



**PLANNING AND ZONING BOARD
OCTOBER 5, 2023
ASSEMBLY HALL**

**PINEHURST, NORTH CAROLINA
4:00 PM**

- I. Call to Order
- II. Approval of Minutes
 - A. 09-07-2023 Regular Meeting Minutes

III. New Business

- A. Pinewild Phase V Major Subdivision

The purpose of this public hearing is to consider a request of a Major Subdivision Review for a 78-lot single family subdivision known as Pinewild Phase V. This property is identified as Moore County PID# 00025104 and is located within the existing Pinewild gated community between Stoneykirk Drive and Linden Road. The applicant and owner is Pinewild Project Limited Partnership.

- IV. General Business
- V. Next Meeting Date
 - A. 11-02-2023 Regular Meeting
- VI. Motion to Adjourn

*Vision: The Village of Pinehurst is a charming, vibrant community which reflects our rich history and traditions.
Mission: Promote, enhance, and sustain the quality of life for residents, businesses, and visitors.
Values: Service, Initiative, Teamwork, and Improvement.*



**09-07-2023 REGULAR MEETING MINUTES
ADDITIONAL AGENDA DETAILS:**

FROM:

Shannon Konstantinou

CC:

Alex Cameron; Pam Graham; Michael Mandeville; Maria Carpenter

DATE OF MEMO:

9/25/2023

MEMO DETAILS:

Attached is a draft copy of the 09-07-2023 Regular Meeting minutes for your review.

ATTACHMENTS:

Description

📎 09-07-2023 Regular Meeting Minutes



**PLANNING AND ZONING BOARD
REGULAR MEETING
THURSDAY, SEPTEMBER 07TH, 2023
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

Board Members Present:

Jeramy Hooper, Chair
Jack Farrell, 1st Vice-Chair
Paul Roberts
Bruce Hironimus
Louise Mercuro
Sonja Rothstein
Thomas Schroeder

Board Members Absent:

Matt Jones

Staff Present:

Alex Cameron, Planning Director
Pamela Graham, Planning Supervisor
Michael Mandeville, Senior Planner
Maria Carpenter, Planner
Shannon Konstantinou, Clerk to the Board
Paul Connors, IT Technician

Approximately 9 member(s) of the public in attendance.

I. Call to Order

Mr. Hooper called the meeting to order at 04:01 PM, confirmed a quorum was present, and explained the purpose of this meeting. The Board introduced themselves and Mr. Hooper introduced Staff. Mr. Hooper noted the absence of Mr. Matt Jones.

Mr. Hooper introduced the new Planning & Zoning Board member and Board of Adjustment Alternate member, Mr. Thomas Schroeder. Mr. Schroeder gave a brief statement detailing his background and experience.

Mr. Hooper asked Mr. Cameron to introduce the new Staff members present, Ms. Pamela Graham and Mr. Michael Mandeville. Mr. Cameron gave a brief statement detailing Ms. Graham and Mr. Mandeville's background and experience.

II. Approval of Minutes

a. 06-01-2023 Regular Meeting Minutes

Mr. Schroeder moved to approve the minutes of the June 01st, 2023 Regular Meeting. Seconded by Ms. Mercuro. Approved by a vote of 6-0.

III. General Business

a. Board Updates

Mr. Cameron discussed the open ETJ member position and the process to appoint a new member to this position.

Mr. Cameron provided information on the passing of Mr. Leo Santowasso an integral, former member of the Board and active member of the Pinehurst community.

IV. Next Meeting Date

A. 10-05-2023 Regular Meeting

V. Motion to Adjourn

Ms. Rothstein moved to adjourn the Regular Meeting. Seconded by Mr. Hironimus. Approved by a vote of 6-0 at 04:11 PM.

Respectfully Submitted,

Shannon Konstantinou
Clerk to the Board &
Planning Administrative Specialist
Village of Pinehurst

A videotape of this meeting is located on the Village website: www.vopnc.org.

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**PINEWILD PHASE V MAJOR SUBDIVISION
ADDITIONAL AGENDA DETAILS:**

The purpose of this public hearing is to consider a request of a Major Subdivision Review for a 78-lot single family subdivision known as Pinewild Phase V. This property is identified as Moore County PID# 00025104 and is located within the existing Pinewild gated community between Stoneykirk Drive and Linden Road. The applicant and owner is Pinewild Project Limited Partnership.

FROM:

Alex Cameron

CC:

Pam Graham; Michael Mandeville; Maria Carpenter

DATE OF MEMO:

9/25/2023

MEMO DETAILS:

Major Subdivision reviews are conducted following the steps and standards in section 9.17.1.12 of the Pinehurst Development Ordinance (PDO). A public hearing is required to be held by the Planning and Zoning Board to forward a recommendation to Village Council on the proposal. Upon closing the public hearing the Planning and Zoning Board will enter into deliberation on the subdivision and shall provide a recommendation to the Village Council on appropriate action regarding the subdivision. Major Subdivision reviews are an administrative decision (not legislative or quasi-judicial) where compliance with the adopted objective design standards identified in the PDO and must be approved if such standards are met. The Planning and Zoning Board may recommend approval of the subdivision plat as presented; may recommend an applicant to revise the plat for consistency with such standards; or may recommend rejection but must provide recommendations on ways to revise the subdivision to meet the adopted standards so that it may be approved.

ATTACHMENTS:

Description

- ☐ Staff Report with Attachments
- ☐ Major Subdivision Application
- ☐ Proposed Preliminary Plat



PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Planning and Zoning Board
From: Alex Cameron, Planning and Inspections Director
Cc: Shannon Konstantinou, Village Clerk
Date: September 28, 2023
Subject: Staff Report for Pinewild Phase V Major Subdivision

Applicant:	Pinewild Project Limited Partnership (PPLP)
Owner:	Pinewild Project Limited Partnership (PPLP)
Property Location:	Pinewild Gated Community (between Stoneykirk Dr. & Linden Rd.)
Zoning:	R-30 Residential District is established as a district in which the principal use of land is for medium-density residential uses. This district is further intended to discourage any use which would be detrimental to the predominately medium-density residential nature of the areas included within the district.
Land Area	± 88 Acres
Current Land Use:	Vacant – Medium Density Residential
Proposed Land Use:	Medium Density Residential with proposed development of a 78-lot single family residential subdivision.
Proposed Density:	About one residential unit per acre.

Background and Analysis

The applicant requests a Major Subdivision approval to allow for development of a 78-lot single family subdivision located in the Village of Pinehurst corporate limits and within the Pinewild gated community. In accordance with Section 9.17.1.3 of the Pinehurst Development Ordinance (PDO), all proposed major subdivisions are reviewed by the Planning & Zoning Board and a public hearing is to be held. The Planning & Zoning Board must then submit a recommendation on the proposed major subdivision to the Village Council.

The subject area of this proposed subdivision is a portion of Moore County PID# 00025104. The total tax parcel also includes Pinewild Lake/Blue Pond across Stoneykirk Drive, however, the area subject to this request is approximately 88 acres in total size. The proposed access will be off Stoneykirk Drive. No access, other than a potential temporary construction access, will be off Linden Rd.

The proposed subdivision is adjacent to several properties with the same land use and zoning (see the table below and the attached zoning map).

Adjacent Land Uses and Zoning		
Area	Existing Uses	Zoning
North	Single Family Residential & Blue Pond – Pinewild Gated Community	R-30 & RD
South	Single Family Residential – Clarendon Gardens Neighborhood	R-30
East	Single Family Residential – Donald Ross & Linden Clos Neighborhoods	R-30
West	Single Family Residential Neighborhood – Pinewild Gated Community	R-30 & RD
Comprehensive Plan Land Use Designation		
Suburban Neighborhood		

The proposed subdivision would create 78 new single family lots within the existing Pinewild gated community. The applicant has not chosen to develop the proposed subdivision following the open space subdivision criteria listed in Section 9.17.1.11 of the Pinehurst Development Ordinance (PDO) which allows for smaller lot sizes and less stringent setbacks while providing for a minimum percentage of open space. The proposal indicates that about 18.6% of the area, or about 16.4 acres, will be set aside and dedicated open space. The smallest of the proposed lots is shown to be 24,191 square feet in size, which exceeds the minimum lot size requirement of 24,000 square feet in the R-30 zoning district when at least a minimum of 15% of open space is provided. The largest lot shown to be about 56,000 square feet in size. The total amount of buildable area in square feet based on the applicable setbacks is provided on the preliminary plat. The proposal indicates two different setbacks, Type A & Type B, which is based on the internal requirements of Pinewild. Both types exceed the minimum setback requirements as prescribed in Section 9.17.1.11 of the PDO (see table below).

The property is located within two different watershed protection areas which have additional limits for development intensity than the underlying zoning. Most of the project area falls within the WS-III Nicks Creek Balance of Watershed which limits residential density to two units per acre. A small portion (southern area) of the project falls within the WS-II Drowning Creek Balance of Watershed which limits residential density to one unit per acre. The proposal complies with both watershed restrictions.

R-30 Zoning District Dimensional Requirements		Proposed	
Minimum Open Space	15%	18.6%	
Minimum Lot Size	24,000 square feet	24,191 (smallest lot)	
Maximum Building Height	35 feet	35 feet	
Maximum Lot Covered by Impervious Surface	36%	36%	
R-30 Zoning District Building Setbacks		Type A	Type B
Principal Building Front Setback	32 feet	40 feet	40 feet
Principal Building Side Setback	16 feet	30 feet	20 feet
Principal Building Rear Setback	24 feet	50 feet	30 feet

Subdivision Standards

Subdivision layout and design are reviewed for compliance with Section 9.17.1.12 of the PDO and the Technical Review Committee (TRC) has been reviewing this proposed major subdivision for compliance with the PDO and the Village of Pinehurst Engineering Standards and Specifications Manual (ESSM).

The applicant is proposing private internal streets with a 50' right of way, 24' street width and a 45' cul-de-sac radius. The approximate total length of all the internal streets is 6,293 linear feet. The applicant is seeking a waiver to use asphalt wedge curb in lieu of concrete curb and gutter which will require a waiver of the standards in the ESSM. This would be consistent with the rest of the Pinewild neighborhood and can function as necessary to comply with all other requirements of the ESSM and meet the requirements for emergency services vehicles. The proposed new roads are to remain private, and the applicant has indicated they will be turned over to the Pinewild Property Owner's Association (PPOA) for ownership and maintenance. Access to the subdivision will be from two connections to existing streets within Pinewild at Stoneykirk Drive and Edinburgh Lane.

Street trees will be required at a rate of one large hardwood or pine per 40 linear feet of road frontage minus driveways. The applicant has indicated they plan to save as many of the existing trees as possible to meet this requirement. These areas are indicated on the submitted landscape plan. Other than the required street trees, no other landscaping is required for the subdivision but at time of development on the individual lots, additional landscaping will be required for that development.

Sidewalks are typically required to be installed along one side of all new streets that serve eight or more dwelling units. However, this requirement may be waived by Village Council for subdivisions

within private gated communities when the subdivision is being added as a subsequent phase. The applicant is seeking this waiver as well and would be consistent with the existing streetscape within Pinewild.

The proposal includes public water and sewer to the lots that will be served by extending the existing utility within Pinewild. Moore County Public Works and the owner have been working out a deal to transfer the ownership of the utility to Moore County Public Works. The proposed utility layout is shown on the layout submitted by the applicant.

The current plan indicates stormwater will be managed by two stormwater control measures (SCM) as depicted on the preliminary plat. SCM #1 is located to the northeast portion of the project site near the existing wetlands. SCM #2 is located along the rear of proposed lots # 40-45. The stormwater system will be designed and constructed in accordance with the Village's ESSM and may be subject to change to meet those design requirements at the time of construction drawing submittal and review. The applicant indicates that the owners (PPLP) will own and maintain the SCMs, and a drainage easement will be granted to the Pinewild Property Owner's Association (PPOA).

Wetlands are present along the northeast portion and along the western portion of the project area. A 30' undisturbed buffer is required and shown on the plans. Additionally, an existing stream runs along and near these areas as well. A 100' undisturbed buffer is required and shown on the plans as well.

Other Review Requirements

A Soil and Erosion Control Permit will need to be obtained by the North Carolina Department of Environmental Quality (NCDEQ) prior to any development due to the area of disturbance exceeding one acre.

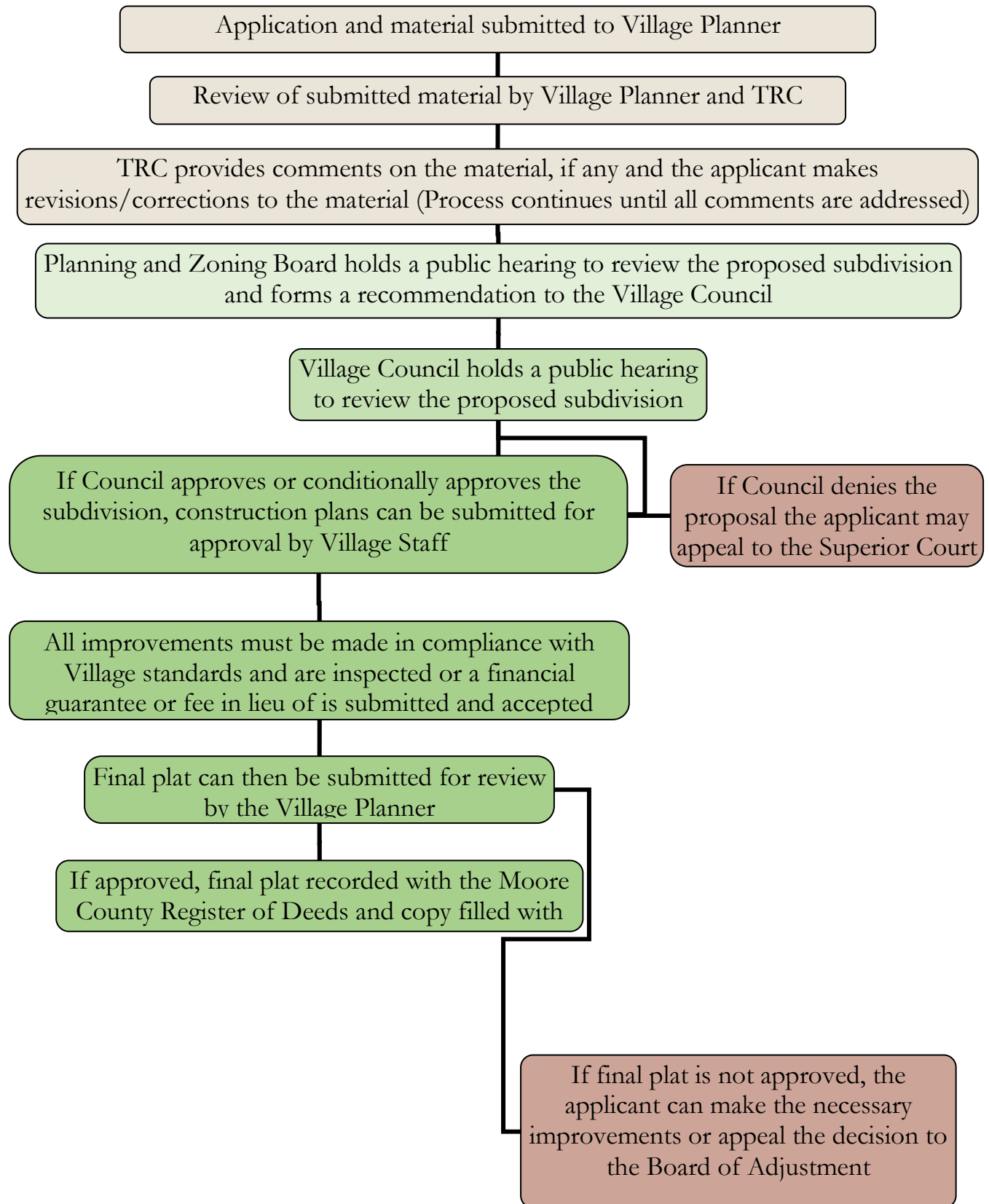
The area is within an active foraging habitat for the Red-cockaded woodpecker. An analysis has been provided as part of the submittal and extended over the course of the review. Additional approval by the United States Fish and Wildlife Service (USFWS) may be required at time of submittal for the development of the individual single family lots.

Review Process of Major Subdivisions

The approval for Major Subdivisions is a multi-step process. An application, preliminary plat and other supplementary material is submitted to the Village Planner. The Planner then distributes the material to the TRC for review. The TRC is made up of staff from the Village's Planning and Inspections Department, Administration Department, Public Services and Engineering Department, Fire Department and Moore County Public Works. The TRC reviews the material and provides comments to the applicant for revisions or clarification. The applicant then makes revisions and corrections to the material and resubmits. This process repeats until all items are addressed and the Village Planner schedules the subdivision for review by the Planning and Zoning Board. Public hearing notices are sent to adjacent property owners, sign(s) notifying the public hearing are posted on the subject property, and a public hearing notice is published in the newspaper.

Planning and Zoning Board Review and Action

The Planning and Zoning Board conducts a public hearing and reviews the proposed subdivision along with the recommendation of the TRC, and the requirements of the Ordinance and shall make a recommendation to the Village Council for action on the preliminary plat. The Planning and Zoning Board may ask the applicant to revise the preliminary plat before it is submitted to the Village Council for approval. Any revisions must be based solely on an objective design requirement from the Village's adopted development standards (PDO, ESSM).



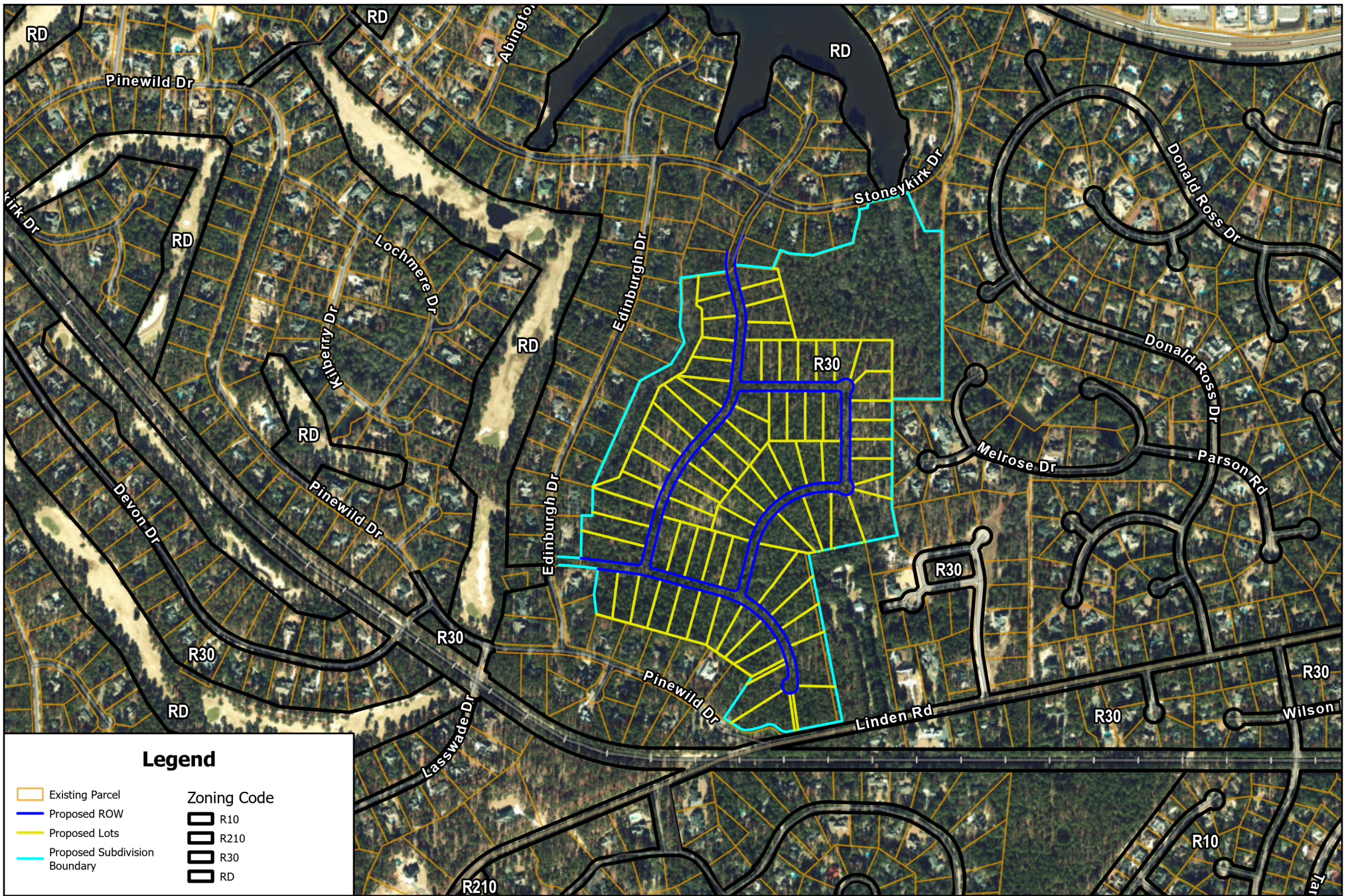
Decision and Staff Recommendation

Major Subdivision reviews are classified as an administrative decision. This means that the decision is based on objective development standards adopted by the local government. It is not a legislative decision which requires review of the adopted Comprehensive Plan and where local governments have wide latitude in approving or denying a request. Additionally, as the adopted standards are objective and thus require no discretion to be applied, it is not a quasi-judicial decision. If compliance with the adopted standards is found, approval must be granted by the local government.

The TRC has reviewed the proposed Major Subdivision and has issued comments to the applicant. The applicant has made revisions based on those comments from the TRC. Currently, staff and the TRC have deemed the proposal compliant with the adopted standards and recommend the Planning and Zoning Board recommend approval of the request to Village Council.

Attachments:

- Area Map
- Public Hearing Notification Packet



Legend

- Existing Parcel
- Proposed ROW
- Proposed Lots
- Proposed Subdivision Boundary

- Zoning Code**
- R10
 - R210
 - R30
 - RD

0 1,000 2,000 Feet

Village of Pinehurst Disclaimer: It is understood that the data contained herein is subject to constant change and that its accuracy cannot be guaranteed. The maps have been created from information provided by various government and private sources at various levels of accuracy. The data is provided to you "as is" with no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness or completeness of any of the information provided herein. It is the responsibility of the user of the data to be aware of the data's limitations and to utilize the data in an appropriate manner. Any resale of this data is strictly prohibited in accordance with North Carolina General Statutes 132-10. Grid is based on North Carolina State Plane Coordinate System NAD83 (feet).

9/28/2023

Pinewild Phase 5 Major Subdivision





HISTORY, CHARM, AND SOUTHERN HOSPITALITY

**NOTICE OF PUBLIC HEARING
VILLAGE OF PINEHURST**

Dear Property Owner:

The Village of Pinehurst Planning and Zoning Board will be holding a Public Hearing on:

Thursday, October 05, 2023

4:00 PM

Village Assembly Hall

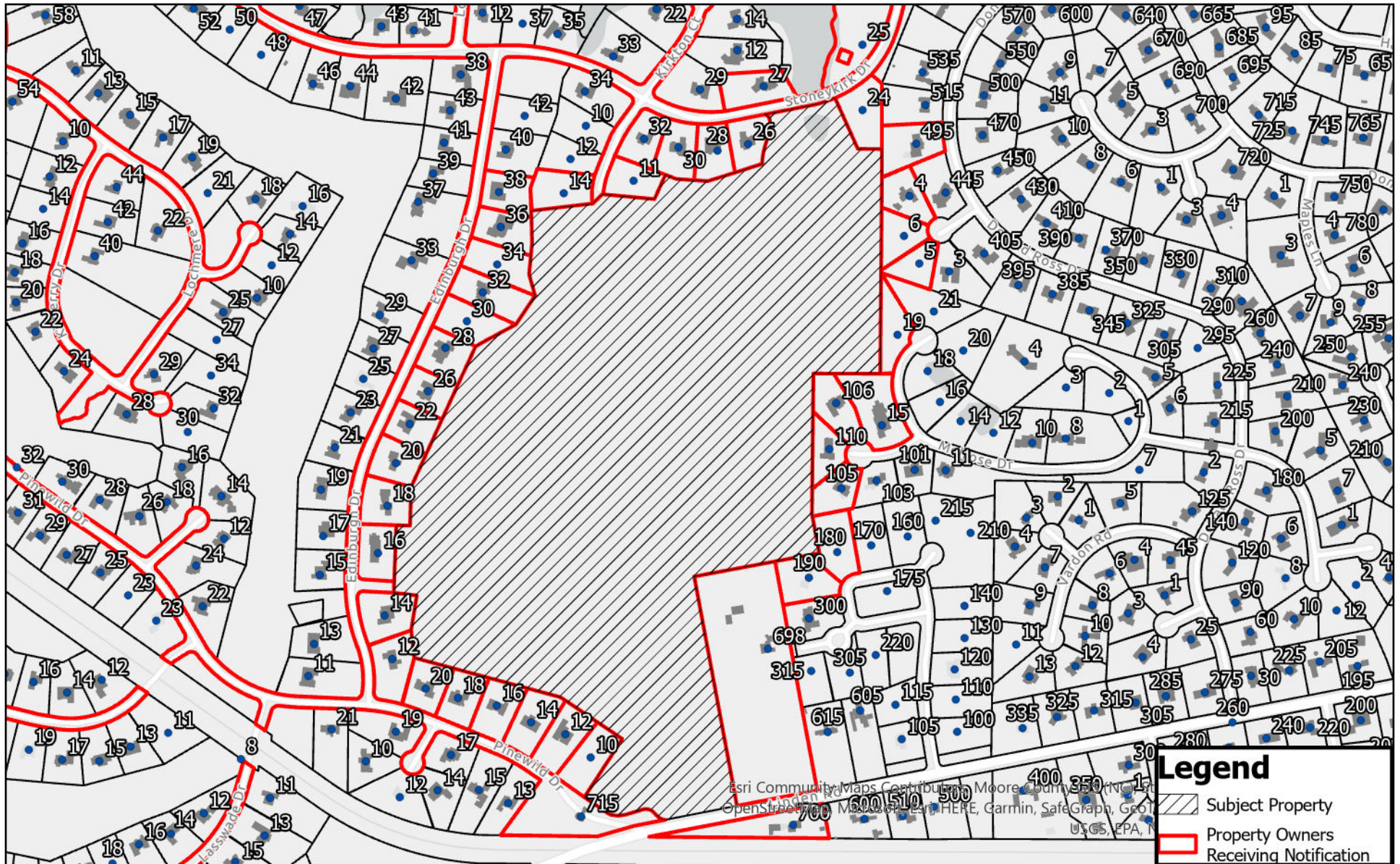
395 Magnolia Road, Pinehurst, N.C.

Livestreamed at: www.vopnc.org/live

To consider a request of a Major Subdivision Review for a 78-lot single family subdivision known as Pinewild Phase V. This property is identified as Moore County PID# 00025104. The applicant and owner is Pinewild Project Limited Partnership.

As the owner of said property, or an owner of adjacent property, you are receiving formal notification of this Public Hearing. Information on this request is available for public review at the Planning and Inspections Department, Village Hall, 395 Magnolia Road, Pinehurst, North Carolina, Monday through Friday from 8:30 AM to 5:00 PM **OR** will be available online the week of the meeting at: <https://pinehurst.novusagenda.com/agendapublic/>. For more information, please call (910) 295- 2581.

Public Hearing Notification



October 5, 2023

Planning and Zoning Board Pinewild Phase V Major Subdivision



GARRATT, SANDRA & GARRATT, DONALD G 20 PINEWILD DR PINEHURST NC 28374	TESTA, RAY ANTHONY 36 EDINBURGH DR PINEHURST NC 28374	KLAMMER, CARL & DONNA 12 EDINBURGH LANE PINEHURST NC 28374
AKUS, DOROTHY C PO BOX 456 PINEHURST NC 28370	FRENCH, CAROL J 22 EDINBURGH LN PINEHURST NC 28374	MCKENZIE, LARRY HILL, AMBER M 1095 BUNTING ROAD ASHEBORO NC 27205
PAGE, WILLIAM L 4253 VINCENT DRIVE CLEVELAND OH 44131	HARRIS, JOHN R 3110 SALEM TOWNE DRIVE WINSTON SALEM NC 27106	FITZPATRICK, BRUCE H JR & PAULA J 16 EDINBURGH LN PINEHURST NC 28374-6714
EWING, SHANNON MEEKS, PHILLIP PO BOX 2322 SOUTHERN PINES NC 28388	BRADLEY, WILLIAM D BRADLEY, SANDRA L 18 PINEWILD DRIVE PINEHURST NC 28374	NORMAN, RICHARD NORMAN, DEBRA L 14 PINEWILD DR PINEHURST NC 28374
KENNEDY, GARY L KENNEDY, DEBRA LEE 495 DONALD ROSS DRIVE PINEHURST NC 28374	MAHLE, JAMES M & TRAVIS, DEBORAH 1041 ORIOLE AVE MIAMI FL 33168	CORBIN, PATTIE L WELDAY, ALAN 26 STONEYKIRK DRIVE PINEHURST NC 28374
DUKE ENERGY PROGRESS, LLC PO BOX 37996 CHARLOTTE NC 28237	AKUS, DOROTHY C PO BOX 456 PINEHURST NC 28370	THOMPSON, STEVE CURTIS II & SHELLEY H 698 LINDEN RD PINEHURST NC 28374
PASCARELLA, PATRICK L & KATHLEEN M 18 EDINBURGH LANE PINEHURST NC 28374	GRIMONE, JOAN F 28 EDINBURGH LN PINEHURST NC 28374	CASNELLIE, EUGENE A & JANE H 30 STONEYKIRK DR PINEHURST NC 28374
HOFFMANN, STEVEN C & DEBORAH ANN 27 STONEYKIRK DR PINEHURST NC 28374	PINEWILD PROPERTY OWNERS ASSOC PO BOX 3975 PINEHURST NC 28374-3975	VALENTI, PETER & PATRICIA 16 PINEWILD DR PINEHURST NC 28374
BEALE, BURGIN W BEALE, BEVERLEE S 12 PINEWILD DR PINEHURST NC 28374	PINEWILD PROJECT LIMITED PTNS DBA PINEWILD COUNTRY CLUB PO BOX 3369 PINEHURST NC 28374	KEPLER, ROBERT A KEPLER, MARGARET 32 EDINBURGH LANE PINEHURST NC 28374
SLIWAK, RICHARD T 20 EDINBURGH DRIVE PINEHURST NC 28374	TIFFIN, JAMES B TRUSTEE ATTN: ILLIQUID DEPARTMENT CLEVELAND OH 44115	WALDEMAR, ELLEN JANE 14 EDINBURGH LN PINEHURST NC 28374-6714

GRUBER, JEFFREY J GRUBER, CYNTHIA A
38 EDINBURGH LANE
PINEHURST NC 28374

MOORE, LACEY & MELANIE
106 MUIRFIELD PLACE
PINEHURST NC 28374

PINWILD PROJECT LIMITED PTNS DBA
PINWILD COUNTRY CLUB
PO BOX 3369
PINEHURST NC 28374

CARROLL, JEFFREY P LUKES, ELIZABETH
9100 STRATFORD XING
BROOKLYN PARK MN 55443

EWING, SHANNON MEEKS, PHILLIP N
3 OUIMET LANE
PINEHURST NC 28374

DEUEL, GEORGE L DEUEL, LOIS-LYNN S
110 MUIRFIELD PL
PINEHURST NC 28374

PINWILD PROJECT LIMITED PTNS DBA
PINWILD COUNTRY CLUB
PO BOX 3369
PINEHURST NC 28374
PINWILD PROPERTY OWNERS ASSOC
PO BOX 3975
PINEHURST NC 28374-3975

AHRENS, TODD M
60 CADDELL RD
PINEHURST NC 28374

HUGGINS, JAMES H II HUGGINS, JULIE C
105 MUIRFIELD PLACE
PINEHURST NC 28374

JUDD, JOANIE JUDD, ANTHONY AND
OTHER
17289 CREEKSIDE GREEN PL.
ROUND HILL VA 20141



Subdivision – Major and Minor

Fee: \$1400 – Minor

Fee: \$4500 – Major

(Revised 09/2020)

☒ Major Subdivision

☐ Minor Subdivision

Subdivision Information

Per Section 9.17.1.1 of the Pinehurst Development Ordinance (PDO), a Minor Subdivision is a subdivision that does not involve any of the following: (a) creation of more than three (3) lots from any one (1) tract of land (as the tract existed on October 23, 1995) whether such lots are created at one time or over a period of ten (10) years, thereafter; and (b) dedication or improvement of any new street other than widening approved existing streets. Minor subdivision applications are reviewed by the Village Planner and approved by the Village Manager. A Major Subdivision is any subdivision other than an Exempt Subdivision or Minor Subdivision. See Section 9.17.1.1 of the PDO for a description of an Exempt Subdivision. Major Subdivisions are approved by the Village Council.

This application must be completed in full and submitted with the associated fee listed in the Village's Fees and Charges Schedule, which can be accessed at www.vopnc.org/Home/ShowDocument?id=10100. **Re-review fees will be charged to third and subsequent reviews.**

Intake Information

Property Address	
Street Address	Stoneykirk Dr
City, State, Zip Code	Pinehurst, NC 28374
Parcel ID #	00025104

Owner Information			
Name	PINEWILD PROJECT LIMITED PTNS	Home Phone #	
Street Address	PO Box 3369	Mobile Phone #	
City, State, Zip Code	Pinehurst, NC 28374	Business Phone #	910-295-8904
Email	chrisl@pinewildcc.com		

Licensed Professionals	
(License #s must include all letters and numbers as filed with the NC Licensing Board)	
Surveyor (Required)	
License #	L-2464
Name	Ronald O. Graham
Street Address	5316 Highway 211
City, State, Zip	West End, NC 27376
Phone #	910-673-0151

Planning and Inspections Department
395 Magnolia Rd - Pinehurst, North Carolina 28374
(910) 295-8660 - Fax (910) 295-1396 – www.vopnc.org



Subdivision – Major and Minor

Fee: \$1400 – Minor

Fee: \$4500 – Major

(Revised 09/2020)

Email			
Applicant			
Name	Pinewild Project Limited Partnership	Other Phone #	910-295-8904
Email	chrisl@pinewildcc.com	Street Address	PO Box 3369
Mobile Phone #		City, State, Zip Code	Pinehurst, NC 28374

General Information

Project Description	78 Lot Residential Subdivision	
Name of Subdivision	Pinewild Phase V	
Existing Use		Proposed Use
☒ Vacant ☐ Single Family Low Density ☐ Single Family Medium Density ☐ Single Family High Density ☐ Multi-Family Development ☐ Office ☐ Retail ☐ Lodging ☐ Recreational ☐ Institutional ☐ Medical ☐ Industrial ☐ Services		☐ Vacant ☐ Single Family Low Density ☒ Single Family Medium Density ☐ Single Family High Density ☐ Multi-Family Development ☐ Office ☐ Retail ☐ Lodging ☐ Recreational ☐ Institutional ☐ Medical ☐ Industrial ☐ Services

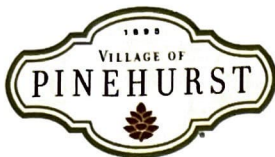
Project Information

Total Acres of Project Area	88.2 AC	Number of Acres Disturbed	+/- 7.3 AC
Number of Acres of Dedicated Open Space	19.1 AC	Square Footage of Smallest Lot	24,191 SF
Number of Lots - Existing	1	Number of Lots - Proposed	78
Number of Residential Units - Existing	0	Number of Residential Units - Proposed	78
Number of Non- Residential Units - Existing	0	Number of Non- Residential Units - Proposed	0
Impervious Surface % - Existing	0	Impervious Surface % - Proposed	36%
Total Number of Phases	1		

Planning and Inspections Department

395 Magnolia Rd - Pinehurst, North Carolina 28374

(910) 295-8660 - Fax (910) 295-1396 – www.vopnc.org

**Subdivision – Major and Minor**

Fee: \$1400 – Minor

Fee: \$4500 – Major

(Revised 09/2020)

Special Conditions (If Any)	
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Location Information

Zoning District	R-30
Overlay District	☐ Historic Preservation Overlay District ☒ N/A ☐ Pinehurst South Overlay District
Watershed Protection Overlay District	☒ WS-II ☒ WS-III ☐ N/A
Project Requires a Special Intensity Allocation	☐ Yes ☒ No
In a Flood Zone	☐ Yes ☒ No
Site Contains Wetlands	☒ Yes ☐ No
Red Cockaded Woodpecker on Site	☐ Yes ☒ No
Roads	☐ Public ☒ Private
Water Provider	Moore Co.
Sewer Provider	Moore Co.

Required Documents (See Appendix E of the PDO for Requirements)

☐ General Concept Plan (If Conditional District Rezoning)	☒ Preliminary Plat
☒ Trip Generation Calculations	

Other Agency Permits/Approvals (As Applicable) - Per Section 4.2.6 of PDO

☐ Erosion Control Plan (State of North Carolina)	☐ Septic Tank/Well Permit (Moore County)
☐ Driveway Permit – State Roads (NCDOT)	☐ Right of Way Encroachment
☐ US Fish and Wildlife Approval	☐ Other

Certification

I hereby certify that the information contained in this application is accurate and complete. I also confirm that I have read and understand the requirements that must be met for a Major Subdivision or Minor Subdivision approval.

Applicant Signature:

Koichi Sato
by Hironori Sato under POA
[Signature]

Date:

9/29/2023**Planning and Inspections Department**

395 Magnolia Rd - Pinehurst, North Carolina 28374

(910) 295-8660 - Fax (910) 295-1396 – www.vopnc.org

PRELIMINARY PLAT
FOR
PINEWILD COUNTRY CLUB
OF PINEHURST - PHASE V

PINEHURST, MOORE COUNTY, NORTH CAROLINA
SEPTEMBER 28, 2023

CONDITIONS

1. WAIVER FROM SECTION 8.3.3.8 OF THE PDO TO ALLOW ASPHALT WEDGE CURB IN LIEU OF STANDARD CURB AND GUTTER.
2. WAIVER FROM SECTION 9.17.1.19 OF THE PDO TO OMIT SIDEWALK REQUIREMENTS.

SUMMARY INFORMATION

DEVELOPMENT NAME:	PINEWILD COUNTRY CLUB OF PINEHURST PHASE V
OWNER / DEVELOPER:	PINEWILD PROJECT LIMITED PARTNERSHIP DBA PINEWILD COUNTRY CLUB
LOCATION:	NORTH OF LINDEN ROAD (S.R. 1115) & SOUTH OF STONEYKIRK DRIVE
ADDRESS:	STONEYKIRK DRIVE PINEHURST, NC 28374
MOORE COUNTY PARCEL ID (LRK #):	00025104, 10000679, 10000680, 10000681, 10000682
ZONING DISTRICT:	R30 - RESIDENTIAL
PROPOSED USE:	SINGLE FAMILY DETACHED
NUMBER OF PHASES:	1
TOTAL ACREAGE:	88.2 AC
NUMBER OF LOTS:	78
TOTAL LINEAR FOOTAGE OF STREETS:	6,293.2 FT
TOTAL IMPERVIOUS AREA:	20.3 AC
SMALLEST LOT SIZE:	24,191 SF
TOTAL NUMBER OF PARKING SPACES REQUIRED:	2 PER DWELLING UNIT
BUILDABLE AREA PER LOT:	N/A

PINEHURST DIMENSIONAL REQUIREMENTS

MINIMUM LOT SIZE:	24,000 SF
MINIMUM LOT WIDTH AT SETBACK LINE:	100'
MINIMUM LOT WIDTH AT STREET LINE:	20'
MINIMUM FRONT YARD SETBACK:	40'
MINIMUM SIDE YARD SETBACK:	20'
MINIMUM REAR YARD SETBACK:	30'
MAXIMUM BUILDING HEIGHT:	35'
MAXIMUM IMPERVIOUS (LOT):	36%

PINEWILD HOA TYPICAL SETBACKS

TYPE	FRONT	SIDE	REAR
A	40'	30'	50'
B	40'	20'	30'

EASEMENT DEDICATION NOTES

1. DRAINAGE EASEMENTS TO BE DEDICATED TO PPOA.
2. SCM EASEMENTS TO BE DEDICATED TO PPLP.
3. MAIL KIOSK EASEMENT TO BE DEDICATED TO PPOA.
4. PUE TO BE DEDICATED TO PUBLIC UTILITIES - MOORE CO.
5. TCE'S TO BE DEDICATED TO DEVELOPER.

CONTACT LIST

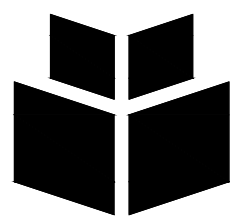
PERSON TO CONTACT REGARDING STAFF
COMMENTS OR QUESTIONS:
TUCKER MCKENZIE, PE, PROJECT MANAGER
WITHERSRAVENEL, INC.
115 MACKENAN DRIVE, CARY, NC 27511
TELEPHONE: (919) 469-3340
tmckenzie@withersravenel.com

DEVELOPER/OWNER

PINEWILD PROJECT LIMITED PARTNERSHIP
P.O. BOX 3369
PINEHURST, NC 28374

ATTN: CHRIS LITTLE
TELEPHONE: (910) 295-8904
FAX: (910) 295-6631

PREPARED BY:



WithersRavenel
Engineers | Planners | Surveyors

115 MacKenan Drive | Cary, NC 27511 | t: 919.469.3340 | license #: F-1479 | www.withersravenel.com

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KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.



INDEX OF SHEETS

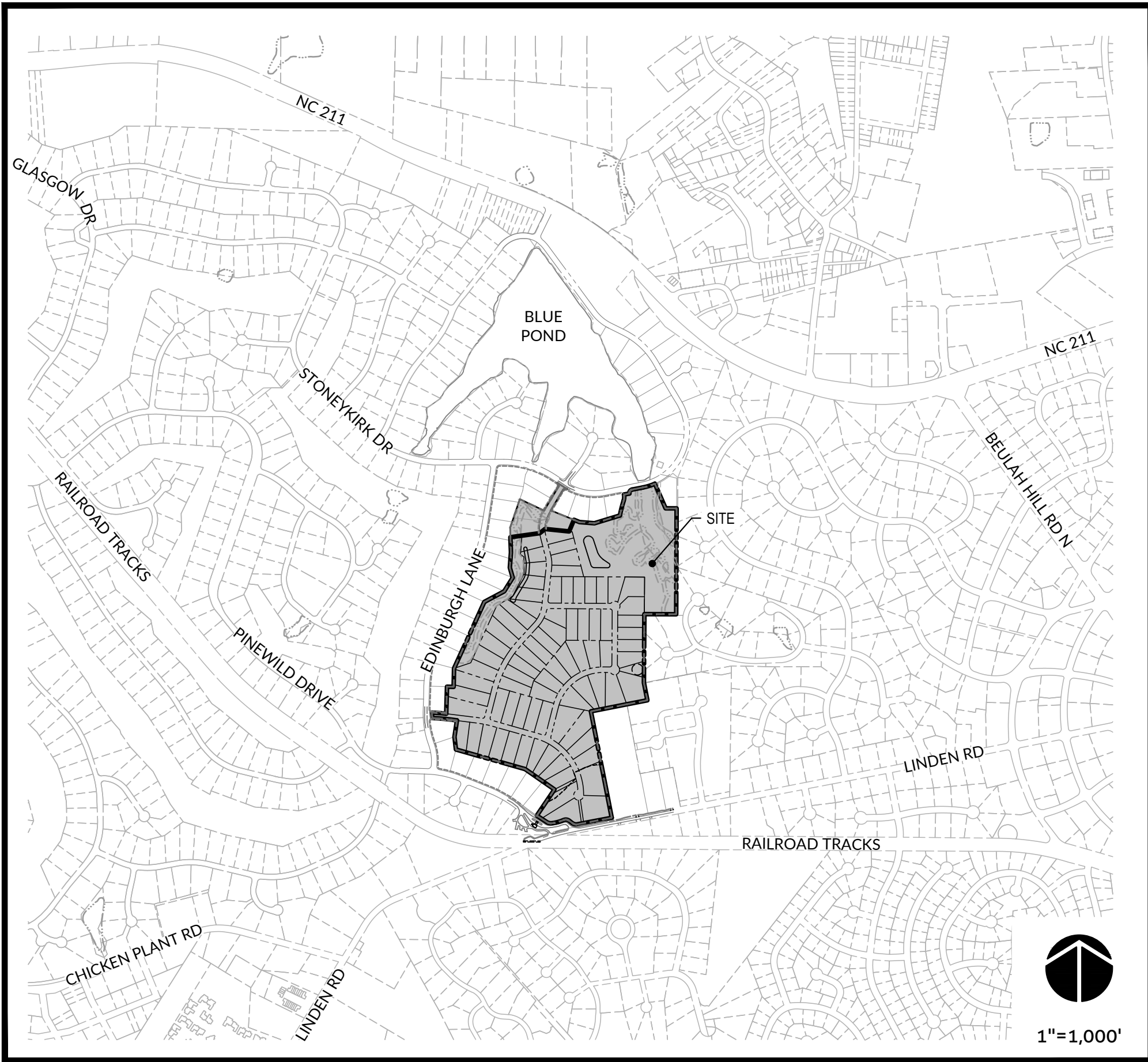
COVER	SHT C0.0
OVERALL EXISTING CONDITIONS	SHT C1.0
OVERALL SITE PLAN	SHT C2.0
SITE PLAN	SHT C2.1
SITE PLAN	SHT C2.2
GRADING PLAN	SHT C3.1
GRADING PLAN	SHT C3.2
OVERALL LANDSCAPE PLAN	SHT L1.0
LANDSCAPE PLAN	SHT L1.1
LANDSCAPE PLAN	SHT L1.2
LANDSCAPE PLAN	SHT L1.3

REQUIRED AGREEMENT NOTES

1. ALL EASEMENTS FROM PRIVATE PROPERTY OWNERS WILL BE SECURED PRIOR TO CONSTRUCTION DRAWING APPROVAL.
2. ALL APPROVALS AND/OR AGREEMENTS WITH THE PPOA SHALL BE SECURED PRIOR TO CONSTRUCTION DRAWING APPROVAL

CONSTRUCTION EASEMENT NOTES

1. ENCROACHMENTS FOR THE CONSTRUCTION OF NEW ROADS WITHIN THE ASSOCIATION ARE ALLOWABLE BY COVENANTS WITHOUT FURTHER CONSIDERATION.

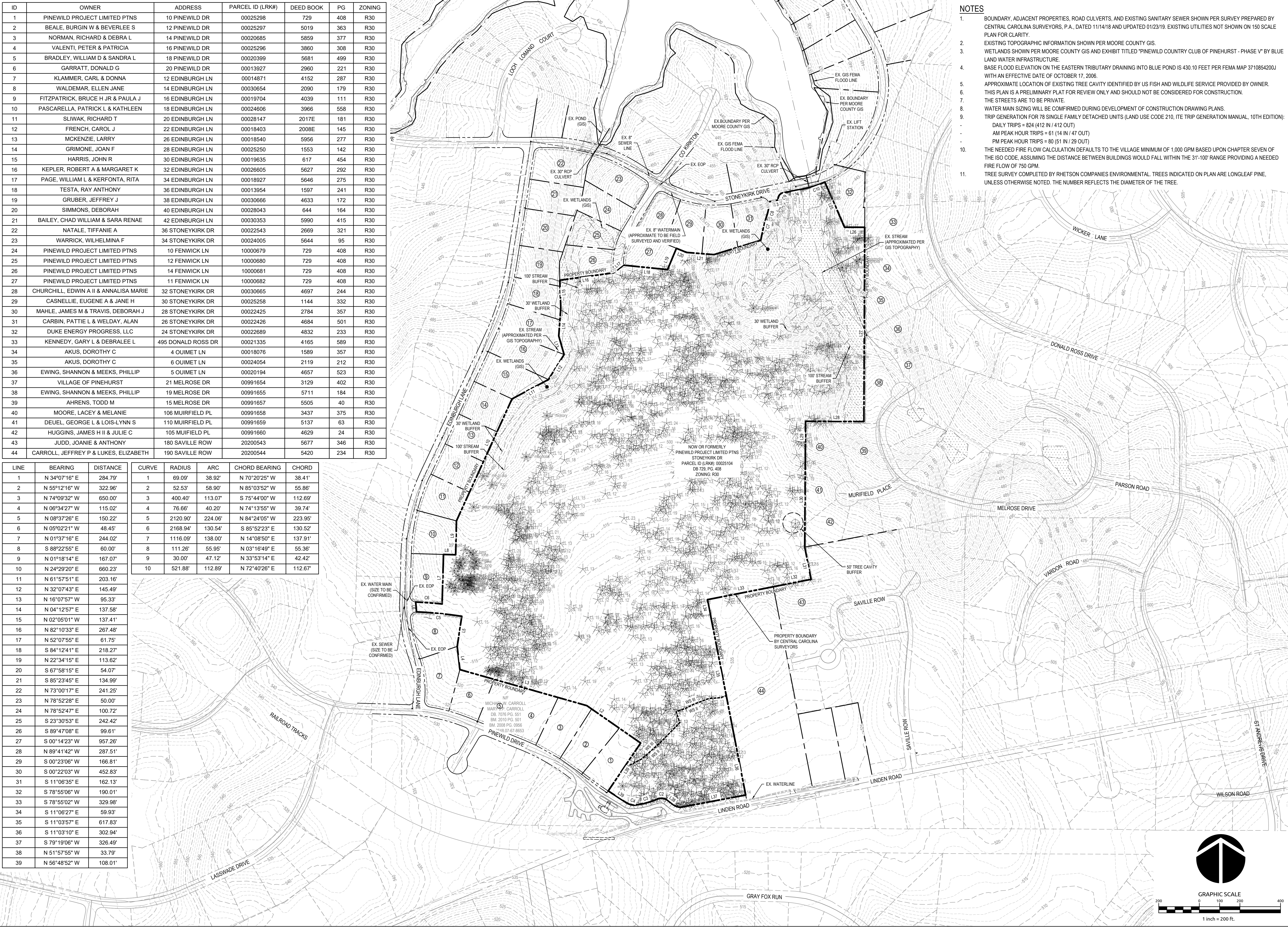


VICINITY MAP

ID	OWNER	ADDRESS	PARCEL ID (LRK#)	DEED BOOK	PG	ZONING
1	PINEWILD PROJECT LIMITED PTNS	10 PINEWILD DR	00025298	729	408	R30
2	BEALE, BURGIN W & BEVERLEE S	12 PINEWILD DR	00025297	5019	363	R30
3	NORMAN, RICHARD & DEBRA L	14 PINEWILD DR	00020685	5859	377	R30
4	VALENTI, PETER & PATRICIA	16 PINEWILD DR	00025296	3860	308	R30
5	BRADLEY, WILLIAM D & SANDRA L	18 PINEWILD DR	00020399	5681	499	R30
6	GARRATT, DONALD G	20 PINEWILD DR	00013927	2960	221	R30
7	KLAMMER, CARL & DONNA	12 EDINBURGH LN	00014871	4152	287	R30
8	WALDEMAR, ELLEN JANE	14 EDINBURGH LN	00030654	2090	179	R30
9	FITZPATRICK, BRUCE H JR & PAULA J	16 EDINBURGH LN	00019704	4039	111	R30
10	PASCARELLA, PATRICK L & KATHLEEN	18 EDINBURGH LN	00024606	3966	558	R30
11	SLIAK, RICHARD T	20 EDINBURGH LN	00028147	2017E	181	R30
12	FRENCH, CAROL J	22 EDINBURGH LN	00018403	2008E	145	R30
13	MCKENZIE, LARRY	26 EDINBURGH LN	00018540	5956	277	R30
14	GRIMONE, JOAN F	28 EDINBURGH LN	00025250	1553	142	R30
15	HARRIS, JOHN R	30 EDINBURGH LN	00019635	617	454	R30
16	KEPLER, ROBERT A & MARGARET K	32 EDINBURGH LN	00026605	5627	292	R30
17	PAGE, WILLIAM L & KERFONTA, RITA	34 EDINBURGH LN	00018927	5646	275	R30
18	TESTA, RAY ANTHONY	36 EDINBURGH LN	00013954	1597	241	R30
19	GRUBER, JEFFREY J	38 EDINBURGH LN	00030666	4633	172	R30
20	SIMMONS, DEBORAH	40 EDINBURGH LN	00028043	644	164	R30
21	BAILEY, CHAD WILLIAM & SARA RENAE	42 EDINBURGH LN	00030353	5990	415	R30
22	NATALE, TIFFANIE A	36 STONEYKIRK DR	00022543	2669	321	R30
23	WARRICK, WILHELMINA F	34 STONEYKIRK DR	00024005	5644	95	R30
24	PINEWILD PROJECT LIMITED PTNS	10 FENWICK LN	10000679	729	408	R30
25	PINEWILD PROJECT LIMITED PTNS	12 FENWICK LN	10000680	729	408	R30
26	PINEWILD PROJECT LIMITED PTNS	14 FENWICK LN	10000681	729	408	R30
27	PINEWILD PROJECT LIMITED PTNS	11 FENWICK LN	10000682	729	408	R30
28	CHURCHILL, EDWIN A II & ANNALISA MARIE	32 STONEYKIRK DR	00030665	4697	244	R30
29	CASNELLIE, EUGENE A & JANE H	30 STONEYKIRK DR	00025258	1144	332	R30
30	MAHE, JAMES M & TRAVIS, DEBORAH J	28 STONEYKIRK DR	00022425	2784	357	R30
31	CARBIN, PATTIE L & WELDAY, ALAN	26 STONEYKIRK DR	00022426	4684	501	R30
32	DUKE ENERGY PROGRESS, LLC	24 STONEYKIRK DR	00022689	4832	233	R30
33	KENNEDY, GARY L & DEBRALEE L	495 DONALD ROSS DR	00021335	4165	589	R30
34	AKUS, DOROTHY C	4 OUIMET LN	00018076	1589	357	R30
35	AKUS, DOROTHY C	6 OUIMET LN	00024054	2119	212	R30
36	EWING, SHANNON & MEEKS, PHILLIP	5 OUIMET LN	00020194	4657	523	R30
37	VILLAGE OF PINEHURST	21 MELROSE DR	00991654	3129	402	R30
38	EWING, SHANNON & MEEKS, PHILLIP	19 MELROSE DR	00991655	5711	184	R30
39	AHRENS, TODD M	15 MELROSE DR	00991657	5505	40	R30
40	MOORE, LACEY & MELANIE	106 MUIRFIELD PL	00991658	3437	375	R30
41	DEUEL, GEORGE L & LOIS-LYNN S	110 MUIRFIELD PL	00991659	5137	63	R30
42	HUGGINS, JAMES H II & JULIE C	105 MUIRFIELD PL	00991660	4629	24	R30
43	JUDD, JOANIE & ANTHONY	180 SAVILLE ROW	20200543	5677	346	R30
44	CARROLL, JEFFREY P & LUKES, ELIZABETH	190 SAVILLE ROW	20200544	5420	234	R30

LINE	BEARING	DISTANCE
1	N 34°07'16" E	284.79'
2	N 55°12'16" W	322.96'
3	N 74°09'32" W	650.00'
4	N 06°34'27" W	115.02'
5	N 08°37'26" E	150.22'
6	N 05°02'21" W	48.45'
7	N 01°37'16" E	244.02'
8	S 88°22'55" E	60.00'
9	N 01°18'14" E	167.07'
10	N 24°29'20" E	660.23'
11	N 61°57'51" E	203.16'
12	N 32°07'43" E	145.49'
13	N 16°07'57" W	95.33'
14	N 04°12'57" E	137.58'
15	N 02°05'01" W	137.41'
16	N 82°10'33" E	267.48'
17	N 52°07'55" E	61.75'
18	S 84°12'41" E	218.27'
19	N 22°34'15" E	113.62'
20	S 67°58'15" E	54.07'
21	S 85°23'45" E	134.99'
22	N 73°00'17" E	241.25'
23	N 78°52'28" E	50.00'
24	N 78°52'47" E	100.72'
25	S 23°30'53" E	242.42'
26	S 89°47'08" E	99.61'
27	S 00°14'23" W	957.26'
28	N 89°41'42" W	287.51'
29	S 00°23'06" W	166.81'
30	S 00°22'03" W	452.83'
31	S 11°06'35" E	162.13'
32	S 78°55'06" W	190.01'
33	S 78°55'02" W	329.98'
34	S 11°06'27" E	59.93'
35	S 11°03'57" E	617.83'
36	S 11°03'10" E	302.94'
37	S 79°19'06" W	326.49'
38	N 51°57'55" W	33.79'
39	N 56°48'52" W	108.01'

CURVE	RADIUS	ARC	CHORD BEARING	CHORD
1	69.09'	38.92'	N 70°20'25" W	38.41'
2	52.53'	58.90'	N 85°03'52" W	55.86'
3	400.40'	113.07'	S 75°44'00" W	112.69'
4	76.66'	40.20'	N 74°13'55" W	39.74'
5	2120.90'	224.06'	N 84°24'05" W	223.95'
6	2168.94'	130.54'	S 85°52'23" E	130.52'
7	1116.09'	138.00'	N 14°08'50" E	137.91'
8	111.26'	55.95'	N 03°16'49" E	55.36'
9	30.00'	47.12'	N 33°53'14" E	42.42'
10	521.88'	112.89'	N 72°40'26" E	112.67'



- NOTES
- BOUNDARY, ADJACENT PROPERTIES, ROAD CULVERTS, AND EXISTING SANITARY SEWER SHOWN PER SURVEY PREPARED BY CENTRAL CAROLINA SURVEYORS, P.A., DATED 11/14/18 AND UPDATED 01/23/19. EXISTING UTILITIES NOT SHOWN ON 150 SCALE PLAN FOR CLARITY.
 - EXISTING TOPOGRAPHIC INFORMATION SHOWN PER MOORE COUNTY GIS.
 - WETLANDS SHOWN PER MOORE COUNTY GIS AND EXHIBIT TITLED "PINEWILD COUNTRY CLUB OF PINEHURST - PHASE V" BY BLUE LAND WATER INFRASTRUCTURE.
 - BASE FLOOD ELEVATION ON THE EASTERN TRIBUTARY DRAINING INTO BLUE POND IS 430.10 FEET PER FEMA MAP 3710854200J WITH AN EFFECTIVE DATE OF OCTOBER 17, 2006.
 - APPROXIMATE LOCATION OF EXISTING TREE CAVITY IDENTIFIED BY US FISH AND WILDLIFE SERVICE PROVIDED BY OWNER.
 - THIS PLAN IS A PRELIMINARY PLAN FOR REVIEW ONLY AND SHOULD NOT BE CONSIDERED FOR CONSTRUCTION.
 - THE STREETS ARE TO BE PRIVATE.
 - WATER MAIN SIZING WILL BE CONFIRMED DURING DEVELOPMENT OF CONSTRUCTION DRAWING PLANS.
 - TRIP GENERATION FOR 78 SINGLE FAMILY DETACHED UNITS (LAND USE CODE 210, ITE TRIP GENERATION MANUAL, 10TH EDITION):
 - DAILY TRIPS = 824 (412 IN / 412 OUT)
 - AM PEAK HOUR TRIPS = 61 (14 IN / 47 OUT)
 - PM PEAK HOUR TRIPS = 80 (51 IN / 29 OUT)
 - THE NEEDED FIRE FLOW CALCULATION DEFAULTS TO THE VILLAGE MINIMUM OF 1,000 GPM BASED UPON CHAPTER SEVEN OF THE ISO CODE, ASSUMING THE DISTANCE BETWEEN BUILDINGS WOULD FALL WITHIN THE 31'-100' RANGE PROVIDING A NEEDED FIRE FLOW OF 750 GPM.
 - TREE SURVEY COMPLETED BY RHETSON COMPANIES ENVIRONMENTAL. TREES INDICATED ON PLAN ARE LONGLEAF PINE, UNLESS OTHERWISE NOTED. THE NUMBER REFLECTS THE DIAMETER OF THE TREE.

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PINEWILD COUNTRY CLUB
OF PINEHURST - PHASE V

PINEHURST, NORTH CAROLINA

EXISTING CONDITIONS

Job No. 02180498 Drawn By WR

Date 9/28/2023 Designer WR

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CONSTRUCTION

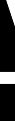
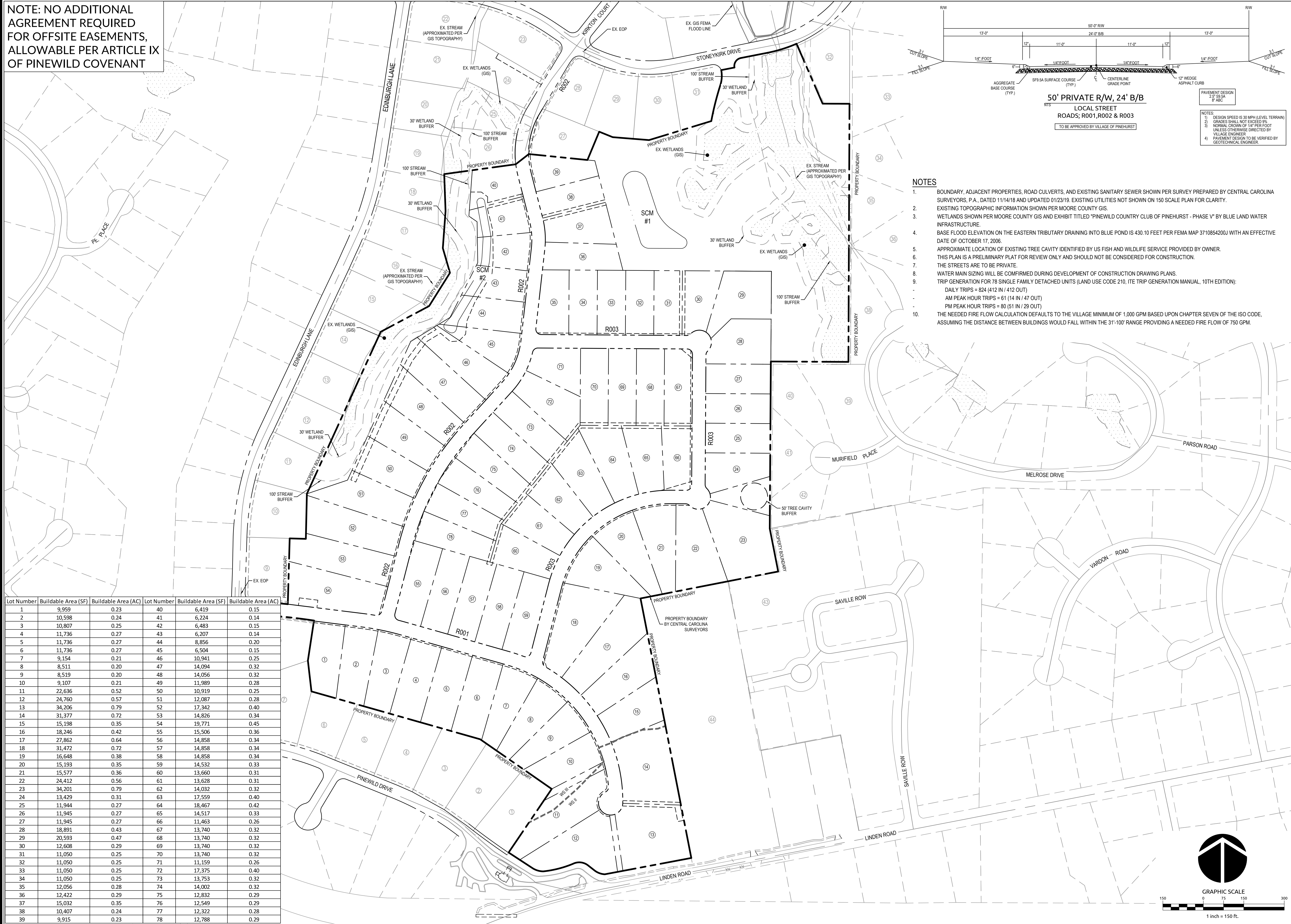
ENGINEERING
BY
JACKER MCKENZIE

Revisions

Sheet No.

C1.0

NOTE: NO ADDITIONAL
AGREEMENT REQUIRED
FOR OFFSITE EASEMENTS,
ALLOWABLE PER ARTICLE IX
OF PINEWILD COVENANT



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PINEWILD COUNTRY CLUB OF PINEHURST - PHASE V

PINEHURST, NORTH CAROLINA

OVERALL SITE PLAN

Job No.	02180498	Drawn By	WR
Date	9/28/2023	Designer	WR

[illegible]

Sheet No. _____

C2.0

NOTE: NO ADDITIONAL
AGREEMENT REQUIRED
FOR OFFSITE EASEMENTS,
ALLOWABLE PER ARTICLE IX
OF PINEWILD COVENANT



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PINEWILD COUNTRY CLUB OF PINEHURST - PHASE V

PINEHURST, NORTH CAROLINA

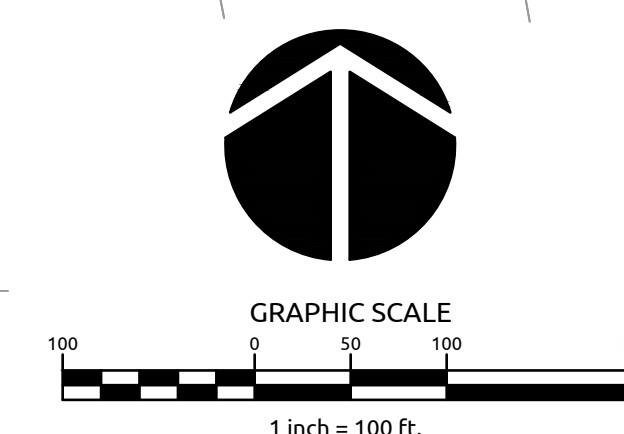
SITE PLAN

Job No.	02180498	Drawn By	W
Date	9/28/2023	Designer	W

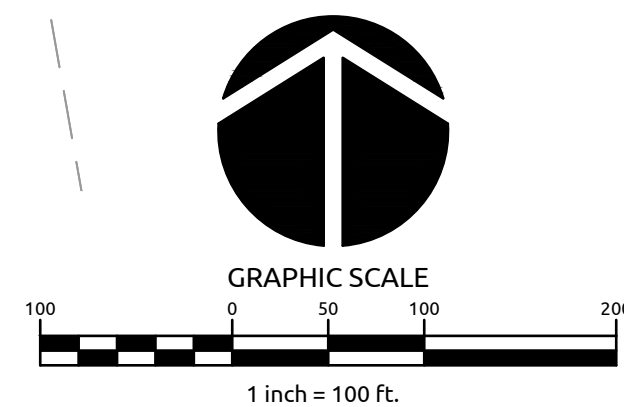
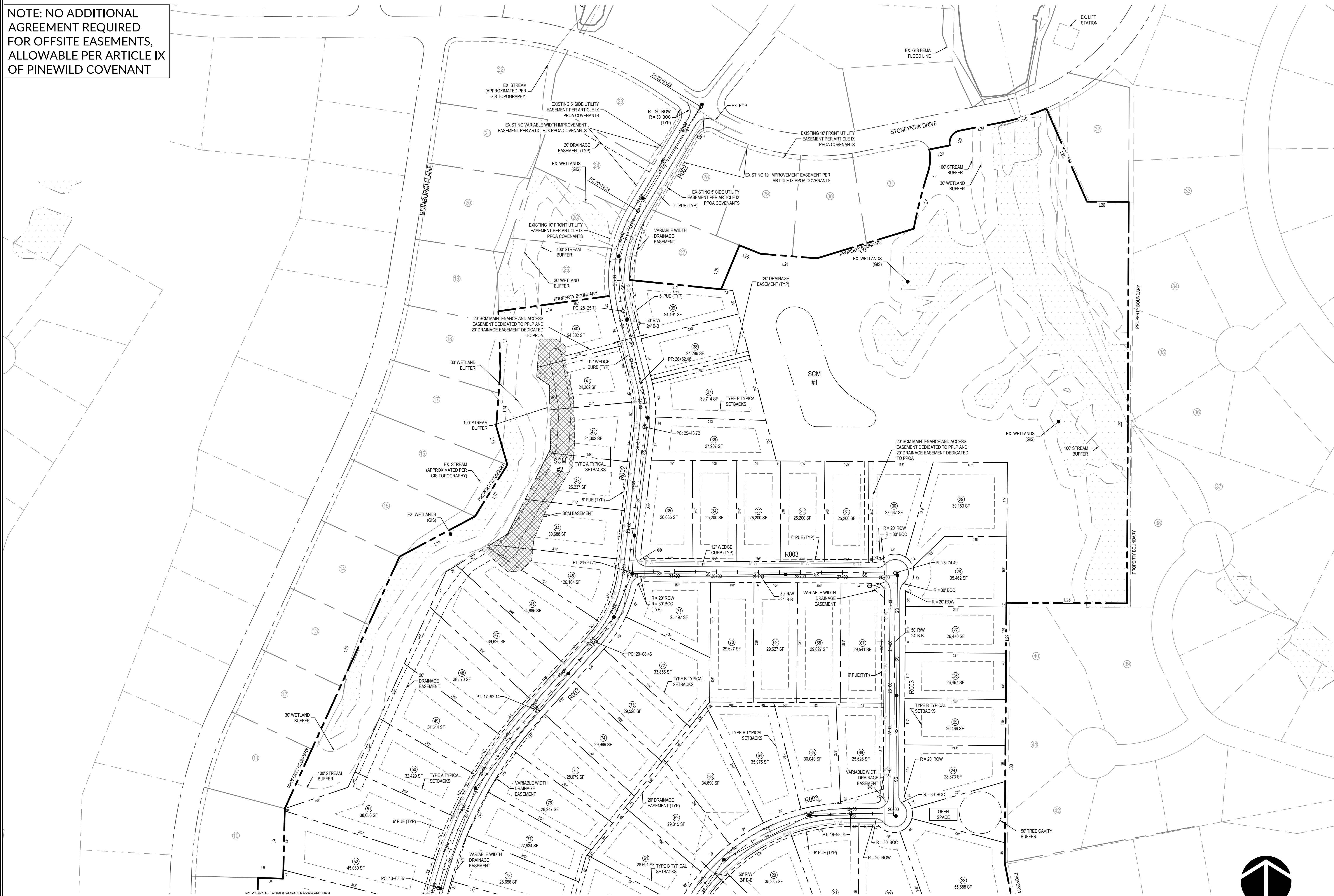
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Sheet No.

C2.1



NOTE: NO ADDITIONAL
AGREEMENT REQUIRED
FOR OFFSITE EASEMENTS,
ALLOWABLE PER ARTICLE IX
OF PINEWILD COVENANT



Job No.	02180498	Drawn By	WR
Date	9/28/2023	Designer	WR

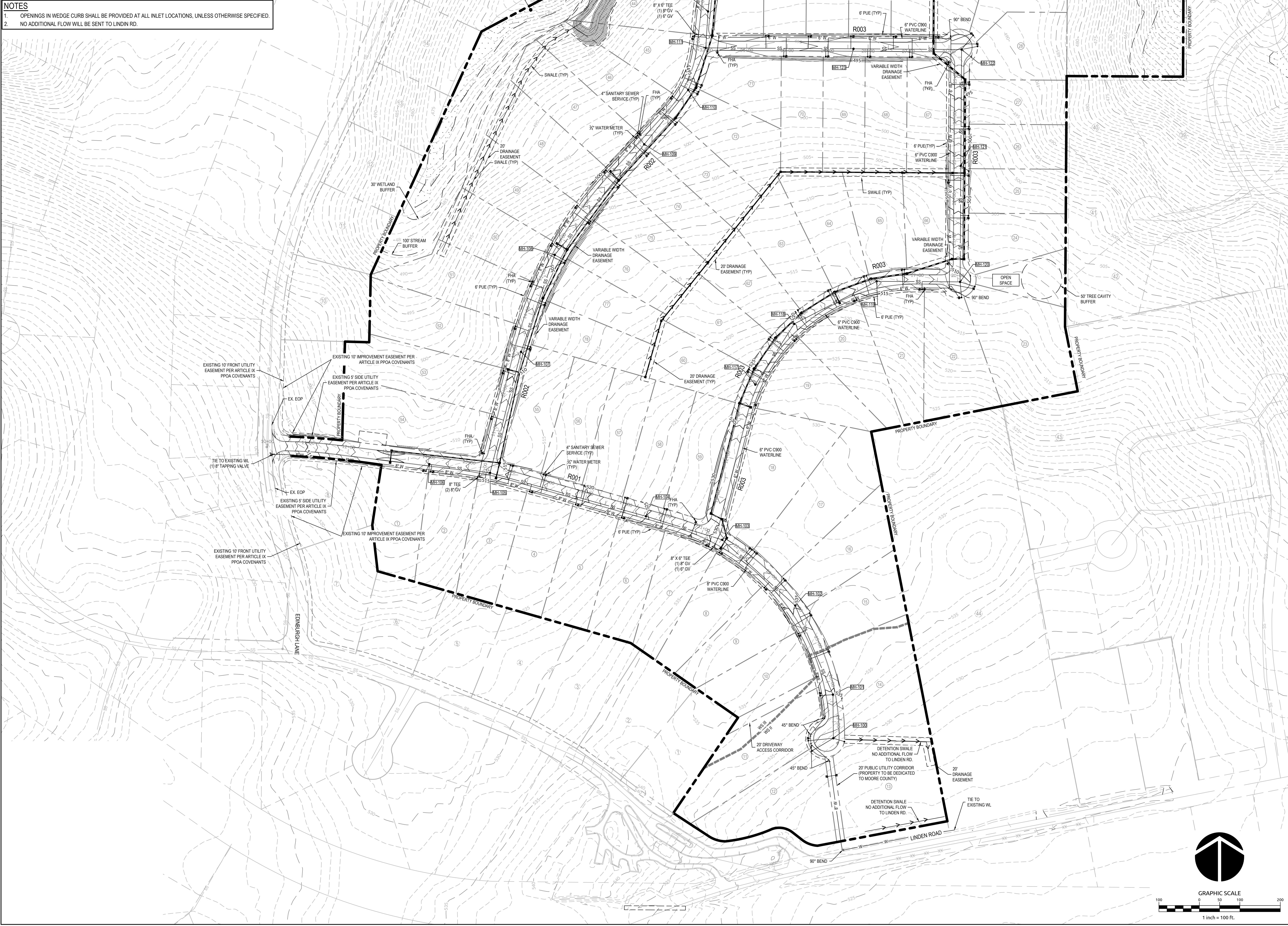
PRELIMINARY
NOT APPROVED FOR
CONSTRUCTION
DESIGNED BY
JACKIE MCKENZIE

Revisions

NOTES

1. OPENINGS IN WEDGE CURB SHALL BE PROVIDED AT ALL INLET LOCATIONS, UNLESS OTHERWISE SPECIFIED.

2. NO ADDITIONAL FLOW WILL BE SENT TO LINDIN RD.



PINEWILD COUNTRY CLUB
OF PINEHURST - PHASE V

PINEHURST, NORTH CAROLINA

GRADING PLAN

Job No.	02180498	Drawn By	WR
Date	9/28/2023	Designer	WR



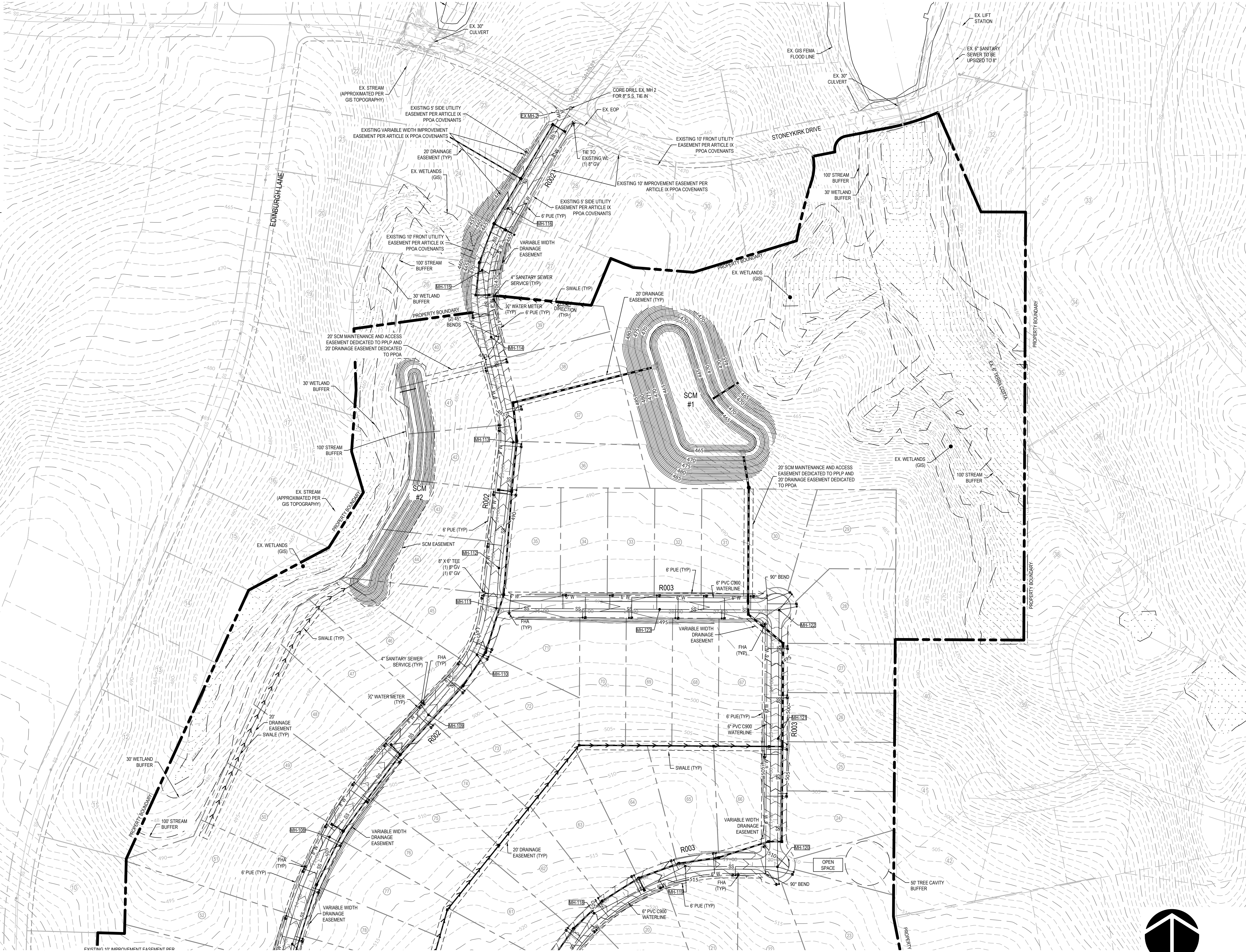
Revisions

Sheet No.

C3.1

NOTES

1. OPENINGS IN WEDGE CURB SHALL BE PROVIDED AT ALL INLET LOCATIONS, UNLESS OTHERWISE SPECIFIED.

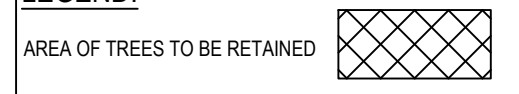


GRADING PLAN

Job No.	02180498	Drawn By	WR
Date	9/28/2023	Designer	WR



Revisions



Sheet No.
L1.0

PINEHURST, NORTH CAROLINA

LANDSCAPE PLAN

Job No.	02180498	Drawn By
Date	3-18-2008	Designer

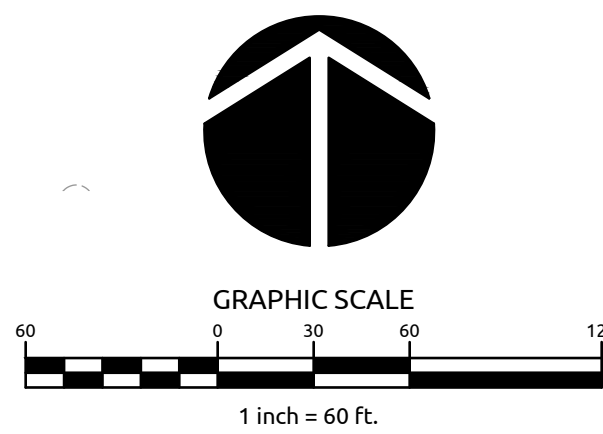
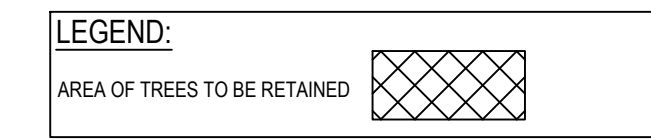
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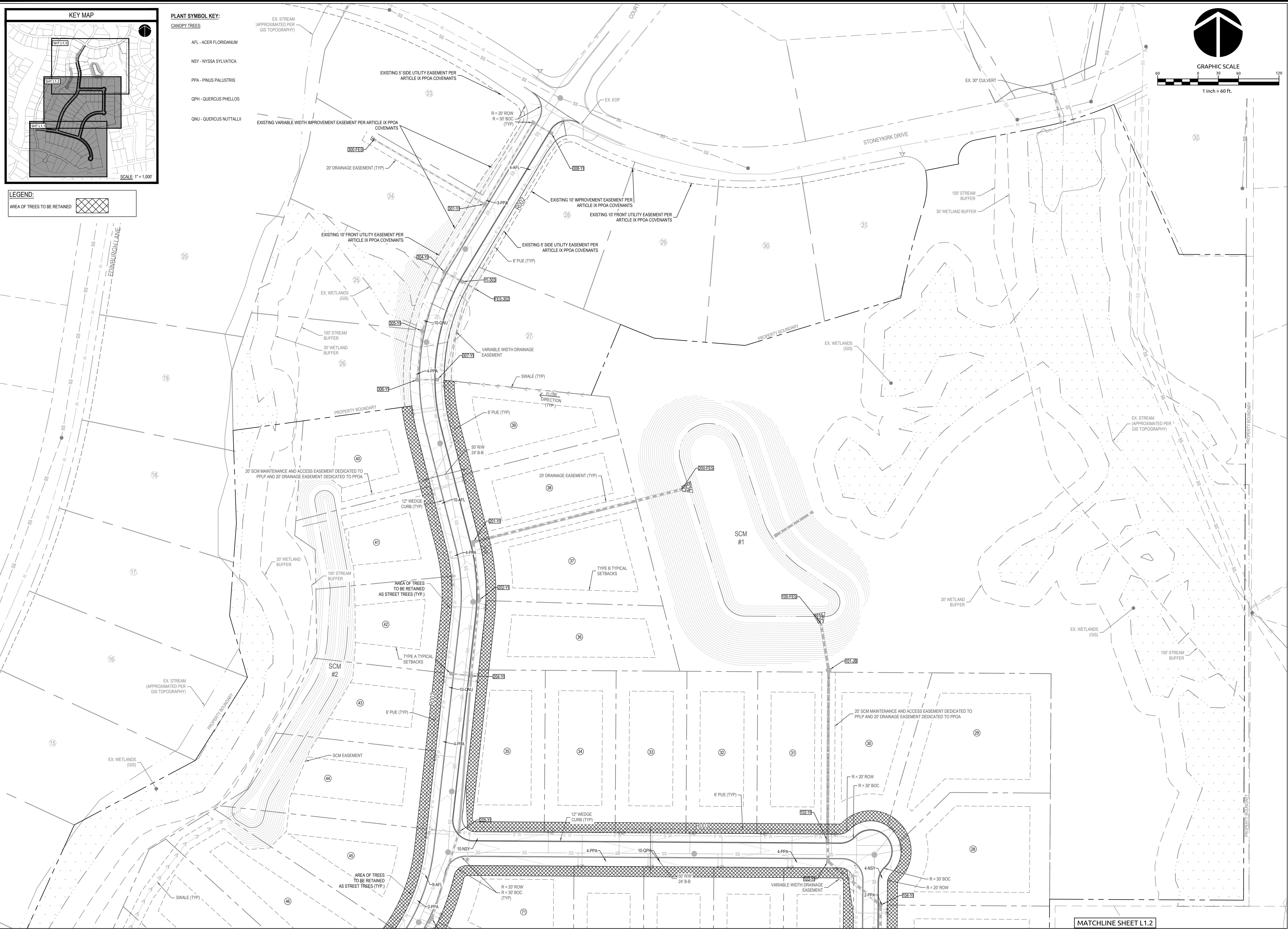
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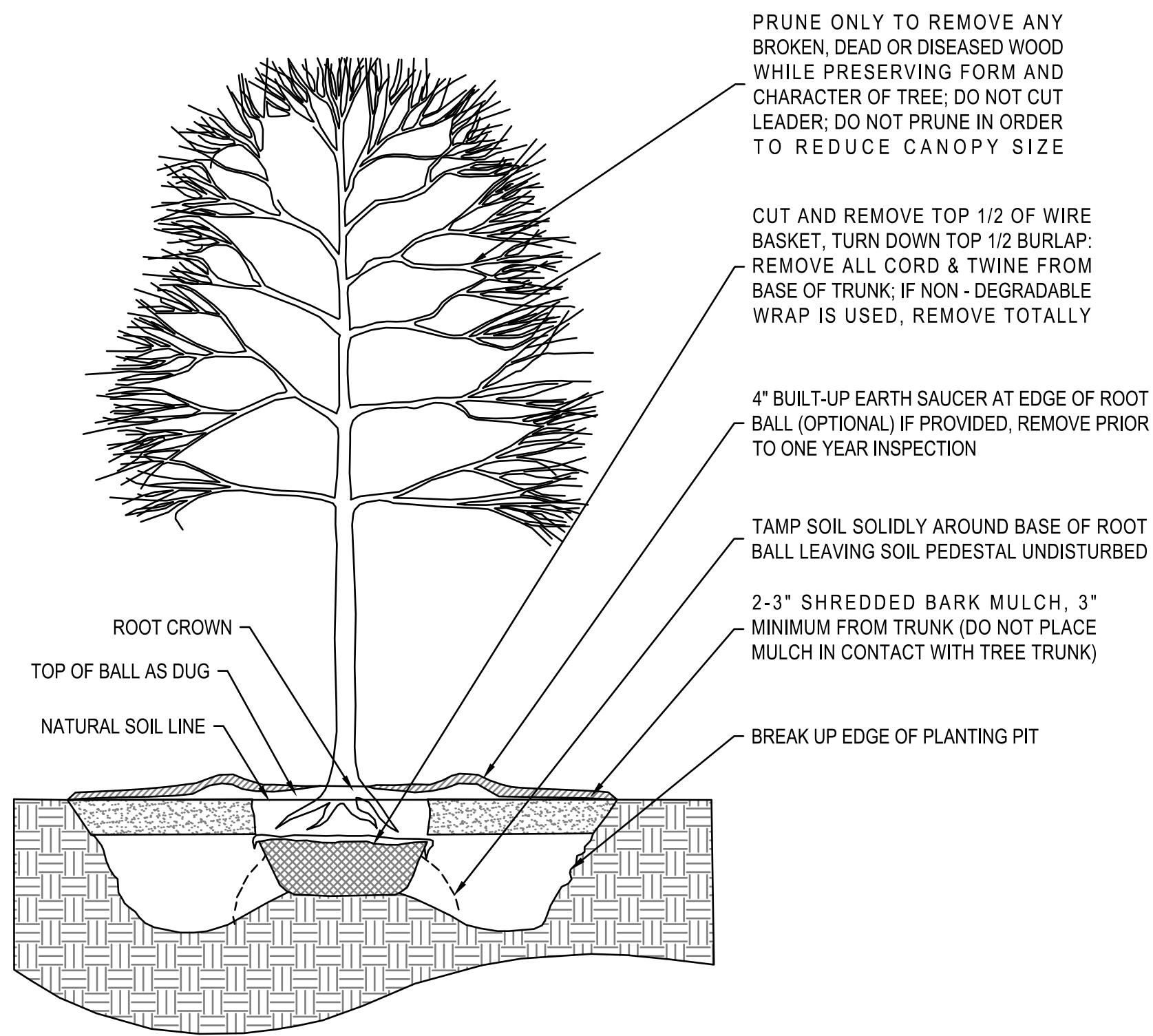
L1.1







PLANT SCHEDULE								
KEY	QTY	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER (MINIMUM)	TYPE	USE	NOTES
CANOPY TREES								
AFL	63	Acer floridanum	Southern Sugar Maple	B&B	3"	D	ST	MATCHED
NSY	49	Nyssa sylvatica	Black Gum	B&B	3"	D	ST	MATCHED
PPA	80	Pinus palustris	Longleaf Pine	B&B	3"	E	ST	MATCHED
QNU	57	Quercus nuttallii	Nuttall Oak	B&B	3"	D	ST	MATCHED
QPH	53	Quercus phellos	Willow Oak	B&B	3"	D	ST	MATCHED
TYPE / USE LEGEND								
PLANT TYPE: E = EVERGREEN / D = DECIDUOUS								
PLANT USE: ST = STREET TREE								

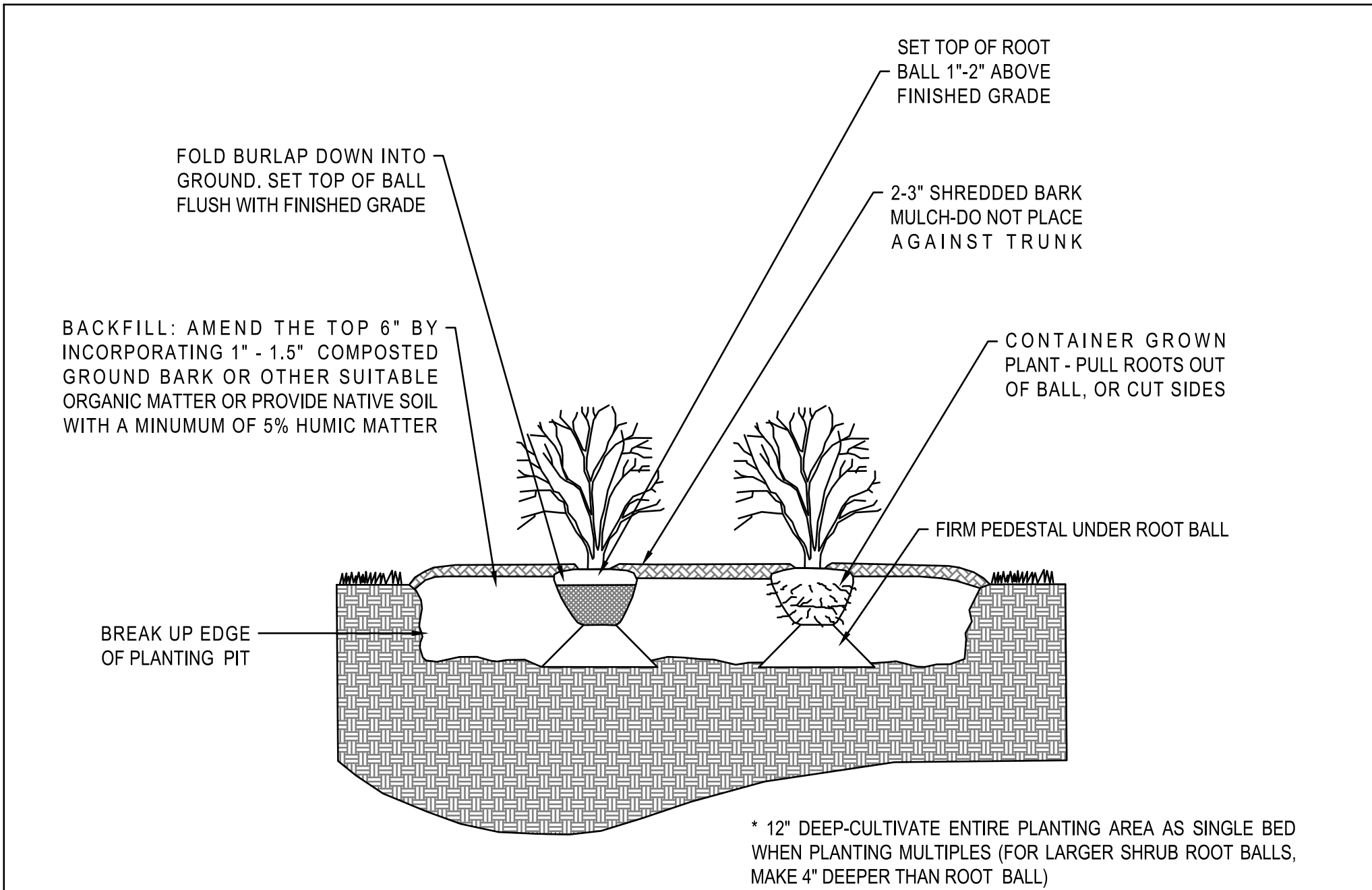


NOTES

- CONTRACTOR TO VERIFY THAT ADEQUATE DRAINAGE EXISTS PRIOR TO PLANTING.
- DO NOT WRAP TRUNK OF TREE.
- STAKING OF TREES IS NOT RECOMMENDED, EXCEPT ON WINDY SITES OR FOR LARGE EVERGREEN TREES. IF STAKING IS DONE, FLEXIBLE STRAPS - NOT HOSE AND WIRE - SHOULD BE USED AND MUST BE REMOVED AT APPROPRIATE TIME. PROPERTY OWNER IS RESPONSIBLE FOR REPLACEMENT OF DESTROYED OR DAMAGED TREES.
- ALL TREES SHALL CONFORM TO THE STANDARDS SET FORTH IN THE MOST RECENT AMERICAN STANDARDS FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (A.A.N.).
- TREES WITH ROOT FLARE COVERED BY MORE THAN 1.5" OF SOIL WILL BE REJECTED PRIOR TO INSTALLATION.

TREE PLANTING DETAIL (LAN-37)

NTS



NOTES

- ALL SHRUBS SHALL CONFORM TO THE STANDARDS SET FORTH IN THE MOST RECENT AMERICAN STANDARDS FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (A.A.N.).
- SOIL ANALYSIS SHALL BE OBTAINED PRIOR TO PLANTING. SOIL SHALL BE AMENDED AS RECOMMENDED.
- SHEET PREPARATION OF BEDS IS HIGHLY PREFERRED TO INDIVIDUAL DUG HOLE.S.

SHRUB/GROUNDCOVER PLANTING DETAIL (LAN-38)

NTS