.00	0.00	0.00	4.36	11.04	4.36	0.00
39	23.57	23.57	40981.93	346.22	4.22	4.45	0.00	0.00	0.00	0.00	93.25	24.97	1.48	4.45	0.00	0.00	0.00	4.45	11.19	4.45	0.00
40	22.53	22.53	42128.76	346.32	4.32	4.54	0.00	0.00	0.00	0.00	98.01	25.39	1.51	4.54	0.00	0.00	0.00	4.54	11.34	4.54	0.00
41	21.54	21.54	43208.29	346.40	4.40	4.61	0.00	0.00	0.00	0.00	102.53	25.77	1.54	4.61	0.00	0.00	0.00	4.61	11.47	4.61	0.00
42	20.59	20.59	44223.68	346.48	4.48	4.68	0.00	0.00	0.00	0.00	106.79	26.12	1.56	4.68	0.00	0.00	0.00	4.68	11.59	4.68	0.00
43	19.68	19.68	45177.94	346.56	4.56	5.87	0.00	0.00	0.00	0.00	110.81	26.45	1.58	4.74	0.71	18.36	0.71	5.46	11.70	5.46	0.41
44	18.81	18.81	46006.63	346.62	4.62	8.28	0.00	0.00	0.00	0.00	114.82	26.72	1.60	4.80	2.22	26.79	2.22	7.02	11.79	7.02	1.26
45	17.98	17.98	46938.31	346.67	4.67	10.62	0.00	0.00	0.00	0.00	117.09	26.84	1.63	4.84	3.69	31.72	3.69	8.83	11.86	8.83	2.09
46	17.19	17.19	47080.02	346.70	4.70	12.46	0.00	0.00	0.00	0.00	118.88	27.07	1.62	4.87	4.84	34.74	4.84	9.71	11.91	9.71	2.75
47	16.43	16.43	47363.77	346.72	4.72	13.72	0.00	0.00	0.00	0.00	120.08	27.16	1.63	4.88	5.63	36.54	5.63	10.52	11.95	10.52	3.20
48	15.70	15.70	47526.36	346.74	4.74	14.47	0.00	0.00	0.00	0.00	120.77	27.22	1.63	4.89	6.10	37.53	6.10	11.00	11.96	11.00	3.47
49	15.01	15.01	47600.54	346.74	4.74	14.81	0.00	0.00	0.00	0.00	121.09	27.24	1.63	4.90	6.32	37.97	6.32	11.22	11.97	11.22	3.59
50	14.35	14.35	47612.29	346.74	4.74	14.87	0.00	0.00	0.00	0.00	121.14	27.24	1.63	4.90	6.36	38.04	6.36	11.26	11.97	11.26	3.61
51	13.72	13.72	47580.98	346.74	4.74	14.72	0.00	0.00	0.00	0.00	121.91	27.23	1.63	4.90	6.27	37.86	6.27	10.95	11.97	10.95	3.56
52	13.11	13.11	47520.55	346.74	4.74	14.49	0.00	0.00	0.00	0.00	120.75	27.21	1.63	4.89	6.09	37.49	6.09	10.71	11.98	10.71	3.48
53	12.53	12.53	47440.78	346.73	4.73	14.07	0.00	0.00	0.00	0.00	120.41	27.19	1.63	4.89	5.85	37.01	5.85	10.74	11.95	10.74	3.33
54	11.98	11.98	47348.48	346.72	4.72	13.65	0.00	0.00	0.00	0.00	120.02	27.16	1.63	4.88	5.59	36.44	5.59	10.47	11.94	10.47	3.18
55	11.45	11.45	47248.32	346.72	4.72	13.20	0.00	0.00	0.00	0.00	119.59	27.13	1.63	4.88	5.31	35.82	5.31	10.18	11.93	10.18	3.01
56	10.95	10.95	47143.50	346.71	4.71	12.73	0.00	0.00	0.00	0.00	119.15	27.09	1.62	4.87	5.01	35.15	5.01	9.88	11.92	9.88	2.85
57	10.46	10.46	47036.21	346.70	4.70	12.27	0.00	0.00	0.00	0.00	118.69	27.06	1.62								

60	9.14	9.14	46712.04	346.68	4.68	10.91	0.00	0.00	0.00	0.00	117.31	26.95	1.61	4.84	3.87	32.24	3.87	8.71	11.87	8.71	2.20
61	8.74	8.74	46605.54	346.67	4.67	10.49	0.00	0.00	0.00	0.00	116.86	26.92	1.61	4.84	3.60	31.48	3.60	8.44	11.86	8.44	2.05
62	8.35	8.35	46500.42	346.66	4.66	10.08	0.00	0.00	0.00	0.00	116.41	26.89	1.61	4.83	3.35	30.71	3.35	8.18	11.85	8.18	1.90
63	7.98	7.98	46396.84	346.65	4.65	9.68	0.00	0.00	0.00	0.00	115.97	26.85	1.61	4.82	3.10	29.94	3.10	7.92	11.84	7.92	1.76
64	7.63	7.63	46294.89	346.64	4.64	9.30	0.00	0.00	0.00	0.00	115.54	26.82	1.61	4.82	2.86	29.15	2.86	7.68	11.83	7.68	1.62
65	7.29	7.29	46194.60	346.64	4.64	8.94	0.00	0.00	0.00	0.00	115.12	26.79	1.60	4.81	2.63	28.35	2.63	7.44	11.81	7.44	1.50
66	6.97	6.97	46095.96	346.63	4.63	8.59	0.00	0.00	0.00	0.00	114.70	26.75	1.60	4.80	2.41	27.54	2.41	7.22	11.80	7.22	1.37
67	6.66	6.66	45998.94	346.62	4.62	8.25	0.00	0.00	0.00	0.00	114.29	26.72	1.60	4.80	2.20	26.73	2.20	7.00	11.79	7.00	1.25
68	6.37	6.37	45903.47	346.61	4.61	7.94	0.00	0.00	0.00	0.00	113.88	26.69	1.60	4.79	2.01	25.90	2.01	6.80	11.78	6.80	1.14
69	6.09	6.09	45809.44	346.61	4.61	7.63	0.00	0.00	0.00	0.00	113.49	26.66	1.60	4.79	1.82	25.06	1.82	6.60	11.77	6.60	1.03
70	5.82	5.82	45716.87	346.60	4.60	7.34	0.00	0.00	0.00	0.00	113.09	26.63	1.59	4.78	1.63	24.19	1.63	6.41	11.76	6.41	0.93
71	5.56	5.56	45625.56	346.59	4.59	7.07	0.00	0.00	0.00	0.00	112.71	26.60	1.59	4.77	1.46	23.31	1.46	6.24	11.75	6.24	0.83
72	5.32	5.32	45535.42	346.58	4.58	6.80	0.00	0.00	0.00	0.00	112.33	26.57	1.59	4.77	1.30	22.40	1.30	6.07	11.74	6.07	0.74
73	5.08	5.08	45446.34	346.58	4.58	6.55	0.00	0.00	0.00	0.00	111.95	26.54	1.59	4.76	1.14	21.47	1.14	5.90	11.73	5.90	0.65
74	4.86	4.86	45358.17	346.57	4.57	6.32	0.00	0.00	0.00	0.00	111.58	26.51	1.59	4.76	0.99	20.50	0.99	5.75	11.72	5.75	0.57
75	4.64	4.64	45270.76	346.56	4.56	6.09	0.00	0.00	0.00	0.00	111.21	26.48	1.58	4.75	0.86	19.49	0.86	5.61	11.71	5.61	0.49
76	4.44	4.44	45183.97	346.56	4.56	5.88	0.00	0.00	0.00	0.00	110.84	26.45	1.58	4.74	0.72	18.44	0.72	5.47	11.70	5.47	0.41
77	4.24	4.24	45097.58	346.55	4.55	5.68	0.00	0.00	0.00	0.00	110.48	26.42	1.58	4.74	0.60	17.32	0.60	5.34	11.69	5.34	0.34
78	4.06	4.06	45011.40	346.54	4.54	5.49	0.00	0.00	0.00	0.00	110.11	26.39	1.58	4.73	0.49	16.14	0.49	5.22	11.68	5.22	0.28
79	3.88	3.88	44925.18	346.54	4.54	5.32	0.00	0.00	0.00	0.00	109.75	26.36	1.58	4.73	0.38	14.85	0.38	5.11	11.67	5.11	0.21
80	3.71	3.71	44838.63	346.53	4.53	5.16	0.00	0.00	0.00	0.00	109.38	26.33	1.57	4.72	0.28	13.43	0.28	5.00	11.66	5.00	0.16
81	3.54	3.54	44751.39	346.52	4.52	5.02	0.00	0.00	0.00	0.00	109.01	26.30	1.57	4.72	0.19	11.84	0.19	4.91	11.65	4.91	0.11
82	3.39	3.39	44663.00	346.52	4.52	4.89	0.00	0.00	0.00	0.00	108.64	26.27	1.57	4.71	0.11	9.96	0.11	4.82	11.64	4.82	0.06
83	3.24	3.24	44572.88	346.51	4.51	4.78	0.00	0.00	0.00	0.00	108.26	26.24	1.57	4.70	0.05	7.58	0.05	4.75	11.63	4.75	0.03
84	3.09	3.09	44480.16	346.50	4.50	4.71	0.00	0.00	0.00	0.00	107.87	26.21	1.57	4.70	0.01	3.80	0.01	4.70	11.62	4.70	0.00
85	2.96	2.96	44383.37	346.49	4.49	4.69	0.00	0.00	0.00	0.00	107.46	26.18	1.56	4.69	0.00	0.00	0.00	4.69	11.61	4.69	0.00
86	2.83	2.83	44279.38	346.49	4.49	4.68	0.00	0.00	0.00	0.00	107.03	26.14	1.56	4.68	0.00	0.00	0.00	4.68	11.59	4.68	0.00
87	2.70	2.70	44167.97	346.48	4.48	4.68	0.00	0.00	0.00	0.00	106.56	26.10	1.56	4.68	0.00	0.00	0.00	4.68	11.58	4.68	0.00
88	2.58	2.58	44049.53	346.47	4.47	4.67	0.00	0.00	0.00	0.00	106.06	26.06	1.56	4.67	0.00	0.00	0.00	4.67	11.57	4.67	0.00
89	2.47	2.47	43924.41	346.46	4.46	4.66	0.00	0.00	0.00	0.00	105.53	26.02	1.55	4.66	0.00	0.00	0.00	4.66	11.55	4.66	0.00
90	2.36	2.36	43792.96	346.45	4.45	4.65	0.00	0.00	0.00	0.00	104.98	25.97	1.55	4.65	0.00	0.00	0.00	4.65	11.54	4.65	0.00
91	2.26	2.26	43655.51	346.44	4.44	4.64	0.00	0.00	0.00	0.00	104.40	25.93	1.55	4.64	0.00	0.00	0.00	4.64	11.52	4.64	0.00
92	2.16	2.16	43512.37	346.43	4.43	4.63	0.00	0.00	0.00	0.00	103.80	25.88	1.54	4.63	0.00	0.00	0.00	4.63	11.50	4.63	0.00
93	2.06	2.06	43363.84	346.41	4.41	4.62	0.00	0.00	0.00	0.00	103.18	25.83	1.54	4.62	0.00	0.00	0.00	4.62	11.48	4.62	0.00
94	1.97	1.97	43210.21	346.40	4.40	4.61	0.00	0.00	0.00	0.00	102.53	25.77	1.54	4.61	0.00	0.00	0.00	4.61	11.47	4.61	0.00
95	1.88	1.88	43051.75	346.39	4.39	4.60	0.00	0.00	0.00	0.00	101.87	25.72	1.53	4.60	0.00	0.00	0.00	4.60	11.45	4.60	0.00
96	1.80	1.80	42888.73	346.38	4.38	4.59	0.00	0.00	0.00	0.00	101.19	25.66	1.53	4.59	0.00	0.00	0.00	4.59	11.43	4.59	0.00
97	1.72	1.72	42721.41	346.36	4.36	4.58	0.00	0.00	0.00	0.00	100.49	25.60	1.53	4.58	0.00	0.00	0.00	4.58	11.41	4.58	0.00
98	1.65	1.65	42550.01	346.35	4.35	4.57	0.00	0.00	0.00	0.00	99.77	25.54	1.52	4.57	0.00	0.00	0.00	4.57	11.39	4.57	0.00
99	1.57	1.57	42374.77	346.34	4.34	4.55	0.00	0.00	0.00	0.00	99.04	25.48	1.52	4.55	0.00	0.00	0.00	4.55	11.37	4.55	0.00
100	1.50	1.50	42195.32	346.32	4.32	4.54	0.00	0.00	0.00	0.00	98.29	25.41	1.51	4.54	0.00	0.00	0.00	4.54	11.34	4.54	0.00
101	1.44	1.44	42013.65	346.31	4.31	4.53	0.00	0.00	0.00	0.00	97.53	25.35	1.51	4.53	0.00	0.00	0.00	4.53	11.32	4.53	0.00
102	1.37	1.37	41828.18	346.29	4.29	4.52	0.00	0.00	0.00	0.00	96.76	25.28	1.51	4.52	0.00	0.00	0.00	4.52	11.30	4.52	0.00
103	1.31	1.31	41639.69	346.28	4.28	4.50	0.00	0.00	0.00	0.00	95.98	25.21	1.50	4.50	0.00	0.00	0.00	4.50	11.27	4.50	0.00
104	1.26	1.26	41448.37	346.26	4.26	4.49	0.00	0.00	0.00	0.00	95.18	25.14	1.50	4.49	0.00	0.00	0.00	4.49	11.25	4.49	0.00
105	1.20	1.20	41254.40	346.25	4.25	4.47	0.00	0.00	0.00	0.00	94.38	25.07	1.49	4.47	0.00	0.00	0.00	4.47	11.23	4.47	0.00
106	1.15	1.15	41057.94	346.23	4.23	4.46	0.00	0.00	0.00	0.00	93.56	25.00	1.49	4.46	0.00	0.00	0.00	4.46	11.20	4.46	0.00
107	1.10	1.10	40859.16	346.21	4.21	4.45	0.00	0.00	0.00	0.00	92.74	24.92	1.48	4.45	0.00	0.00	0.00	4.45	11.18	4.45	0.00
108	1.05	1.05	40658.21	346.20	4.20	4.43	0.00	0.00	0.00	0.00	91.91	24.85	1.48	4.43	0.00	0.00	0.00	4.43	11.15	4.43	0.00
109	1.00	1.00	40455.23	346.18	4.18	4.42	0.00	0.00	0.00	0.00	91.07	24.77	1.47	4.42	0.00	0.00	0.00	4.42	11.13	4.42	0.00
110	0.96	0.96	40250.38	346.17	4.17	4.40	0.00	0.00	0.00	0.00	90.22	24.70	1.47	4.40	0.00	0.00	0.00	4.40	11.10	4.40	0.00
111	0.92	0.92	40043.78	346.15	4.15	4.39	0.00	0.00	0.00	0.00	89.37	24.62	1.46	4.39	0.00	0.00	0.00	4.39	11.07	4.39	0.00
112	0.88	0.88	39835.57	346.13	4.13	4.37	0.00	0.00	0.00	0.00	88.52	24.54	1.46	4.37	0.00	0.00	0.00	4.37	11.05	4.37	0.00
113	0.84	0.84	39625.87	346.11	4.11	4.35	0.00	0.00	0.00	0.00	87.65	24.46	1.45	4.35	0.00	0.00	0.00	4.35	11.02	4.35	0.00
114	0.80	0.80	39414.79	346.10	4.10	4.34	0.00	0.00	0.00	0.00	86.79	24.38	1.45	4.34	0.00	0.00	0.00	4.34	10.99	4.34	0.00
115	0.76	0.76	39202.46	346.08	4.08	4.32	0.00	0.00	0.00	0.00	85.92	24.30	1.44	4.32	0.00	0.00	0.00	4.32	10.97	4.32	0.00
116	0.73	0.73	38988.98	346.06	4.06	4.31	0.00	0.00	0.00	0.00	85.04	24.21	1.44	4.31	0.00	0.00	0.00	4.31	10.94	4.31	0.00
117	0.70	0.70	38774.45	346.04	4.04	4.29	0.00	0.00	0.00	0.00	84.17	24.13	1.43	4.29	0.00	0.00	0.00	4.29	10.91	4.29	0.00
118	0.67	0.67	38558.97	346.03	4.03																

Waterworks

Pond Routing





United States
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agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for Moore County, North Carolina



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Custom Soil Resource Report Soil Map



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

Water Features

 Streams and Canals

Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Moore County, North Carolina
Survey Area Data: Version 20, Sep 10, 2018

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 13, 2014—Feb 4, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Bb	Bibb loam, 0 to 2 percent slopes, frequently flooded	2.1	26.2%
CaC	Candor sand, 4 to 12 percent slopes	5.9	73.8%
Totals for Area of Interest		8.0	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

Moore County, North Carolina

Bb—Bibb loam, 0 to 2 percent slopes, frequently flooded

Map Unit Setting

National map unit symbol: 3thx
Elevation: 350 to 660 feet
Mean annual precipitation: 38 to 52 inches
Mean annual air temperature: 61 to 70 degrees F
Frost-free period: 210 to 245 days
Farmland classification: Not prime farmland

Map Unit Composition

Bibb, undrained, and similar soils: 85 percent
Minor components: 4 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Bibb, Undrained

Setting

Landform: Flood plains
Landform position (two-dimensional): Toeslope
Down-slope shape: Concave
Across-slope shape: Linear
Parent material: Sandy and loamy alluvium

Typical profile

A - 0 to 6 inches: sandy loam
Cg1 - 6 to 60 inches: sandy loam
Cg2 - 60 to 80 inches: loamy sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): High (1.98 to 5.95 in/hr)
Depth to water table: About 0 to 12 inches
Frequency of flooding: Frequent
Frequency of ponding: None
Available water storage in profile: Moderate (about 7.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 5w
Hydrologic Soil Group: A/D
Hydric soil rating: Yes

Minor Components

Pelion

Percent of map unit: 4 percent
Landform: Low hills
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Head slope

Down-slope shape: Concave
Across-slope shape: Convex
Hydric soil rating: No

CaC—Candor sand, 4 to 12 percent slopes

Map Unit Setting

National map unit symbol: 3thz
Elevation: 160 to 660 feet
Mean annual precipitation: 38 to 52 inches
Mean annual air temperature: 61 to 70 degrees F
Frost-free period: 210 to 245 days
Farmland classification: Not prime farmland

Map Unit Composition

Candor and similar soils: 85 percent
Minor components: 3 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Candor

Setting

Landform: Low hills
Landform position (two-dimensional): Shoulder
Landform position (three-dimensional): Crest
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Sandy and loamy marine deposits and/or eolian sands

Typical profile

A - 0 to 8 inches: sand
E - 8 to 26 inches: sand
Bt - 26 to 38 inches: loamy sand
E' - 38 to 62 inches: sand
B't - 62 to 80 inches: sandy clay loam

Properties and qualities

Slope: 4 to 12 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Somewhat excessively drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: About 72 to 78 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Very low (about 2.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4s

Custom Soil Resource Report

Hydrologic Soil Group: A

Ecological site: Dry Sandy Backslope Woodland - PROVISIONAL
(F137XY004GA)

Hydric soil rating: No

Minor Components

Bibb, undrained

Percent of map unit: 3 percent

Landform: Flood plains

Landform position (two-dimensional): Toeslope

Down-slope shape: Concave

Across-slope shape: Linear

Hydric soil rating: Yes



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

JAMES H. TROGDON, III
SECRETARY

April 11, 2018

Josh Reinke, PE
Ramey Kemp & Associates, Inc.
5808 Faringdon Place, Suite 100
Raleigh, NC 27609

SUBJECT: Driveway Permit— Access to NC 22
Waterworks Development
Permit # Preliminary

Dear Mr. Reinke,

Thank you for submitting the Traffic Impact Analysis for the subject development. The preliminary site plan and traffic impact analysis have been reviewed by District Staff, Division Staff, and Congestion Management in accordance with the Policy on Street and Driveway Access to North Carolina Highways. We have the following comments for the subject access permit.

NC 22 and Reservoir Park Drive/Site Driveway

- We agree with the TIA recommendation to provide site access via a full movement intersection to align with Reservoir Park Drive and provide one ingress and two egress lanes.
- We agree with the TIA recommendation to provide stop control for the site drive.
- We agree with the TIA recommendation to construct an exclusive northbound right-turn lane on NC 22 with 50 feet of storage and appropriate taper.
- We agree with the TIA recommendation to construct an exclusive southbound left-turn lane on NC 22 with 50 feet of storage and appropriate tapers.
- Provide an internal protected stem with a minimum length of 100 feet for the site driveway.

Mailing Address:
NC DEPARTMENT OF TRANSPORTATION
DIVISION 8-DISTRICT 2
902 N. SANDHILLS BLVD, ABERDEEN, NC

Telephone: (910) 944-7621
Fax: (910) 944-5623
Customer Service: 1-877-368-4968
Website: www.ncdot.gov

Location:
902 N. SANDHILLS BLVD
ABERDEEN, NC 28315

This was recently changed to 75 feet at DOT's request. Also, a left turn lane into Reservoir Park has been added. Kevin Lindsay

NC 22 and Service Driveway

- We agree with the TIA recommendation to provide site access via a full movement intersection and provide one ingress and one egress lane.
- We agree with the TIA recommendation to provide stop control for the service driveway.
- We agree with the TIA recommendation to provide restricted access signage for service vehicles only.
- Provide an internal protected stem with a minimum length of 100 feet for the service driveway.

NC 22 and Airport Road

- Please provide potential roundabout mitigation for the reduction in level of service.

Please incorporate the above comments into your planning. When the above comments have been addressed please submit site plans along with a driveway permit and any necessary encroachment agreements to this office for review. Also, please be aware that future site expansion may result in further roadway improvements being required by the Department. If further information is needed, please advise.

Sincerely,

DocuSigned by:

Travis L. Morgan

BB40D57AAB92443...

Travis L. Morgan, PE
District Engineer

TLM:mer

CC: Brandon Jones, PE
David Willett
Josh Brooks, EI
Chris Kennedy
Brent Lockamy, PE
File

Traffic Impact Analysis Waterworks Development Southern Pines, NC



**TRAFFIC IMPACT
ANALYSIS**

FOR

WATERWORKS DEVELOPMENT

LOCATED

IN

SOUTHERN PINES, NORTH CAROLINA

Prepared For:
Ptah, LLC
795 SW Broad Street
Southern Pines, NC

Prepared By:
Ramey Kemp & Associates, Inc.
5808 Faringdon Place, Suite 100
Raleigh, NC 27609
License #C-0910

February 2018

RKA Project No. 17376



Prepared By: SH

Reviewed By: JR

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TECHNICAL APPENDIX

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Appendix B:	Traffic Counts
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TRAFFIC IMPACT ANALYSIS
WATERWORKS DEVELOPMENT
SOUTHERN PINES, NORTH CAROLINA

1. INTRODUCTION

The contents of this report present the findings of the Traffic Impact Analysis (TIA) conducted for the proposed Waterworks development to be located east of NC 22 and north of Aiken Road in Southern Pines, North Carolina. The purpose of this study is to determine the potential impacts to the surrounding transportation system created by traffic generated by the proposed development, as well as recommend improvements to mitigate the impacts.

The proposed development, anticipated to be completed in 2019, is assumed to consist of the following uses:

- 5,000 sq. ft. of shopping center
- 14,812 sq. ft. of warehousing
- 5,920 sq. ft. high-turnover sit-down restaurant
- 13,500 sq. ft. of office
- 15 single-family homes
- 7 mid-rise residential units (apartments)

The study analyzes traffic conditions during the weekday AM and PM peak hours for the following scenarios:

- Existing (2018) Traffic Conditions
- Background (2019) Traffic Conditions
- Combined (2019) Traffic Conditions
- Combined (2028) Traffic Conditions – Per Town’s UDO
- Combined (2038) Traffic Conditions – Per Town’s UDO

1.1. Site Location and Study Area

The development is proposed to be located east of NC 22 and north of Aiken Road in Southern Pines, North Carolina. Refer to Figure 1 for the site location map.

The study area for the TIA was determined through coordination with the North Carolina Department of Transportation (NCDOT) and the Town of Southern Pines (Town) and consists of the following existing intersections:

- NC 22 and Airport Road
- NC 22 and Olivetree Lane
- NC 22 and Mill Creek Road
- Mill Creek Road and Poverty Hill Circle
- NC 22 and Fen Court
- NC 22 and Reservoir Park Drive
- NC 22 and Aiken Road
- NC 22 and Pee Dee Road

1.2. Proposed Land Use and Site Access

The proposed development, anticipated to be completed in 2019, is assumed to consist of the following uses:

- 5,000 sq. ft. of shopping center
- 14,812 sq. ft. of warehousing
- 5,920 sq. ft. high-turnover sit-down restaurant
- 13,500 sq. ft. of office
- 15 single-family homes
- 7 mid-rise residential units

Site access is proposed via two full movement intersections on NC 22. It should be noted the northern site drive will be utilized as a service driveway and the southern site drive will align with the existing roadway of Reservoir Park Drive. Refer to Figure 2 for a copy of the preliminary site plan.

1.3. Adjacent Land Uses

The proposed development is located in an area consisting primarily of undeveloped land and residential development. It should be noted the existing office building on-site will be renovated to be incorporated in the development.

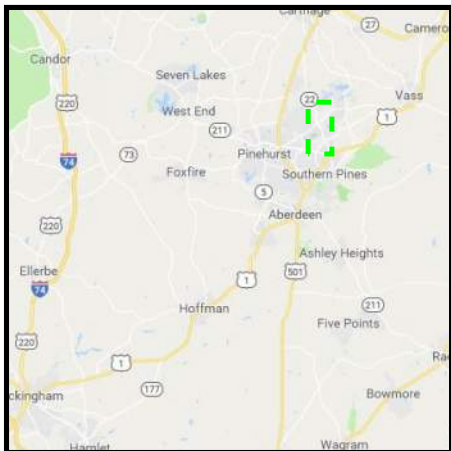
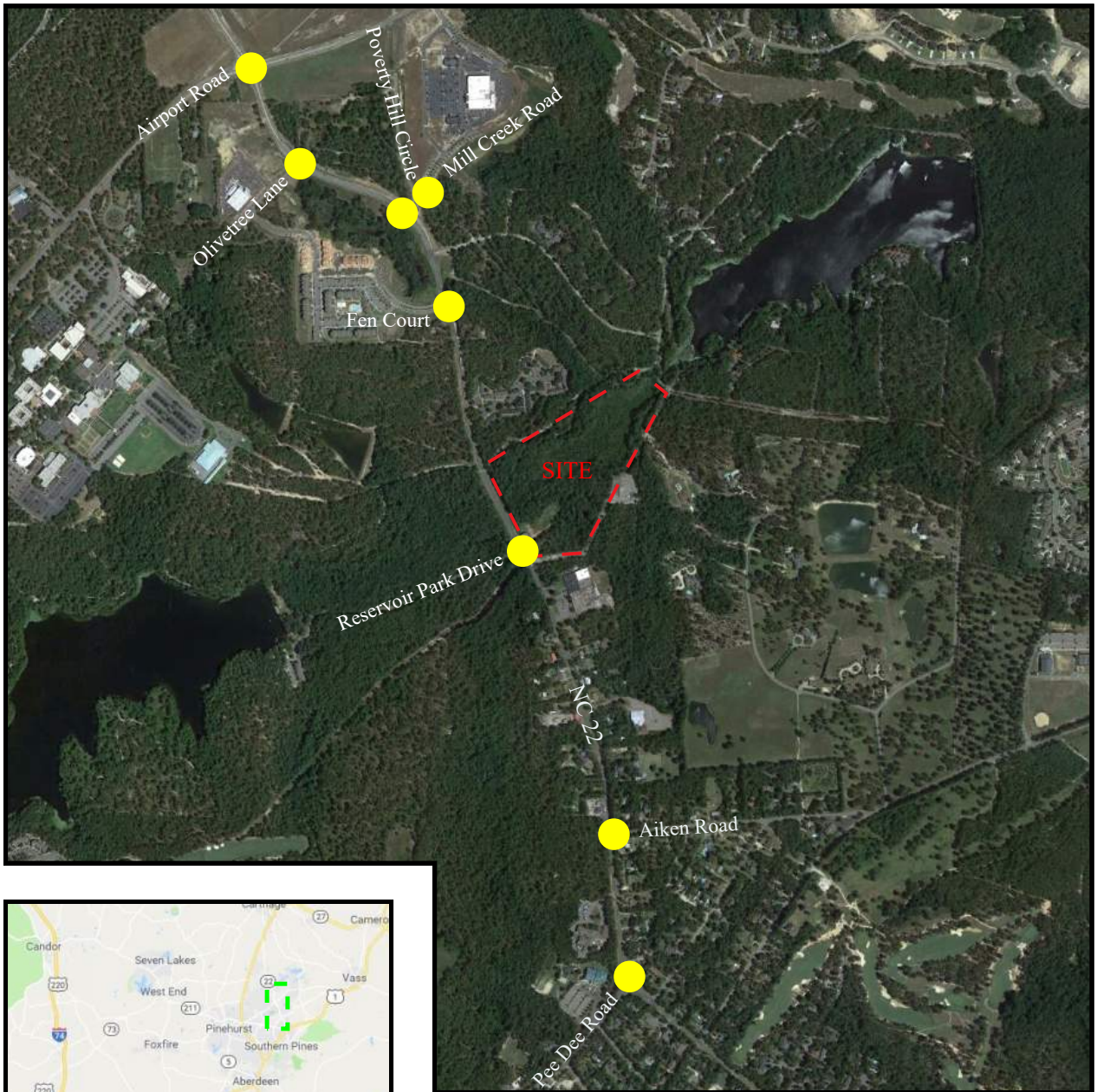
1.4. Existing Roadways

Existing lane configurations (number of traffic lanes on each intersection approach), lane widths, storage capacities, and other intersection and roadway information was collected through field reconnaissance by Ramey Kemp & Associates, Inc. (RKA). Table 1 provides a summary of the field data collected. Refer to Figure 3 for an illustration of the existing lane configurations within the study area.

Table 1: Existing Roadway Inventory

Road Name	Route Number	Speed Limit	Maintained By	AADT (vpd)
Central Drive	NC 22	45 mph	NCDOT	8,000
Airport Road	SR 1843	45 mph	NCDOT	6,000
Olivetree Lane	N/A	25 mph (assumed)	Private Entity	900*
Mill Creek Road	N/A	20 mph	Private Entity	1,500*
Poverty Hill Circle	SR 1953	25 mph (assumed)	NCDOT	100*
Fen Court	N/A	15 mph	Private Entity	300*
Reservoir Park Drive	N/A	20 mph	Private Entity	40*
Aiken Road	SR 1853	35 mph	NCDOT	2,800
Pee Dee Road	SR 1848	35 mph	NCDOT	4,000

* ADT based on the traffic counts from 2018 and assuming the weekday PM peak hour volume is 10% of the average daily traffic.



LEGEND

- Proposed Site Location
- Study Intersection
- Study Area

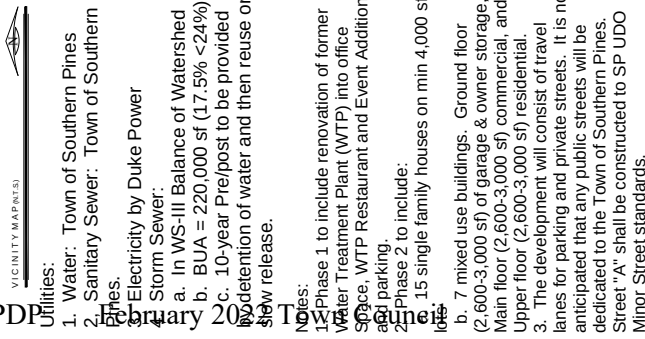


Waterworks Development
Southern Pines, NC

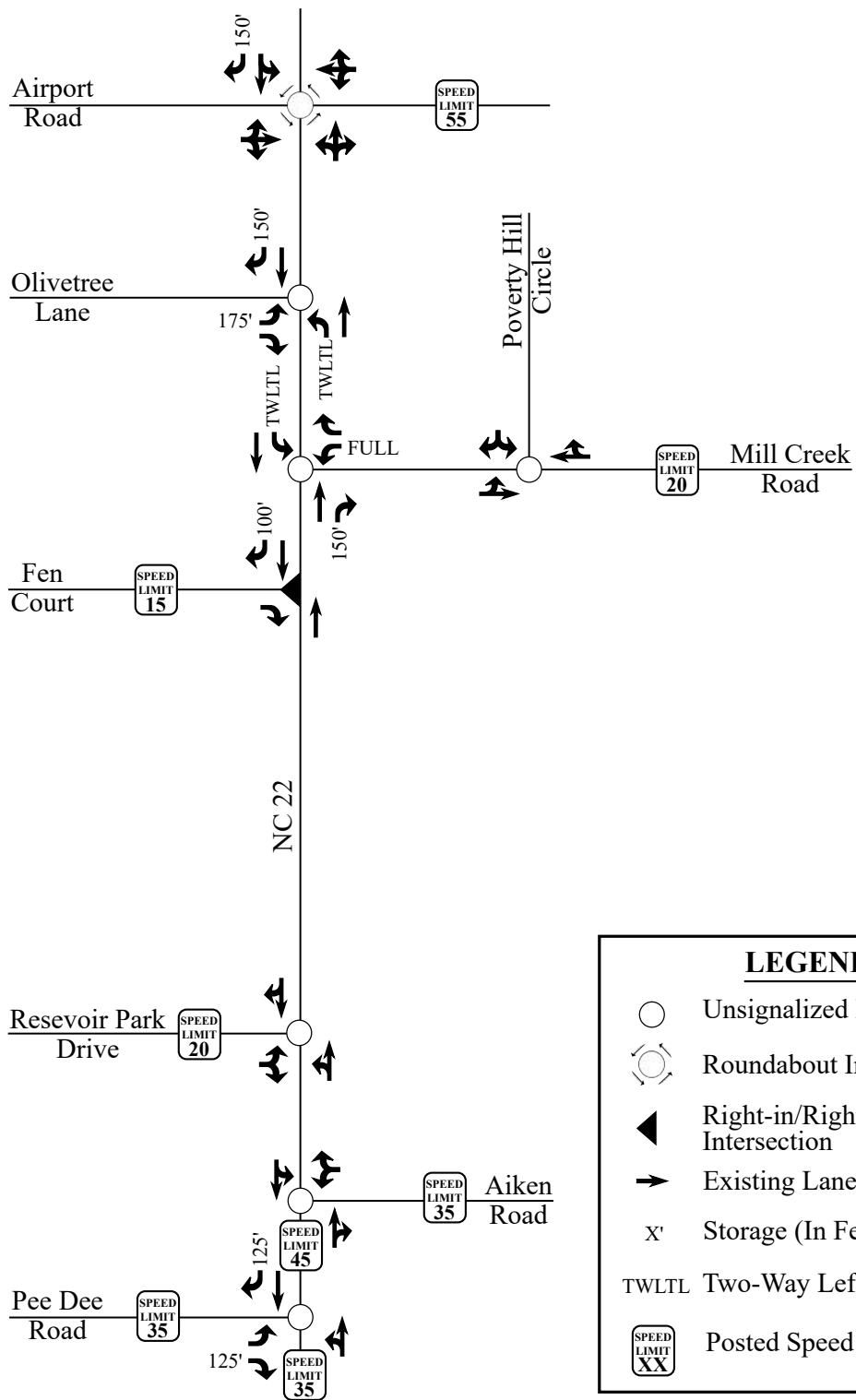
Site Location Map

Scale: Not to Scale

Figure 1



Description	Area	Provided (ac)	%
Water Plant Site	28.79		
Required 20% Open Space	5.76	19.99	69%
Required 10% Usable Open Space	2.88	19.99	69%
Dry Upland and Open Space		5.45	19%



Waterworks Development Southern Pines, NC

Existing
Lane Configurations

Scale: Not to Scale

Figure 3

2. EXISTING (2018) PEAK HOUR CONDITIONS

2.1. Existing (2018) Peak Hour Traffic

Existing peak hour traffic volumes were determined based on traffic counts conducted at the study intersections listed below, in January 2018 by RKA during a typical weekday AM (7:00 AM – 9:00 AM) and PM (4:00 PM – 6:00 PM) peak periods:

- NC 22 and Olivetree Lane
- NC 22 and Mill Creek Road (PM Only)
- NC 22 and Fen Court (PM Only)
- NC 22 and Reservoir Park Drive (PM Only)
- NC 22 and Pee Dee Road

The following study intersection traffic counts were taken from the adjacent development TIA, Advanced Career Center. These counts were taken in September 2016 by RKA during a typical weekday AM (7:00 AM – 9:00 AM) peak period:

- NC 22 and Mill Creek Road
- NC 22 and Fen Court
- NC 22 and Reservoir Park Drive

The following study intersection traffic counts were taken from the adjacent development TIA, Knollwood School. These counts were taken in October 2016 by NDS during a typical weekday AM (7:00 AM – 9:00 AM) and PM (4:00 PM – 6:00 PM) peak periods:

- NC 22 and Aiken Road

The following study intersection traffic counts were taken from the adjacent development TIA, Ravensbrook Residential. These counts were taken in June 2017 by J.M. Teague Engineering and Planning during a typical weekday AM (7:00 AM – 9:00 AM) and PM (4:00 PM – 6:00 PM) peak periods:

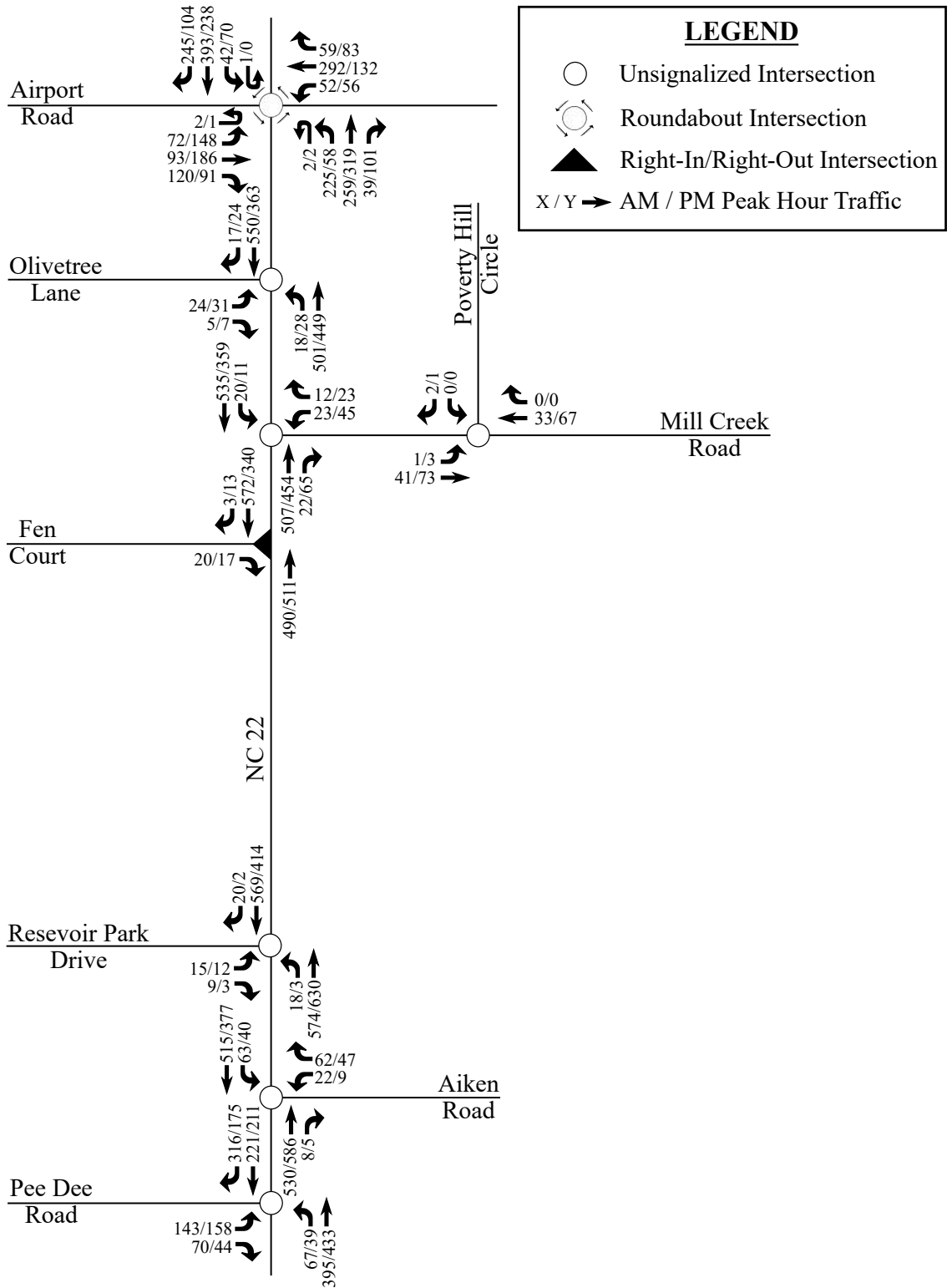
- NC 22 and Airport Road

Traffic volumes utilized from the year 2016 or 2017 were grown at an annual rate of 2% to generate projected (2018) weekday AM and PM peak hour traffic volumes. Additionally, traffic volumes were balanced between study intersections, where appropriate. It should be

noted that traffic counts were not conducted at the intersection of Mill Creek Road and Poverty Hill Circle and a conservative trip generation for four (4) single-family homes was utilized and distributed to the turning movements. Refer to Figure 4 for existing (2018) weekday AM and PM peak hour traffic volumes. A copy of the count data and trip generation calculations is located in Appendix A of this report.

2.2. Analysis of Existing (2018) Peak Hour Traffic

The existing (2018) weekday AM and PM peak hour traffic volumes were analyzed to determine the current levels of service at the study intersections under existing roadway conditions. The results of the analysis are presented in Section 7 of this report.



Waterworks Development Southern Pines, NC

Existing (2018)
Peak Hour Traffic

Scale: Not to Scale

Figure 4

3. BACKGROUND (2019) PEAK HOUR CONDITIONS

In order to account for growth of traffic and subsequent traffic conditions at a future year, background traffic projections are needed. Background traffic is the component of traffic due to the growth of the community and surrounding area that is anticipated to occur regardless of whether or not the proposed development is constructed. Background traffic is comprised of existing traffic growth within the study area and additional traffic created as a result of adjacent approved developments.

3.1. Ambient Traffic Growth

Through coordination with the Town and NCDOT, it was determined that an annual growth rate of 2% would be used to generate projected (2019) weekday AM and PM peak hour traffic volumes. Through coordination with the Town, it was determined that an annual growth rate of 1% would be used to project the existing traffic volumes to the future years 2028 and 2038. Due to the unknown nature of the surrounding area in the next twenty years, a 1% growth rate would provide a conservative estimate of background traffic growth for the future years 2028 and 2038. Refer to Figure 5 for projected (2019) peak hour traffic.

3.2. Adjacent Development Traffic

Through coordination with the Town, several developments were identified to be included as an adjacent development in this study. The traffic generated by these proposed adjacent developments is in addition to the growth rate discussed in Section 3.1.

Knollwood is a proposed elementary school development that will have a maximum enrollment capacity of 800 student and serve grades K-5. The development is proposed to be located on the south side of Camp Easter Road in Southern Pines, NC and is expected to be built out by 2019. It should be noted the site trips were distributed at the intersection of NC 22 and Airport Road based on the approved site trip distribution for the Advanced Career Center adjacent development.

Ravensbrook is a proposed residential development to consist of 100 single-family homes. The development is proposed to be located along Waynor Road in Southern Pines, NC and is expected to be built out by 2020.

Advanced Career Center is a proposed school development that will have approximately 400 students attending one AM shift and one PM shift, for a total capacity of 800 students per day. The development is proposed to be located west of NC 22 and north of Reservoir Park Drive in Southern Pines, NC and is expected to be built out by 2019.

Adjacent development trips are shown in Figure 6. Adjacent development information can be found in Appendix C.

3.3. Future Roadway Improvements

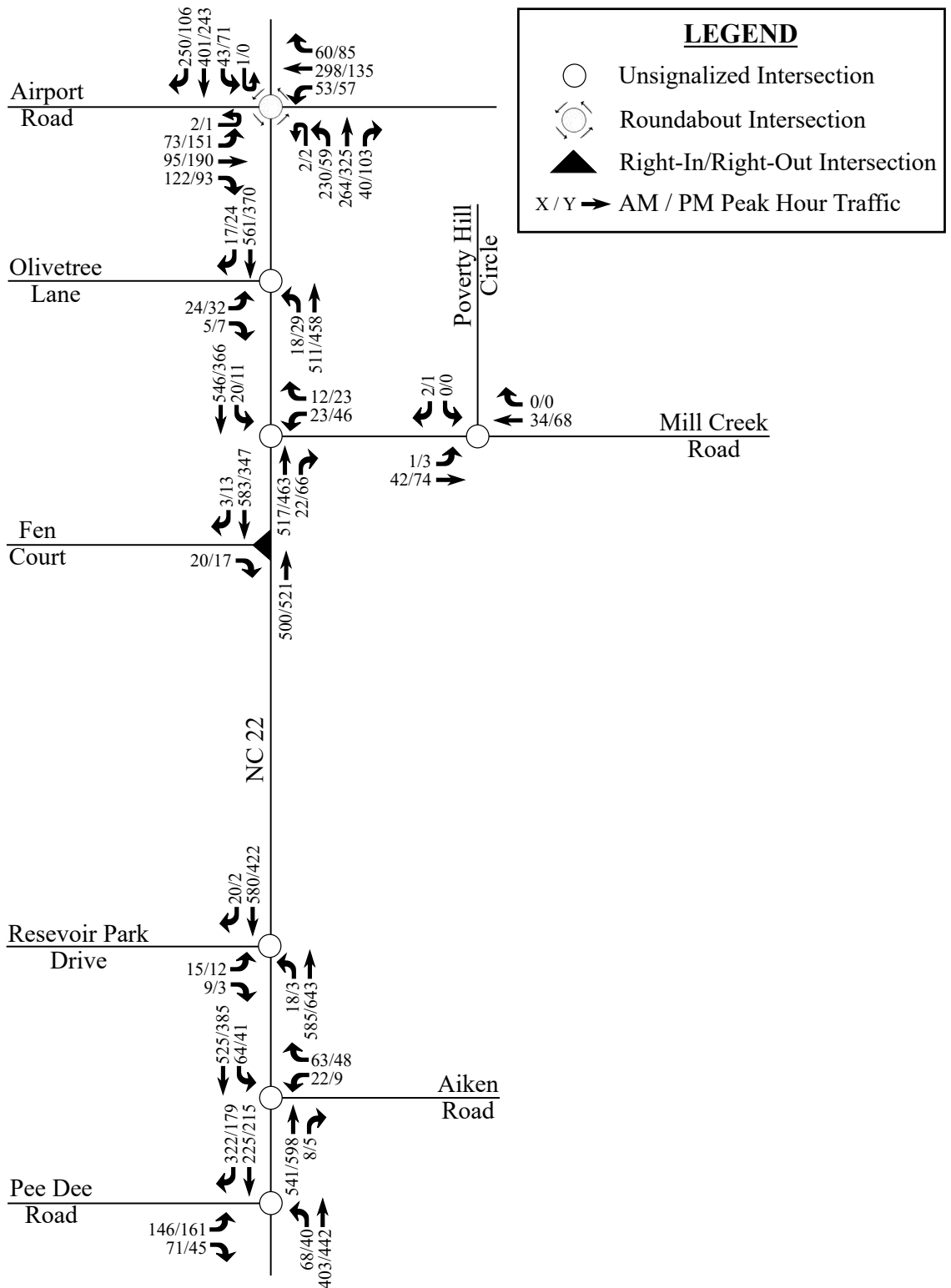
Based on coordination with the NCDOT and the Town, it was determined there were no future roadway improvements to consider with this study.

3.4. Background (2019, 2028, 2038) Peak Hour Traffic Volumes

The background (2019, 2028, and 2038) traffic volumes were determined by projecting the existing (2018) peak hour traffic to the future years. Refer to Figures 7-9 for an illustration of the background (2019, 2028, and 2038) peak hour traffic volumes at the study intersections.

3.5. Analysis of Background (2019) Peak Hour Traffic Conditions

The background (2019) AM and PM peak hour traffic volumes at the study intersections were analyzed with future geometric roadway conditions and traffic control. The analysis results are presented in Section 7 of this report.

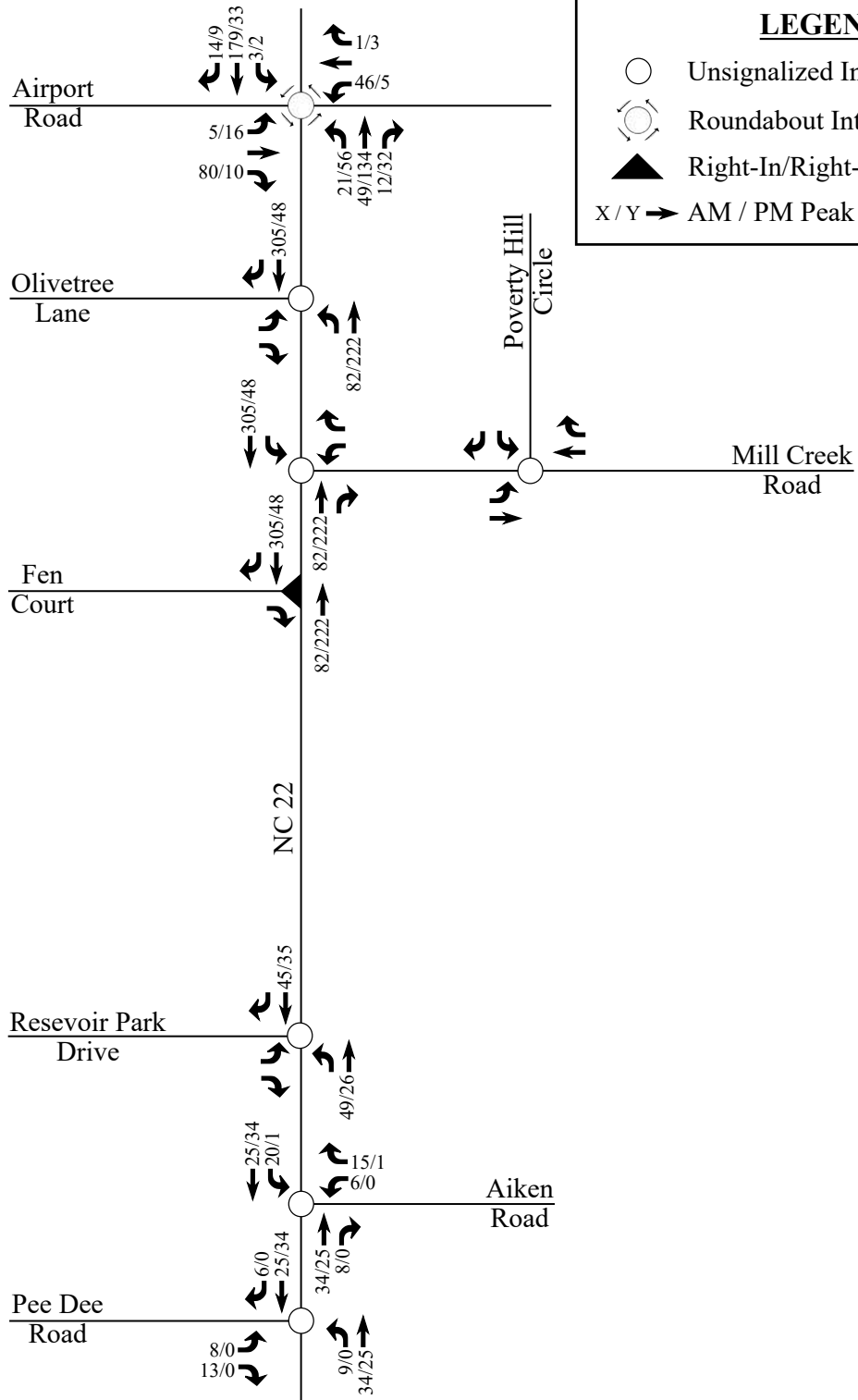


Waterworks Development
Southern Pines, NC

Projected (2019)
Peak Hour Traffic

Scale: Not to Scale

Figure 5

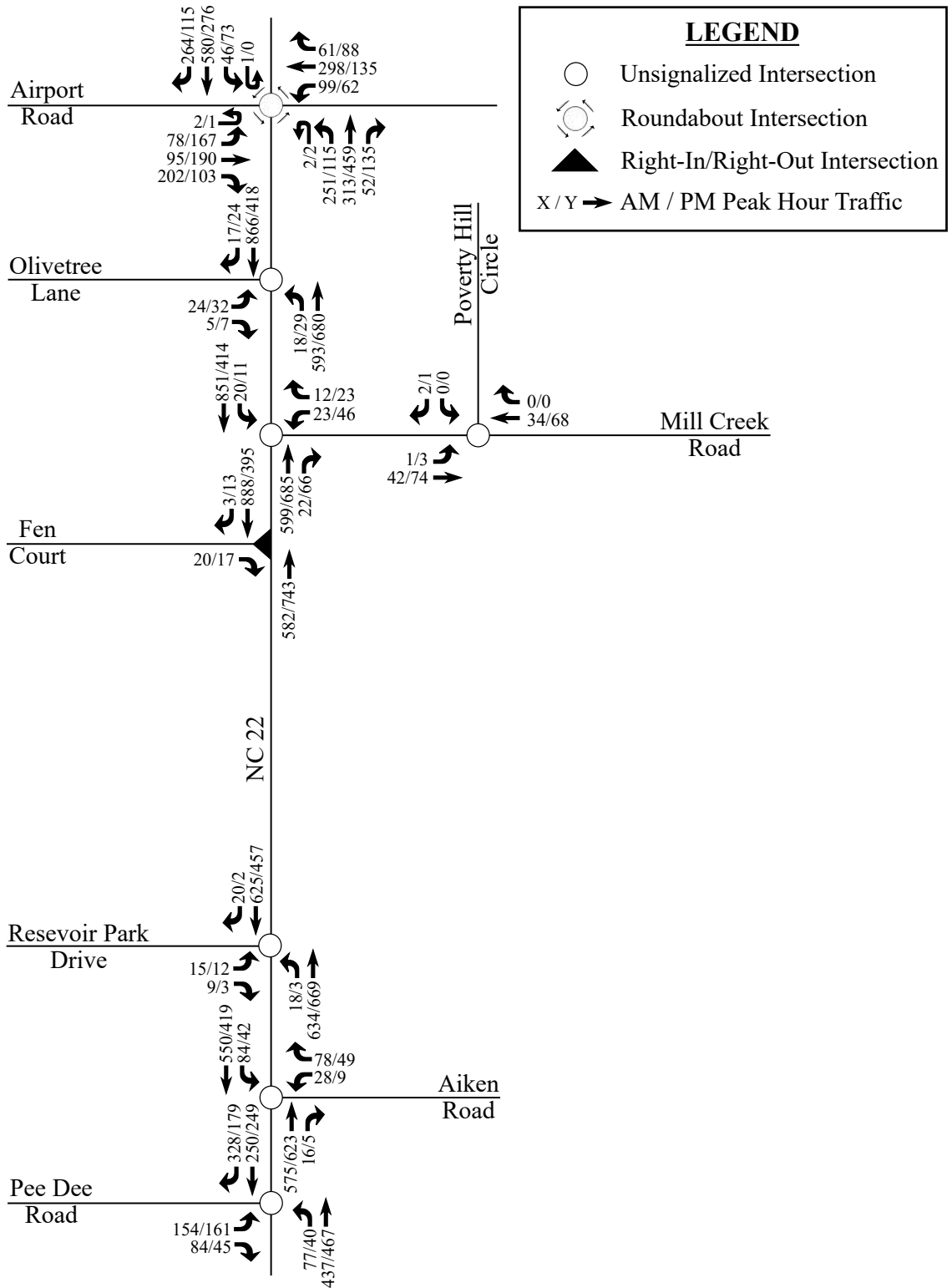


Waterworks Development Southern Pines, NC

Peak Hour Adjacent
Development Trips

Scale: Not to Scale

Figure 6

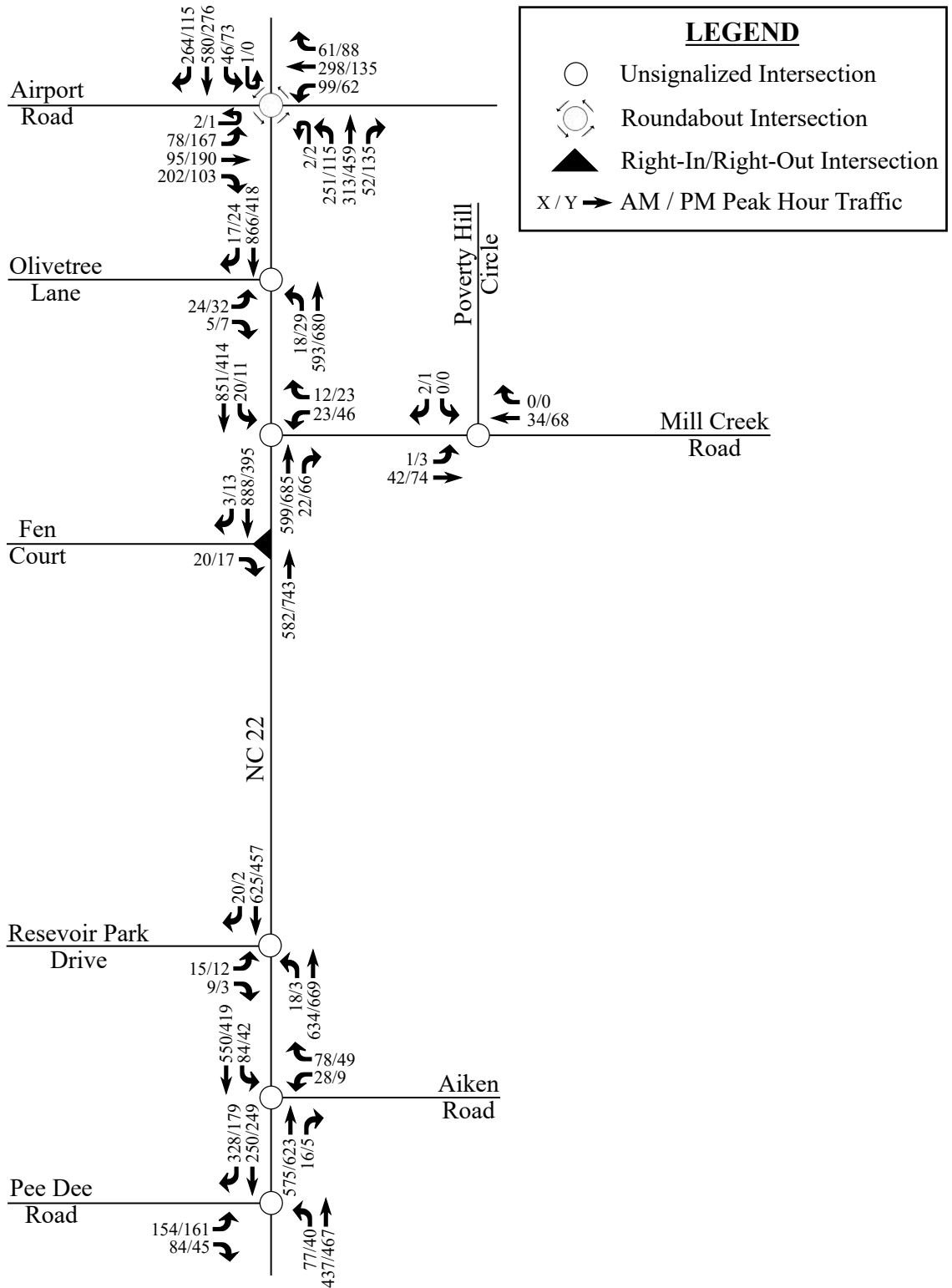


Waterworks Development Southern Pines, NC

Background (2019)
Peak Hour Traffic

Scale: Not to Scale

Figure 7

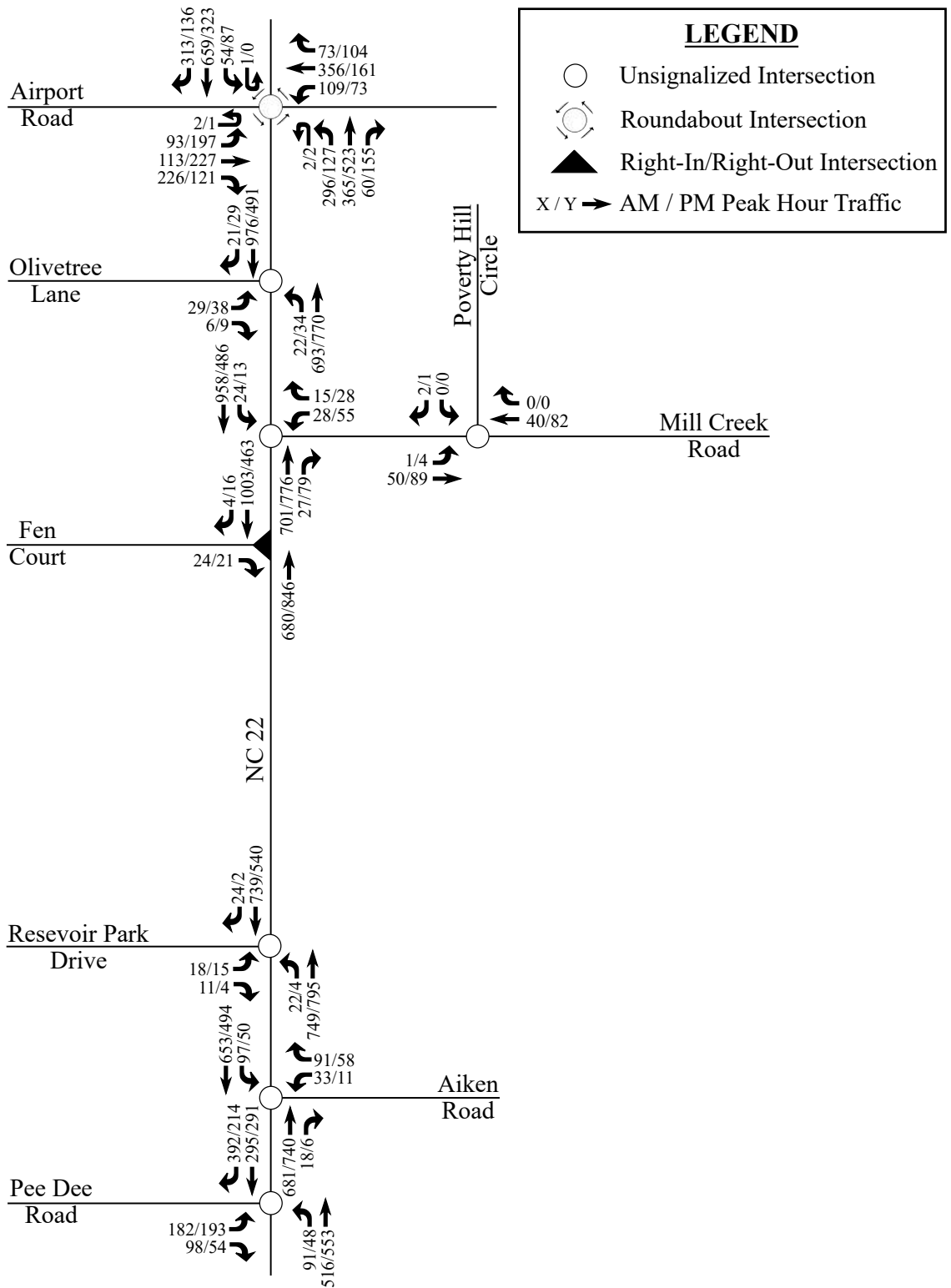


Waterworks Development Southern Pines, NC

Background (2028)
Peak Hour Traffic

Scale: Not to Scale

Figure 8



Waterworks Development Southern Pines, NC

Background (2038)
Peak Hour Traffic

Scale: Not to Scale

Figure 9

4. SITE TRIP GENERATION AND DISTRIBUTION

4.1. Trip Generation

The proposed development is assumed to consist of approximately 15 single-family homes, 7 mid-rise residential units (apartments), 14,812 s.f. of warehousing, 13,500 s.f. of office, 5,000 s.f. of retail, and a 5,920 sq. ft. high-turnover sit-down restaurant. Average weekday daily, AM peak hour, and PM peak hour trips for the proposed development were estimated using methodology contained within the *ITE Trip Generation Manual*, 10th Edition. Table 2 provides a summary of the trip generation potential for the site.

Table 2: Trip Generation Summary

Land Use (ITE Code)	Intensity	Daily Traffic (vpd)	AM Peak Hour Trips (vph)		PM Peak Hour Trips (vph)	
			Enter	Exit	Enter	Exit
Warehousing (150)	14,812 s.f.	30	2	1	2	1
Single Family Detached (210)	15 units	150	3	8	9	6
Mid-Rise Residential (221)	7 units	60	1	2	3	1
Office (710)	13,500 s.f.	160	34	5	3	14
Shopping Center (820)	5,000 s.f.	790	3 ¹	2 ¹	28	31
High-Turnover Sit-Down Restaurant (932)	5,920 s.f.	670	47	36	54	49
Total Trips (Before Internal Capture)		1,860	90	54	99	102
<i>Internal Capture (10% PM)</i>			--	--	-9	-10
Total External Trips			90	54	90	92
<i>Shopping Center Pass-By Trips (34% PM)</i>			--	--	-9	-9
<i>High-Turnover Sit-Down Restaurant (43% PM)</i>			--	--	-20	-20
Total Primary Trips			90	54	61	63

¹ Rates were utilized instead of equations to accurately depict the anticipated trip generation. Due to the size of the shopping center, utilizing the equation overestimates the anticipated trip generation by approximately 150 site trips.

It is estimated that the proposed development will generate approximately 1,860 total site trips on the roadway network during a typical 24-hour weekday period. Of the daily traffic volume, it is anticipated that 144 trips (90 entering and 54 exiting) will occur during the AM peak hour and 201 trips (99 entering and 102 exiting) will occur during the PM peak hour.

Internal capture of trips between the office, residential, and retail uses was considered in this study. Internal capture is the consideration for trips that will be made within the site between different land uses, so the vehicle technically never leaves the internal site but can still be considered as a trip to that specific land use. Internal capture typically only considers trips between residential, office, and retail/restaurant land uses. Based on ITE 9th Edition methodology, a PM peak hour internal capture rate of 11% was calculated. To be conservative, a PM peak hour internal capture rate of 10% was utilized. The internal capture reductions are expected to account for approximately 19 trips (9 entering and 10 exiting) during the PM peak hour.

Pass-by trips were also taken into consideration in this study. Pass-by trips are made by the traffic already using the adjacent roadway, entering the site as an intermediate stop on their way to another destination. Pass-by percentages are applied to site trips after adjustments for internal capture. Pass-by trips are expected to account for approximately 58 trips (29 entering and 29 exiting) during the weekday PM peak hour. It should be noted that the pass-by trips were balanced, as it is likely that these trips would enter and exit in the same hour. The reduction due to pass-by trips was calculated after the reduction due to internal capture was considered.

The total primary site trips are the calculated site trips after the reduction for internal capture and pass-by trips. Primary site trips are expected to generate approximately 144 trips (90 entering and 54 exiting) during the AM peak hour and 124 trips (61 entering and 63 exiting) will occur during the PM peak hour.

4.2. Site Trip Distribution and Assignment

Trip distribution percentages used in assigning site traffic for this development were estimated based on a combination of existing traffic patterns, population centers adjacent to the study area, and engineering judgment. It is estimated that trips will be distributed as follows:

Residential Site Trip Distribution:

- 25% to/from the south via NC 22
- 20% to/from the north via NC 22
- 15% to/from the east via Airport Road
- 15% to/from the west via Airport Road
- 15% to/from the west via Pee Dee Road
- 10% to/from the east via Aiken Road

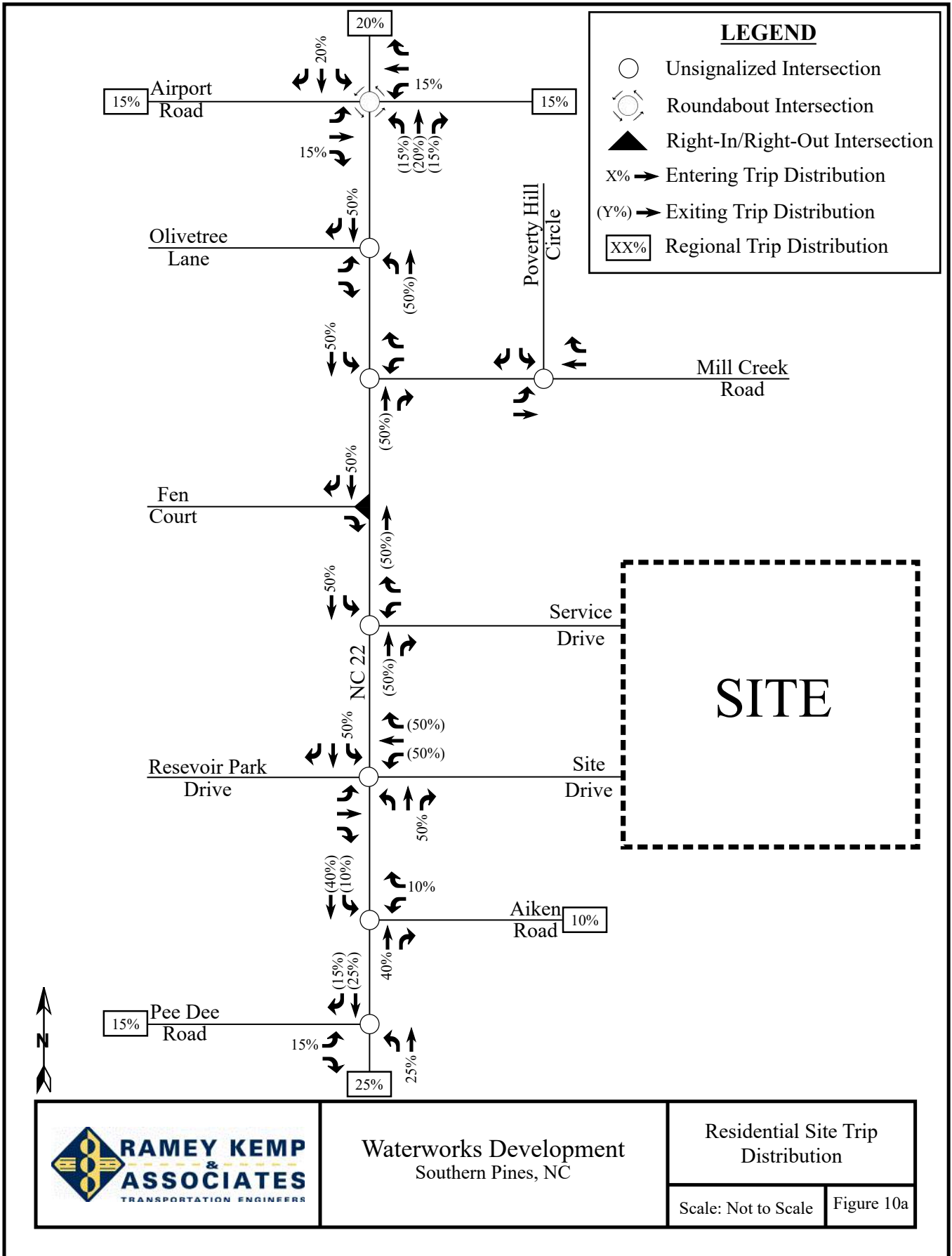
Retail / Office Site Trip Distribution:

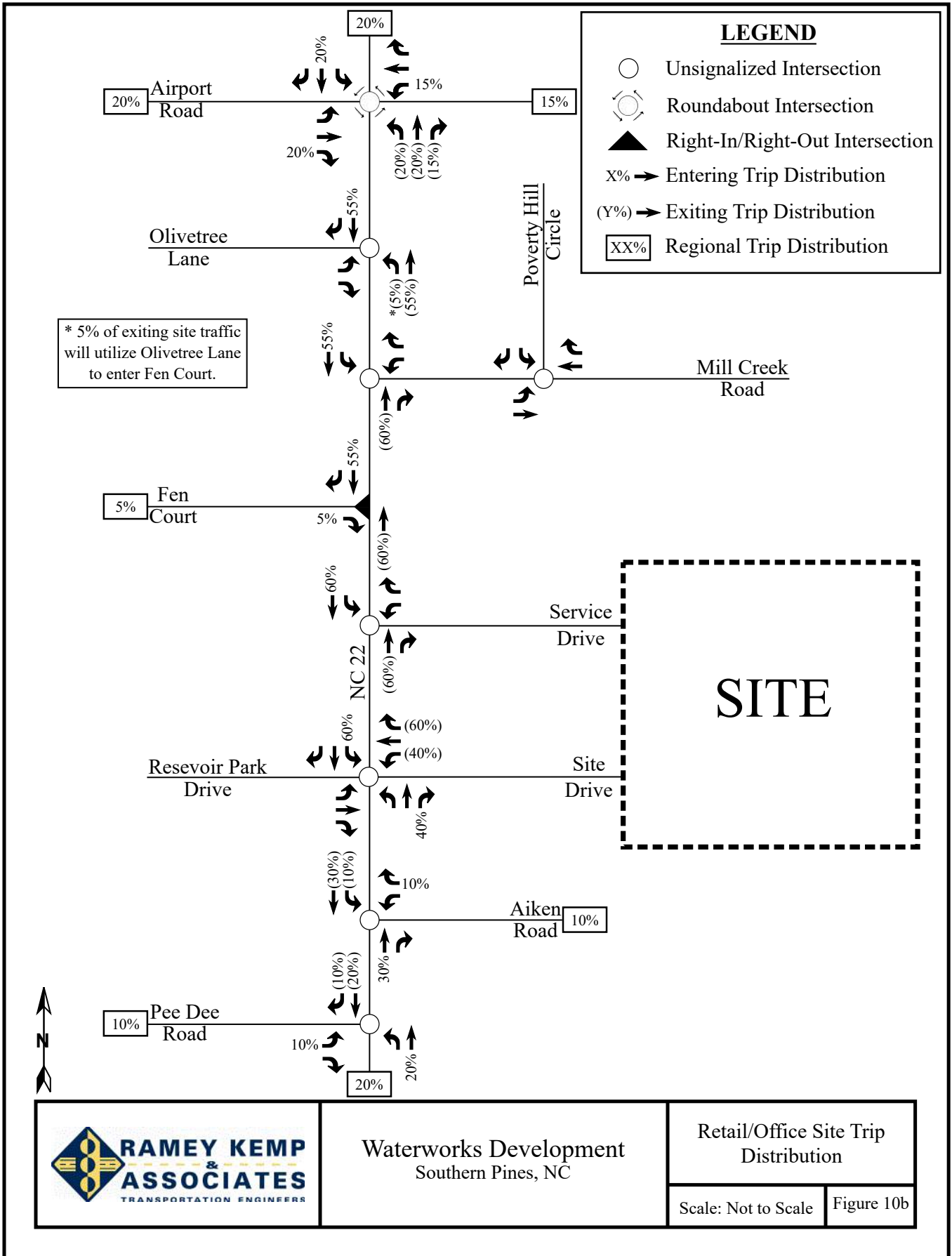
- 20% to/from the north via NC 22
- 20% to/from the south via NC 22
- 20% to/from the west via Airport Road
- 15% to/from the east via Airport Road
- 10% to/from the west via Pee Dee Road
- 10% to/from the east via Aiken Road
- 5% to/from the west via Fen Court and Olivetree Lane

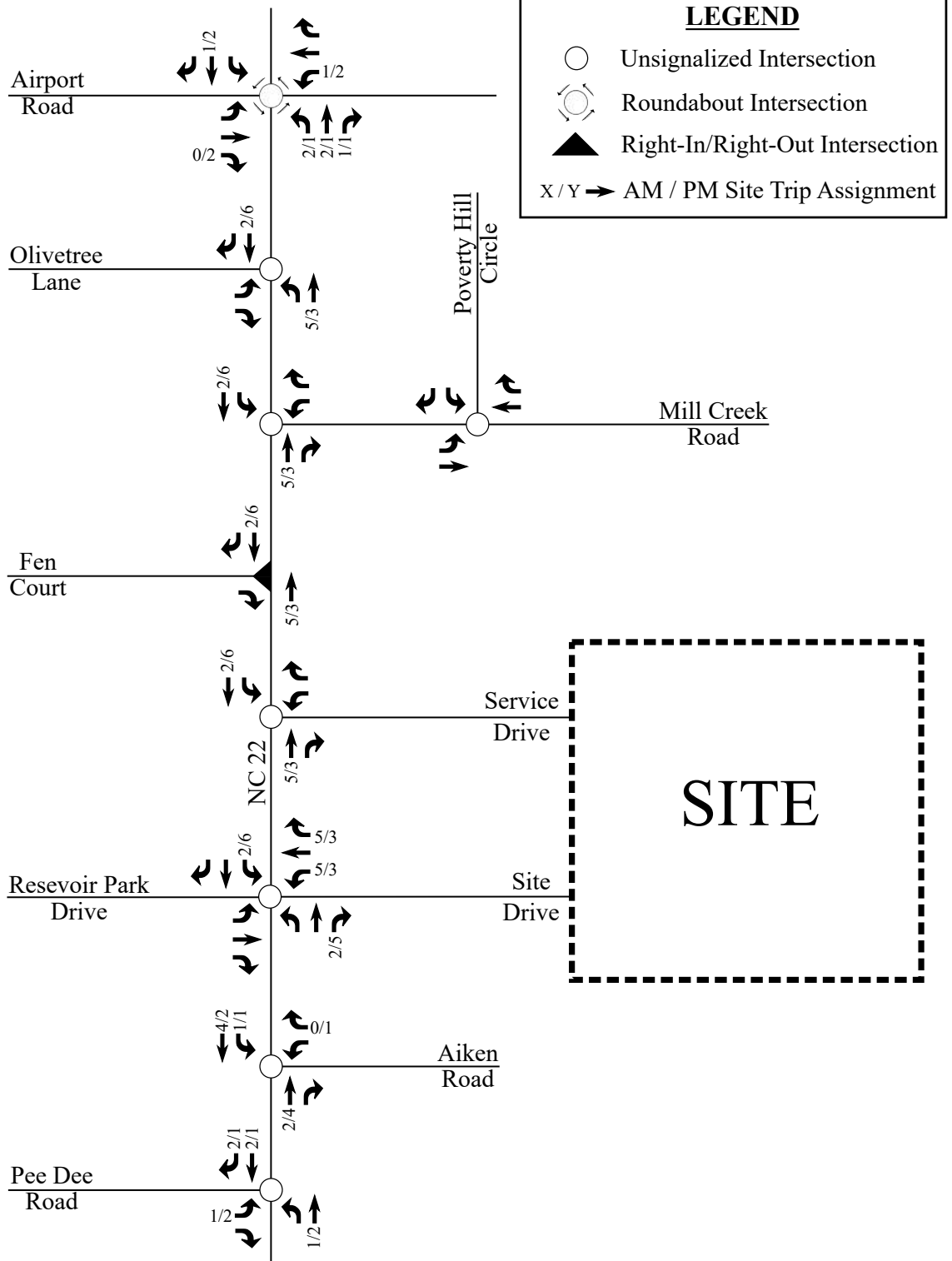
The site trip distribution is shown in Figure 10. Refer to Figure 11a for the residential site trip assignment, Figure 11b for the retail site trip assignment, and Figure 11c for the office site trip assignment.

The pass-by site trips were distributed based on existing traffic patterns with consideration given to the proposed driveway access and site layout. Refer to Figure 12 for the PM pass-by site trip distribution. Pass-by site trips are shown in Figure 13.

The total site trips were determined by adding the primary site trips and the pass-by site trips. Refer to Figure 14 for the total peak hour site trips at the study intersections.





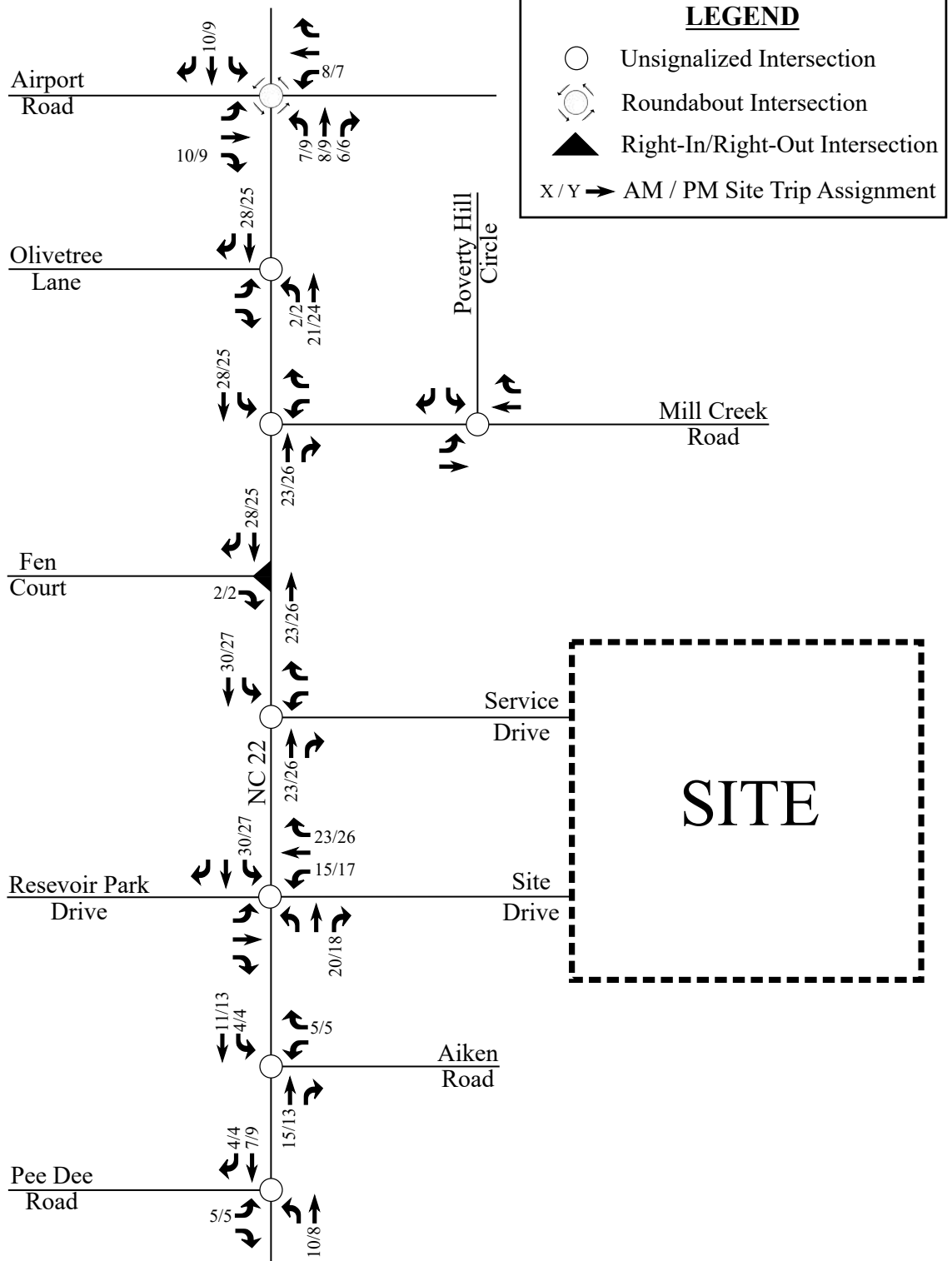


Waterworks Development
Southern Pines, NC

Residential Site
Trip Assignment

Scale: Not to Scale

Figure 11a

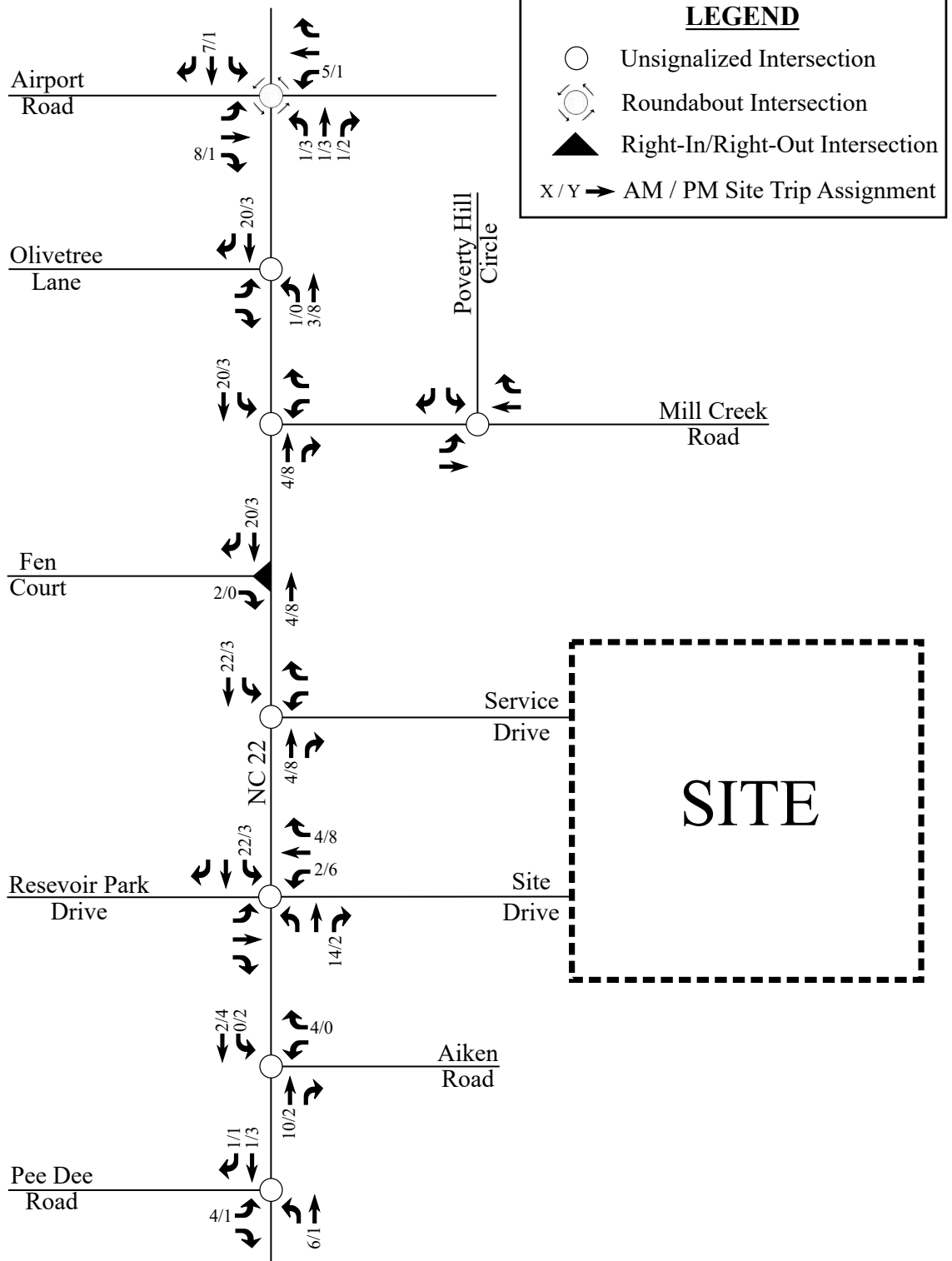


Waterworks Development
Southern Pines, NC

Retail Site
Trip Assignment

Scale: Not to Scale

Figure 11b

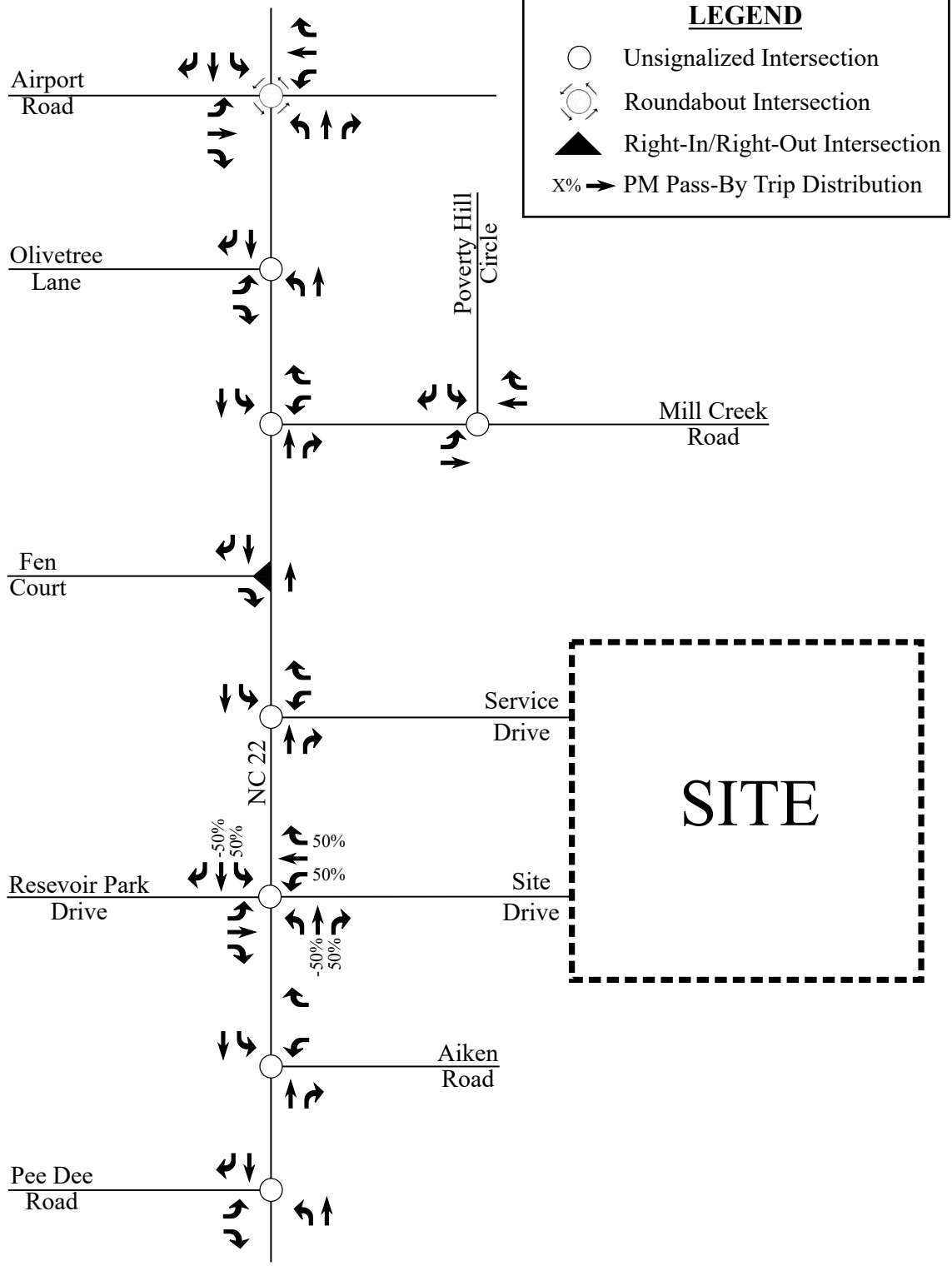


Waterworks Development
Southern Pines, NC

Office Site
Trip Assignment

Scale: Not to Scale

Figure 11c

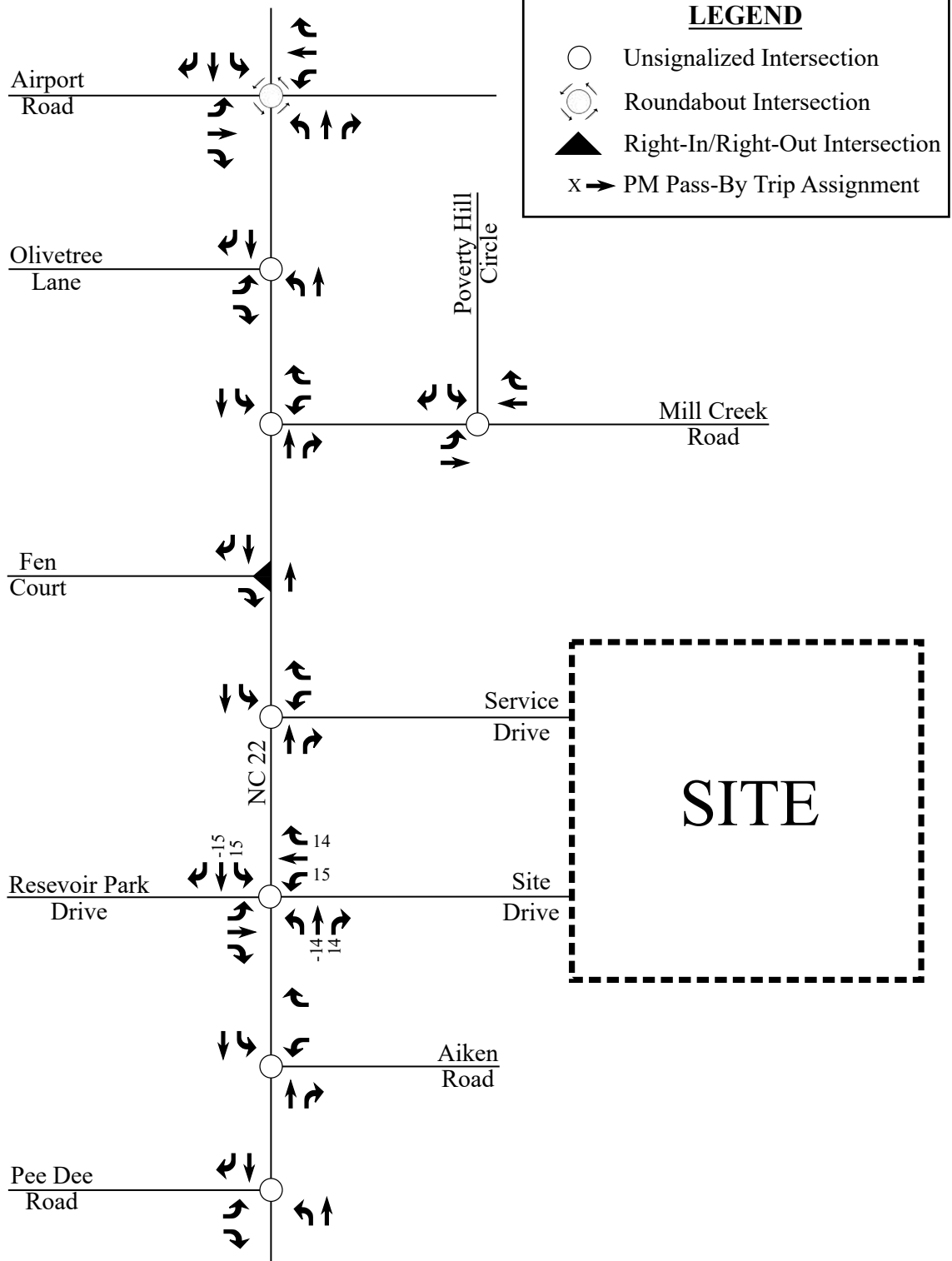


Waterworks Development
Southern Pines, NC

PM Pass-By
Trip Distribution

Scale: Not to Scale

Figure 12

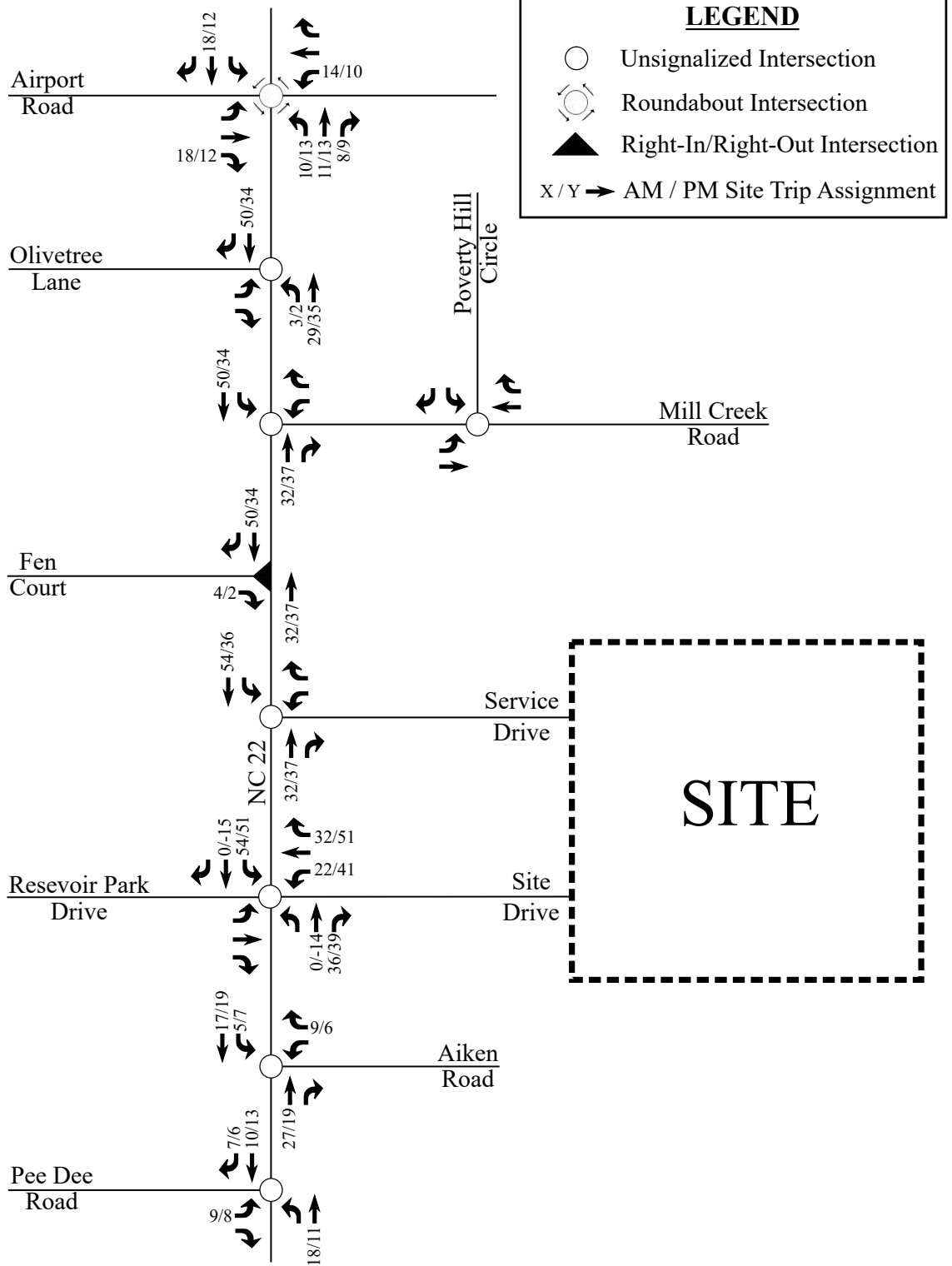


Waterworks Development
Southern Pines, NC

PM Pass-By
Trip Assignment

Scale: Not to Scale

Figure 13



Waterworks Development
Southern Pines, NC

Total Site
Trip Assignment

Scale: Not to Scale

Figure 14

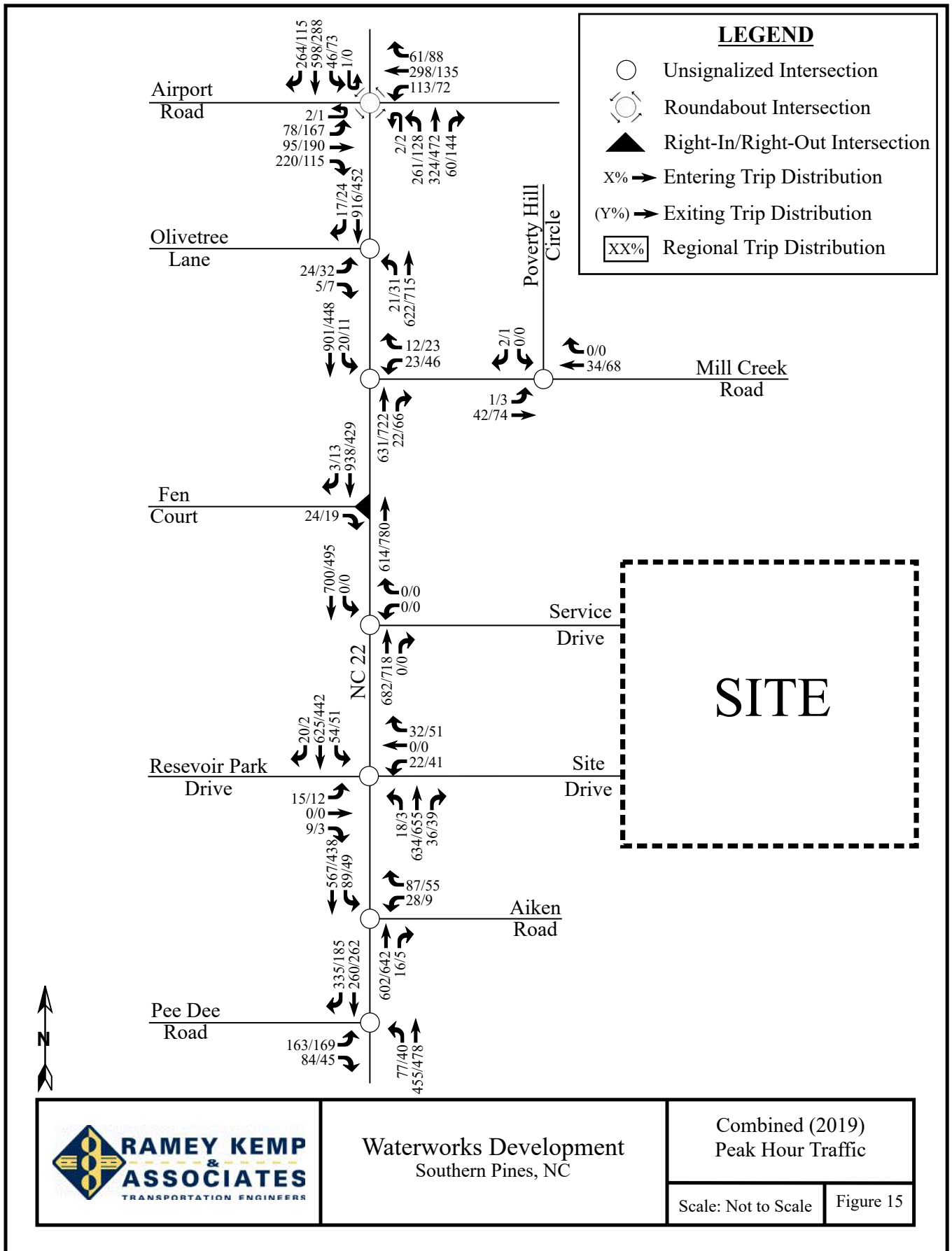
5. COMBINED (2019) TRAFFIC CONDITIONS

5.1. Combined (2019) Peak Hour Traffic Volumes

To estimate traffic conditions with the site fully built-out, the total site trips were added to the background (2019) traffic volumes to determine the combined (2019) traffic volumes. Refer to Figure 15 for an illustration of the combined (2019) peak hour traffic volumes with the proposed site fully developed.

5.2. Analysis of Combined (2019) Peak Hour Traffic

Study intersections were analyzed with the combined (2019) traffic volumes using the same methodology previously discussed for existing and background traffic conditions. Intersections were analyzed with improvements necessary to accommodate future traffic volumes. The results of the capacity analysis for each intersection are presented in Section 7 of this report.



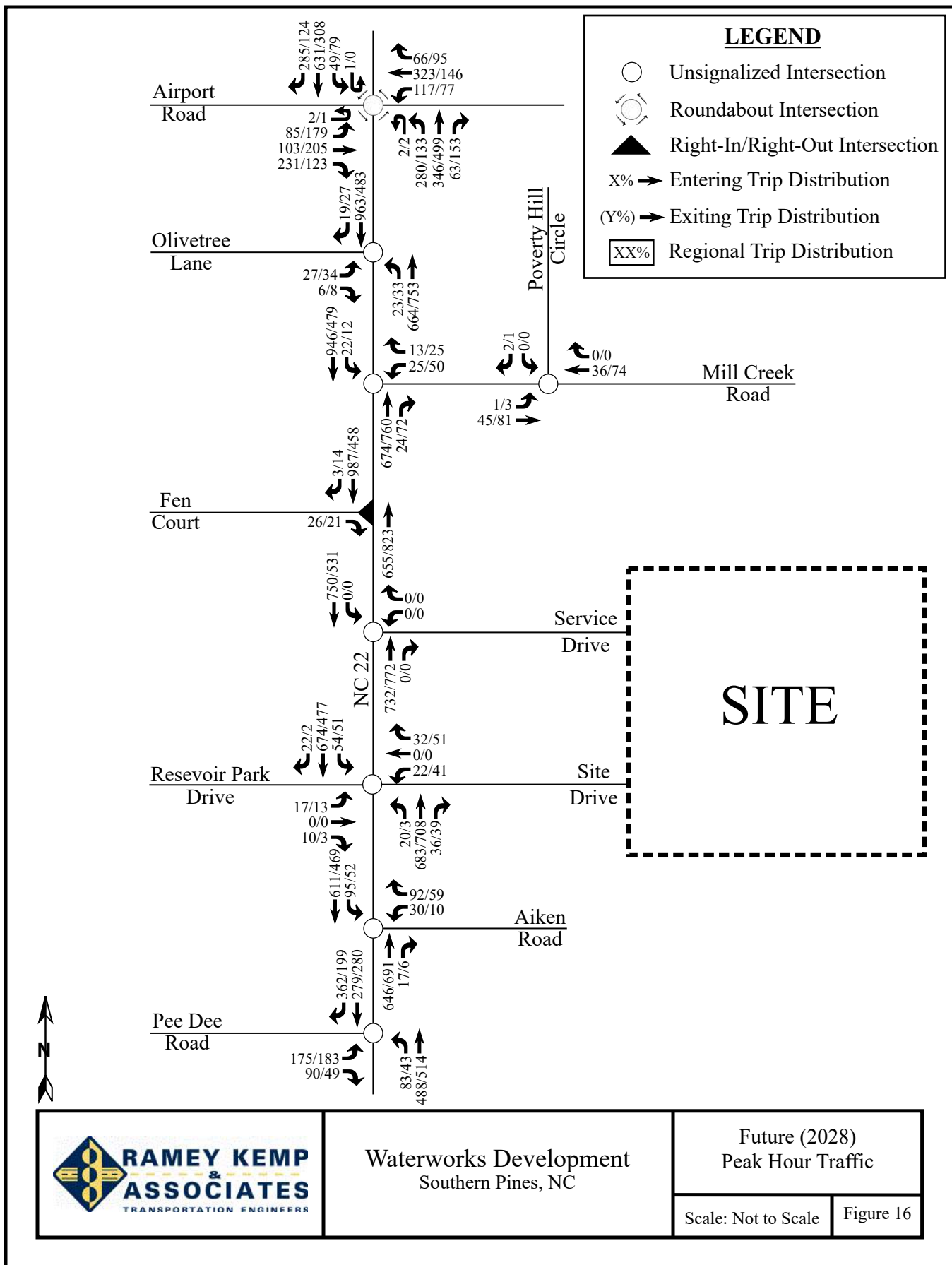
6. FUTURE (2028 and 2038) TRAFFIC CONDITIONS

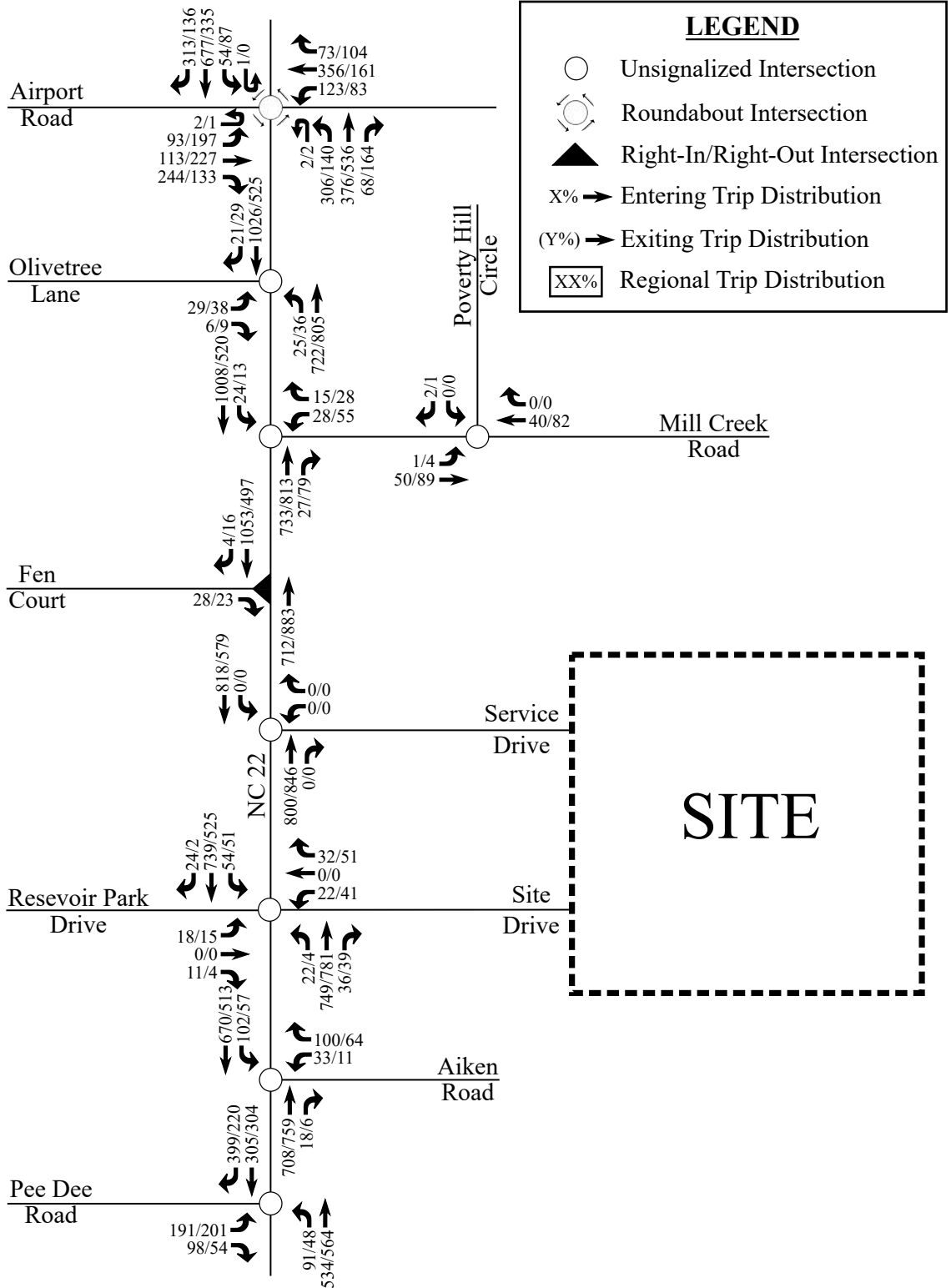
6.1. Future (2028 and 2038) Peak Hour Traffic Volumes

To estimate traffic conditions with the site fully built-out in future years, the total site trips were added to the background (2028 and 2038) traffic volumes to determine the future (2028 and 2038) traffic volumes. Refer to Figures 16 and 17 for an illustration of the future (2028 and 2038) peak hour traffic volumes with the proposed site fully developed.

6.2. Analysis of Future (2028 and 2038) Peak Hour Traffic

Study intersections were analyzed with the future (2028 and 2038) traffic volumes using the same methodology previously discussed for existing and background traffic conditions. The results of the capacity analysis for each intersection are presented in Section 7 of this report.





Waterworks Development
Southern Pines, NC

Future (2038)
Peak Hour Traffic

Scale: Not to Scale

Figure 17

7. TRAFFIC ANALYSIS PROCEDURE

Study intersections were analyzed using the methodology outlined in the *2010 Highway Capacity Manual* (HCM) published by the Transportation Research Board. Capacity and level of service are the design criteria for this traffic study. A computer software package, Synchro (Version 9.2), was used to complete the analyses for most of the study area intersections. Please note that the unsignalized capacity analysis does not provide an overall level of service for an intersection; only delay for an approach with a conflicting movement.

The HCM defines capacity as “the maximum hourly rate at which persons or vehicles can reasonably be expected to traverse a point or uniform section of a lane or roadway during a given time period under prevailing roadway, traffic, and control conditions.” Level of service (LOS) is a term used to represent different driving conditions, and is defined as a “qualitative measure describing operational conditions within a traffic stream, and their perception by motorists and/or passengers.” Level of service varies from Level “A” representing free flow, to Level “F” where breakdown conditions are evident. Refer to Table 3 for HCM levels of service and related average control delay per vehicle for both signalized and unsignalized intersections. Control delay as defined by the HCM includes “initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay”. An average control delay of 50 seconds at a signalized intersection results in LOS “D” operation at the intersection.

Table 3: Highway Capacity Manual – Levels-of-Service and Delay

UNSIGNALIZED INTERSECTION		SIGNALIZED INTERSECTION	
LEVEL OF SERVICE	AVERAGE CONTROL DELAY PER VEHICLE (SECONDS)	LEVEL OF SERVICE	AVERAGE CONTROL DELAY PER VEHICLE (SECONDS)
A	0-10	A	0-10
B	10-15	B	10-20
C	15-25	C	20-35
D	25-35	D	35-55
E	35-50	E	55-80
F	>50	F	>80

Round-a-bout intersections were analyzed utilizing a computer software package, Sidra Intersections (Version 6.1), which is an NCDOT approved analysis software. Sidra Intersections provides a level of service for each approach and the overall intersection.

7.1. Adjustments to Analysis Guidelines

Capacity analysis at all study intersections was completed according to the Town's UDO and NCDOT Congestions Management Guidelines.

8. CAPACITY ANALYSIS

8.1. NC 22 and Airport Road

The existing round-a-bout at NC 22 and Airport Road was analyzed under existing (2018), background (2019), combined (2019), future (2028), and future (2038) traffic conditions with existing lane configurations and traffic control. Refer to Table 4 for a summary of the analysis results. Copies of the SIDRA analysis output reports are provided in Appendix D.

Table 4: Analysis Summary of NC 22 and Airport Road

ANALYSIS SCENARIO	A P P R O A C H	LANE CONFIGURATIONS	WEEKDAY AM PEAK HOUR LEVEL OF SERVICE		WEEKDAY PM PEAK HOUR LEVEL OF SERVICE	
			Approach	Overall (seconds)	Approach	Overall (seconds)
Existing (2018) Conditions	EB WB NB SB	1 LT-TH-RT 1 LT-TH-RT 1 LT-TH-RT 1 LT-TH, 1 RT	B B B B	B (12)	B B B A	B (12)
Background (2019) Conditions	EB WB NB SB	1 LT-TH-RT 1 LT-TH-RT 1 LT-TH-RT 1 LT-TH, 1 RT	D D B C	C (28)	B C E A	C (30)
Combined (2019) Conditions	EB WB NB SB	1 LT-TH-RT 1 LT-TH-RT 1 LT-TH-RT 1 LT-TH, 1 RT	E D B C	D (36)	B C E A	D (36)
Future (2028) Conditions	EB WB NB SB	1 LT-TH-RT 1 LT-TH-RT 1 LT-TH-RT 1 LT-TH, 1 RT	F F B D	D (54)	C C F A	D (52)
Future (2038) Conditions	EB WB NB SB	1 LT-TH-RT 1 LT-TH-RT 1 LT-TH-RT 1 LT-TH, 1 RT	F F C D	F (83)	C C F A	F (81)
Future (2038) Conditions - Improved	EB WB NB SB	1 LT-TH, 1 RT 1 LT-TH-RT 1 LT-TH, 1 RT 1 LT-TH, 1 RT	C F B D	D (53)	B E C A	C (28)

Capacity analysis indicates that the round-a-bout at the intersection of NC 22 and Airport Road is expected to operate at an overall LOS D or better under all analysis scenarios during the weekday AM and PM peak hours, except under future (2038) traffic conditions which is expected to operate at an overall LOS F during both AM and PM peak hours. To improve the round-a-bout level-of-service, additional laneage was considered in the form of an exclusive eastbound right-turn slip lane and an exclusive northbound right-turn slip lane. Under future (2038) improved traffic conditions, the round-a-bout is expected to operate at an overall LOS D during the weekday AM peak hour and an overall LOS C during the weekday PM peak hour.

It should be noted that this improvement is triggered due to the background traffic growth (not proposed site traffic) in the surrounding area. Traffic counts should be conducted in the future to determine if the turn lanes will be necessary to improve overall traffic conditions at the round-a-bout.

8.2. NC 22 and Olivetree Lane

The existing unsignalized intersection of NC 22 and Olivetree Lane was analyzed under existing (2018), background (2019), combined (2019), future (2028), and future (2038) traffic conditions with existing lane configurations and traffic control. Refer to Table 5 for a summary of the analysis results. Refer to Appendix E for the Synchro capacity analysis reports.

Table 5: Analysis Summary of NC 22 and Olivetree Lane

ANALYSIS SCENARIO	A P P R O A C H	LANE CONFIGURATIONS	WEEKDAY AM PEAK HOUR LEVEL OF SERVICE		WEEKDAY PM PEAK HOUR LEVEL OF SERVICE	
			Approach	Overall (seconds)	Approach	Overall (seconds)
Existing (2018) Conditions	EB NB SB	1 LT, 1 RT 1 LT, 1 TH 1 TH, 1 RT	C ² A ¹ --	N/A	C ² A ¹ --	N/A
Background (2019) Conditions	EB NB SB	1 LT, 1 RT 1 LT, 1 TH 1 TH, 1 RT	E ² B ¹ --	N/A	D ² A ¹ --	N/A
Combined (2019) Conditions	EB NB SB	1 LT, 1 RT 1 LT, 1 TH 1 TH, 1 RT	F ² B ¹ --	N/A	D ² A ¹ --	N/A
Combined (2019) Conditions - Signalized	EB NB SB	1 LT, 1 RT 1 LT, 1 TH 1 TH, 1 RT	C A A	A (6)	B A A	A (6)
Future (2028) Conditions	EB NB SB	1 LT, 1 RT 1 LT, 1 TH 1 TH, 1 RT	F ² B ¹ --	N/A	D ² A ¹ --	N/A
Future (2028) Conditions - Signalized	EB NB SB	1 LT, 1 RT 1 LT, 1 TH 1 TH, 1 RT	C A A	A (6)	B A A	A (6)
Future (2038) Conditions	EB NB SB	1 LT, 1 RT 1 LT, 1 TH 1 TH, 1 RT	F ² B ¹ --	N/A	E ² A ¹ --	N/A
Future (2038) Conditions - Signalized	EB NB SB	1 LT, 1 RT 1 LT, 1 TH 1 TH, 1 RT	C A A	A (7)	B A A	A (7)

1. Level of service for major-street left-turn movement.

2. Level of service for minor-street approach.

Capacity analysis of all analysis scenarios indicates all major-street left-turn movements are expected to operate at LOS B or better during both weekday AM and PM peak hours. Under existing (2018) traffic conditions, the eastbound approach is expected to operate at LOS C

during both weekday AM and PM peak hours. Under background (2019) traffic conditions, the eastbound approach is expected to operate at LOS E during the weekday AM peak hour and LOS D during the weekday PM peak hour. Under combined (2019) traffic conditions, the eastbound approach is expected to operate at LOS F during the weekday AM peak hour and LOS D during the weekday PM peak hour.

It should be noted the poor level-of-service experienced at this intersection is not uncommon for unsignalized minor-street approaches at a mainline with heavy volumes. The westbound approach was observed to operate with minimal delay and queuing in the SimTraffic simulation. During both weekday peak hours, the eastbound approach is expected to have a queue of approximately three (3) vehicles. Under future (2028) traffic conditions, the eastbound approach is expected to operate at LOS F during the weekday AM peak hour and LOS D during the weekday PM peak hour. Under future (2038) traffic conditions, the eastbound approach is expected to operate at LOS F during the weekday AM peak hour and LOS E during the weekday PM peak hour.

Additional laneage was considered at this intersection under future analysis scenarios; however, these improvements are not expected to mitigate the increase in delay for the minor-street approach. Therefore, to meet the Town UDO guidelines of achieving an LOS D or better, a traffic signal was considered at this intersection. With signalization, the intersection is expected to operate at an overall LOS A during both weekday AM and PM peak hours, under combined (2019) and future (2028/2038) traffic conditions.

Additionally, the combined (2019) and future (2028)/2038) traffic volumes were analyzed utilizing the criteria contained in the *Manual on Uniform Traffic Control Devices* (MUTCD). It should be noted that a traffic signal was not warranted during any of the weekday peak hours under combined (2019) and future (2028/2038) traffic conditions, and it is unlikely that a 4-hour or 8-hour signal warrant would be met due to the nature of the development on Olivetree Lane, which are preferred by the NCDOT for installation of signals. This improvement is the only improvement that would provide gaps in the mainline traffic to allow minor-street traffic to turn since separate turn lanes are already provided for the minor-street approach.

8.3. NC 22 and Mill Creek Road

The existing unsignalized intersection of NC 22 and Mill Creek Road was analyzed under existing (2018), background (2019), combined (2019), future (2028), and future (2038) traffic conditions with existing lane configurations and traffic control. Refer to Table 6 for a summary of the analysis results. Refer to Appendix F for the Synchro capacity analysis reports.

Table 6: Analysis Summary of NC 22 and Mill Creek Road

ANALYSIS SCENARIO	A P P R O A C H	LANE CONFIGURATIONS	WEEKDAY AM PEAK HOUR LEVEL OF SERVICE		WEEKDAY PM PEAK HOUR LEVEL OF SERVICE	
			Approach	Overall (seconds)	Approach	Overall (seconds)
Existing (2018) Conditions	WB NB SB	1 LT, 1 RT 1 TH, 1 RT 1 LT, 1 TH	C ² -- A ¹	N/A	C ² -- A ¹	N/A
Background (2019) Conditions	WB NB SB	1 LT, 1 RT 1 TH, 1 RT 1 LT, 1 TH	E ² -- A ¹	N/A	D ² -- A ¹	N/A
Combined (2019) Conditions	WB NB SB	1 LT, 1 RT 1 TH, 1 RT 1 LT, 1 TH	E ² -- A ¹	N/A	D ² -- A ¹	N/A
Combined (2019) Conditions - Signalized	WB NB SB	1 LT, 1 RT 1 TH, 1 RT 1 LT, 1 TH	B A A	A (6)	B A A	A (7)
Future (2028) Conditions	WB NB SB	1 LT, 1 RT 1 TH, 1 RT 1 LT, 1 TH	F ² -- A ¹	N/A	D ² -- A ¹	N/A
Future (2028) Conditions - Signalized	WB NB SB	1 LT, 1 RT 1 TH, 1 RT 1 LT, 1 TH	C A A	A (6)	B A A	A (7)
Future (2038) Conditions	WB NB SB	1 LT, 1 RT 1 TH, 1 RT 1 LT, 1 TH	F ² -- A ¹	N/A	E ² -- A ¹	N/A
Future (2038) Conditions - Signalized	WB NB SB	1 LT, 1 RT 1 TH, 1 RT 1 LT, 1 TH	C A B	A (9)	B A A	A (8)

1. Level of service for major-street left-turn movement.
2. Level of service for minor-street approach.

Capacity analysis of all analysis scenarios indicates all major-street left-turn movements are expected to operate at LOS A during both weekday AM and PM peak hours. Under existing

(2018) traffic conditions, the westbound approach is expected to operate at LOS C during both weekday AM and PM peak hours. Under background (2019) and combined (2019) traffic conditions, the westbound approach is expected to operate at LOS E during the weekday AM peak hour and LOS D during the weekday PM peak hour.

It should be noted the poor level-of-service experienced at this intersection is not uncommon for unsignalized minor-street approaches at a mainline with heavy volumes. The westbound approach was observed to operate with minimal delay and queuing in the SimTraffic simulation. During both weekday peak hours, the westbound approach is expected to have a queue of approximately three (3) vehicles. Under future (2028/2038) traffic conditions, the westbound approach is expected to operate at LOS F during the weekday AM peak hour and LOS E or better during the weekday PM peak hour.

Additional laneage was considered at this intersection under future analysis scenarios; however, these improvements are not expected to mitigate the increase in delay for the minor-street approach. Therefore, to meet the Town UDO guidelines of achieving an LOS D or better, a traffic signal was considered at this intersection. With signalization, the intersection is expected to operate at an overall LOS A during both weekday AM and PM peak hours, under combined (2019) and future (2028/2038) traffic conditions.

Additionally, the combined (2019) and future (2028)/2038) traffic volumes were analyzed utilizing the criteria contained in the *Manual on Uniform Traffic Control Devices* (MUTCD). It should be noted that a traffic signal was not warranted during any of the weekday peak hours under combined (2019) and future (2028/2038) traffic conditions, and it is unlikely that a 4-hour or 8-hour signal warrant would be met, which are preferred by the NCDOT for installation of signals. This improvement is the only improvement that would provide gaps in the mainline traffic to allow minor-street traffic to turn since separate turn lanes are already provided for the minor-street approach.

8.4. Mill Creek Road and Poverty Hill Circle

The existing unsignalized intersection of Mill Creek Road and Poverty Hill Circle was analyzed under existing (2018), background (2019), combined (2019), future (2028), and future (2038) traffic conditions with proposed lane configurations and traffic control. Refer to Table 7 for a summary of the analysis results. Refer to Appendix G for the Synchro capacity analysis reports.

Table 7: Analysis Summary of Mill Creek Road and Poverty Hill Circle

ANALYSIS SCENARIO	A P P R O V I D E N C E	LANE CONFIGURATIONS	WEEKDAY AM PEAK HOUR LEVEL OF SERVICE		WEEKDAY PM PEAK HOUR LEVEL OF SERVICE	
			Approach	Overall (seconds)	Approach	Overall (seconds)
Existing (2018) Conditions	EB WB SB	1 LT-TH 1 TH-RT 1 LT-RT	A ¹ -- A ²	N/A	A ¹ -- A ²	N/A
Background (2019) Conditions	EB WB SB	1 LT-TH 1 TH-RT 1 LT-RT	A ¹ -- A ²	N/A	A ¹ -- A ²	N/A
Combined (2019) Conditions	EB WB SB	1 LT-TH 1 TH-RT 1 LT-RT	A ¹ -- A ²	N/A	A ¹ -- A ²	N/A
Future (2028) Conditions	EB WB SB	1 LT-TH 1 TH-RT 1 LT-RT	A ¹ -- A ²	N/A	A ¹ -- A ²	N/A
Future (2038) Conditions	EB WB SB	1 LT-TH 1 TH-RT 1 LT-RT	A ¹ -- A ²	N/A	A ¹ -- A ²	N/A

1. Level of service for major-street left-turn movement.

2. Level of service for minor-street approach.

Capacity analysis under all analysis scenarios indicates all minor-street approaches and major-street left-turn movements at the intersection of Mill Creek Road and Poverty Hill Circle are expected to operate at LOS A during the weekday AM and PM peak hours.

8.5. NC 22 and Fen Court

The existing unsignalized intersection of NC 22 and Fen Court was analyzed under existing (2018), background (2019), combined (2019), future (2028), and future (2038) traffic conditions with proposed lane configurations and traffic control. Refer to Table 8 for a summary of the analysis results. Refer to Appendix H for the Synchro capacity analysis reports.

Table 8: Analysis Summary of NC 22 and Fen Court

ANALYSIS SCENARIO	APPROACH	LANE CONFIGURATIONS	WEEKDAY AM PEAK HOUR LEVEL OF SERVICE		WEEKDAY PM PEAK HOUR LEVEL OF SERVICE	
			Approach	Overall (seconds)	Approach	Overall (seconds)
Existing (2018) Conditions	EB NB SB	1 RT 1 TH 1 TH, 1 RT	B ² -- --	N/A	B ² -- --	N/A
Background (2019) Conditions	EB NB SB	1 RT 1 TH 1 TH, 1 RT	C ² -- --	N/A	B ² -- --	N/A
Combined (2019) Conditions	EB NB SB	1 RT 1 TH 1 TH, 1 RT	C ² -- --	N/A	B ² -- --	N/A
Future (2028) Conditions	EB NB SB	1 RT 1 TH 1 TH, 1 RT	C ² -- --	N/A	B ² -- --	N/A
Future (2038) Conditions	EB NB SB	1 RT 1 TH 1 TH, 1 RT	C ² -- --	N/A	B ² -- --	N/A

1. Level of service for major-street left-turn movement.

2. Level of service for minor-street approach.

Capacity analysis under all analysis scenarios indicates all minor-street approaches at the intersection of NC 22 and Fen Court are expected to operate at LOS C or better during the weekday AM and PM peak hours.

8.6. NC 22 and Reservoir Park Drive / Site Driveway

The existing unsignalized intersection of NC 22 and Reservoir Park Drive was analyzed under existing (2018) and background (2019) traffic conditions with existing lane configurations and traffic control. It should be noted the proposed site driveway will align with Reservoir Park Drive. The proposed unsignalized intersection of NC 22 and Reservoir Park Drive / Site Driveway was analyzed under combined (2019), future (2028), and future (2038) traffic conditions with proposed lane configuration and traffic control. Refer to Table 9 for a summary of the analysis results. Refer to Appendix I for the Synchro capacity analysis reports.

Table 9: Analysis Summary of NC 22 and Reservoir Park Drive / Site Driveway

ANALYSIS SCENARIO	APPROACH	LANE CONFIGURATIONS	WEEKDAY AM PEAK HOUR LEVEL OF SERVICE		WEEKDAY PM PEAK HOUR LEVEL OF SERVICE	
			Approach	Overall (seconds)	Approach	Overall (seconds)
Existing (2018) Conditions	EB NB SB	1 LT-RT 1 LT-TH 1 TH-RT	C ² A ¹ --	N/A	C ² A ¹ --	N/A
Background (2019) Conditions	EB NB SB	1 LT-RT 1 LT-TH 1 TH-RT	D ² A ¹ --	N/A	C ² A ¹ --	N/A
Combined (2019) Conditions	EB WB NB SB	1 LT-TH-RT 1 LT-TH, 1 RT 1 LT-TH, 1 RT 1 LT, 1 TH-RT	F ² E ² A ¹ A ¹	N/A	E ² E ² A ¹ A ¹	N/A
Combined (2019) Conditions - Signalized	EB WB NB SB	1 LT-TH-RT 1 LT-TH, 1 RT 1 LT-TH, 1 RT 1 LT, 1 TH-RT	C C B B	B (13)	B B B A	B (11)
Future (2028) Conditions	EB WB NB SB	1 LT-TH-RT 1 LT-TH, 1 RT 1 LT-TH, 1 RT 1 LT, 1 TH-RT	F ² F ² A ¹ A ¹	N/A	E ² E ² A ¹ A ¹	N/A
Future (2028) Conditions - Signalized	EB WB NB SB	1 LT-TH-RT 1 LT-TH, 1 RT 1 LT-TH, 1 RT 1 LT, 1 TH-RT	C C B B	B (14)	B B B A	B (11)

1. Level of service for major-street left-turn movement.

2. Level of service for minor-street approach.

Recommended improvements by the developer are shown in **BOLD**.

Table 9: Analysis Summary of NC 22 and Reservoir Park Drive / Site Driveway [cont.]

ANALYSIS SCENARIO	A P P R O A C H	LANE CONFIGURATIONS	WEEKDAY AM PEAK HOUR LEVEL OF SERVICE		WEEKDAY PM PEAK HOUR LEVEL OF SERVICE	
			Approach	Overall (seconds)	Approach	Overall (seconds)
Future (2038) Conditions	EB WB NB SB	1 LT-TH-RT 1 LT-TH, 1 RT 1 LT-TH, 1 RT 1 LT, 1 TH-RT	F ² F ² A ¹ A ¹	N/A	F ² F ² A ¹ B ¹	N/A
Future (2038) Conditions - Signalized	EB WB NB SB	1 LT-TH-RT 1 LT-TH, 1 RT 1 LT-TH, 1 RT 1 LT, 1 TH-RT	C C B B	B (16)	C C B B	B (15)

1. Level of service for major-street left-turn movement.

2. Level of service for minor-street approach.

Recommended improvements by the developer are shown in **BOLD**.

Capacity analysis of existing (2018) and background (2019) traffic conditions indicates all major-street left-turn movements are expected to operate at LOS A and all minor-street approaches are expected to operate at LOS D or better during both weekday AM and PM peak hours.

To determine whether additional turn lanes should be considered at this intersection, the methodology outlined in the *Policy on Street and Driveway Access to North Carolina Highways* (published by the NCDOT) was utilized. Based on the findings from the turn lane warrant analysis, the intersection of NC 22 and Reservoir Park Drive / Site Driveway meets the criteria to warrant an exclusive southbound left-turn lane and northbound right-turn lane into the proposed site. Under combined (2019) traffic conditions, all major-street left-turn movements are expected to operate at LOS A and all minor-street approaches are expected to operate at LOS E during the weekday AM and PM peak hours, except for the eastbound minor-street approach which is expected to operate at LOS F during the weekday AM peak hour.

It should be noted the poor level-of-service experienced at this intersection is not uncommon for unsignalized minor-street approaches at a mainline with heavy volumes. The westbound approach was observed to operate with minimal delay and queuing in the SimTraffic simulation. During both weekday peak hours, the minor-street approaches are expected to have

a queue of approximately three (3) vehicles or less. Under future (2028/2038) traffic conditions, the minor-street approaches are expected to operate at LOS F during the weekday AM peak hour and LOS F or better during the weekday PM peak hour.

Additional laneage was considered at this intersection under future analysis scenarios; however, these improvements are not expected to mitigate the increase in delay for the minor-street approach. Therefore, to meet the Town UDO guidelines of achieving an LOS D or better, a traffic signal was considered at this intersection. With signalization, the intersection is expected to operate at an overall LOS B during both weekday AM and PM peak hours, under combined (2019) and future (2028/2038) traffic conditions.

Additionally, the combined (2019) and future (2028)/2038) traffic volumes were analyzed utilizing the criteria contained in the *Manual on Uniform Traffic Control Devices* (MUTCD). It should be noted that a traffic signal was not warranted during any of the weekday peak hours under combined (2019) and future (2028/2038) traffic conditions. A full signal warrant analysis may be necessary upon full-build out to determine if this intersection will satisfy the MUTCD 8-hour and 4-hour warrants, which NCDOT favors for installation of a traffic signal; however, these longer period warrants are not expected to be met based on the trip generation for the proposed site.

8.7. NC 22 and Aiken Road

The existing unsignalized intersection of NC 22 and Aiken Road was analyzed under existing (2018), background (2019), combined (2019), future (2028), and future (2038) traffic conditions with existing lane configurations and traffic control. Refer to Table 10 for a summary of the analysis results. Refer to Appendix J for the Synchro capacity analysis reports.

Table 10: Analysis Summary of NC 22 and Aiken Road

ANALYSIS SCENARIO	A P P R O A C H	LANE CONFIGURATIONS	WEEKDAY AM PEAK HOUR LEVEL OF SERVICE		WEEKDAY PM PEAK HOUR LEVEL OF SERVICE	
			Approach	Overall (seconds)	Approach	Overall (seconds)
Existing (2018) Conditions	WB NB SB	1 LT-RT 1 TH-RT 1 LT-TH	C ² -- A ¹	N/A	C ² -- A ¹	N/A
Background (2019) Conditions	WB NB SB	1 LT-RT 1 TH-RT 1 LT-TH	D ² -- A ¹	N/A	C ² -- A ¹	N/A
Combined (2019) Conditions	WB NB SB	1 LT-RT 1 TH-RT 1 LT-TH	D ² -- A ¹	N/A	C ² -- A ¹	N/A
Future (2028) Conditions	WB NB SB	1 LT-RT 1 TH-RT 1 LT-TH	E ² -- A ¹	N/A	C ² -- A ¹	N/A
Future (2028) Conditions - Improved	WB NB SB	1 LT, 1 RT 1 TH-RT 1 LT-TH	D ² -- A ¹	N/A	C ² -- A ¹	N/A
Future (2038) Conditions	WB NB SB	1 LT, 1 RT 1 TH-RT 1 LT-TH	E ² -- B ¹	N/A	C ² -- A ¹	N/A
Future (2028) Conditions - Signalized	WB NB SB	1 LT, 1 RT 1 TH-RT 1 LT-TH	C A B	B (13)	B A A	A (8)

1. Level of service for major-street left-turn movement.

2. Level of service for minor-street approach.

Recommended improvements to maintain LOS D or better shown in **BOLD**.

Capacity analysis of existing (2018), background (2019), and combined (2020) traffic conditions indicates the major-street left-turn movement is expected to operate at LOS A and the minor-street approach is expected to operate at LOS D or better during both weekday AM and PM peak hours. Under future (2028) traffic conditions, the major-street left-turn

movement is expected to operate at LOS A and the minor-street approach is expected to operate at LOS E during the weekday AM peak hour and LOS C during the PM peak hour.

It should be noted the poor level-of-service experienced at this intersection is not uncommon for unsignalized minor-street approaches at a mainline with heavy volumes. To improve the minor-street approach level-of-service, additional laneage was considered in the form of an exclusive westbound right-turn lane. This improvement is triggered due to the background traffic growth in the surrounding area and new traffic counts should be conducted in the future to determine if the turn lane would be necessary to improve traffic conditions at the intersection. Under future (2028) improved traffic conditions, the minor-street approach is expected to operate at LOS D or better during both weekday AM and PM peak hours.

Under future (2038) traffic conditions, the minor-street approach is expected to operate at LOS E during the weekday AM peak hour and LOS C during the weekday PM peak hour. Additional laneage was considered at this intersection under future analysis scenarios; however, these improvements are not expected to mitigate the increase in delay for the minor-street approach. Therefore, to meet the Town UDO guidelines of achieving an LOS D or better, a traffic signal was considered at this intersection. With signalization, the intersection is expected to operate at an overall LOS B or better during both weekday AM and PM peak hours, under future (2038) traffic conditions.

Additionally, the future (2038) peak hour traffic volumes were analyzed utilizing the criteria contained in the *Manual on Uniform Traffic Control Devices (MUTCD)*. This intersection met only the weekday AM peak hour warrant for signalization. A full signal warrant analysis may be necessary in the future to determine if this intersection will satisfy the MUTCD 8-hour and 4-hour warrants, which NCDOT favors for installation of a traffic signal; however, these longer period warrants are not typically met for residential areas due to the distinct peak traffic periods for residential developments.

8.8. NC 22 and Pee Dee Road

The existing unsignalized intersection of NC 22 and Pee Dee Road was analyzed under existing (2018), background (2019), combined (2019), future (2028), and future (2038) traffic conditions with existing lane configurations and traffic control. Refer to Table 11 for a summary of the analysis results. Refer to Appendix K for the Synchro capacity analysis reports.

Table 11: Analysis Summary of NC 22 and Pee Dee Road

ANALYSIS SCENARIO	APPROACH	LANE CONFIGURATIONS	WEEKDAY AM PEAK HOUR LEVEL OF SERVICE		WEEKDAY PM PEAK HOUR LEVEL OF SERVICE	
			Approach	Overall (seconds)	Approach	Overall (seconds)
Existing (2018) Conditions	EB NB SB	1 LT, 1 RT 1 LT-TH 1 TH, 1 RT	C ² A ¹ --	N/A	C ² A ¹ --	N/A
Background (2019) Conditions	EB NB SB	1 LT, 1 RT 1 LT-TH 1 TH, 1 RT	D ² A ¹ --	N/A	D ² A ¹ --	N/A
Combined (2019) Conditions	EB NB SB	1 LT, 1 RT 1 LT-TH 1 TH, 1 RT	D ² A ¹ --	N/A	D ² A ¹ --	N/A
Future (2028) Conditions	EB NB SB	1 LT, 1 RT 1 LT-TH 1 TH, 1 RT	F ² A ¹ --	N/A	E ² A ¹ --	N/A
Future (2028) Conditions - Signalized	EB NB SB	1 LT, 1 RT 1 LT-TH 1 TH, 1 RT	B B A	B (11)	B B A	A (10)
Future (2038) Conditions	EB NB SB	1 LT, 1 RT 1 LT-TH 1 TH, 1 RT	F ² A ¹ --	N/A	F ² A ¹ --	N/A
Future (2038) Conditions - Signalized	EB NB SB	1 LT, 1 RT 1 LT-TH 1 TH, 1 RT	B B A	B (12)	B B A	B (11)

1. Level of service for major-street left-turn movement.

2. Level of service for minor-street approach.

Capacity analysis of existing (2018), background (2019), combined (2019) traffic conditions indicates all minor-street approaches are expected to operate at LOS D or better during both weekday AM and PM peak hours. Under all analysis scenarios, the major-street left-turn movement is expected to operate at LOS A during both the weekday AM and PM peak hours.

Under future (2028) traffic conditions, the minor-street approach is expected to operate at LOS E during both weekday AM and PM peak hours. Under future (2038) traffic conditions, the minor-street approach is expected to operate at LOS F during both the weekday AM and PM peak hours. It should be noted the poor level-of-service experienced at this intersection is not uncommon for unsignalized minor-street approaches at a mainline with heavy volumes. Additional laneage was considered at this intersection under future analysis scenarios; however, these improvements are not expected to mitigate the increase in delay for the minor-street approach. Therefore, to meet the Town UDO guidelines of achieving an LOS D or better, a traffic signal was considered at this intersection. With signalization, the intersection is expected to operate at an overall LOS B or better during both weekday AM and PM peak hours, under future (2028/2038) traffic conditions.

Additionally, the combined (2019) and future (2028/2038) peak hour traffic volumes were analyzed utilizing the criteria contained in the *Manual on Uniform Traffic Control Devices (MUTCD)*. This intersection met both the weekday AM and PM peak hour warrants for signalization. A full signal warrant analysis may be necessary in the future to determine if this intersection will satisfy the MUTCD 8-hour and 4-hour warrants, which NCDOT favors for installation of a traffic signal; however, these longer period warrants are not typically met for residential areas due to the distinct peak traffic periods for residential developments.

8.9. NC 22 and Service Driveway

The existing unsignalized intersection of NC 22 and Service Driveway was analyzed under combined (2019), future (2028), and future (2038) traffic conditions with existing lane configurations and traffic control. Refer to Table 12 for a summary of the analysis results. Refer to Appendix L for the Synchro capacity analysis reports.

Table 12: Analysis Summary of NC 22 and Service Driveway

ANALYSIS SCENARIO	A P P R O A C H	LANE CONFIGURATIONS	WEEKDAY AM PEAK HOUR LEVEL OF SERVICE		WEEKDAY PM PEAK HOUR LEVEL OF SERVICE	
			Approach	Overall (seconds)	Approach	Overall (seconds)
Combined (2019) Conditions	WB NB SB	1 LT-RT 1 TH-RT 1 LT-TH	C ² A ¹ --	N/A	C ² A ¹ --	N/A
Future (2028) Conditions	WB NB SB	1 LT-RT 1 TH-RT 1 LT-TH	D ² A ¹ --	N/A	C ² A ¹ --	N/A
Future (2038) Conditions	WB NB SB	1 LT-RT 1 TH-RT 1 LT-TH	D ² A ¹ --	N/A	D ² A ¹ --	N/A

1. Level of service for major-street left-turn movement.
2. Level of service for minor-street approach.

Capacity analysis of combined (2019) traffic conditions indicates all minor-street approaches and major-street left-turn movements at the intersection of NC 22 and Service Driveway are expected to operate at acceptable levels-of-service during the weekday AM and PM peak hours.

9. CONCLUSIONS

This Traffic Impact Analysis was conducted to determine the potential traffic impacts of the proposed Waterworks Development, located east of NC 22 and north of Aiken Road in Southern Pines, North Carolina. The proposed development is expected to be a mixed-use development and be built out in 2019. Site access is proposed via two full movement intersections on NC 22. The southern site driveway will align with the existing roadway of Reservoir Park Drive.

The study analyzes traffic conditions during the weekday AM and PM peak hours for the following scenarios:

- Existing (2018) Traffic Conditions
- Background (2019) Traffic Conditions
- Combined (2019) Traffic Conditions
- Future (2028) Traffic Conditions – Per Town’s UDO
- Future (2038) Traffic Conditions – Per Town’s UDO

Trip Generation

The total primary site trips are the calculated site trips after the reduction for internal capture and pass-by trips. Primary site trips are expected to generate approximately 151 trips (94 entering and 57 exiting) during the AM peak hour and 135 trips (66 entering and 69 exiting) will occur during the PM peak hour. Pass-by and internal capture information can be found in Section 4.1.

Adjustments to Analysis Guidelines

Capacity analysis at all study intersections was completed according to the Town’s UDO and NCDOT Congestion Management Guidelines.

Intersection Capacity Analysis Summary

All the study area intersections (including the proposed site driveways) are expected to operate at acceptable levels-of-service under existing and future year conditions with the exception of the following intersections. A summary of the study area intersections that are expected to need improvements are as follows:

NC 22 and Airport Road

Capacity analysis indicates the round-a-bout at NC 22 and Airport Road is expected to operate at LOS F during the weekday AM and PM peak hours under future (2038) traffic conditions. To improve the round-a-bout level-of-service to meet the Town's UDO requirements, additional laneage was considered in the form of an exclusive eastbound right-turn slip lane and an exclusive northbound right-turn slip lane. It should be noted that this improvement is triggered due to the background traffic growth in the surrounding area (not the proposed site traffic). New traffic counts should be conducted in the future to determine if the turn lanes will be necessary to improve overall traffic conditions at the round-a-bout.

NC 22 and Olivetree Lane

Capacity analysis indicates the minor-street approach is expected to operate at LOS E during the weekday AM peak hour under background (2019) traffic conditions. Under combined (2019) traffic conditions, the minor-street approach is expected to operate at LOS F during the weekday AM peak hour. Under future (2028/2038) traffic conditions, the minor-street approach is expected to operate at LOS F during the weekday AM peak hour and LOS E during the weekday PM peak hour. It should be noted the eastbound approach was observed to operate with minimal delay and queuing in the SimTraffic simulation. Because turn lanes already exist at this intersection, a traffic signal was considered to meet the Town's UDO requirements of achieving LOS D or better. The traffic volumes at this intersection do not meet peak hour warrants and it is unlikely the 8-hour and 4-hour warrants will be met, which are preferred by the NCDOT for installation of signals. No improvements are recommended.

NC 22 and Mill Creek Road

Capacity analysis indicates the minor-street approach is expected to operate at LOS E during the weekday AM peak hour under background (2019) and combined (2019) traffic conditions. Under future (2028) traffic conditions, the minor-street approach is expected to operate at LOS F during the weekday AM peak hour. Under future (2038) traffic conditions, the minor-street approach is expected to operate at LOS F during the weekday AM peak hour and LOS E during the weekday PM peak hour. It should be noted the westbound approach was observed to operate with minimal delay and queuing in the SimTraffic simulation. Because turn lanes

already exist at this intersection, a traffic signal was considered to meet the Town's UDO requirements of achieving LOS D or better. The traffic volumes at this intersection do not meet peak hour warrants and it is unlikely the 8-hour and 4-hour warrants will be met, which are preferred by the NCDOT for installation of signals. No improvements are recommended.

NC 22 and Reservoir Park Drive / Site Driveway

Capacity analysis indicates the minor-street approaches are expected to operate at LOS F or better during the weekday AM peak hour and LOS E during the weekday PM peak hour under combined (2019) traffic conditions. Under future (2028) traffic conditions, the minor-street approach is expected to operate at LOS F during the weekday AM peak hour and LOS E during the weekday PM peak hour. Under future (2038) traffic conditions, the minor-street approach is expected to operate at LOS F during the weekday AM and PM peak hours. It should be noted the eastbound approach was observed to operate with minimal delay and queuing in the SimTraffic simulation.

Additional laneage was considered at this intersection under future analysis scenarios; however, these improvements are not expected to mitigate the increase in delay for the minor-street approaches. To meet the Town's UDO requirements of achieving LOS D or better, a traffic signal was considered at this intersection. The traffic volumes at this intersection do not meet peak hour warrants. A full signal warrant analysis may be necessary upon full-build out to determine if this intersection will satisfy the MUTCD 8-hour and 4-hour warrants, which NCDOT favors for installation of a traffic signal; however, these longer period warrants are not expected to be met based on the trip generation for the proposed site.

NC 22 and Aiken Road

Capacity analysis indicates the minor-street approach is expected to operate at LOS E during the weekday AM peak hour under future (2028) traffic conditions. It should be noted the westbound approach was observed to operate with minimal delay and queuing in the SimTraffic simulation. To improve the minor-street approach level-of-service to meet the Town's UDO requirement of achieving LOS D or better, additional laneage was considered in the form of an exclusive westbound right-turn lane. It should be noted this improvement is

triggered due to background traffic growth in the surrounding area (not proposed site traffic). New traffic counts should be conducted in the future to determine if the turn lane would be necessary to improve traffic conditions at the intersection.

With the addition of the westbound right-turn lane, the minor-street approach is expected to operate at LOS E during the weekday AM peak hour under future (2038) traffic conditions. Additional laneage was considered at this intersection under future analysis scenarios; however, these improvements are not expected to mitigate the increase in delay for the minor-street approach. To meet the Town's UDO requirements of achieving LOS D or better, a traffic signal was considered at this intersection. This intersection met only the weekday AM peak hour warrant for signalization. A full signal warrant analysis may be necessary in the future to determine if this intersection will satisfy the MUTCD 8-hour and 4-hour warrants, which NCDOT favors for installation of a traffic signal. No improvements are recommended.

NC 22 and Pee Dee Road

Capacity analysis indicates the minor-street approach is expected to operate at LOS F during the weekday AM peak hour and LOS E during the weekday PM peak hour under future (2028) traffic conditions. Under future (2038) traffic conditions, the minor-street approach is expected to operate at LOS F during the weekday AM and PM peak hour.

Additional laneage was considered at this intersection under future analysis scenarios; however, these improvements are not expected to mitigate the increase in delay for the minor-street approaches. To meet the Town's UDO requirements of achieving LOS D or better, a traffic signal was considered at this intersection. This intersection met both the weekday AM and PM peak hour warrants for signalization. A full signal warrant analysis may be necessary in the future to determine if this intersection will satisfy the MUTCD 8-hour and 4-hour warrants, which NCDOT favors for installation of a traffic signal. It should be noted this improvement is triggered due to the background traffic growth in the surrounding area (not proposed site traffic). New traffic counts should be conducted in the future to determine if the signal would be necessary to improve traffic conditions at the intersection.

10. RECOMMENDATIONS

Based on the findings of this study, specific geometric improvements have been identified and are recommended to accommodate future traffic conditions. See a more detailed description of the recommended improvements below. Refer to Figure 15 for an illustration of the recommended lane configuration for the proposed development.

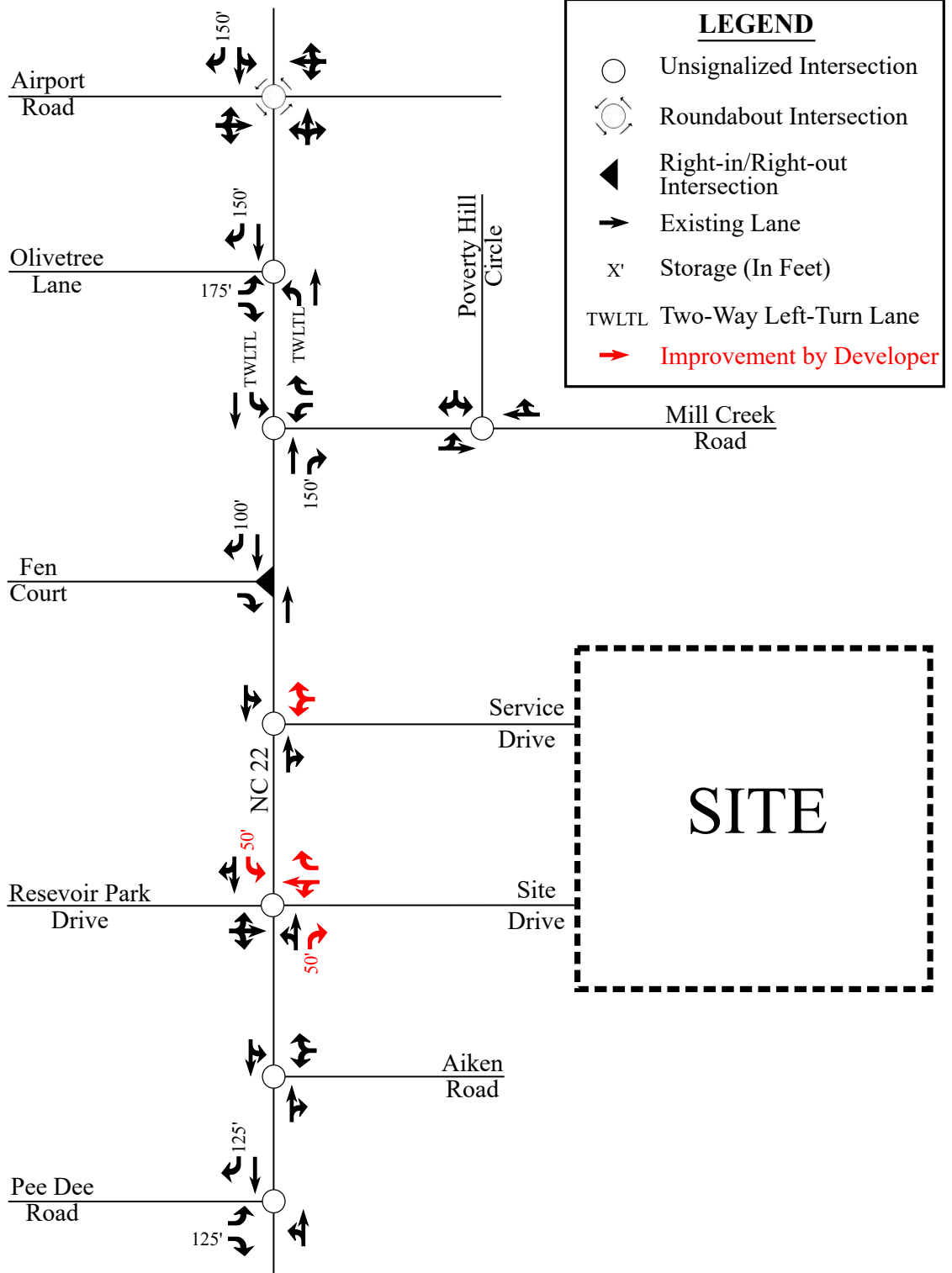
Recommended Improvements by Developer

NC 22 and Reservoir Park Drive / Site Driveway

- Provide site access via a full movement intersection to align with Reservoir Park Drive and provide one ingress and two egress lanes.
- Provide stop control for Site Driveway.
- Provide an exclusive northbound right-turn lane on NC 22 with 50 feet of storage and appropriate taper.
- Provide an exclusive southbound left-turn lane on NC 22 with 50 feet of storage and appropriate taper.

NC 22 and Service Driveway

- Provide site access via a full movement intersection and provide one ingress and one egress lane.
- Provide stop control for Service Driveway.
- Provide restricted access signage for service vehicles only.



Waterworks Development
Southern Pines, NC

Recommended
Lane Configurations

Scale: Not to Scale

Figure 18

BJ Grieve

From: Cindy Williams
Sent: Wednesday, December 29, 2021 11:55 AM
To: BJ Grieve; Suzy Russell
Subject: RLUAC response re: PD-12-21 & PD-13-21

Sincerely,

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

From: RLUAC Executive Director <director@rluac.com>
Sent: Wednesday, December 29, 2021 11:45 AM
To: Cindy Williams <CWilliams@southernpines.net>
Subject: RLUAC Land Use Reviews

Cindy,

RLUAC does not have any comments on PD-12-21 or PD-13-21.

Thanks,

Vagn

Vagn K. Hansen II, AICP, Executive Director
Regional Land Use Advisory Commission
6205 Raeford Road
Fayetteville, NC 28304
(910) 398-3743
director@rluac.com
www.rluac.com

Agenda Item

To: Reagan Parsons

From: BJ Grieve, Planning Director

Subject: PD-13-21: Planned Development - Preliminary Development Plan for the new development of a retail building; Applicant: Ubuntu Developer LLC, Sanjeev Bhunta; Authorized Agent: Kevin Lindsay of Crawford Design Company

Date: February 8th, 2022

I. SUMMARY OF APPLICATION REQUEST:

The applicant has applied for a preliminary development plan for the purpose of developing a retail building. The proposed Old Morganton Road Lot 1 development will be located in the planned development known as Morganton Park South. The retail building is a 7,000 square foot building located on 1.12 acres that are currently located in the Town of Southern Pines limits. The subject property is located on the corner of West Morganton Road and Brucewood Road with Old Morganton Road on its southwest corner, lies within the Morganton Road Overlay and is designated as traditional mixed use on the future land use map in the comprehensive long-range plan. The GIS mapping shows sewer and water availability. The subject property is identified as PIN: 857100484800 (PARID: 20200422) and per the Moore County tax records, the property owners are listed as Ubuntu Developer LLC.



II. PLANNING BOARD ACTION:

On January, 20th, 2022, the Planning Board, with five members present, held a Preliminary Forum regarding PD-13-21 to listen to public comments and if necessary, compile a list of issues to forward to the Town Council for their consideration. Following a brief presentation by town staff regarding the application for the Old Morganton Road Lot 1 development and one (1) requested deviation from the parking standards, the applicant also presented detailed information and statements regarding the justification for the deviation request.

On a 5-0 vote, with members Kim Wade and Cooper Carter being absent, the Planning Board adopt the following statement:

The Planning Board identified no issues with what was presented.

Pursuant to NCGS §160D-301(b)(6), the Town Council is reminded that no part of the Preliminary Forum held by the Planning Board may be used as a basis for the Council's decision on PD-13-21.

III. STAFF REVIEW:

A. Criteria for Review:

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

B. Staff Comments:

- i. **Consistency evaluation with the Unified Development Ordinance (UDO) and the Morganton Park North Conceptual Development Plan (CDP), MRD-01-13:**
 - The applicant has stated that public water and sewer stubouts have been installed for this site.
 - The Southern pines Town Engineer has waived the requirement for a TIA/TDA.

- The applicant is compliant with the UVHCO district development standards found in Exhibit 3-13 of the UDO except for 1 and deviates from the parking requirement and is requesting a parking waiver.
- The applicant is compliant with the MRO district standards found in UDO §3.6.6 except for 1 and deviates from the parking requirement and is requesting a parking waiver.
- The applicant is requesting a modification to allow up to 46 parking spaces, which is in excess of the maximum number of parking spaces allowed within the Urban Village Road Highway Corridor Overlay District (UVHCO). The UVHCO requires that the number of parking spaces shall be a maximum of one space per 200 square feet of gross floor area. This equates to a maximum of 35 parking spaces for a 7,000 square foot retail building. The proposed development plan proposes parking for 46 vehicles, or one space per 150 square feet of gross floor area. The applicant has provided a parking waiver request and it is included in the attachment portion of the staff report.

The UDO in §4.5.4 states the Town Council recognizes that, due to the particularities of any given Development, the inflexible application of the parking standards set forth in Exhibit 4-6 may result in a Development either with inadequate or excess parking space. The former situation may lead to traffic congestion or parking violations in adjacent streets as well as unauthorized parking in nearby private Lots. The latter situation results in a waste of money as well as a waste of space that could more desirably be used for Development or environmentally useful open space. Therefore, the Planning Director may permit reductions in the number of spaces or require more parking if the Planning Director finds in writing and notes on the building permit or zoning permit approval that such deviations are more likely to satisfy actual parking needs in accordance with this section.

- Any proposed signage will be required to be compliant with the Sign Code in UDO §4.6.
- Final Development Plans pursuant to UDO §2.18.7 will be required to demonstrate compliance with the Preliminary Development Plan.
- The subject property is part of the Morganton Park South Conceptual Development Plan (CDP) that was approved by the Town of Southern Pines on May 14, 2013 (MRD-01-13). The applicant is compliant with the standards of the approved CDP.

ii. General Comments:

- The public hearing for this request will be evidentiary in format and will follow the procedures set forth in UDO §2.14.

C. Outside Agency Comments:

- A request for comments was emailed to agencies on November 22, 2021. Agencies notified include Town of Southern Pines Streets, Utilities, Fire, Recreation and Parks, and Engineering departments, the Regional Land Use Advisory Commission (RLUAC) and the North Carolina Department of Transportation (NCDOT).
- On December 29, 2021 RLUAC provided comment: *RLUAC does not have any comments.*
- At this time the Town Engineer is not requiring a TIA/TDA. Also the Town Engineer received email correspondence on January 20, 2022 pertaining to the stormwater legal issues between private properties in the immediate vicinity. This document can be found in the attachment portion of this report, Along with the response from the Town Engineer.

IV. ATTACHMENTS:

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

1. Preliminary Development Plan Application
2. Deed
3. Preliminary Development Plan Narrative/Justification
4. Parking Request
5. Conceptual Development Plan
6. Preliminary Development Site Plan
7. Elevation Drawings
8. Impervious Information from CDP
9. Stormwater Email

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. TOWN COUNCIL ACTION:

To either approve or deny a Preliminary Development Plan application, the Town Council must make findings of fact and conclusions to the applicable standards. The Town Council shall first vote on whether the application is complete and whether the facts presented are relevant to the case. The Town Council shall then vote on whether the application complies with the criteria as set forth in Section 2.18.5(H) Criteria for a Preliminary Development Plan, Criteria 1-4. The Town Council may choose one of the following motions, or any alternative they wish:

I move to:

1. Adopt Attachment A of the staff report as Findings of Fact regarding the proposed Preliminary Development Plan PD-13-21.

-or-

2. Adopt Attachment A of the staff report as Findings of Fact regarding the proposed Preliminary Development Plan PD-13-21, with the following changes...

Next, the Town Council shall vote on whether to approve, deny or approve with conditions the proposed Preliminary Development Plan. The Town Council may choose one of the following motions, or any alternative they wish:

I move to:

1. Approve the Preliminary Development Plan for PD-13-21;
2. Deny the Preliminary Development Plan for PD-13-21;
3. Approve the Preliminary Development Plan for PD-13-21 with the following additional conditions...

ATTACHMENT “A”
Draft Town Council Findings of Fact
Preliminary Development Plan Application PD-13-21

Finding of Fact #1:

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

Finding of Fact #2:

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

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

The Town Council finds that the Preliminary Development Plan (PDP) for the development application PD-13-21 located in Morganton Park South implements the purposes of the Planned Development District because the project is located in an area of town with existing access to necessary utility infrastructure and where the street system is adequate to accommodate the projected traffic volumes. Furthermore, the design of the PDP integrates with the 14 stated intentions of the Planned Development District as set forth in Chapter 3 of the UDO.

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

The Town Council finds that the PDP is consistent with the Conceptual Development Plan (CDP). Furthermore, the applicant is found to comply with the applicable sections of the UDO except for the deviation request to provide 46 parking spaces. The Town Council recognizes per UDO §4.5.4 that, due to the particularities of any given Development, the inflexible application of the parking standards set forth in Exhibit 4-6 may result in a Development either with inadequate or excess parking space and finds allowing 11 extra parking spaces to be reasonable to meet the specific circumstances for this site.

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

Town Council finds that the proposed PDP is located in an appropriate area of town because the proposed retail development may be served by existing public utilities. The subject property is near similar existing land uses and development of the site will not remove critical wildlife habitat.

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

Town Council finds that the proposed PDP has existing stub outs for water and sewer and development is not creating a new location of public service delivery demand and the retail development will be accessed by existing roadways.

Planned Development District Preliminary Development Plan

REQUIRED APPLICATION MATERIALS:

- X **Application fee** in the amount of **\$1,800.00 plus \$25.00 per lot.**
- X **Completed Application** for a Planned Development District - Preliminary Development Plan signed by the applicant.
- X **Appointment of Agent**, if applicable, signed by the property owner(s) and the agent.
- X **List of Adjacent Property Owners:** Please list all properties that are that are within two hundred (200) feet of the outermost boundaries of the subject property (**not counting streets, railroads or other transportation corridors**). Attach additional pages if needed. No fewer than ten (10) property owners shall be notified by mail.
- X **Written narrative** describing the application's consistency with the Conceptual Development Plan, the UDO, and any other applicable regulations.
- NA **Neighborhood meeting records** if not provided in conjunction with an application for Conceptual Development Plan approval or if additional meetings have been held. [See Morganton Park South CDP.](#)
- X **Additional documentation:** Additional text and/or maps to demonstrate consistency with **UDO §2.18.5(H) Criteria (1) through (4).** [Deed, select pages from CDP, blow up of PH 1 Drainage plan and Architect's preliminary elevations provided](#)
- X **PDD Preliminary Development Plan:** One (1) full-size copy of a preliminary plat or scaled drawings of the entire tract to be subdivided. Please refer to the **UDO Appendices** for plan requirements. [Due to small size of project 11x17 at 1"=20' used](#)
- NA **Drainage concept plan** if applicable. [See Morganton Park South Phase 1 drainage plan.](#)
- NA **Traffic Impact Analysis** if applicable. [See TIA for Morganton Park South Phase 1.](#)
- X **Electronic copy (PDF) of all application materials** submitted to plan@southernpines.net.

PLEASE SUBMIT ONLY ONE (1) COMPLETE SET OF ALL MATERIALS.

REVIEW AND APPROVAL:

1. **Staff review:** Planning staff will review the application and notify the applicant if additional information or materials are needed.
2. **Public hearing:** The applicant is expected to attend a public hearing on the application before the Town Council at its regular monthly meeting. (Please refer to the **Application Processing Timeline** to determine the hearing date.) The Town Council will consider evidence and testimony presented and may approve, conditionally approve or deny the request.
3. **Approval:** Please refer to UDO **§2.18.5(I) Effect of Approval.**



Planned Development District Preliminary Development Plan Application

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

Project Information:

Project Name: Old Morganton Road Lot 1

Physical Address: Lot 1, Old Morganton Road (corner of Brucewood Rd and Old Morganton Rd)

PIN: 857100484800 Parcel ID: 20200422

Site Size: 1.12 acres Zoning: PDD

Applicant:

Name(s): _____

Email: _____ Phone: _____

Mailing Address: _____

Authorized Agent, if different from Applicant:

Name(s): Kevin Lindsay, PD

Email: kevinlindsay@crawforddsn.com Phone: 910-920-7661

Mailing Address: 230 West Pennsylvania Ave., Suite C, Southern Pines, NC 28387

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

Name(s): Ubuntu Developer LLC, a North Carolina LLC

Email: _____ Phone: _____

Mailing Address: PO Box 249, Southern Pines, NC 2838

8-27-21

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

I, the undersigned, do hereby make application to and petition the Planning Board and Town Council for approval of a Planned Development District – 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 South side of Brucewood Rd (St./Ave.), between Morganton Rd (St./Ave.) and Old Morganton Rd (St./Ave.). The property has a frontage of 156 feet and a depth of 280 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:

Retail center with restaurant, office, and retail

Date: 12/14/2021



Applicant

Sanjeev Bhunta, Manager
Ubunta Developer LLC

**PLANNING DEPARTMENT
TOWN OF SOUTHERN PINES**

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

8-27-21

APPOINTMENT OF AGENT

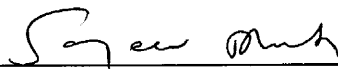
The undersigned owner(s), of Ubuntu Developer LLC, hereby appoint(s) Kevin Lindsay, PE as the exclusive agent for the purpose of making an application to the Town of Southern Pines for the approval of the Planned Development District – Preliminary Development Plan described in the attached application. 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 14 day of DECEMBER, 2021.

Sanjeev Bhunta, Manager, Ubuntu Developer LLC
Property Owner


Property Owner


Agent

UDO §2.18 Planned Development

§2.18.5(H) Preliminary Development Plan Criteria

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

For Registration Register of Deeds

Judy D. Martin

Moore County, NC

Electronically Recorded

October 15, 2021 1:58:15 PM

Book: 5724 Page: 400 - 402 #Pages: 3

Fee: \$26.00 NC Rev Stamp: \$1,730.00

Instrument# 2021022866

Excise Tax \$1,730.00 Recording Time, Book and Page
 Parcel ID 20200422 PIN 857100484800
 Verified by _____ County on the _____ day of _____, 20____
 by _____

Mail after recording to: _____ Grantee

This instrument was prepared by: Charles E. Nichols, Jr. of Weatherspoon & Voltz LLP (without title examination)

Brief description for the Index: Parcel 1, PC17-712

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 13th day of October, 2021, by and between

GRANTOR

CPGKRE Pinehurst Lowes Outparcels, LLC,
 a North Carolina limited liability company

1330 St. Mary's Street, Suite 100
 Raleigh, NC 27605

GRANTEE

Ubuntu Developer LLC,
 a North Carolina limited liability company
 PO Box 249
 Southern Pines, NC 28388

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto

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

the Grantee in fee simple, all of that certain lot or parcel of land situated in Guilford County, North Carolina and more particularly described as follows:

BEING ALL OF Parcel 1 as shown on that subdivision plat for CPGKRE Pinehurst Lowes, LLC prepared by McNeill Surveying and Land Planning, PLLC dated August 15, 2016 and recorded in Book 17, Page 712, Moore County, North Carolina, Registry.

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

The Property was acquired by Grantor by instrument recorded in Book 5397, Page 95, Moore County Registry.

A map showing the above described property is recorded in Plat Cabinet 17, Page 712, Moore County Registry.

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

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

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

This property is conveyed subject to covenants, restrictions, easements and other matters of record affecting said property and to 2022 ad valorem taxes and taxes for subsequent years.

[SIGNATURE PAGE FOLLOWS]

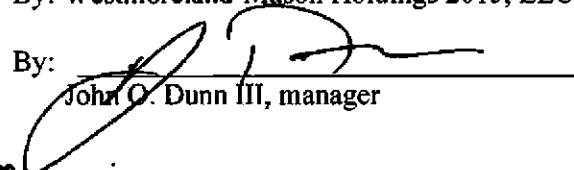
IN WITNESS WHEREOF, the Grantor has executed this instrument as of the day and year first above written.

CPGKRE Pinehurst Lowes Outparcels, LLC, a North Carolina limited liability company

By: CPG Ellison Pinehurst Lowes, LLC, its manager

By: CPG Pinehurst Lowes, LLC, its manager

By: Westmoreland-Mason Holdings 2015, LLC, its manager

By: 
John O. Dunn III, manager

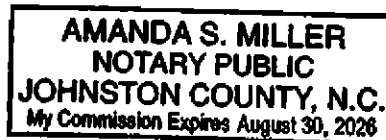
STATE OF North Carolina :
COUNTY OF Wake :

I certify that the following person personally appeared before me this day, acknowledging to me that to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: John O. Dunn III.

Date: 10/13/2021

[Affix Notary Seal]

Notary Public: A S Miller
Printed Name: Amanda S. Miller
My Commission Expires: 8/30/2026



**CONSENT OF INITIAL MEMBERS
OF
UBUNTU DEVELOPER LLC
TO ACTION WITHOUT MEETING**

We, the undersigned, being all of the Members of Ubuntu Developer LLC (hereinafter the "Company") do hereby unanimously adopt the following Resolutions with the approval of the Members by signing our written consent hereto:

APPOINTMENT OF MANAGERS

RESOLVED, that as Article III, Section 3.1 of the Operating Agreement of the Company provides that Managers shall be elected by the Members and the following persons be, and they hereby are, elected as Managers of the Company by the Members:

Name

George Manley
Sanjeev Bhuta

LOAN RESOLUTIONS

WHEREAS the Company has been capitalized by the contribution of cash and/or property paid in for its Membership Units; and

WHEREAS it is anticipated that the Company will need additional funds from time to time and that such funds can be borrowed under promissory notes issued by the Company;

NOW, THEREFORE, BE IT RESOLVED, that the Members of the Company be, and they hereby are, authorized to borrow money on behalf of the Company from time to time and to issue promissory notes therefore repayable over varying periods of years with interest at such rates, and upon such other terms and conditions, as all of the Members may deem necessary and appropriate.

BANKING RESOLUTIONS

RESOLVED that _____ (name of bank) be, and it hereby is, designated as a depository of the Company and that funds deposited therewith may be withdrawn upon a check, draft, note or order of the Company, signed by the Managers named herein, whose signatures shall be certified to the said Bank as Members of the Company; and no checks, drafts, notes, or orders drawn against such account shall be valid unless so signed; and

RESOLVED, FURTHER, that the said Bank is hereby authorized to honor, receive, certify, or pay all instruments signed in accordance with the foregoing resolutions even though drawn or endorsed to the order of any person signing the same or tendered by him for cashing or in payment of the individual obligation of such person, or for deposit to his personal account, and said Bank shall not be required to inquire as to the circumstances of the issuance or use of any instrument signed in accordance with the foregoing resolution, or the application or disposition of such instrument or the proceeds thereof; and

RESOLVED FURTHER, that these resolutions shall remain in effect until rescinded or modified by resolution of the Member of the Company and until a certified copy of such resolution shall have been filed with the said Bank.

To evidence the establishment of the aforesaid Bank as depository of the Company, the Members shall certify a copy of these resolutions to said Bank or in lieu thereof file with the bank an appropriate designation on such Bank's form(s). A copy of such form(s) shall, if used, be inserted in the Company's Minute Book.

PRIOR ACTS

RESOLVED that all acts and things heretofore done for and on behalf and in the name of the Company by any organizer be, and they hereby are, ratified and affirmed in each, all, and every respect.

COMMENCEMENT OF BUSINESS

RESOLVED that the Company proceed to carry on the business which it was organized, commencing same, 17th day of August, 2021.

GENERAL AUTHORIZATION

RESOLVED that the Members of the Company be, and they hereby are, further authorized and empowered to do any and all other and further things and matters, of every nature whatsoever, which they, in their sole and unlimited discretion, shall deem necessary or proper for the purposes of the resolutions and matters in connection with the full organization and operation of the Company.

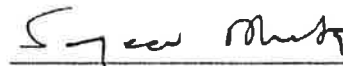
This action is effective from and after this the 17th day of August, 2021.

UBUNTU DEVELOPER LLC

MEMBERS:

 (SEAL)
Mubarak Shahbain

SRM DEVELOPERS LLC

By:  (SEAL)

Name: Sanjeev Bhuta

Title: Manager

 (SEAL)
Helen Spofford Bell - Member

 (SEAL)
George Manley - Member

Execution Version

**Operating Agreement
of
Ubuntu Developer LLC**

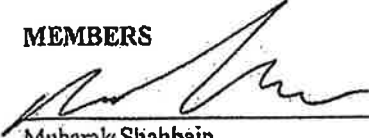
(A North Carolina Manager-Managed Limited Liability Company)

August 17, 2021

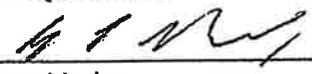
THE LLC OWNERSHIP INTERESTS REPRESENTED BY THIS OPERATING AGREEMENT HAVE NOT BEEN REGISTERED WITH THE SECURITIES AND EXCHANGE COMMISSION UNDER THE SECURITIES ACT OF 1933, AS AMENDED, OR UNDER THE NORTH CAROLINA SECURITIES ACT, OR SIMILAR LAWS OR ACTS OF OTHER STATES IN RELIANCE UPON EXEMPTIONS UNDER THOSE ACTS. THE SALE OR OTHER DISPOSITION OF THE OWNERSHIP INTERESTS IS RESTRICTED AS STATED IN THIS OPERATING AGREEMENT, AND IN ANY EVENT IS PROHIBITED UNLESS THE LLC RECEIVES AN OPINION OF COUNSEL SATISFACTORY TO IT AND ITS COUNSEL THAT SUCH SALE OR OTHER DISPOSITION CAN BE MADE WITHOUT REGISTRATION UNDER THE SECURITIES ACT OF 1933, AS AMENDED, AND ANY APPLICABLE STATE SECURITIES ACTS AND LAWS. BY ACQUIRING THE OWNERSHIP INTEREST REPRESENTED BY THIS OPERATING AGREEMENT, THE MEMBER REPRESENTS THAT IT WILL NOT SELL OR OTHERWISE DISPOSE OF ITS OWNERSHIP INTERESTS WITHOUT REGISTRATION OR OTHER COMPLIANCE WITH THE AFORESAID ACTS AND THE RULES AND REGULATIONS ISSUED THEREUNDER.

IN WITNESS WHEREOF, the undersigned, being all of the initial Members of the Company, have caused this Agreement to be duly adopted by the Company as of the 17th day of August, 2021 and do hereby assume and agree to be bound by and to perform all of the terms and provisions set forth in this Agreement.

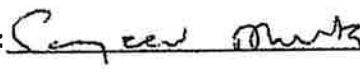
MEMBERS


Mubarak Shahbain


Helen Spofford Bell


George Manley

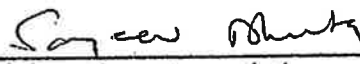
SRM DEVELOPERS LLC

By: 

Name: SANJEEV DHUTA

Its: Manager

MANAGERS




2.18.5 (H) Preliminary Development Plan (PDP) Criteria:

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

The proposed PDP is for a 1.12 out-parcel that was planned for in the Morganton Park South CDP and Phase 1 plans. It has water, sewer, and storm stubouts on the property and will use the existing entrance.

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

The proposed PDP is very similar to that shown in the approved CDP. It is what was envisioned for this area. The finishes will match that of the existing buildings.

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

This area has excellent access to the four land divided highway Morganton Road and from there to US 15/501 and US 1. The proposed use is in line with the zoning and approved CDP and the completed Phase 1 development of Morganton Park South.

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

There are existing 2" water, 6" sanitary sewer, and 15" storm stubouts on the property that were placed there in anticipation of this project. No public water or sewer main extensions will be required.

Additional Comments:

- 1. Architectural: Please see attached preliminary elevations. The building will match the existing structures as much as possible and is being designed by the same architect.*
- 2. Signage: No additional signage is planned at this time.*
- 3. Parking: By the UDO, 51 spaces would be required based on expected tenant types. 48 spaces are currently planned. This 6% reduction is reasonable based on the location, types of businesses expected, and availability of public parking surrounding the site.*
- 4. Pedestrian Connectivity: The existing asphalt walking trail provides excellent connectivity to the site.*
- 5. Streets: No internal streets are planned. VUAs will meet TOSP UDO requirements.*
- 6. Open Space: Open space has been accounted for in the larger development--no open spaces were planned for this site in the approved CDP.*
- 7. Stormwater Control: This site was planned for as part of Morganton Road South Phase 1 (including .67 acres of impervious area). An existing catch basin will connect this site to the downstream Stormwater Control Measures.*
- 8. Utilities: Public water and sewer stubouts have been installed for this site.*
- 9. Other: All TOSP Landscaping, lighting, buffers and setbacks will be followed.*



January 6, 2022

Town of Southern Pines
Planning Department
180 SW Broad Street
Southern Pines, NC 28387

**Re: Additional Parking Waiver Request
Lot 1 Old Morganton Road**

To Whom It May Concern:

This letter is requesting a waiver for additional parking spaces for Lot 1 on Old Morganton Road. The lot is part of a Planned Development District (PDD) and is in the Highway Corridor Overlay (HCO) and Morganton Road Overlay (MRO). As such, the maximum allowable parking is 1 space per 200 sf of building (HCO) and 1 space per 250 sf of building (MRO). It is assumed that the one space per 200 sf would govern here. Based on a planned building of 7,000 sf and 400 sf of outdoor eating, we could only provide a maximum of 37 spaces. Since approximately 3,200 sf of the 7,000 sf will be restaurant, we don't feel 37 spaces is adequate. If we used the general off street parking requirements in the UDO, we estimate that 51 spaces would be required for the anticipated mix of restaurant, office, and retail—please see table in Preliminary Development Plan (PDP) submittal. Our current design includes 45 spaces and meets all other requirements of the approved CDP, proposed PDP, HCO, and MRO. We would therefore like to request and waiver to place up to 46 parking spaces (two of which will be ADA spaces) on the property.

Please contact me at 910-920-7661 if you have any questions.

Sincerely,
Crawford Design Company

A handwritten signature in black ink that reads 'Kevin Lindsay'.

Kevin Lindsay, PE
Vice President

LANDSCAPE
ARCHITECTURE
ENGINEERING
PLANNING



January 6, 2022

Town of Southern Pines
Planning Department
180 SW Broad Street
Southern Pines, NC 28387

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Please contact me at 910-920-7661 if you have any questions.

Sincerely,
Crawford Design Company

A handwritten signature in black ink, appearing to read "Kevin Lindsay".

Kevin Lindsay, PE
Vice President

LANDSCAPE
ARCHITECTURE
ENGINEERING
PLANNING



LandDesign.
KOONTZDesign
 LAND PLANNING | LANDSCAPE ARCHITECTURE

MORGANTON PARK SOUTH **MASTER PLAN ILLUSTRATIVE** SOUTHERN PINES, NORTH CAROLINA

MARCH 1, 2013

LINCOLN HARRIS

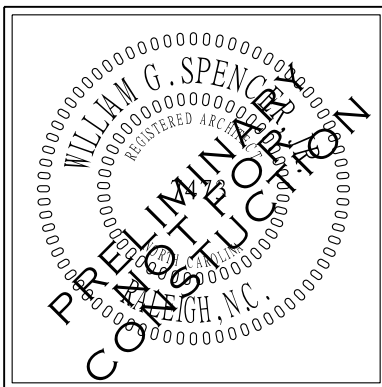
1	PRE-FINISHED METAL COPING-CAP FLASHING	7	METAL ALUMINUM FRAME AWNING (Hanger rod mount)	13	STREET ADDRESSING LETTERING ON GLAZING ABOVE ENTRY DOOR (LETTERING BY GC)
2	EIFS CORNICE TRIM CAP AT PARAPET WALL	8	PRE-FINISHED ALUMINUM STOREFRONT SYSTEM WITH INSULATED GLAZING	14	ACCENT BRICK VENEER
3	EIFS WALL CLADDING SYSTEM	9	TENANT SIGN AREA	15	EIFS CONTROL JOINT
4	MODULAR BRICK VENEER	10	CONCRETE SIDEWALK	16	BRICK (MASONRY) CONTROL JOINT
5	ACCENT BRICK HERRINGBONE PATTERN FEATURE	11	EXTERIOR WALL MOUNTED LIGHT FIXTURE (SCONCE) SEE ELECTRICAL SCHEDULE		
6	PRE-FINISHED STANDING SEAM METAL ROOFING OVER SLOPED METAL CANOPY	12	FUTURE TENANT SIGN (SIGNS BY OTHERS)		



— ACCENT BRICK TO BE INSET 1 INCH
RECESS FROM FACE BRICK - TYPICAL



978 Trinity Road - Raleigh, North Carolina 27607
p:919.859.7003 - f:919.859.7121 - bairl-architects.com



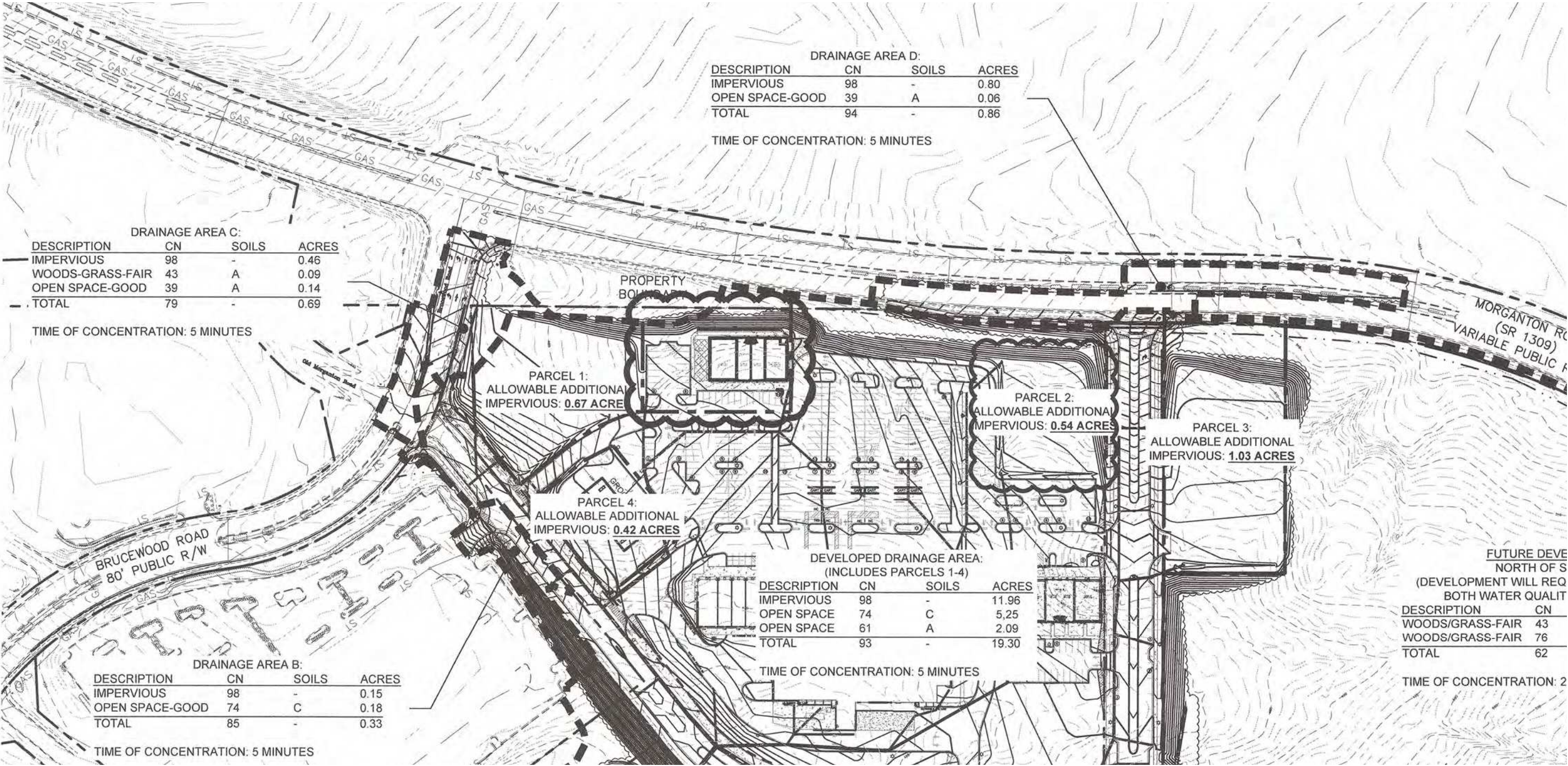
DATE	COMMENTS/REVISIONS	NO.
12/13/21	ISSUED FOR REVIEW	

PROPOSED RETAIL
BUILDING

MORGANTON PARK
SOUTHERN PINES, NC

NOT RELEASED FOR CONSTRUCTION

A3.0



From: James Michel
To: Suzy Russell
Cc: BJ Grieve
Subject: RE: Question re: tonight's (01/20/22) planning board hearing
Date: Thursday, January 20, 2022 4:55:33 PM

Suzy,

I have spoken with engineer's representing both property owners in this matter, the owners of the Kohl's property and Lowe's Food property. Both sets of engineers disagree with one another. Ultimately this is a private property matter between the property owner's and I have seen nothing to

date that would justify placing a hold on development in Morganton Park South relative to the below

noted stormwater issues.

Thanks

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

From: James Michel

Sent: Thursday, January 20, 2022 4:46 PM

To: 'Pamela Duffy' <pduffy@sharplesslaw.com>

Cc: Jennifer Hitney <jhitney@sharplesslaw.com>; Peter O'Connell <poconnell@sharplesslaw.com>; Suzy Russell <SuzyRussell@southernpines.net>; BJ Grieve <BJGrieve@southernpines.net>

Subject: RE: Question re: tonight's (01/20/22) planning board hearing

Pamela,

Thanks for letting us know. I have copied the planning team on this email so they can add to the project file.

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

From: Pamela Duffy <pduffy@sharplesslaw.com>

Sent: Thursday, January 20, 2022 4:05 PM

To: James Michel <JMichel@southernpines.net>

Cc: Jennifer Hitney <jhitney@sharplesslaw.com>; Peter O'Connell <poconnell@sharplesslaw.com>

Subject: FW: Question re: tonight's (01/20/22) planning board hearing

Mr. Michel:

Thanks for getting back to us. My intent was to come to the Planning Board meeting concerning the Ubuntu application to state objections to the continued development that will create more impervious surfaces directing water to the Lowe's pond and in turn into the Brucewood Pond.

However, I am under a Covid quarantine due to an exposure and I am hesitant to put my partner on the road given that things are likely going to ice over here in Greensboro at least in the next bit. We will forego the meeting, but I wanted to reiterate to you our continued objection to development without further storm water control due to the limited capacity of the Brucewood pond.

Thank you.

Pam



MINUTES

Wednesday, December 8, 2021: 6:00 PM

Town Council Agenda Meeting

C. Michael Haney Community Room: Southern Pines Police Department
450 W. Pennsylvania Ave

1. CALL TO ORDER

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

2. TOWN MANAGER'S COMMENTS

Town Manager Reagan Parsons reviewed the agenda.

Town Manager Parsons asked that an item be added to the agenda. Item 6d. AX-08-21: Voluntary Annexation Petition - Blue Farm Section Three was approved for addition by Council.

3. ORGANIZATIONAL MATTERS

a. Approve November 22, 2021 Council Work Session Minutes

Staff has prepared the draft minutes for Council's approval.

Councilmember Saulnier motioned to approve the November 22, 2021 Council Work Session minutes. Seconded by Mayor Pro Tem Murphy the vote was unanimous.

b. Approve FY 20-21 Audit

Dixon Hughes Goodman LLP has audited the Town's financial statements for FY 20-21. Mayor Haney gave a brief overview of the item.

Councilmember Saulnier motioned to approve the FY 20/21 Audit. Seconded by Mayor Pro Tem Murphy, the vote was unanimous.

c. Accept the Certification from the November 2, 2021 Municipal Election

Council will accept the certification documenting the results of the recent municipal election.

Mayor Haney gave a brief overview of the item.

Councilmember Saulnier moved to approve the certification for the November 2021 Municipal Election. Seconded by Mayor Pro Tem Murphy, the vote was unanimous.

d. Recognition of Outgoing Councilmember Mike Saulnier

This is Councilmember Saulnier's final meeting.

Mayor Haney and Council all thanked Councilmember Mike Saulnier for his service.

Councilmember Saulnier was presented with a plaque and his wife with a plant in thanks. Councilmember Saulnier congratulated incoming councilmembers Taylor Clement and Ann Petersen on their wins and complimented Town Manager Reagan Parsons on how well he runs the town and the team he has gathered.

e. Swearing In of Newly Elected Councilmembers Taylor Clement and Ann Petersen

Mayor Haney will swear in the new members.

Mayor Haney swore in Taylor Clement as councilmember with family present.

Mayor Haney swore in Ann Petersen as councilmember with family present.

f. Council Roles

- 1. Mayor Pro-Tem**
- 2. Council Treasurer & Vice Treasurer**
- 3. Partners In Progress Representative**
- 4. Triangle J Representative and Alternate**
- 5. TARPO Representative and Alternate**

These are roles the Councilmembers fulfill and are reviewed annually.

1. Mayor Pro Tem: Councilmember Pate nominated Councilmember Murphy, seconded by Councilmember Petersen, the motion passed unanimously.

2. Council Treasurer: Mayor Pro Tem Murphy nominated Councilmember Pate as Treasurer and Councilmember Clement as Vice Treasurer, seconded by Councilmember Petersen. The motion passed unanimously.

3. Partners In Progress Representative: Councilmember Pate nominated Mayor Haney, seconded by Mayor Pro Tem Murphy, the motion passed unanimously.

4. Triangle J Representative: Mayor Pro Tem Murphy nominated Mayor Haney as the Triangle J Representative and Councilmember Pate as the Alternate. The motion was seconded by Councilmember Clement and passed unanimously.

5. TARPO Representative and Alternate: not needed per Town Manager Parsons

g. Approve 2022 Town Council Meeting Calendar

This is the 2022 schedule for Town Council work sessions, agenda meetings, and business meetings.

Town Manager Parsons reviewed the calendar.

Councilmember Pate moved to approve the 2022 Town Council Meeting Calendar, seconded by Mayor Pro Tem Murphy. The vote was unanimous.

4. REVIEW PUBLIC HEARING APPLICATIONS FOR UPCOMING BUSINESS MEETING AGENDA

a. SU-01-21 Patrick's Pointe

On behalf of Francis Maser, Mr. Bob Koontz, of Koontz Jones Design, has submitted an application for a Special Use Permit for the new construction of a multi-family residential and office development. The applicant is proposing to develop 13 apartment buildings with 276 multi-family residential units and one (1) office outparcel. The subject property is located along US Highway 1 North between West Connecticut Avenue and Midland Road and is comprised of three (3) parcels for a total of 25.4 acres of presently undeveloped, wooded land.

This is a quasi-judicial hearing, so only procedural questions may be discussed. No questions were asked.

5. REVIEW PROPOSED ACTION ITEMS FOR UPCOMING BUSINESS MEETING AGENDA

a. Consider AR-07-21 Pinnacle Storage (Phase 1)

Cothran Harris, on behalf of Longleaf Pines Storage, LLC, is requesting approval of an Architectural Compliance Permit for a 49,600 square foot commercial self-storage, two story building. The building is Phase I of a self-storage development. The address is 240 Bell Avenue which is located in the General Business (GB) zone. The surrounding streets are US 1 HWY S, Shaw Avenue and S Bennett St.

Town Planner Jennifer Hunt reviewed the request and staff report.

Discussion ensued.

Cothran Harris, on behalf of Longleaf Pines Storage, LLC, addressed Council questions.

b. Consider AR-08-21 Rec Room, LLC

Mr. Dean King, on behalf of Rec Room, LLC., is requesting approval of an architectural compliance permit for exterior modifications to an existing 13,471 square foot building within the central business zoning district. The building will be used as a commercial arcade and is located at 750 SW Broad Street. The renovations include the addition of a patio pergola, adding brick and metal columns to the front entrance and garage door openings for the bartop tables on the front elevation.

Town Planner Hunt presented the request and staff report.

Discussion ensued.

Dean King of Pinnacle Development on behalf of Rec Room, LLC, answered Council questions.

c. Consider AR-09-21 Freddy's Frozen Custard & Steakburgers

Mr. William Moseley of MREA Southern Pines, LLC., is requesting approval of an architectural compliance permit for Freddy's Frozen Custard & Steakburger, a 3,200 square foot building within the general business zoning district, for a retail development located at the corner of Murray Hill Road and US Highway 15-501.

Town Planner Hunt presented the request and staff report.

Discussion ensued.

d. Consider Proposed Lease of Park Property from the Southern Pines Land and Housing Trust

Staff has drafted a proposed lease agreement with the Southern Pines Land & Housing Trust for park property on the campus of the former Southern Pines Primary School.

Town Manager Parsons reviewed the item with the Council and answered any questions.

e. Consider Adoption of 2022-2032 CIP

Staff has prepared a draft Capital Improvement Program based on the projects that have been presented at the October and November Council work sessions.

Town Manager Parsons reviewed the item with the Council.

6. REVIEW CONSENT AGENDA FOR BUSINESS MEETING

a. Vacancies on Planning Board & Historic District Commission

There are some current vacancies on the Planning Board & Historic District Commission.

Three candidates have submitted applications for these seats.

Mayor Haney spoke about the applicants.

Council approved the addition to the consent agenda.

b. Agreement with NCDOT and Town of Aberdeen for Relocation of US-1 Water Transmission Main

NCDOT is currently preparing for the roadway project along US-1 (North Sandhills Boulevard) from Roseland Road to Old US-1. The project scope requires NCDOT to relocate the Town of Southern Pines 18" water transmission main along US-1 to Poplar Street.

Town Manager Parson reviewed the item. Town Engineer James Michel was present to answer any questions.

c. AX-07-21: Voluntary Annexation Petition

Robert & Julie Van Camp and Morganton Road Enterprises, LLC have petitioned the Town for a voluntary annexation of a parcel totaling +54.94 acres. The parcels are identified as PIN 857100575720 and 857100572972 and are located between US 15-501 and W. Morganton Rd. State law requires that Council direct the Town Clerk to investigate the sufficiency of the petition before proceeding further.

Town Manager Parsons reviewed the applications.

7. ADJOURNMENT

Town Council adjourned at 6:58 pm.

Respectfully submitted:

DRAFT



MINUTES

Tuesday, December 14, 2021: 6:00 PM

Town Council Business Meeting

Douglass Community Center: 1185 W. Pennsylvania Ave

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

3. TOWN MANAGER'S COMMENTS

Town Manager Reagan Parsons reviewed the agenda.

4. PUBLIC HEARINGS

a. SU-01-21 Patrick's Pointe

On behalf of Francis Maser, Mr. Bob Koontz, of Koontz Jones Design, has submitted an application for a Special Use Permit for the new construction of a multi-family residential and office development. The applicant is proposing to develop 13 apartment buildings with 276 multi-family residential units and one (1) office outparcel. The subject property is located along US Highway 1 North between West Connecticut Avenue and Midland Road and is comprised of three (3) parcels for a total of 25.4 acres of presently undeveloped, wooded land.

The Mayor swore in all attendees who would be providing testimony.

Councilmember Clement motioned to open the Public Hearing for SU-01-21, Mayor Pro Tem Murphy seconded and the motion passed 5-0.

The following attendees presented testimony and/or submitted exhibits for evidence:

- Planning Director B.J. Grieve spoke regarding the quasi-judicial hearing and the staff's role in it.
- Town Planner Suzy Russell presented the staff report and PowerPoint (Exhibit A). Ms. Russell entered into evidence emails received regarding the application as Exhibit B.
- Town Engineer James Michel spoke to the Council regarding sidewalks.
- Nick Robinson, the applicant's attorney, of Bradshaw, Robinson, Slawter, LLP located at 128 Hillsboro St., Pittsboro gave opening remarks and introduced into evidence the original application as Exhibit C.
- Logan Burnett of 229 E. New York Ave., Southern Pines spoke on behalf of the

application, including project details.

- Mr. Robinson introduced Bob Koontz, landscape architect and land planner of Koontz Jones Design located at 150 S. Page St., Southern Pines. Mr. Koontz listed his background, education and licensing as evidence for his status as an expert witness, which was agreed to by the Council. Mr. Koontz then gave evidence in the form of a PowerPoint presentation (Exhibit D) to the Council regarding the application and answered the Council's questions.
- Mr. Robinson introduced Tim Carpenter, a Project Manager and Owner at LKC Engineering located at 140 Aqua Shed Court, Aberdeen. Mr. Carpenter listed his background, education and licensing as evidence for his status as an expert witness, which was agreed to by the Council.
- Travis Fluitt, Senior Transportation Engineer at Kimley Horn located at 421 Fayetteville Street, Raleigh, listed his background, education and licensing as evidence of his status as an expert witness, which was agreed to by the Council. Mr. Fluitt then gave evidence regarding the Traffic Impact Analysis entered as Exhibit E. Email correspondence was entered as Exhibit F, Exhibit G, Exhibit H and Exhibit I.
- Tad Hardy, Traffic Engineer at Kimley Horn located at 200 S Tryon St., Charlotte, listed his background, education and licensing as evidence to his status as an expert witness specializing in noise analysis, which was agreed to by the Council. Mr. Hardy then gave evidence regarding a Noise Analysis Report entered as Exhibit J
- Franklin Dean, Real Estate Appraiser at Village Appraisals, LLC located at 270 McCaskill Road, Pinehurst, listed his background, education and licensing as evidence as to his status as an expert witness, which was agreed to by the Council and entered Real Estate Analysis of Property Value Impact entered as Exhibit K
- Kyle Winters Real Estate Appraiser at Integra Reality Resources located at 214 W. Tremont Ave. Suite 200, Charlotte, NC, listed his background, education and licensing as evidence as to his status as an expert witness, which was agreed to by the Council. He entered a Market Demand Study of Proposed Multifamily Apartment Site Report as Exhibit L and an e-mail update dated 11/23/21 as Exhibit M.
- David Sullivan, president of Village Green Homeowners Association, entered a file folder of materials into evidence as Exhibit N and spoke against the project being approved.
- Dave Baysek of 46 Village Green Circle, Southern Pines spoke against the project being approved, focusing on the traffic analysis report.
- Nancy Andrews of 32 Village Green Circle, Southern Pines spoke against the project's approval.
- Mary Bradbury of 31 Village Green Circle, Southern Pines spoke against the project's approval.
- Margarite Ricker of 34 Village Green Circle, Southern Pines spoke against the project's approval.

- Jennifer Williams of 145 W. Maine Ave., Southern Pines spoke against the project's approval.
- Kate Shinkwin of 510 E. Rhode Island Ave., Southern Pines is employed locally as a real estate broker with 4 years' experience. She submitted concerns about the project's potential to lower the property values in the area due to increased traffic.
- Kat Sineath of 600 W. Rhode Island Ave., Southern Pines spoke against the project's approval.
- Suzanne Coleman, 225 N May Street, Southern Pines, spoke against the approval of the project and entered into evidence past Town Council Minutes as Exhibit P.
- Chris Smithson of 920 N. Saylor St. Southern Pines, spoke against the project's approval.

Mr. Robinson presented his rebuttal to the Council asking that testimony by those who were not deemed as expert witnesses be disregarded as hearsay. Mr. Robinson then entered a document titled Case Law on Degree of Opponent Proof Necessary to Deny SUP as Exhibit Q and a document named Applicant's Findings of Fact as Exhibit R.

Discussion ensued between the Council and the applicant's representatives.

Councilmember Petersen moved to continue the hearing to the January 11, 2022 Town Council Meeting at 6pm. Seconded by Mayor Pro Tem Murphy and carried unanimously 5-0, the motion was passed.

5. ACTION ITEMS

a. Consider AR-07-21 Pinnacle Storage (Phase 1)

Cothran Harris, on behalf of Longleaf Pines Storage, LLC, is requesting approval of an Architectural Compliance Permit for a 49,600 square foot commercial self-storage, two story building. The building is Phase I of a self-storage development. The address is 240 Bell Avenue which is located in the General Business (GB) zone. The surrounding streets are US 1 HWY S, Shaw Avenue and S Bennett St.

Planning Director Grieve presented the request to the Council.

Councilmember Pate moved to approve AR-07-21 with the deviations as requested by the applicant and as specifically set for in the staff report and with the additional condition that the mechanical equipment is screened by parapets. The motion was seconded by Mayor Pro Tem Murphy and the vote was unanimous.

b. Consider AR-08-21 Rec Room, LLC

Mr. Dean King, on behalf of Rec Room, LLC., is requesting approval of an architectural compliance permit for exterior modifications to an existing 13,471 square foot building within the central business zoning district. The building will be used as a commercial arcade and is located at 750 SW Broad Street. The renovations include the addition of a patio pergola, adding brick and metal columns to the front entrance and garage door

openings for the bartop tables on the front elevation.
Planning Director Grieve presented the staff report to the Council.

Councilmember Pate moved to approve AR-08-21 with the deviations as requested by the applicant and as specifically set forth in the staff report with the addition of a required cover for the dumpster area. Seconded by Mayor Pro Tem Murphy, the vote was unanimous.

c. Consider AR-09-21 Freddy's Frozen Custard & Steakburgers

Mr. William Moseley of MREA Southern Pines, LLC., is requesting approval of an architectural compliance permit for Freddy's Frozen Custard & Steakburger, a 3,200 square foot building within the general business zoning district, for a retail development located at the corner of Murray Hill Road and US Highway 15-501.

Planning Director Grieve reviewed the request for the Council.

Councilmember Pate moved to approve AR-09-21, seconded by Councilmember Petersen. The motion passed and the vote was unanimous.

d. Consider Proposed Lease of Park Property from the Southern Pines Land and Housing Trust

Staff has drafted a proposed lease agreement with the Southern Pines Land & Housing Trust for park property on the campus of the former Southern Pines Primary School.

Town Manager Parsons gave an overview of the request.

Councilmember Petersen moved to approve the proposed lease agreement with the Southern Pines Land & Trust for park property. Seconded by Mayor Pro Tem Murphy, the motion passed with a unanimous vote.

e. Consider Adoption of 2022-2032 CIP

Staff has prepared a draft Capital Improvement Program based on the projects that have been presented at the October and November Council work sessions.

Town Manager Parsons gave an overview of the request.

Councilmember Pate moved to approve the 2022-2032 Capital Improvement Program. Seconded by Mayor Pro Tem Murphy, the motion passed with a unanimous vote.

6. CONSENT AGENDA

a. Re-Appoint Diane Westbrook to the Planning Board

Ms. Westbrook's second term will be through 12/4/2024.

Mayor Haney reviewed the item.

Councilmember Pate moved to approve the Consent Agenda, seconded by Councilmember Clement. The motion passed with a unanimous vote.

b. Appoint Robert Brown to the Historic District Commission

Mr. Brown's term will be through 12/13/2025.

Mayor Haney reviewed the item.

Councilmember Pate moved to approve the Consent Agenda, seconded by Councilmember Clement. The motion passed with a unanimous vote.

c. Appoint Lane West to the Historic District Commission

Mr. West's term will be through 12/13/2025.

Mayor Haney reviewed the item.

Councilmember Pate moved to approve the Consent Agenda, seconded by Councilmember Clement. The motion passed with a unanimous vote.

d. Authorize Execution of Agreement with NCDOT and Town of Aberdeen for Relocation of US-1 Water Transmission Main

NCDOT is currently preparing for the roadway project along US-1 (North Sandhills Boulevard) from Roseland Road to Old US-1. The project scope requires NCDOT to relocate the Town of Southern Pines 18" water transmission main along US-1 to Poplar Street.

Town Manager Parsons reviewed the item.

Councilmember Pate moved to approve the Consent Agenda, seconded by Councilmember Clement. The motion passed with a unanimous vote.

e. Direct the Clerk to Investigate the Sufficiency of AX-07-21 Voluntary Annexation Petition

Robert & Julie Van Camp and Morganton Road Enterprises, LLC have petitioned the Town for a voluntary annexation of a parcel totaling +54.94 acres. The parcels are identified as PIN 857100575720 and 857100572972 and are located between US 15-501 and W. Morganton Rd. State law requires that Council direct the Town Clerk to investigate the sufficiency of the petition before proceeding further.

Town Manager Parsons reviewed the item.

Councilmember Pate moved to approve the Consent Agenda, seconded by Councilmember Clement. The motion passed with a unanimous vote.

f. Direct the Clerk to Investigate the Sufficiency of AX-08-21 Voluntary Annexation Petition

Benjamin Stout of Benjamin Stout Real Estate Services Inc. has petitioned the Town for a voluntary annexation of a parcel totaling 4.10 acres. The parcels are identified as PIN 857400849276, PIN 857400940142, PIN 857404931919, PIN 857404932803 and PIN 857404932694. The parcels are located between NC Highway 22 and Sullivan Drive.

State law requires the Council to direct the Town Clerk to investigate the sufficiency of the petition before proceeding further.

Town Manager Parsons reviewed the item.

Councilmember Pate moved to approve the Consent Agenda, seconded by Councilmember Clement. The motion passed with a unanimous vote.

7. PUBLIC COMMENTS

Laura Douglas from The Pilot Newspaper thanked the Council for their service and said her farewell as she leaves her position of covering the town council meetings for a promotional opportunity.

8. ADJOURNMENT

Councilmember Clement motioned, seconded by Mayor Pro Tem Murphy, to adjourn the meeting. The vote was unanimous.

The meeting adjourned at 1:13 am on Wednesday, December 15.

Respectfully submitted:

**TOWN OF SOUTHERN PINES ORDINANCE #1963 AMENDING THE
CODE OF ORDINANCES TO ADDRESS MEMBERSHIP
QUALIFICATIONS FOR THE APPEARANCE COMMISSION**

WHEREAS, in accordance with NCGS §160D-304, the Town of Southern Pines has an Appearance Commission appointed by the Town Council for the general purposes of enhancing and improving the visual quality and aesthetic characteristics of the community; and

WHEREAS, NCGS §160D-304(a) authorizes the Town Council to appoint members of the Appearance Commission to terms not to exceed four years, with no limitation on how many terms an appointee may serve; and

WHEREAS, §33.04 of the Town’s Code of Ordinances defines Terms of Appointment for the Appearance Commission, specifically stating, “Members may be appointed to not more than 2 successive complete terms.”; and

WHEREAS, the Town Council recognizes the value of having volunteers who are willing to make a long-term commitment to serving the community and desires to eliminate term limits for members of the Appearance Commission; and

NOW, THEREFORE, BE IT ORDAINED AND ESTABLISHED by the Town Council of the Town of Southern Pines, North Carolina, the Code of Ordinances shall be amended as follows:

- 1) §33.04 of the Town’s Code of Ordinances shall be amended by **deleting** the third sentence of the current section, which reads, “Members may be appointed to not more than 2 successive complete terms.”
- 2) Upon deletion of this sentence, §33.04 of the Town’s Code of Ordinances shall read in its entirety: “Appearance Commission members shall be appointed for 3-year staggered terms, but members may continue to serve until their successors have been appointed. Vacancies may be filled for the unexpired term only. Membership of the Commission is declared to be an office that may be held concurrently with any other elective or appointive office pursuant to Article VI, § 9, of the State Constitution.”
- 3) This amendment to the Code of Ordinances shall be effective immediately after adoption.

Adopted by the Town of Southern Pines, on the 8th day of February, 2022.

ATTEST:

TOWN OF SOUTHERN PINES:

Elizabeth Robertson, Interim Town Clerk

Carol R. Haney, Mayor

APPROVED AS TO FORM:

Douglas R. Gill, Town Attorney

I certify that this ordinance #1963 was adopted by the Town Council of the Town of Southern Pines at its meeting of February 8, 2022, as shown in the minutes of the Town Council for that date.

Elizabeth Robertson, Interim Town Clerk

**TOWN OF SOUTHERN PINES ORDINANCE #1964 AMENDING THE
CODE OF ORDINANCES TO ADD THE LIBRARY BOARD TO
CHAPTER 33: BOARDS AND COMMISSIONS**

WHEREAS, in accordance with NCGS §153A-265, the Town of Southern Pines has a Library Board appointed by the Town Council for the general purposes of assisting the Library Director in advancing the goals of the library, positively supporting the library within the community, identifying community needs that the library can address, and other purposes; and

WHEREAS, historic documents maintained by the Town confirm the existence of the Library Board as early as 1958, but membership qualifications, terms of appointment, powers and duties, and similar details for managing the Library Board have not been adopted by ordinance and incorporated into the Town’s Code of Ordinance; and

WHEREAS, the Code of Ordinances does address the Town’s other appointed boards and adding the Library Board would add further clarity to the manner in which this Board operates and how its members are appointed; and

NOW, THEREFORE, BE IT ORDAINED AND ESTABLISHED by the Town Council of the Town of Southern Pines, North Carolina, the Code of Ordinances shall be amended as follows:

- 1) “Attachment A” shall be added to Chapter 33 of the Town’s Code of Ordinances in its entirety, beginning with §33.80.
- 2) This amendment to the Code of Ordinances shall be effective immediately after adoption.

Adopted by the Town of Southern Pines, on the 8th day of February, 2022.

ATTEST:

TOWN OF SOUTHERN PINES:

Elizabeth Robertson, Interim Town Clerk

Carol R. Haney, Mayor

APPROVED AS TO FORM:

Douglas R. Gill, Town Attorney

I certify that this ordinance #1964 was adopted by the Town Council of the Town of Southern Pines at its meeting of February 8, 2022, as shown in the minutes of the Town Council for that date.

Elizabeth Robertson, Interim Town Clerk

ORDINANCE #1964, ATTACHMENT "A"

LIBRARY BOARD

33.80 LIBRARY ADVISORY BOARD ESTABLISHED

By authority granted in North Carolina General Statute 153A-265, the Southern Pines Town Council has established a board of trustees for the Southern Pines Public Library, which shall be known as the Library Board.

33.81 MEMBERSHIP AND APPOINTMENT OF BOARD MEMBERS

- a) The Board consists of seven members. Six members shall be residents of the Town of Southern Pines and one member shall be a non-resident Library cardholder.
- b) The Library Director comprises an eighth non-voting member of the Board and recommends matters for the board's consideration. The Director or his/her appointed representative attends all Board meetings.
- c) The Library Board reviews applications from prospective members and, if desired, invites candidates to attend a meeting in a guest capacity.
 - 1. When a vacancy occurs due to a member who leaves the Board before his/her term expires, the Board shall review pending applications and forward a recommended appointment to the Town Council for consideration.
 - 2. By November 1 of each year, the Board shall review those terms which expire at the end of the calendar year. The Board shall forward recommended appointments to the Town Council for consideration, which may include re-appointment of an existing member(s) or appointment of a new candidate(s), whether a vacancy occurs or not.

33.82 MEMBER COMPENSATION

Members serve without compensation.

33.83 TERMS OF APPOINTMENT

- a) The terms of office of the Library Board shall be for three (3) years, beginning on the first day of January in the year for which they are appointed, except for members appointed to fill an unexpired term. The ending dates for the terms shall be staggered and the Town Council may regulate the initial term to accomplish this policy.
- b) All vacancies of the board are immediately reported to the Library Board, who shall forward a recommended appointee to the Town Council for consideration on filling the remainder of the unexpired term.
- c) The Town Council may remove any member appointed to the Board for incapacity, unfitness, misconduct, or neglect of duty.

33.84 MEETINGS

- a) The Board meets quarterly, or as called by the Director. The Board shall adopt an annual schedule of meeting dates during its last meeting of the calendar year.
- b) Special meetings are called at the discretion of the Chairman, the Director, or at the request of four members of the board, for the transaction of business as stated in the call for the meetings.

- c) All meetings of the Board shall be conducted in accordance with NC General Statutes - Chapter 143, Article 33C.
- d) A quorum for the transaction of business at any meeting is four members of the board.
- e) The Board may adopt its own rules or procedures, in keeping with the size and nature of the board and in the spirit of generally accepted principles of parliamentary procedure.

33.85 OFFICERS

- a) The Board shall elect, from its membership, a chairman and a vice-chairman/secretary during the first meeting of the calendar year. These officers shall serve terms of one year in that capacity.
- b) The Chairman presides at all meetings of the board, calls special meetings of the board, executes all documents authorized by the board, and generally performs all duties associated with that office.
- c) The Vice-Chairman/Secretary, in the event of the absence or disability of the Chairman, or of a vacancy in that office, assumes and performs the duties and functions of the chairman. He/she also keeps a true and accurate record of all meeting of the board, issues notice of all regular and special meetings, and performs other duties as are generally associated with that office.
- d) Records of the board are maintained in the library. Copies of approved minutes from Board meetings are forwarded to the Town Clerk.

33.86 ATTENDANCE AT MEETINGS

All members shall faithfully attend the Board's meetings. The Town Council may remove a member who fails to attend three (3) consecutive meetings without prior excuse.

33.87 POWERS AND DUTIES

- a) The Southern Pines Public Library is owned and operated as a department of the Town of Southern Pines government and under the supervision of the Town Manager. The library department is administered in the same manner as the Town's other departments and in compliance with the Town's Code of Ordinances and adopted policies. The powers and duties of the board are:
 - 1. Work with the Director in interpreting the mission statement of the Library to best reflect the needs of the community.
 - 2. Encourage uninvolved citizens to use the Library's resources.
 - 3. Positively represent and promote the Library in the community.
 - 4. Assist the Director in identifying community needs the Library can help to meet.
 - 5. Seek opinions about the Library from citizens by helping the Library to conduct marketing research.
 - 6. Identify fund-raising opportunities to benefit the Library.
 - 7. Encourage and promote fund-raising activities of the Friends of the Library.
 - 8. Actively support state and federal legislation that benefits the library.
 - 9. Review Library resources when the "Procedure for Handling Challenged Materials" has been implemented.

CERTIFICATE OF SUFFICIENCY
AX-01-22: 3900 Youngs Road

To the Town Council of the Town of Southern Pines, North Carolina;

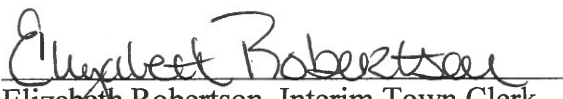
I, Elizabeth Robertson, Interim Town Clerk, do hereby certify that I have investigated the attached petition and hereby make the following findings:

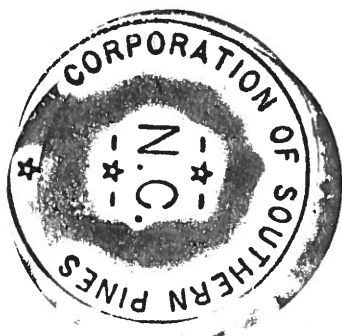
The petition contains an adequate property description of the area proposed for annexation, which is identified as follows: PIN 858100892377 (PARID: 20210139)

The petition is signed by and includes addresses of all owners of real property lying in the area described herein. Per the Moore County Tax Department and Moore County Register of Deeds, the property owners are listed as Michael Tveter and Jamie Tveter.

The area described in the petition is contiguous to the Town of Southern Pines primary corporate limits, as defined by N.C.G.S. 160A-31.

In witness whereof, I have hereunto set my hand and affixed the seal of the Town of Southern Pines, North Carolina, this 26th day of January, 2022.


Elizabeth Robertson, Interim Town Clerk



TOWN OF SOUTHERN PINES RESOLUTION #1000
SETTING DATE OF PUBLIC HEARING FOR ANNEXATION APPLICATION
AX-01-22; 3900 Youngs Road

WHEREAS, a petition requesting annexation of an area described herein has been received; and

WHEREAS, the Town Council has by resolution directed the Town Clerk to investigate the sufficiency thereof; and

WHEREAS, certification by the Town Clerk as to the sufficiency of said petition has been made;

NOW, THEREFORE BE IT RESOLVED by the Town Council of the Town of Southern Pines, North Carolina:

Section 1. That a public hearing on the question of annexation of the area described herein will be held at the Douglass Community Center at 6:00 pm on March 8, 2022.

Section 2. The area proposed for annexation is described as follows:

Property Owners/Applicants:
Michael Tveter and Jamie Tveter
3900 Youngs Road
Southern Pines, NC 28387

Property Identification Number (PIN) and Parcel Identification:
PIN: 858100892377; PARID: 20210139

Size of Property:
Total Current Combined Acreage: 1.8 acres

Meets & Bounds Description:

Starting at the southwest corner of 3900 Youngs Rd, go easterly along Youngs Rod for 50.29',
Then northwesterly for 361.66', then northeasterly for 23.09', then northwesterly for 123.29',
then southwesterly for 91.07', then northwesterly for 281.3' to Sheldon Road. Then 10.31' southwesterly along Sheldon Rd.,
then southeasterly for 209.64', then southwesterly for 305.11', then southeasterly for 152.63', then northeasterly for 269.27',
then southeasterly for 311.12' back to Youngs Road.

A map of the area herein described is provided as Attachment A.

Section 3. Notice of said public hearing shall be published in The Pilot, a newspaper having general circulation in the Town of Southern Pines, at least ten (10) days prior to the date of said public hearing.

Adopted this 8th day of February, 2022.

ATTEST:

TOWN OF SOUTHERN PINES

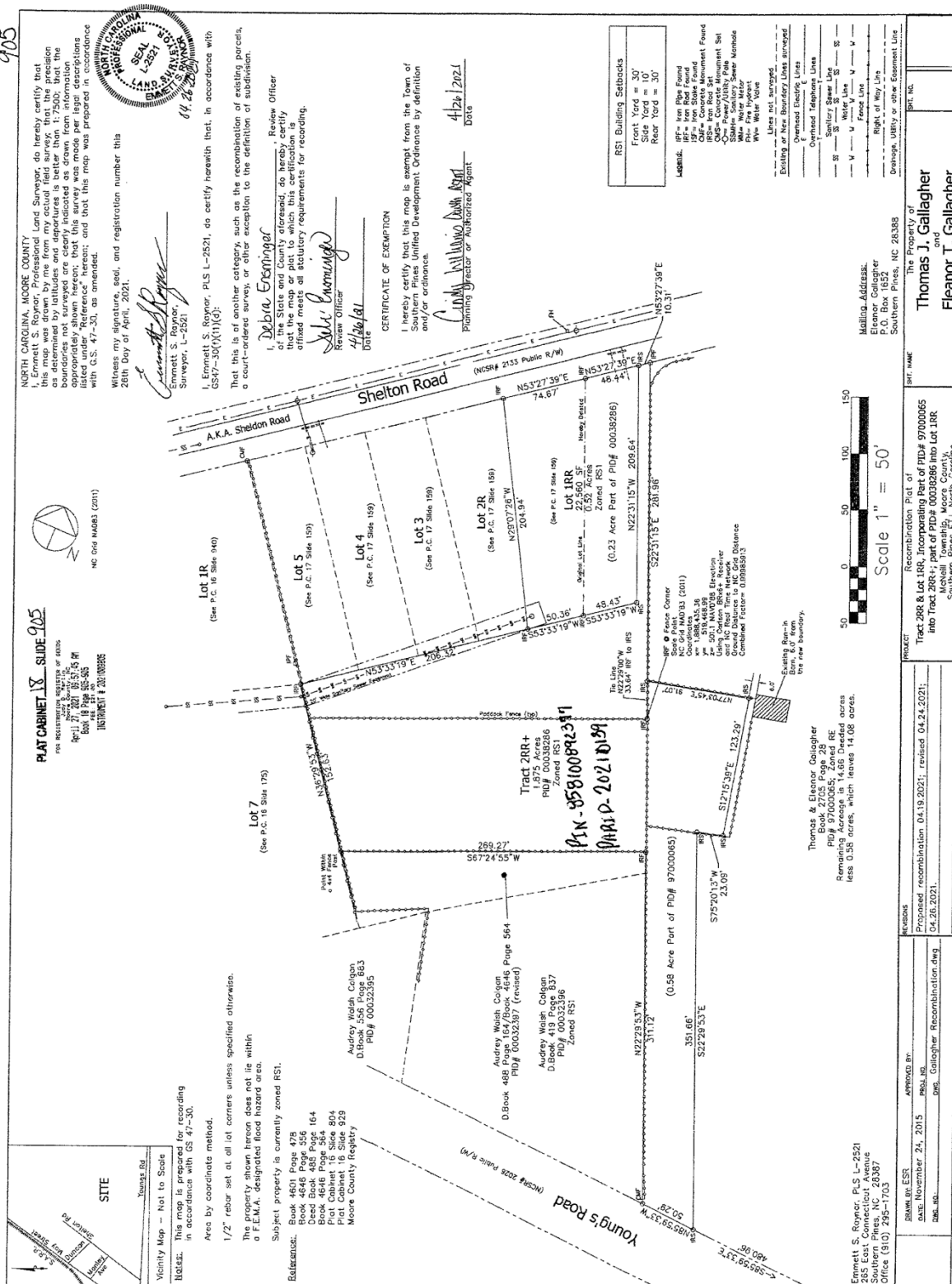
Elizabeth Robertson, Interim Town Clerk

Carol R. Haney, Mayor

I certify that this resolution was adopted by the Town Council of the Town of Southern Pines at its meeting of February 8, 2022 as shown in the minutes of the Town Council for that date.

Elizabeth Robertson, Interim Town Clerk

ATTACHMENT “A”



Agenda Item

To: Reagan Parsons, Town Manager

From: Cindy Williams, Planning Technician

Subject: AX-01-22: Set a Public Hearing for Voluntary Annexation of Property Contiguous to the Corporate Limits of the Town of Southern Pines; 1.875 Acres; Petitioners: Michael Tveter and Jamie Tveter

Date: February 8, 2022

I. SUMMARY OF APPLICATION REQUEST:

Michael Tveter and Jamie Tveter are requesting voluntary annexation of a contiguous parcel that is currently outside of the corporate limits of the Town of Southern Pines. Per the Moore County tax records, the subject parcel is identified as PIN 858100892377; PARID 20210139 and is owned by Michael Tveter and Jamie Tveter.

II. PRIOR TOWN COUNCIL ACTION:

At the January 24, 2022 Town Council Work Session, the Town Council approved a *Resolution Directing the Clerk to Investigate a Petition Received Under G.S. 160A-31*.

III. PROJECT INFORMATION:

A. Physical Address:

3900 Youngs Road
Southern Pines, NC 28387

B. Property Owners/Applicants:

Michael and Jamie Tveter
3900 Youngs Road
Southern Pines, NC 28387

C. Property Identification & Parcel Identification Number:

PIN 858100892377; PARID 20210139

D. Size of Property:

Total current combined acreage: 1.875 acres

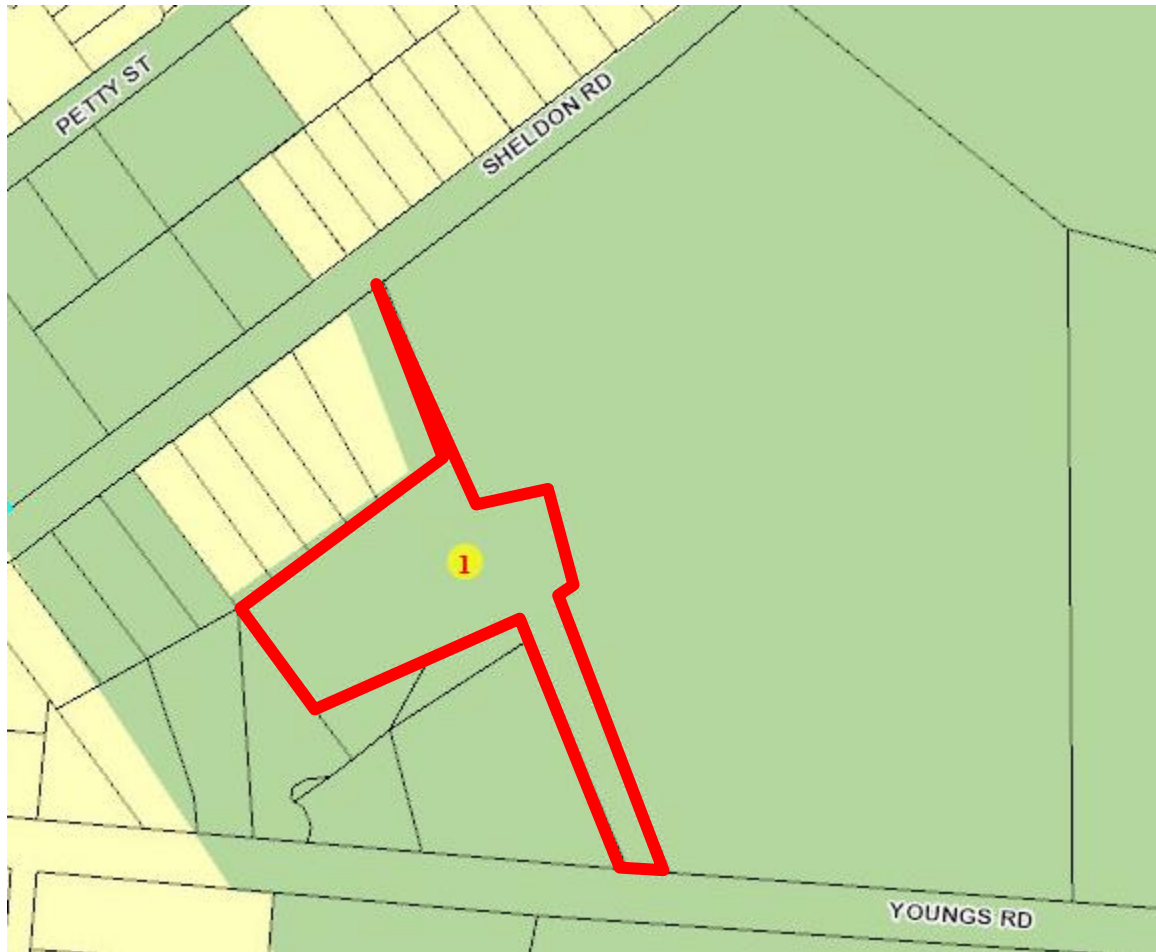
IV. STAFF COMMENTS:

- The applicants have submitted an annexation petition accompanied by a map and a written metes and bounds description of the subject property.

- A revised written metes and bounds description of the area to be annexed was forwarded to Moore County for review and confirmed to be accurate.
- The request is a voluntary request for contiguous annexation as the adjacent properties are within the corporate limits of the Town of Southern Pines (see Figure 1).
- A majority of the subject property is presently zoned RS-1 (Residential Single-Family) and the remainder is zoned RE (Rural Estate). The adjacent properties are presently zoned RS-1 (Residential Single-Family) and RE (Rural Estate).
- At the January 24, 2022 Town Council Work Session, the Interim Town Clerk was directed to investigate the sufficiency of the petition for voluntary annexation of the subject property.
- The purpose of this agenda item is for the Town Council to adopt a *Resolution Fixing Date of Public Hearing on Question of Annexation Pursuant to G.S. 160A-31, As Amended*.
- **Comprehensive Long Range Plan Analysis:**
 - The subject property is identified as “Rural/Equestrian” on the Comprehensive Long Range Plan (CLRP) Future Land Use Map (see Figure 3). Per the CLRP 2015-2016 update:

“This designation provides for large-lot residential/equestrian use, with property sizes generally ranging upward from five acres per parcel. Land uses under this designation include single-family residential, along with those other ancillary uses normally associated with horse farms, the keeping of large animals or other small-scale architectural pursuits.”

Figure 1: Adjacent Property (Areas to be Annexed Outlined in Red)



 Town of Southern Pines Corporate Limits

 Town of Southern Pines ETJ

Figure 2: Zoning Map (Area to be Annexed Outlined in Black)

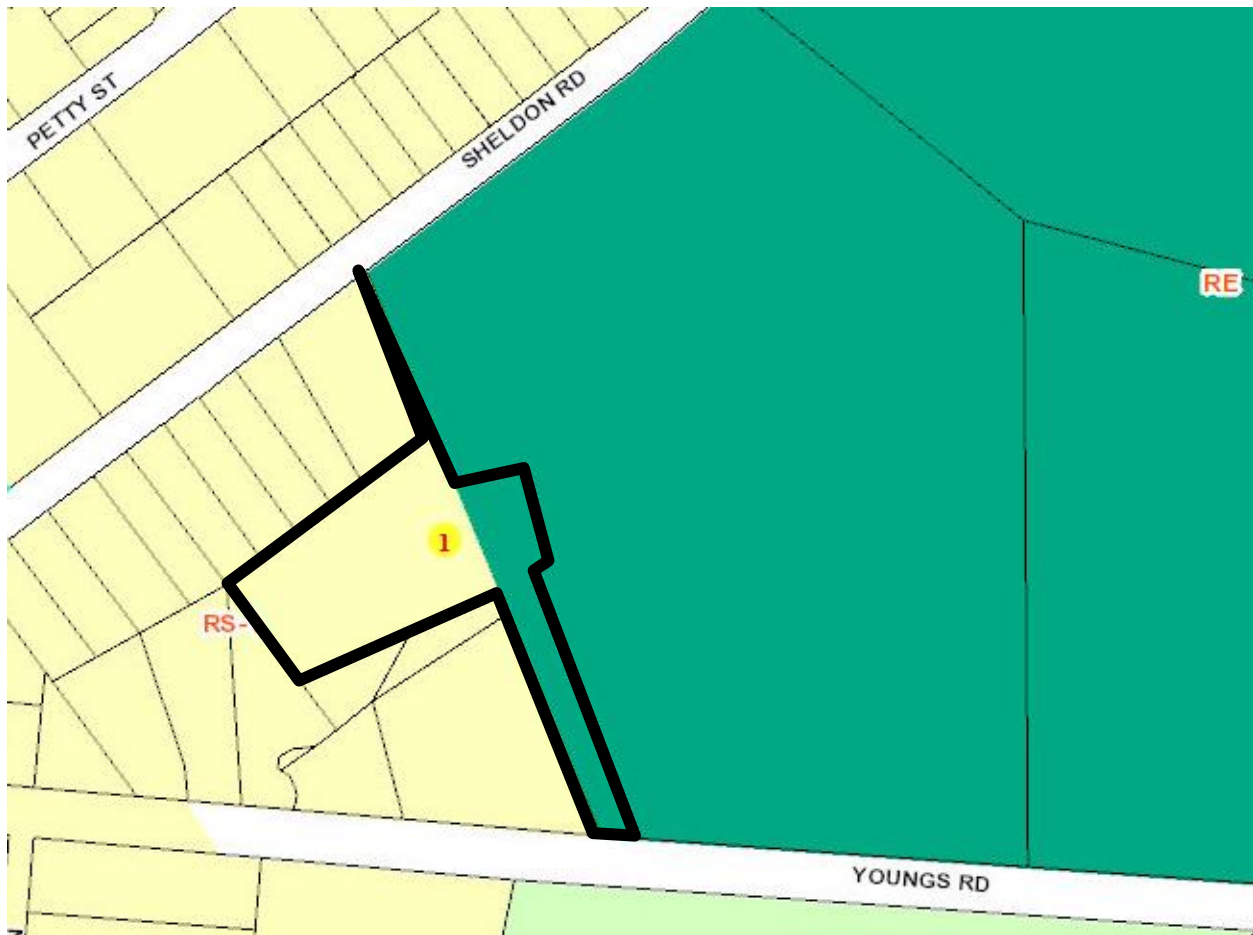


Figure 3: CLRP Future Land Use Map (Area to be Annexed Outlined in Blue)



V. ATTACHMENTS:

1. Petition
2. Revised written metes and bounds description
3. Survey of subject property

VI. TOWN COUNCIL ACTION:

Upon receiving a Certificate of Sufficiency from the Town Clerk, the Town Council may fix a date for the public hearing to consider the annexation request. The Town Council may choose one of the following motions, or any alternative they wish:

- 1) Per the Town Clerk's Certificate of Sufficiency, I move to adopt a resolution establishing **March 8, 2022** as the date of the public hearing for the voluntary annexation of property as defined in the submitted written metes and bounds description under application AX-01-22.

-or-

- 2) I move to not adopt a resolution establishing **March 8, 2022** as the date of the public hearing for the voluntary annexation of property as defined in the submitted written metes and bounds description under application AX-01-22.

PETITION FOR VOLUNTARY ANNEXATION

To the Town Council of the Town of Southern Pines, North Carolina:

1. I/We the undersigned owner(s) of real property respectfully request that the area described in the attached Exhibit A be annexed to the Town of Southern Pines.
2. The area to be annexed is **contiguous** to the Town of Southern Pines and the boundaries of such territory are described in the attached metes and bounds description, Exhibit A.
3. The area is identified as PIN: 858100892377; PARID: 20210139.

Property Owner(s):

Name: Michael Tveter

Signature: Michael Tveter

Address: 3900 Youngs Rd

Southern Pines, NC 28387

Name: Jamie Tveter

Signature: Jamie Tveter

Address: 3900 Youngs Rd

Southern Pines, NC 28387

Name: _____

Signature: _____

Address: _____

(Duplicate this form to add names, addresses and signatures of property owners, as necessary.)

7-28-21

A certain tract or parcel of land situate in McNeill Township, Moore County, near Southern Pines, North Carolina, fronting and lying on the north side of Young's Road, and being further described as follows:

BEGINNING on an existing concrete monument found in the north right of way line of Young's Road, said monument being the Southeast corner of Audrey Walsh Colgan's PID# 00032396 described in Deed Book 419, Page 837 in the Moore County Register of Deeds Office (ROD); running thence from said beginning N22°29'53"W a distance of 311.12 feet to an iron rod found; thence S67°24'55"W a distance of 269.27 feet to an iron rod found; thence N36°29'53"W a distance of 152.63 feet to an iron rod found; thence N53°33'19"E a distance of 206.32 feet to an iron rod found; thence N53°33'19"E a distance of 50.36 feet to an iron rod found; thence N53°33'19"E a distance of 48.43 feet to an iron rod found; thence N22°31'15"W a distance of 209.64 feet to an iron rod found in the southeast right of way line of Shelton Road (current signage shows "Sheldon Road"); thence with said right of way line N53°27'39"E a distance of 10.31 feet; thence S22°31'15"E a distance of 281.96 feet to an iron rod found; thence N77°03'45"E a distance of 91.07 feet to an iron rod found; thence S12°15'39"E a distance of 123.29 feet to an iron rod found; thence S75°20'13"W a distance of 23.09 feet to an iron rod found; thence S22°29'53"E a distance of 351.66 feet to an iron rod situate in said right of way line of Young's Road; thence N85°59'33"W a distance of 50.29 feet to the BEGINNING, containing 1.875 acres, more or less, and being Lot 2RR+ as shown in Plat Cabinet 18, Slide 905 in the Moore County Register of Deeds Office.

