DEVELOPMENT DATA:

OWNER: TIARA PROPERTIES, INC.
55 ELKTON ROAD
PINEHURST, NC, 28374

PARCEL ID #'S (4 TRACTS): 00016276, 20030615, 00017456, 00016390

ZONING(CURRENT): R-10 RESIDENTIAL
ZONING (PROPOSED): R-MF CD
HIGHWAY CORRIDOR: MURDOCKSVILLE ROAD
PROPOSED USE: TOWNHOMES
AREA: 8.45 ACRES (TOTAL)
RIVER BASIN: CAPE FEAR
SUB-BASIN: NICK'S CREEK WS-111-BW

EXISTING BUILDING SQ. FT.; 0sf
MINIMUM DWELLING UNIT SIZE: 1,500 sf (PER SR-2)
PROPOSED HEATED BUILDING sf: 2,023sf (TWO STORY UNITS)
PROPOSED IMPERVIOUS BUILDING SQ. FT.: 55,280sf (40 DWELLING UNIS @ 1,382sf)
PROPOSED DRIVEWAYS SQ. FT.: 19,273sf
MINIMUM DRIVEWAY LENGTH: 25'

PARKING REQUIRED: TOWNHOME: 2 / DWELLING UNIT = 80 SPACES REQUIRED
PARKING PROVIDED: 80 SPACES (2 /GARAGE)
HANDICAP PARKING REQUIRED: 4
HANDICAP PARKING PROVIDED: 4 (AT ACCESSIBLE DWELLINGS, UNITS TBD)

OPEN SPACE REQUIRED (PER SR-2): 2.11 AC., 25% OF TRACT (8.45 x 0.25 = 2.11 ACRES)
OPEN SPACE PROVIDED: 4.75 AC. (56.2%)

LANDSCAPE BUFFER: 20' CLASS 2 BUFFER ADJACENT TO R-10 ZONED PROPERTY &
30' CLASS 3 BUFFER ALONG MURDOCKSVILLE ROAD

EXISTING IMPERVIOUS SURFACE: 0sf
MAXIMUM IMPERVIOUS SURFACE ALLOWED (R-MF): 60% (5.07 ac.)
PROPOSED IMPERVIOUS SURFACE: 31.32% (2.66 ac.)

PROPOSED NEW WATERLINE: 1254 lf (SIZE AND MATERIAL TBD)

RESIDENTIAL DENSITY: 6 DWELLING UNITS / ACRE (PER R-MF ZONING)
6 x 8.45 = 50 DWELLING UNITS TOTAL MAXIMUM DENSITY
PROPOSED DENSITY: 4.73 DWELLING UNITS / ACRE
40 DWELLING UNITS PROPOSED DENSITY

LINEAR FOOTAGE OF PROPOSED INTERNAL DRIVES: 1,560 lf

PROPERTY SETBACKS: (USE R-MF ZONING DISTRICT REQUIREMENTS)
MIN LOT WIDTH: 20' (PER SR-2)
FRONT: 30'
SIDE: 15'
REAR: 25'

NOTES:
1. PROPOSED DRIVES TO BE PRIVATE
2. PROPOSED MANHOLE AND GRAVITY SEWER TO STREET TO BE PUBLIC. SEWER EASEMENTS WILL BE PROVIDED PER MCPU STANDARDS
3. PROPOSED LOW PRESSURE SEWER SYSTEM SERVICING ALL DWELLIMG UNITS TO BE PRIVATE .
4. WATER SUPPLY TO BE PUBLIC. EASEMENTS WILL BE PROVIDED PER MCPU STANDARDS.
5. PROJECT SIGNAGE TO BE DESIGNED AND PERMITTED UNDER SEPERATE PERMIT.
6. STREET TREES AND LANDSCAPING TO BE PROVIDED PER VILLAGE DEVELOPMENT ORDINANCE.
7. STORMWATER MANAGEMENT SHALL USE BEST MANAGEMENT PRACTICES TO CONFORM TO WATERSHED REQUIREMENTS.
8. A COMMUNITY GARDEN MAY BE CONSTRUCTED IN OR NEAR ONE OF THE STORMWATER FACILITIES. EXACT GARDEN DESIGN AND LOCATION TO BE DETERMINED.
9. IRRIGATION SYSTEM WILL REQUIRE A SEPERATE WATER METER AND BACKFLOW PREVENTER.
10. MAIL KIOSK LOCATION AND TYPE TO BE APPROVED BY UNITED STATES POSTAL SERVICE.

CONDITIONS:
1. OWNER AGREES TO VOLUNTARY ANNEXATION UPON APPROVAL OF PLANS.
2. HEATED SQUARE FEET: 2,023sf PER UNIT, 80,920sf TOTAL HEATED SQUARE FOOTAGE.

PAVEMENT SCHEDULE			
SYMBOL	DESCRIPTION	TYPE	THICK
1	ASPHALT SURFACE COURSE	S9.5B	2" MIN
2	BASE COURSE	ABC	8" MIN
3	COMPACTED SUBGRADE		

FINAL PAVEMENT PROFILE TO BE DETERMINED BY SOIL REPORTAND SHALL COMPLY, AT A MINIMUM, WITH THE VILLAGE FIRE LANE STANDARDS

TYPICAL STREET PAVEMENT — PRIVATE STREET
NOT TO SCALE

REVISIONS			
SYM.	DESCRIPTION	DATE	BY

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

Engineering
Landscape Architecture
Planning

LKC

PRELIMINARY – DO NOT USE FOR CONSTRUCTION

Conceptual Site Plan

Royal Oaks of Pinehurst

Pinehurst, North Carolina

DATE: August 16, 2017
DESIGNED:
DRAWN:
CHECKED:
NO.

VILLAGE OF PINEHURST

Application for Amendment to Zoning Map

(revised 3/14/17)

Applicant

Name: Rick Knight, Tiara Properties, LLC Telephone: 304-541-1492

Address: 55 Elkton Road Pinehurst, NC 27374 Email: knightrentals@gmail.com

Signature: _____ Date: 8.23.17

Note: If more than one applicant, please provide a separate document listing all applicant information and their signatures.

Parcel ID #: 00016278, 20030615, 00017456, 00016390 PIN 855315721645, 855315724801, 855300722454, 855319629379

(attach separate list if necessary)

Present zoning classification: R-10 Residential

Requested zoning classification: R-MF Conditional District

Current Land Use: Vacant, Wooded

Number of parcels: 4 Approximate size of area: 8.45 acres

Physical location of area: 4140 Murdocksville Rd, Pinehurst, NC 28374

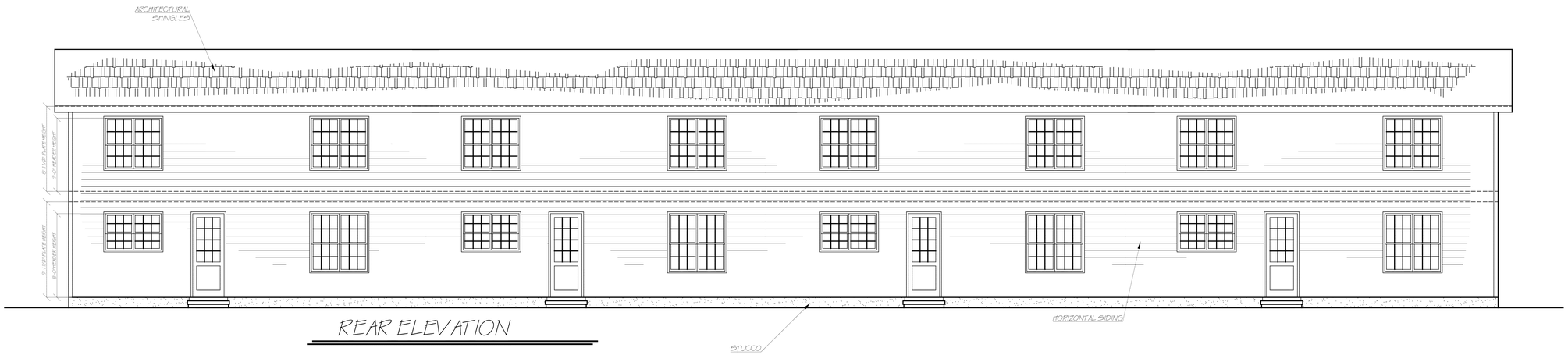
Are public utilities available?: Yes

Reason for map amendment:

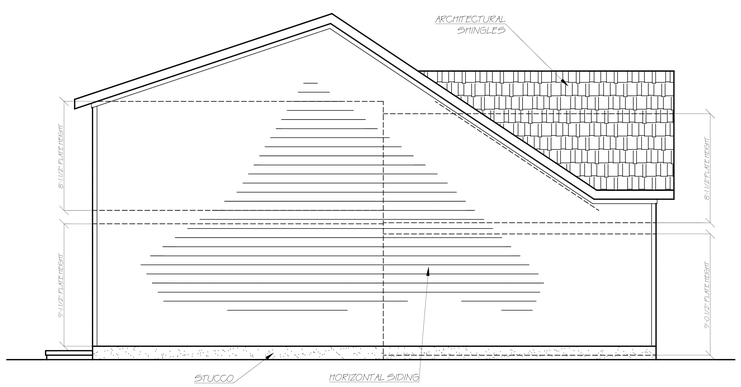
To rezone property from Single Family Residential to Multi-Family Residential (Townhomes)

Note to Applicant By signing and submitting this application you are hereby certifying that this application and submittal, including all additional items, to be complete and accurate.

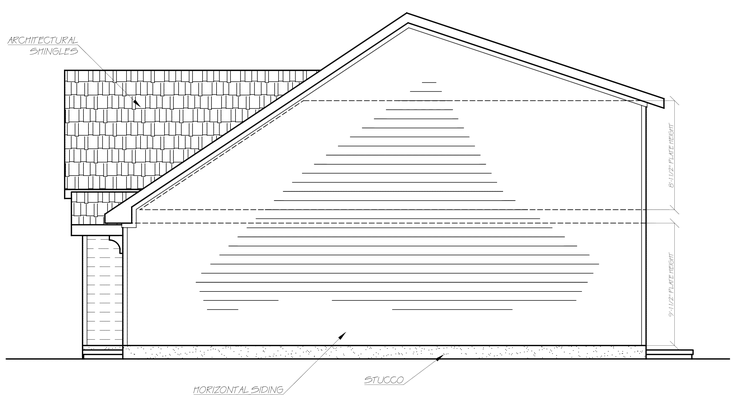
FRONT ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

ARTIGA DESIGN
Enrique J Artiga
(910)-315-27-10

Client:
Richard Knight
Main st.
Pinehurst, NC

1) ALL FINAL MATERIALS ARE TO BE CHOSEN BY HOME OWNER AND/OR BUILDER.
2) FINAL NUMBER OF EXTERIOR STEPS WILL BE DECIDED ON CONSTRUCTION SITE
3) CONTRACTOR MUST VERIFY ALL MEASUREMENTS AND DETAILS BEFORE CONSTRUCTION BEGINS. ALL WORK MUST MEET OR EXCEED BUILDING CODES.
4) DESIGNER ASSUMES NO RESPONSIBILITY FOR CHANGES MADE TO THESE PLANS BY OTHERS DURING CONSTRUCTION.
5) FOR SECURITY PURPOSES PLANS SHOULD BE REVIEWED BY A STRUCTURAL ENGINEER BEFORE CONSTRUCTION COMMENCES.

Footage Totals:

UNIT #1

FIRST FLOOR	1047 HTG. SQUARE FEET
SECOND FLOOR	976 HTG. SQUARE FEET
GARAGE	339 SQUARE FEET
FRONT PORCH	17 SQUARE FEET
PATIO	14 SQUARE FEET
HEATED TOTAL	2023 HTG. SQUARE FEET

HEATED TOTAL FOR FOUR UNITS
HEATED TOTAL 4951 HTG. SQUARE FEET

ALL NUMBERS ARE TO FRAME

Issue Date:
EJA 12/10/16

Drafting By:
EJA 12/01/15
MCG 12/09/15
12/06/15
12/05/15

Sheet Name:
ELEVATIONS

Scale:
1/4" = 1'0"

Sheet Number:
3 of 6

TIARA PROPERTIES, LLC – 8.45 ACRE TRACT LOCATED AT 4140 MURDOCKSVILLE ROAD

Project Narrative

The development of the Tiara Properties, LLC Tract as provided in the exhibits and attached to this rezoning application will blend the intent of the Future Land Use Plan as shown on the Pinehurst 2011 Comprehensive Long Range Plan (CLRP). The 8.45 acre tract currently lies within the Village's ETJ, and as shown on the "Residential Densities Plan" from the 2010 CLRP this area of Murdocksville Road (including the entirety of the subject parcels) is designated as higher density single family residential, a site just to the south was recently rezoned to OP with the intended use to be a age restricted 57 unit apartment complex and is currently under construction. The intended or requested use for the subject property(s) will be Residential Multi-Family. The site is comprised of four tracts totaling 8.45 acre and is currently zoned R-10 the property is located on the west side of Murdocksville Road approximately 2,500lf north of the NC Hwy 211 intersection. and the conceptual development plan showed 40 Townhome Units equating to approximately 4.7 dwelling units per acre. It is worth noting that the proposed 4.7 units per acre is consistent with the single family properties to the east along Mudrocksville Road the current density of these lots and homes is approximately 4.5 units per acre with an R8 zoning. The Conceptual Development plan illustrated a mix of 2-5 unit buildings situated along approximately 1,560lf of private drives. To allow this as a Townhome (Multi-family) project it is requested that a Conditional District is established to permit the proposed 40 Townhome Units.

Existing Conditions

The site generally slopes from Mudrocksville Road to the west with approximately 25ft of elevation change in which the low points on the site are to wetland branches that extend into the site. The slopes on the site are generally about 5% east to west and north to south. While there are delineated wetlands on site they only account for approximately 3% of the site (0.31 acres), these wetlands will be avoided with no impacts and will become a natural feature of the site. There are no known significant wildlife resources on the site. No flood zones or high-quality water areas are located on the site though the site is in the Nick Creek WSIII-BW Watershed. No known sites of historical significance are located on the site. The site has been timbered recently however the owner purposely preserved several significant trees that would also become features of the development.

Project Design

Streets and Access

The project will connect to Murdocksville Road through a single driveway connection on the northern end of the site. This single entrance was at the preference of NCDOT and the Village during a schematic phase TRC meeting. The internal drives are to be private (see attached conceptual plan).

Pedestrian Connectivity

A concrete sidewalk is proposed for the project to be installed on the west side of Murdocksville Road extending from the southern property line to the northern property line as required by the PDO.

Landscaping

Landscaping will meet the requirements of the Pinehurst Development Ordinance and including 20ft landscape buffers around the perimeter of the site and a 30ft landscape buffer abutting the right of way of Murdocksville Road. As mentioned in previous sections the Owner preserved several large trees during the timbering operation that would be integral to the site design. The provided Open Space is approximately 4.75 acres or approximately 56% of the total site acreage, this open space percentage may vary as a result of the final site design but should meet any required open space calculations. All other required plantings as outlined in the PDO such as street trees will be met during the design phase.

Open Space

Open space to be provided is approximately 4.75 acres or 56% of the site acreage, this open space percentage may vary as a result of the final site design but will meet or exceed the required open space of 25%.

Buffers and Setbacks

Perimeter buffers as shown will provide buffers between adjoining properties and Murdocksville Road. Buffers will include a 20ft Class 2 Buffer adjacent to R-10 Zoned property and a 30ft Class 3 Buffer along Murdocksville Road. Setbacks are proposed as follows:

Front Yard: 30'
Side Yard: 15'
Rear Yard: 25'

***Based upon some of the proposed site features (berms and fences) reduction in buffer requirements are being requested as allowed in the PDO.*

Lighting

Site lighting will be provided per the PDO and the developer will obtain a site lighting plan from Duke Energy.

Utility Service

This project will connect to the existing Moore County Public Utilities 12" water main that is located along Murdocksville Road. Utility easement(s) will be provided throughout the site for the water system to Moore County Public Utilities. Adequate water service is available at this location. Water service to the site will remain as "Public".

Public sewer connection is available to the site, however, given the topography of the site conventional gravity sewer will be challenging without installing at least two conventional sewer pump stations. As an alternative the developer has opted to construct the sewer as a "Private" system and to utilized a Low Pressure Sewer System as the means of collecting and discharging the wastewater to the Moore County sanitary sewer along

Murdocksville Road. A single reach of gravity sewer and manhole will cross Mudocksville Rd connecting to the MCPU system. This manhole will be the receiving manhole conveying the wastewater from the development to the County's system.

Stormwater

Stormwater runoff will meet the requirements of the State and Village as required. The project proposes four stormwater management facilities on-site to meet these requirements. The property falls within the Nicks Creek WSIII BW Watershed. The site is not located in "High Quality Waters".

Soil Erosion and Sediment Control

A Soil and Erosion Control Permit will be obtained for the site through NCDEQ as the site will disturb more than one contiguous acre.

TIARA PROPERTIES, LLC
55 ELKTON DRIVE
PINEHURST NC 28374

910-682-4970 tiarapropertiesllc@gmail.com 304-541-1492

Mr. Bruce Gould August 4, 2017

Principal Planner
Village of Pinehurst
395 Magnolia Road
Pinehurst, NC 28374

RE: Royal Oak of Pinehurst - General Concept Plan (Neighborhood Meeting)

Dear Mr. Gould:

As required by the Pinehurst Development Ordinance Section 6.1.3(c), a neighborhood meeting was held at Pinehurst Village Hall, Assembly Hall on May 24th, 2017 from 5:00 pm - 7:00 pm. Below is a summary of the meeting.

Date of meeting: Time scheduled: 5:00 pm - 7:00 pm

Time provided: 5:00 pm - 6:45 pm*

*There was a storm with torrential downpours that came thru the area just before the meeting. Ken Lloyd called to say he was unable to attend. He stated also he has no questions or issues to present. All attendees left by 6:00 pm, no other attendees showed by 6:45 pm.

Hosted by: Richard W Knight- Tiara Properties, LLC

Invitees: See attached meeting invite letter and mailing list

Attendees: See attached meeting list of attendees

Presentations: Take-home 8" x 14" lay-out plats (copy included) and full prints of concept plats layout available to preview.

Summary of issues:

1. How many units will be built?
2. How many acres are being developed?

Responses to issues:

1. As many as 40 townhouse units are proposed.
2. Approximately 8 acres.

In general, the neighbors attending the meeting were most concerned that the host avoid pitfalls that the attendees had experienced in their past as developers with HOA's and golfing expertise.

Please advise if any additional information is needed for the General Concept Plan to continue to the Planning and Zoning Board.

Sincerely,

Rick Knight, Member
Tiara Properties, LLC

TIARA PROPERTIES, LLC
55 ELKTON DRIVE
PINEHURST NC 28374

910-682-4970 tiarapropertiesllc@gmail.com 304-541-1492

MAILING NOTICE

May 16, 2017

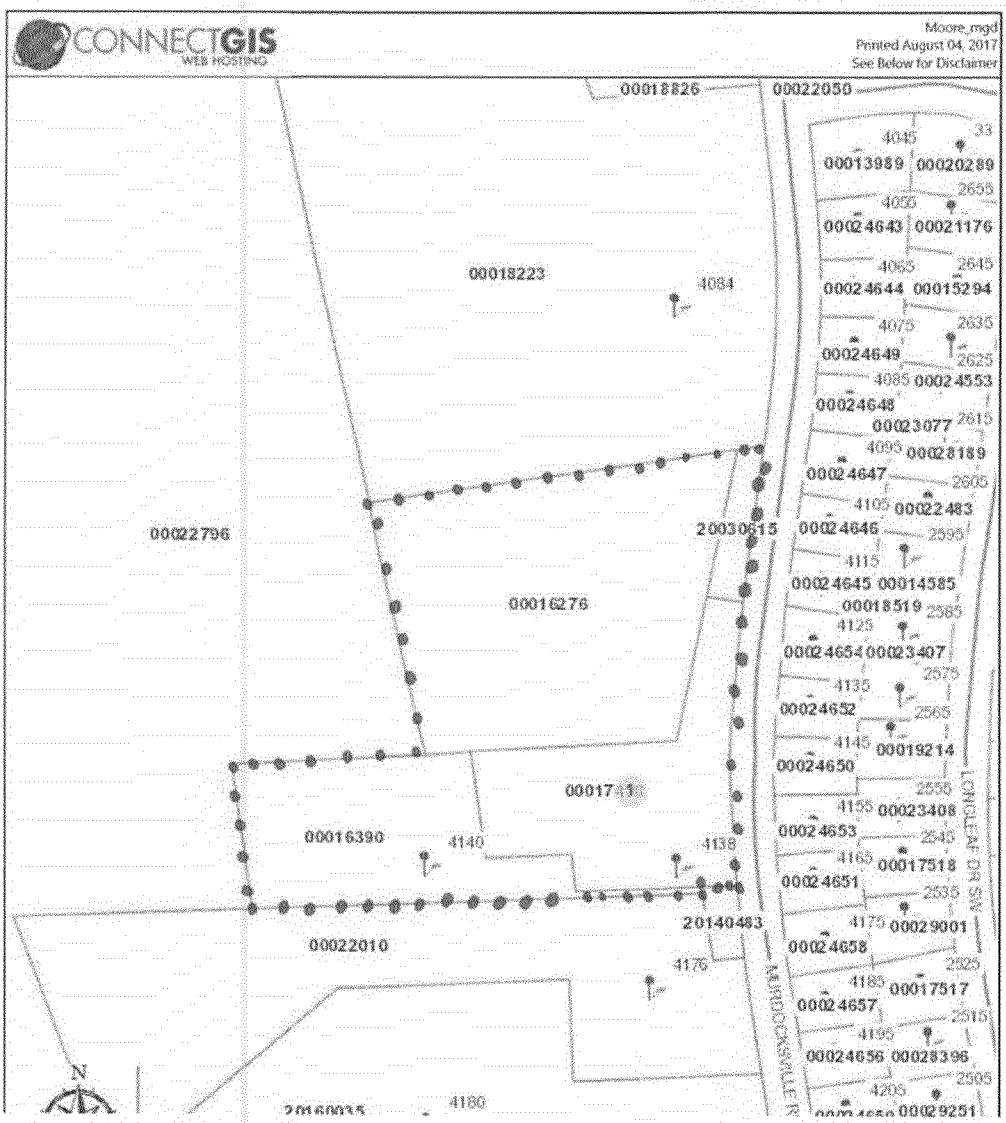
Dear Neighboring Property Owner,

The owner and developer of Royal Oaks (Moore County Parcel ID 00017456, 00016390, 00016276 and 20030615) invites you to a meeting to learn about proposed development and the process of a pending zoning request to the Village of Pinehurst. The meeting will offer an opportunity to ask questions, participate in discussions and develop a relationship with the owner of the undeveloped property.
The meeting will be held at the Village of Pinehurst Assembly Hall on Wednesday, May 24, 2017 from 5:00pm to 7:00 pm.
We look forward to seeing you at the meeting to help us plan. Please email your intention to attend to knightrentals@gmail.com or by mail at 55 Elkton Drive, Pinehurst, NC 28374.

Thank you,

Rick Knight, Member
Tiara Properties, LLC
55 Elkton Drive
Pinehurst, NC 28374

PROPERTY LOCATION



MAILING LIST

No.	Parcel ID No.	Name	Tax Mailing Address	City	State	Zip Code
1.	855316725968	Deana Manning Realty, LLC	5511 Ramsey Street, Suite 100	Fayetteville	NC	28311
2.	855316725859	SDG Development, LLC	2913 Spaldwick Ct	Raleigh	NC	27613-5472
3.	855316725831	SDG Development, LLC	2913 Spaldwick Ct	Raleigh	NC	27613-5472
4.	855316725733	Savvy Homes, LLC	8025 Creedmoor Rd	Raleigh	NC	27613
5.	855316725615	Savvy Homes, LLC	8025 Creedmoor Rd	Raleigh	NC	27613
6.	855316725506	Savvy Homes, LLC	8025 Creedmoor Rd	Raleigh	NC	27613
7.	855320725409	Savvy Homes, LLC	8025 Creedmoor Rd	Raleigh	NC	27613
8.	855320725400	McDowell-Medlin, Venus J.	4155 Murdocksville Rd	West End	NC	27376
9.	855320725312	Savvy Homes, LLC	8025 Creedmoor Rd	Raleigh	NC	27613
10.	855320725223	Savvy Homes, LLC	8025 Creedmoor Rd	Raleigh	NC	27613
11.	855320725145	Brookshire, Derek J.	4185 Murdocksville Rd	West End	NC	27376
12.	855315732498	Blackstone, Joan E.	590 Central Dr	Southern Pines	NC	28387-2841
13.	855315731221	Fisher, Gifford H	PO Box 4949	Pinehurst	NC	28374-1215
14.	855319623455	McKenzie, Marty R	PO Box 1553	Pinehurst	NC	28370
15.	855300628176	Loyd, Kenton R	4176 Murdocksville Rd	West End	NC	27376
16.	855300710908	Pinehurst Senior Apartments, LLC	PO Box 1855	Wake Forest	NC	27588

ROYAL OAK OF PINEHURST
GENERAL CONCEPT PLAN
MEETING MAY 24, 2017
ATTENDEE LIST

No.	Name	Tax Mailing Address	City	State	Zip Code	Phone
1.	Fisher, Gifford H	PO Box 4949	Pinehurst	NC	28374-1215	
2.	McKenzie, Marty R	PO Box 1553	Pinehurst	NC	28370	

DEVELOPMENT DATA:

OWNER: TIARA PROPERTIES, INC.
55 ELKTON ROAD
PINEHURST, NC, 28374

PARCEL ID #'S (4 TRACTS): 00016276, 20030615, 00017456, 00016390

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PROPOSED USE: TOWNHOMES
AREA: 8.45 ACRES (TOTAL)
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PROPOSED DRIVEWAYS SQ. FT.: 19,273sf

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PARKING PROVIDED: 80 SPACES (2 /GARAGE)
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HANDICAP PARKING PROVIDED: 4 (AT ACCESSIBLE DWELLINGS, UNITS TBD)

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30' CLASS 3 BUFFER ALONG MURDOCKSVILLE ROAD

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MAXIMUM IMPERVIOUS SURFACE ALLOWED (R-MF): 60% (5.07 ac.)
PROPOSED IMPERVIOUS SURFACE: 31.32% (2.66 ac.)

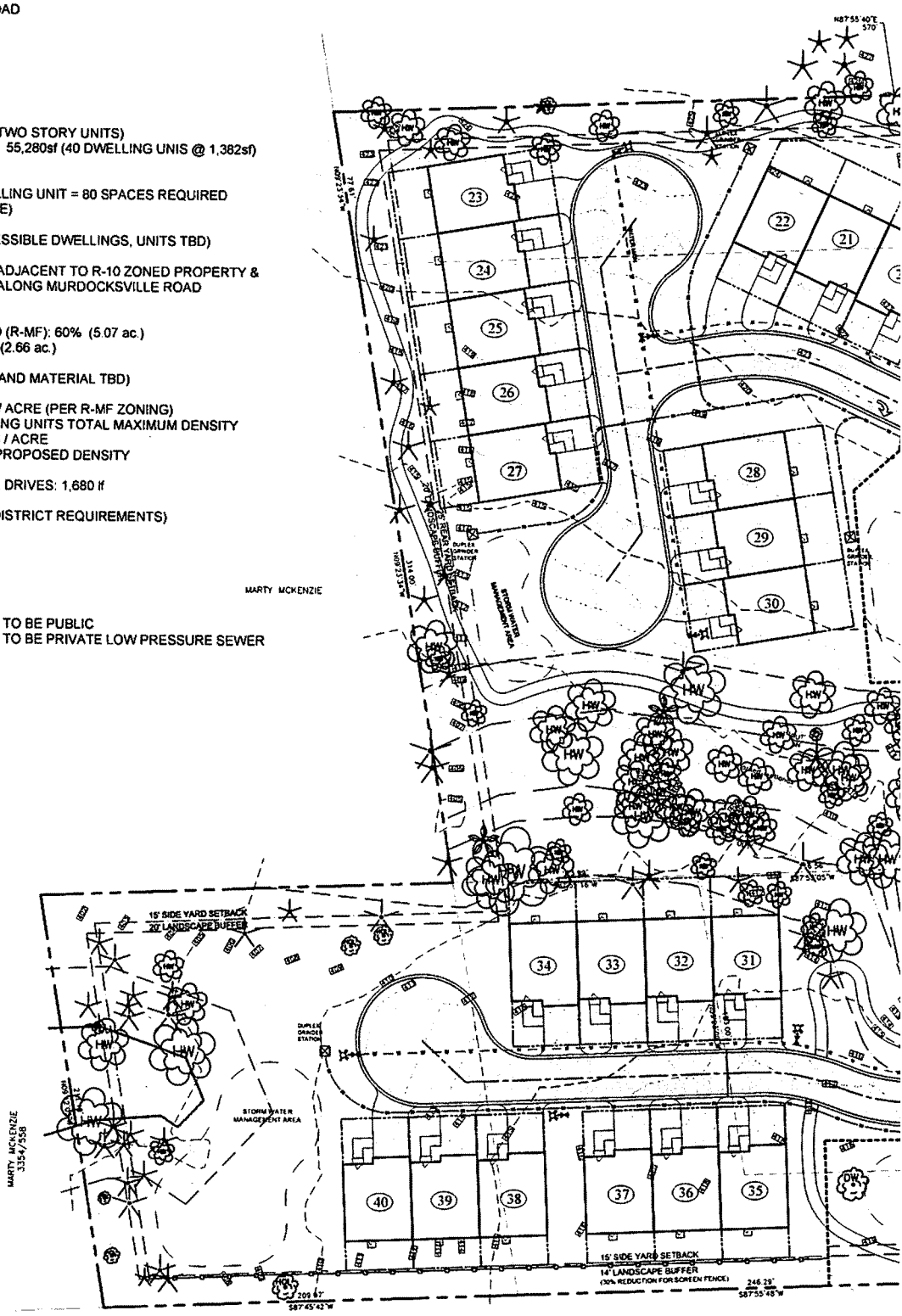
PROPOSED NEW WATERLINE: 1254 lf (SIZE AND MATERIAL TBD)

RESIDENTIAL DENSITY: 6 DWELLING UNITS / ACRE (PER R-MF ZONING)
6 x 8.45 = 50 DWELLING UNITS TOTAL MAXIMUM DENSITY
PROPOSED DENSITY: 4.73 DWELLING UNITS / ACRE
40 DWELLING UNITS PROPOSED DENSITY

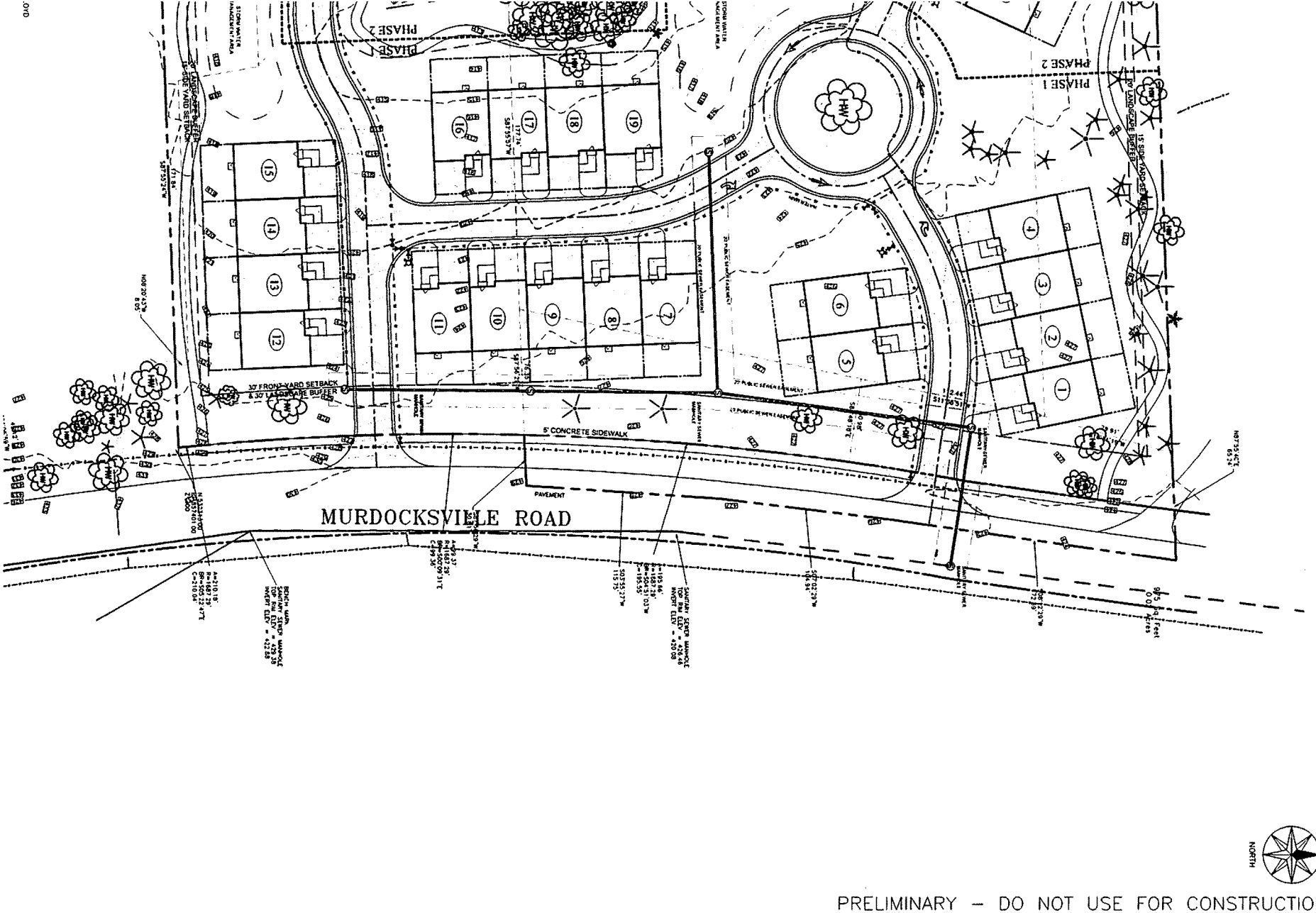
LINEAR FOOTAGE OF PROPOSED INTERNAL DRIVES: 1,680 lf

PROPERTY SETBACKS: (USE R-10 ZONING DISTRICT REQUIREMENTS)
FRONT: 30'
SIDE: 15'
REAR: 25'

NOTES:
1. PROPOSED DRIVES TO BE PRIVATE
2. PROPOSED PHASE 1 SANITARY SEWER TO BE PUBLIC
3. PROPOSED PHASE 2 SANITARY SEWER TO BE PRIVATE LOW PRESSURE SEWER SYSTEM.



KENTON R.
436/27



PRELIMINARY – DO NOT USE FOR CONSTRUCTION

REVISIONS

SYM.	DESCRIPTION	DATE	BY

NO.		
CHECKED:		
DRAWN:		
DESIGNED:		
DATE: April 25, 2017		

Royal Oaks of Pinehurst

Pinehurst, North Carolina

Conceptual Site Plan

LKC

Engineering
Landscape Architecture
Planning

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

1895

VILLAGE OF

PINEHURST

PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

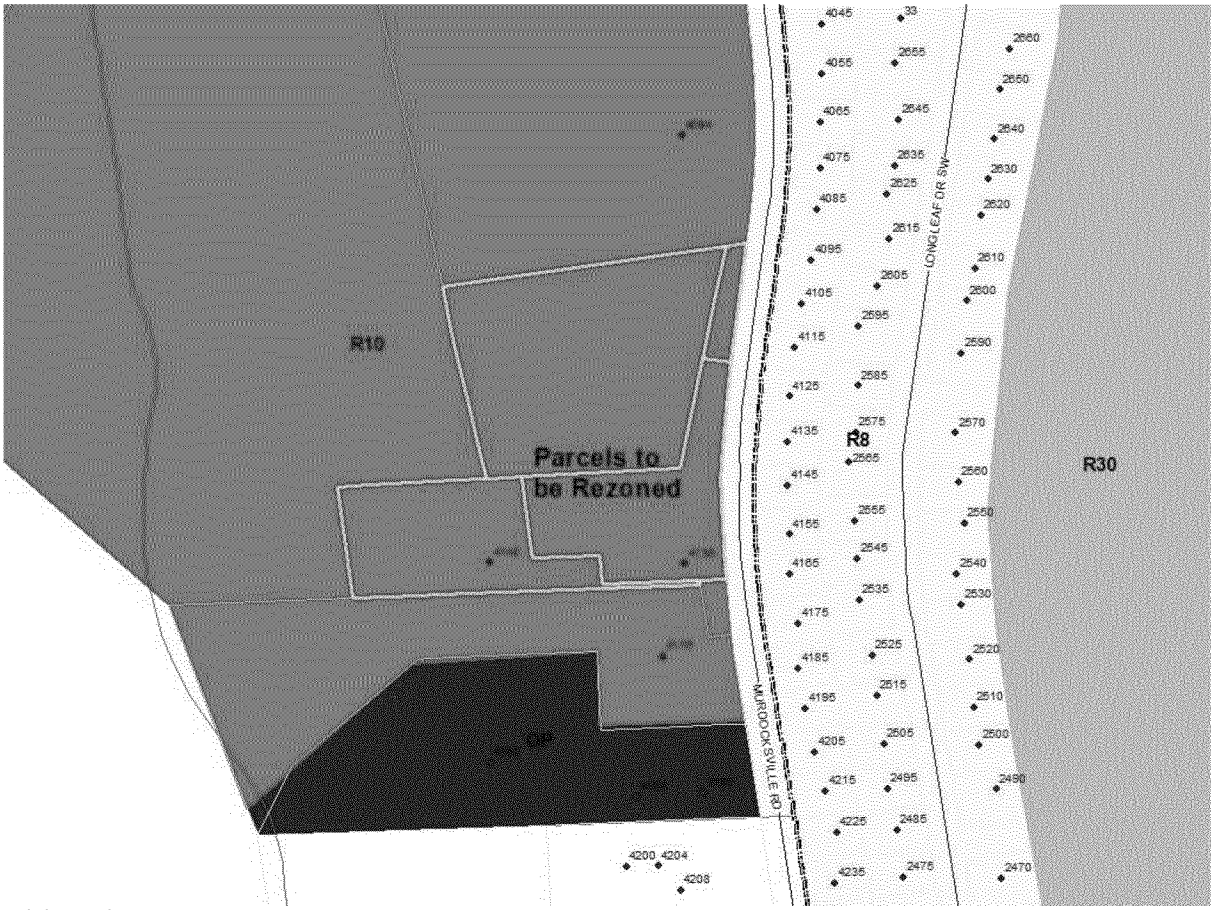
To: Planning and Zoning Board
From: Bruce Gould, Principal Planner
Date: August 30, 2017
Subject: Staff Report for the Proposed Rezoning at 4138 & 4140 Murdocksville Rd.

Applicant:	Rick Knight, Tiara Properties, LLC
Owners:	Tiara Properties, LLC
Property Location:	4138 & 4140 Murdocksville Rd.
Rezoning:	Current Zoning Districts: R-10 (high density residential) District is established as a district in which the principal uses of the land is for high-density residential uses. This district is further intended to discourage any use which would be detrimental to the predominately residential nature of the areas included within the district. Proposed Zoning District: R-MF CD (Residential Multi-Family Conditional District) is established as a district in which the principal use of land is for multi-family and/or single-family dwellings. This district is further intended to discourage any use which would be detrimental to the predominately residential nature of the areas included within the district.
Current Land Use:	Vacant
Proposed Land Use:	Development of 40 townhomes.

The applicant requests a rezoning of +/- 8.45 acres currently zoned R-10 (High Density Residential) to R-MF CD (Residential Multi-Family Conditional District) in order to develop 40 townhomes at a density of 4.73 dwelling units per acre.

A neighborhood meeting was required of the applicant prior to submitting the request. Please find the results of that meeting as reported by the applicant attached.

As part of the general concept plan building elevations are to be provided in addition to the general concept plan. Both elements are part of this package.



Existing Zoning Map

The property is defined as being Moore County PID #'s 00016276, 20030615, 00017456 and 00016390. The applicant is Rick Knight (Tiara Properties, LLC) and owner of the properties is Tiara Properties, LLC.

This proposal is to develop 40 townhomes with a density of about 4.73 units per acre. The R-MF Zoning District allows for a maximum density of 6 units per acre. The current R-10 Zoning District allows for a maximum density of 4.35 units per acre.

Included in the documentation for the conditional district rezoning request are a project narrative and General Concept Plan.

Analysis:

These properties are currently located within the Pinehurst ETJ however the applicant is petitioning to be annexed to the corporate limits. The properties across Murducksville Rd. are located within the corporate limits of Pinehurst making this annexation petition and development contiguous with the existing corporate limits for providing services and annexation purposes.

The surrounding properties contain multiple zoning designations and land uses. (see the zoning map above).

The properties across Murdocksville Rd. to the east are currently zoned R-8 (high density residential) and currently being or have been developed as a single family homes. The current approximate density is 4.4 units per acre within the R-8 Zoning District. The maximum allowable density in the R-8 district is 5.4 units per acre.

The property to the south was recently subdivided with the southern portion being rezoned to Condition Use -OP (Office Professional) with the intended use being an age restricted 57 unit apartment complex. This development will have a density of approximately 11.8 units per acre. This project is currently under construction and has petitioned for annexation. The remaining portion of this property remains zoned R-10 and seperates this rezoning proposal from the current development under construction

The property to the north is zoned R-10, is currently a single family residence and is within the Pinehurst ETJ.

The property to the west is zoned R-10, is currently vacant and is within the Pinehurst ETJ.

The development will connect to Murdocksville Rd. by a single connection as preferred by NCDOT and the Village. The internal drives are shown to be private.

A sidewalk is proposed to be installed on the west side of Murdocksville Rd. extending the full length of the property line as required by the PDO.

A 20 ft. Class 2 buffer is shown between adjoining R-10 properties and the development as well as a 30 ft. Class 3 buffer along Murdocksville Rd. as is required by the development ordinance

The proposal includes approximately 4.75 acres to remain as open space. This is approximately 56% of the total area which exceeds the required 25% minimum amount of required open space.

The proposal shows perimeter setbacks as follows:
Front Yard - 30 ft.
Side Yard - 15 ft.
Rear Yard - 25 ft.

The minimum heated square footage for a townhome unit as required by the PDO is 1,500 square feet. This development is proposing as a condition a minimum of 2,023 heated square feet for each unit.

This site contains no floodplains but does contain wetlands which are delineated on the general concept plan. The applicant has indicated that the development will not impact the wetlands. In avoiding the wetlands the proposal has had to design the development into two sections. The site is also being designed around the preservation of a specimen tree to be located in the traffic circle in the middle of the site.

The site is located within the WS-III Nicks Creek Watershed. Due to this proposal exceeding the 24% impervious coverage requirement of the WS-III watershed a special intensity allocation will be needed. This will result in a reduction of 8.45 acres from the available 291.24 acres for allocation.

The applicant has indicated that on site stormwater will be provided. Due to the site being located within a watershed area Best Management Practices will be required to treat the stormwater before exiting the site

The applicant has indicated that a Soil and Erosion Control Permit will be obtained from NCDEQ as required since more than one contiguous acre will be disturbed.

Public water is available for the development. The applicant has indicated that although public sewer is available, given the topography of the site, conventional gravity sewer will be challenging and has opted to build a private sewer system to discharge wastewater to the existing Moore County sanitary sewer along Murdocksville Rd.

The applicant is asking for the following conditions:

1. Petition for voluntary annexation into the corporate limits.
2. A heated square footage of 2,023 per unit or 80,920 total heated square footage.

Recommendation:

The Planning Staff recommends approval of the rezoning request to R-MF-CD (Residential Multi Family-Conditional District) as submitted.

Based on the surrounding zoning and built environment the proposed uses would be consistent with the existing adjacent uses and zoning.

The R-10 Residential District was established to allow for high-density residential uses and discourage any use which would be detrimental to the predominately residential nature of the areas included within the district. The proposed rezoning would be consistent with the residential nature of the current and surrounding zoning.

The proposed use will meet all the requirements of the R-MF-CD (Conditional District) Zoning and the PDO at the time of site plan approval as well as the general concept plan and any other agreed to or submitted conditions associated with this conditional district rezoning proposal. This staff recommendation is based on the submitted exhibits attached.

Comprehensive Plan Consistency Statement:

Page 56 of the 2010 Comprehensive Long Range Plan identifies the preference for the future development of the areas within the current extra-territorial jurisdiction (and possible additional future areas) is to promote open space development patterns since it will help preserve meaningful open space, help promote water recharge and retain the overall character of the community. This development maintains open space and protects the wetlands on site.

Page 59 of the 2010 Comprehensive Long Range Plan indicates a major strategy of the community should be to consider ways to meet the long-term housing needs of the residents of Pinehurst and their families. It states that the development pattern of Pinehurst did not anticipate some of the changing desires and needs of a residential community (larger homes, larger lots, housing for an aging population, etc.).

Page 61 of the 2010 Comprehensive Long Range Plan (map) indicates the property in this area be considered for development at a higher density than allowed by current zoning.

Pages 85 and 86 (map) of the 2010 Comprehensive Long Range Plan states that existing residential neighborhoods will be protected and enhanced, Pinehurst will consider allowing for residential development in the extra-territorial areas at a different density in order to preserve open space, promote water recharge, manage traffic, and to guide development in ways that will enhance the overall community. The map on page 86 indicates the proposed location as an area to allow for higher density residential use.

This proposal takes into consideration the need for additional housing needed of the residents of Pinehurst and the preference for future development in the ETJ to promote open space as mentioned in the Comprehensive Plan. It also reflects the fact that the area be considered to allow higher density housing than is currently allowed. Achieving goals in accordance with the Comprehensive Plan and other planning documents of the village is considered reasonable and in the best interest of the public.

Planning and Zoning Board
August 3, 2017
Council Conference Room
395 Magnolia Road
Pinehurst, North Carolina
4:00 pm

MINUTES

Board Members in Attendance:

Leo Santowasso, Chair
Kevin Drum, Board Member
Fred Engelfried, Board Member
Myles Larsen, Board Member
Julia Latham, Board Member

Board Member Absent:

Cyndie Burnett, Board Member
Jeff Haarlow, Board Member
David Kelley, Vice Chair
Mike Marsh, Vice-Chair

Staff in Attendance:

Bruce Gould, Principal Planner
Alex Cameron, Planner
Gwendy Hutchinson, Planning and Administrative Assistant

I. Call to Order

Chairman Santowasso confirmed that there was a quorum present and called the meeting to Order. Chairman Santowasso welcomed new member, Julia Latham to Planning and Zoning and the Board of Adjustment Boards.

II. Approval of Minutes: July 6, 2017

Fred Engelfried made a motion to approve the July 6, 2017 Minutes; Kevin Drum seconded the motion, which was unanimously approved.

Fred Engelfried made a motion to recess its regular meeting and enter into Public Hearing #1; Myles Larsen seconded the motion, which was unanimously approved.

III. Public Hearing

A. Public Hearing No. 1

The purpose of this public hearing is to consider an Official Zoning Map Amendment. This map amendment would rezone one parcel of land consisting of approximately .399 acres. The property is located at 175 Palmetto Road. This property is further defined as being Moore County PID # 00018777. The property is currently zoned R-MF Residential Multi-Family District. This proposed map amendment would change the zoning of the property to R-10 (R-10 High Density Residential). This property is currently vacant. The proposed use of the property is single family residential. The applicant and the property owner is Mary Sutherland Gwinn.

Bruce Gould, Principal Planner read portions of the staff report into the record.

Byrd Gwinn, Property Owner was present to answer any questions or address any concerns of the Board. Byrd Gwinn explained why he was asking for the map amendment as the property is currently zoned R-MF Residential Multi-Family District and he is asking that it be zoned R-10 High Density Residential as they are the *owners of the property and do not want to see the property used as multi-family. They own an adjacent property and reside in a single family home on the property.*

Fred Engelfried made a motion to close the Public Hearing #1 and re-enter into its regular meeting; Myles Larsen seconded the motion, which was unanimously approved.

After discussion, Fred Engelfried made a motion to approve an Official Zoning Map Amendment that would rezone one parcel of land consisting of approximately .399 acres at 175 Palmetto Road, the zoning would change from R-MF to R-10 as the motion takes into consideration the changing needs and desires of the community and is therefore deemed to be in accordance with the 2010 Comprehensive Plan amended October11, 2011; Myles Larsen seconded the motion, which was unanimously approved by a vote of 5-0. .

IV. Next Meeting Date - *September 7, 2017*

V. Motion to Adjourn

With no further discussion, Kevin Drum made a motion to adjourn the meeting. The motion was seconded by Julia Latham and carried unanimously. The meeting adjourned at 4:20 pm.