PLANNING AND ZONING BOARD
AUGUST 9, 2018
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM

I. Call to Order

II. Approval of Minutes

III. New Business

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 3.59 acres further identified as Moore County PID # 00032232. The property is currently zoned R-30 (Medium Density Residential). This proposed map amendment would change the zoning of the property to R-15-CD (Medium Density Residential – Conditional District). The proposed use of the property is a seven lot single family subdivision. The property is currently vacant. The applicant is Village Developers, Inc. and the current owner is Pinehurst REIT, LLC.

IV. General Business

V. Next Meeting Date

B. September 6, 2018

VI. Comments from Attendees

VII. 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.

PUBLIC HEARING NO. 1
ADDITIONAL AGENDA DETAILS:

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 3.59 acres further identified as Moore County PID # 00032232. The property is currently zoned R-30 (Medium Density Residential). This proposed map amendment would change the zoning of the property to R-15-CD (Medium Density Residential – Conditional District). The proposed use of the property is a seven lot single family subdivision. The property is currently vacant. The applicant is Village Developers, Inc. and the current owner is Pinehurst REIT, LLC.

ATTACHMENTS:

Description

- Application
- Concept Plan
- Neighborhood Meeting
- Staff Report

Application for Amendment to Zoning Map

(revised 3/14/17)

Applicant

Name: Village Developers, Inc. - Calvin Riddle Telephone: 910-322-8706

Address: 519 Valley Rd., Fayetteville, NC 28305 Email: calvin.designbuild@gmail.com

Signature: Date: 7/17/18

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

Parcel ID #: 00032232 PIN 857210376319

(attach separate list if necessary)

Present zoning classification: R-30 Residential

Requested zoning classification: R-15 Conditional District

Current Land Use: Vacant, Wooded

Number of parcels: 7 Approximate size of area: 3.59 Acres

Physical location of area: Just east of Walker Station. Between Midland Road and Knoll Road.

Are public utilities available?: Yes

Reason for map amendment:

To rezone property from Single Family Residential with a minimum lot size of 30,000 SF to Single Family Residential with a minimum lot size of 12,000 SF.

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.

LKC
Engineering
Landscape Architecture
Planning

VILLAGE DEVELOPERS, INC. – 4.73 ACRE (ONLY DEVELOPING 3.59 ACRE VILLAGE PARCEL) TRACT LOCATED JUST EAST OF WALKER STATION THAT CONNECTS TO MIDLAND ROAD AND KNOLL ROAD.

Project Narrative

The development of the Pinehurst Reit, 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) with the surrounding developments. The 3.59 acre tract currently lies within the Village's ETJ, as shown on the "Official Zoning Map". This area of Midland Road is currently zoned as R30 – Residential. This proposal requests the property be zoned R15 and establish a Conditional District to permit 7 single family lots. All 7 of the lots are proposed on the 3.59 Acre tract within the Village's jurisdiction. In addition to this parcel there is a 1.14 acre parcel adjacent to Knoll Road that is located in the Town of Southern Pines jurisdiction. The access to the development will be off Knoll Road via an access easement. No development will take place on the Town of Southern Pines parcel.

The design of this development will adhere to the Pinehurst Development Ordinance (PDO) and will follow the R15 design standards with adequate open space being provided mainly along the north side of the property. The development (Walker Station) just to the west was recently rezoned to Residential Multi-Family and the parcels adjacent to the east are currently zoned RS-3 (Town of Southern Pines, 30,000 SF lots). This development will be able to seamlessly mesh the densities of the adjacent properties.

Existing Conditions

The site generally slopes from the southernmost property line towards the north. There is approximately 20 ft. of elevation change with slopes that are generally around 3%. The northern part of the site will be a park/open space and a storm drainage pond will be constructed to handle the runoff from the street drainage. No existing structures, wetlands, streams, flood zones, or high-quality water areas exist on site, nor is the site located in a delineated watershed. The site is undisturbed and wooded. Historical aerial photographs do not show any previous uses dating back to 1993. The Site is believed to be located within an inactive partition of SOPI 109 clusters of the RCW. A foraging habitat analysis is currently underway to assess the impacts of the development. There are no other known significant wildlife resources on site.

Project Design

Streets and Access

The development will connect to Knoll Road via a 50' access/utility easement. The access will be a 22' B-B Private Drive with 12" Concrete Wedge Curb and will be constructed to Village of Pinehurst standards. There will be single driveway connections at each of the 7 lots. Fire truck accommodations have been made with the proposed design of 45' radius cul-de-sacs.

Pedestrian Connectivity

New sidewalks will be installed per the PDO Section "9.17.1.19 Sidewalks".

Open Space

Open space to be provided is approximately 0.70 acres or 19.5% 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 15%.

Setbacks

Setbacks are proposed as follows:

Front Yard:	24'
Side Yard:	5' (Conditional)
Side Street:	16'
Rear Yard:	24'

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 10" water main. There may be an opportunity to connect to the water line within Walker Station, if this is not possible a connection can be made within the right-of-way of Midland Road near the entrance of Walker Station. A new water line will be installed along the west side of the private drive and will extend to the southernmost parcel. Fire Hydrant(s) will be installed per the requirements of the Fire Marshall and MCPU. Utility easement(s) will be provided throughout the site for the water system to Moore County Public Utilities. Water service to the site will remain as "Public".

This project will also connect to the existing Moore County Public Utilities 8" sanitary sewer. There may be an opportunity to connect to the sewer line within Walker Station, if this is not possible a connection can be made within the right-of-way of Midland Road near the entrance of Walker Station. A new sanitary sewer line will be installed along the west side of the private drive and will extend to the southernmost parcel. Utility easement(s) will be provided throughout the site for the sewer system to Moore County Public Utilities. Sewer service to the site will remain as "Public".

Stormwater

Stormwater runoff will meet the requirements of the State and Village as required. The project proposes one stormwater control measure on-site to meet these requirements. The property does not fall within a designated watershed and is not located in "High Quality Waters". Additional impervious areas will be accounted for in the detailed design phase of stormwater control measures.

Impervious Surface:

The maximum impervious area for any of the 7 lots will be 8,067 SF with the minimum equal to 5,407 SF. In no case will the impervious area exceed the maximum allowable impervious for the R15 District of 45% per lot.

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.

Kimley»Horn

KIMLEY-HORN AND ASSOCIATES, INC
NC License #F-0102

July 16, 2018

Philip Picerno
LKC Engineering, PLLC
140 Aqua Shed Court
Aberdeen, NC 28315

RE: ***Village Developers, Inc. Tract - Trip Generation Analysis, Pinehurst, NC***

Kimley-Horn has prepared an analysis of the trip generation potential of the Village Developers, Inc. Tract in Pinehurst, NC. As currently envisioned, the development of the site will include 7 residential dwelling units.

Traffic for the development has been generated using ITE 10th Edition rates. The trip generation is summarized in Table 1 below, and detailed trip generation calculations are attached.

Table 1
ITE Trip Generation (Vehicles)

Land Use	Size	Daily		AM		PM	
		In	Out	In	Out	In	Out
Single Family Detached Housing (LUC 210)	7 d.u.	45	45	3	7	5	3

Table 1 shows that the proposed development is projected to generate approximately 90 new daily trips with 10 new trips in the AM peak hour and 8 new trips in the PM peak hour.

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

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Travis Fluitt, P.E.

Senior Project Manager

REVISIONS			
SYM.	DESCRIPTION	DATE	BY

SCALE: 1" = 60'-0"

NORTH

DEVELOPMENT DATA:

OWNER: PINEHURST REIT, LLC
P.O. BOX 1298
PINEHURST, NC, 28370

PARCEL ID #: 00032232 & 00039843
DEED BOOK: 4778, PAGE: 413
TOTAL ACRES: 4.73 (WITHIN VILLAGE ZONING & SOUTHERN PINES JURISDICTION)
3.59 ACRES IN VILLAGE ZONING
1.14 ACRES IN SOUTHERN PINES ZONING

ZONING(CURRENT): R-30 RESIDENTIAL
ZONING (PROPOSED): R-15-CD
CURRENT USE: VACANT
PROPOSED USE: SINGLE FAMILY RESIDENTIAL
AREA: 4.73 ACRE TOTAL (ONLY DEVELOPING 3.59 ACRE VILLAGE PARCEL)
RIVER BASIN: CAPE FEAR
SUB-BASIN WATERSHED: PROJECT IS NOT IN A DELINEATED WATERSHED
FLOODPLAIN: PROJECT IS NOT LOCATED WITHIN THE 100 YEAR FLOODPLAIN
RED-COCKADED WOOPECKER INACTIVE PARTITION: SOPI 109 (TO BE VERIFIED)

EXISTING BUILDING SQ. FT.,: 0 SF
EXISTING IMPERVIOUS SURFACE: 0 SF
PROPOSED NEW IMPERVIOUS SURFACE: 24,660 SF (0.57 ac.)
MAXIMUM IMPERVIOUS ALLOWED PER LOT: 45% (IMPERVIOUS COVERAGE TO BE VERIFIED AT REQUEST FOR BUILDING PERMIT PER LOT)

PARKING REQUIRED: 2 / DWELLING UNIT = 24 SPACES REQUIRED

OPEN SPACE REQUIRED: 0.54 AC., 15% OF TRACT (3.59 x 0.15 = 0.54 ACRE)
OPEN SPACE PROVIDED: 0.70 AC. (19.50%)

LANDSCAPE BUFFER: NONE REQUIRED

PROPOSED NEW 6" COUNTY WATERLINE: TBD
PROPOSED NEW 8" COUNTY SANITARY SEWER LINE: TBD

LINEAR FOOTAGE OF PROPOSED PRIVATE DRIVE: 731 lf
PRIVATE DRIVE TO BE CONSTRUCTED TO VILLAGE OF PINEHURST STANDARDS

TYPICAL LOT DIMENSIONS: 80' WIDE x 150' DEEP (AVG.), 12,000 SF (AVG.)

MINIMIM LOT WIDTH AT SETBACK: 60'
MINIMUM LOT WIDTH AT STREET LINE: 20'
MAXIMUM BUILDING HEIGHT: 35'

PROPERTY SETBACKS:
FRONT: 24'
SIDE: 5' (CONDITIONAL)
SIDE STREET: 16'
REAR: 24'

CONDITIONS:
1. LOTS TO HAVE 5' SIDE SETBACKS

TABLE 9.17.1.11a of PDO (R-15 ZONING):

MINIMUM AMOUNT OF REQUIRED OPEN SPACE: 15%
MINIMUM LOT SIZE: 12,000 SF
MINIMUM LOT WIDTH AT SETBACK: 60'
MINIMUM FRONT YARD SETBACK: 24'
MINIMUM SIDE YARD SETBACK: 12
SIDE STREET SEETBACKS: 16'
MINIMUM REAR YARD SETBACK: 24'
MAXIMUM LOT COVERED BY IMPERVIOUS SURFACE: 45%

PRELIMINARY – DO NOT USE FOR CONSTRUCTION

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

CONCEPTUAL
SITE PLAN

VILLAGE DEVELOPERS, INC.
TRACT
Pinehurst, North Carolina

DATE: JULY, 2018
DESIGNED:
DRAWN:
CHECKED:
NO.

Village Developers

Dear Neighbor,

We are purchasing approximately 4.5 acres on Knoll Road that adjoins your property. We are very excited about our development plans and would like to invite you to a meeting to share these plans with you. We certainly hope you will be able to attend and give us the opportunity to meet you and answer your questions.

MEETING INFORMATION

DATE: Tuesday, July 17, 2018

TIME: 6PM – 7PM

PLACE: Village of Pinehurst Town Hall

395 Magnolia Road

We are looking forward to meeting you on Tuesday.

Calvin Riddle

Calvin@riddlecap.com

Trey Riddle

Trey@riddlecap.com

Parcel ID	SI	PIN	Deed Book	Deed Page	Neighborhoo	Owner's Nai	Owner's Nai	Mailing Addı	Mailing Addı	City	STATE	Zip Code	Building Val	Land Value	Township	Total Value	Stamp Value	Property De	Class	Trans
00034544		857200378E	633	480	635	HICKS, DAV	HICKS, JOA	132 S KNOLL RD		SOUTHERN	NC	28387	0	19500	07	19500	0	MIDSOUTH	RV	11/14
20170429		857200374E	4885	199	635C	BRITT, BON	DAVIS, TIM	380 MANNING SQUARE		SOUTHERN	NC	28387	218210	60750	06	278960	618	WALKER S	RI	10/11
96000045		857210378E	3939	210	635	PAYNE, MICHAEL BRENT		130 S KNOLL ROAD		SOUTHERN	NC	28387	177970	56780	07	234750	406	MID SOUTH	RI	11/3
00034652		857206378E	781	12	635	HICKS, DAVID L & JOAN C		132 S KNOLL RD		SOUTHERN	NC	28387	154330	18920	07	173250	0	MID SOUTH	RI	6/20
00036910		857210363E	3205	53	635	FARINA, MATTHEW & NANCY		190 S KNOLL RD		SOUTHERN	NC	28387-2908	253860	125630	07	379490	510	MIDLAND R	RI	4/5
20080713		857200375E	4693	218	635	DONOVAN,	DONOVAN,	2040 MIDLAND ROAD		SOUTHERN	NC	28387	233000	45000	07	278000	610	LOT 1	RI	8/19
20170428		8572003744	4898	275	635C	BARRETT, CHRISTINE		370 MANNING SQUARE		SOUTHERN	NC	28387	252900	60750	06	313650	631	WALKER S	RI	11/8
00030752		857210378E	4741	185	635	JORDAN, MICHELLE HARDIN		140 S KNOLL RD		SOUTHERN	NC	28387-3163	162260	79410	07	241670		MID SOUTH	RI	11/28
20090071		857200378E	4682	196	635	PERRY, AMYLOUISE		2010 MIDLAND ROAD		SOUTHERN	NC	28387	173100	57000	07	230100		MID SOUTH	RI	7/29
20170427		8572003744	4890	171	635C	O'CONNOR	O'CONNOR	~~111 GALINDA CAY CT~~		SNEADS FE	NC	28460	259390	60750	06	320140	656	WALKER S	RI	10/23
00036909		857210365E	2349	40	635	AMLOT, LORRAINE		180 KNOLL RD		SOUTHERN	NC	28387	115530	75510	07	191040	236	MORELL LA	RI	7/31

JENNIFER

360 Manning Sq. – JOHN & DENISE

1360 Manning Sq. – JOHN O'CONNOR

1350 Manning Sq. – REDBRAND

1340 " " –

1330 " " – ASHLEY WINSLOW

2020 MIDLAND Rd. HARKINS

Redbrand Homes

Walker Station HOA/ POA

KNOLL ROAD
NEIGHBORHOOD MTG.

NAME	ADDRESS	EMAIL
PATRICK BARRY	55 STATION AVE	R.PATRICK.BARRY@NC
MATT FARINA	190 S KNOLL	mafarina@aol.com
Nancy Farina	" "	nfarina813@aol.com
Bobbie Raynor	140 S. Knoll Rd	braynor@parknc.com
Christy Rayner	140 S. Knoll Rd.	Pearl9203@icloud.com
Marc & Natalie McBride	216 Manning Sq.	themcbfam@gmail.com
Denise & John O'Connor	360 Manning Sq	denisedd52@Hotmail.com
BRETT & BRAD HARKINS	2020 MIDLAND RD	BrettBonnee@Hotmail
Aloysius & Jennifer Donovan	2040 Midland Rd.	jenniferemaplesrealestate.com
CHRIS KENNEDY	180 SW BROAD ST	kennedy@southernpropert
Amanda KROK	50 Manning Sq	Amanda@AmandaKrok.com
BONNIE G. BRETT	380 MANNING SQ.	bbritt20nc.rr.com
TIM DAVIS		
John Jordan	1920 Midland Rd.	johnAllenjordanjr@gmail.com
Nancy Sebastian	115 Manning Sq Drive	nancywsebastian@yahoo.com
Christine Barrett	370 Manning Sq	@christine2032@gmail.com
Walker Station HOA → send minutes to walkerstationHOA@gmail.com		
ALAN & LORRAINE OWEN	180 S. KNOLL RD.	gj-owen@me.com 910-703-3396

Neighborhood Meeting 7/17/2018

Questions and Answers

Held by Calvin Riddle and Trey Riddle for the development of Magnolia on Knoll

Q: What is the size of the buffer on the back of the lots

A: We will not be buffering the rear of the lots instead we discussed a fence that would run along out congruent property lines. We will have a buffer between our private drive and the homes that are facing Knoll Rd. This buffer will be planted with vegetation.

Q: What are some previous developments that you have completed.

A: Village Walk, Autumn Chase, Etc. We also discussed the change in our business after 2009 and how we spend a lot of time doing remodels.

Q: How will you access your development?

A: We will access the property through an access easement we grant ourselves over our real property on Knoll Rd. This access will come off a DOT managed road.

Q: Where will your utilities and sewer come from?

A: We have a private agreement with the developer at Walker Station for access to their infrastructure via their retention pond.

Q: Where is your overflow for your retention pond.

A: It is our understanding that due to the size of our development and retention pond we will not need an overflow.

Q: How will you tie in to the sewer at Walker Station.

A: Through a private agreement with Walker Station developers. We will access our property via retention pond.

Q: Will the Leland Cypress go between houses in Walker Station and our lots?

A: No, we decided through speaking with the home owners in Walker Station that we would be putting a fence up to separate our lots.

Q: Are we going to change the zoning? What is the change?

A: We have applied today (7/17/2018) to have the Village of Pinehurst property rezoned from R-30 to R-15. This will change the footprints of our lots from 30,000 sf to 15,000 sf. Additionally, we will qualify for the bonus density due to the amount of open space we have in our site plan. This will allow us to develop lots that are 12,000 sf.

Q: Will you accept input from the HOA on the fence between Walker Station and Magnolia on Knoll.

A: Yes, we would be very receptive to any input from the W/S HOA in regard to materials for fencing.

Q: We would appreciate any fencing or vegetation that is used to separate your development from Walker Station to be carried in along our lot as well. (Nancy Farina)

A: We, will gladly turn the corner with the separation medium we choose for Walker Station and carry that along our adjoining property line for the tract in the Village of Pinehurst.

Q: What is your entitlement process? (Asked by Chris Kennedy before revealing himself)

A: We have held a TRC meeting with the Village of Pinehurst

We have applied for a rezoning with the Village of Pinehurst

We are holding this meeting as part of that application

Q: Are you clear cutting the lot?

A: No, we plan to keep as many trees as possible.

Q: There is a tree with a blue tag on my property. Why is a tree tagged on my property?

A: The trees are tagged so that they may be identified for the site plan per requirement from the Village of Pinehurst. The tagging was done by a surveyor based on the communicated requirements with the VoP. There are two reasons as to why a tree would be tagged on your property – first, the surveyor made a mistake, or, second, based on the surveyed tracts the surveyor determined that that is our property.

Q: Where will your property line end and ours begin for those in Walker Station?

A: Our property lines adjoin each other. The lots along walker station will have backyards that end at the beginning of your back yard. If we determine that a fence will be run we will place that fence just inside of the end of our lot lines.

Q: “I hate to burst your bubble, but, I am Chris Kennedy” My office has not received any communication from you on this development.

A: We have emailed you regarding this development to work on a land swap with the Village of Pinehurst.

Chris Kennedy: again denies that he has received any word.

Calvin Riddle: You have not received any communication from Tim Carpenter, Philip Picerno, Alex Cameron, or Will Deaton?

Chris Kennedy: again denies that he has received any word.

Trey Riddle: Chris, we can provide emails that were sent to you to set up a meeting with the Village of Pinehurst, Town of Southern Pines, and us to discuss a land swap. There was a shared calendar invite as well.

Chris Kennedy: We held a meeting with Reagan regarding that meeting and sent word to Will and Alex in VoP that we were not interested in a land swap.

Q: Chris, I am interested to know why you chose to come to this meeting - what is your intention? Are you here to disrupt this meeting? (From a neighboring property owner)

A: I am not here to be obstructionist. (Chris Kennedy)

Chris Kennedy: I have found an email from June 21st from the developers team.

- Meeting ends 7:15 pm Tuesday July 17 2018.

1895
VILLAGE OF
PINEHURST

PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To:	Planning and Zoning Board
From:	Alex Cameron, Senior Planner
Cc:	Will Deaton, Planning and Inspections Director
Date:	July 31, 2018
Subject:	Staff Report for Proposed Rezoning at Midland/Knoll Rd.

Applicant:	Village Developers, Inc./Calvin Riddle
Owners:	Pinehurst REIT, LLC
Property Location:	Between 2040 & 2020 Midland Rd.
Rezoning:	Current Zoning Districts: R-30 (Medium Density Residential) District is established as a district in which the principal uses of the land are for medium-density residential purposes. 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. Proposed Zoning District: R-15-CD (Residential Medium Density-Conditional 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.
Current Land Use:	Vacant
Proposed Land Use:	7 lot single family subdivision

The applicant requests a conditional district rezoning of +/- 3.59 acres currently zoned R-30 (Medium Density Residential) to R-15-CD (Residential Medium Density-Conditional District) in order to develop the property as a 7 lot single family subdivision.

N
W
E
S
SP: RS-1CD
SP: RS-1CD
KNOLL RD
MIDLAND RD
MIDLAND RD
PH: R-30
PH: R30
PH: R-30
PH: CU-RMF
SP: RS-3
SP: RS-3
SP: RS-3
SP: RS-2
Parcel to be Rezoned

Zoning Map

MOLAND RD
MOLAND RD
KNOLL RD
R30
R30
R30
R MF
Parcel to be Rezoned
KNOLL RD
Aerial Map

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.

The property is defined as being Moore County LRK #'s 00032232 and 00039843 (within Southern Pines ETJ). The applicant is Calvin Riddle (Village Developers, Inc.) and owner of the property is Pinehurst REIT, LLC.

This proposal is to have 7 single family lots with a density of about two units per acre. The proposed access is one connection point off Knoll Rd. which is located within the Town of Southern Pines ETJ. This property is zoned RS-3 under Southern Pines Zoning.

A concrete sidewalk is proposed on one side of the interior street. Open space is proposed near the northern point of the property as shown on the General Concept Plan. This open space will meet the view shed requirement of the PDO.

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

Analysis:

The proposed development consists of two tracts. One is located within the Village of Pinehurst ETJ and is approximately 3.59 acres. This property is currently zoned R-30. All of the proposed 7 single family lots are located within the Village's jurisdiction.

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

The property to the west is zoned RMF and is currently a mixed dwelling townhome residential development known as Walker Station and is within the Pinehurst Corporate Limits.

The properties to the east and south are located within the Town of Southern Pines ETJ. These properties are zoned RS-3 Residential Single Family (30,000 sf lots). Per the Town of Southern Pines Unified Development Ordinance (UDO), the RS-3 district is established to allow primarily very low-density Single Family residential land uses (approximately 1.4 dwelling units per acre). The proposed access to this development is from a parcel approximately 1.14 acre property adjacent to Knoll Rd.

The property to the north is located within the Town of Southern Pines City Limits and is zoned RS-1 CD, Residential Single Family-1 Conditional District. This is part of the Longleaf Development and consists of a mixture of housing types and a golf course.

The proposal includes approximately 0.7 acres or 19.5% at the northern end of the property closer to Midland Rd. This exceeds the required 15% minimum amount of required open space for major subdivisions zoned R-15 cited in section 9.17.1.11 of the PDO. Also, section 9.17.1.11 of the PDO allows for reduced setbacks and minimum lot size for residential subdivisions that meet the required open space regulation. The proposal reflects the allowed dimensional standards.

The applicant has indicated that utilities will be served by Moore County Public Utilities via an easement coming from the adjacent property to the west (Walker Station development). If this opportunity does not work out, the applicant has indicated that a connection can be made within the Midland Rd. right-of-way.

This site contains no floodplains, wetlands or other environmental constraints that are known.

The applicant has indicated one stormwater control measure will be provided on-site to address runoff and meet the requirements of NCDEQ and the Village.

The applicant is asking for the following condition:

1. All lots to have a 5' side setback.

Recommendation:

The Planning Staff recommends approval of the rezoning request to R-15 CD (Residential Medium Density-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-15, R-20, and 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.

The proposed use will meet all the requirements of the R-15 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 with 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.

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.).

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. 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.