



Application for
Amendment to Zoning Map
(revised 3/14/17)

Applicant

Name: Ken Bass Telephone: 910-528-6481
Address: 17 Dungarvan Lane Email: GWBConstruction@gmail.com
Signature: KB Date: 05/23/17

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

Parcel ID #: 00020369; 00020354 PIN 854219618629; 854219712891

(attach separate list if necessary)

Present zoning classification: R210

Requested zoning classification: R-30-CD (Residential Conditional District)

Current Land Use: Vacant

Number of parcels: 2 Approximate size of area: 28 acres

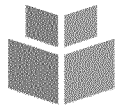
Physical location of area: Fox Fire Road

Are public utilities available?: Public water is available

Reason for map amendment:

To bring the subject property in line with the future land use plan and allow for the development of up to 28 single family residential units

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.



WithersRavenel

Our People. Your Success.

Hunt Tract Subdivision – Conditional District Narrative, Conditions, and Request for Waiver

Project Narrative

The development of the Hunt Tract as shown in the exhibits 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 with the current rural feel of the surrounding area. By developing low density at one unit per acre, but maintaining the view corridor along Foxfire Road, the development is able to mesh these two criteria. The approximately 28-acre property is located on the north side of Foxfire Road, approximately ½ mile west of the intersection of Linden Road and Foxfire Road. The property is currently zoned R210 (Residential-210). This proposal requests the property be zoned R-30 and establish a Conditional District to permit 28 single family lots. The design of this development will follow the R30 design standards as established within 9.17.1.11 with open space provided along Fox Fire Road.

Please find the following information included with this request:

- ▶ General Concept Plan (including existing conditions and property survey)
- ▶ Colored Concept Plan
- ▶ Open Space Narrative

Existing Conditions

The site is gently rolling with a maximum slope of 10:1 (H:V). There are three slight draws on the property. Two are located near the western edge of the project, and one that clips the northeast corner of the project. These draws are insignificant, and do not contain defined channels. No wetlands, streams, or flood plain exist on site. There are no existing structures located on the site. It appears as though this property has been timbered over the years, as no substantial trees exist on the property. Historical aerial photographs do not show any significant previous uses for these properties dating back to 1993. The site is not noted to have significant wildlife habitats (per US Fish and Wildlife). The site is also not prime agricultural farmland or listed (or eligible to be listed) on national, state, county, or local registers or inventories.

The site is contiguous with large parcels of mainly undeveloped land ranging from 9 acres to 22 acres that contain single family homes. Similar uses exist on the south side of Foxfire Road, with the exception of a mobile home development and a Moore County Public Utilities water supply well site.

Existing conditions for the property can be found on the General Concept plan.

Project Design

Streets and Access

The project will connect to Foxfire Road with one connection point, and will meet NCDOT requirements for this connection. The roadway will be ditch section with 60' right-of-way and 20' asphalt pavement width. The right-of-way is expanded to 60' total width to allow for the full ditch section to be within the right-of-way for ease of maintenance.

Pedestrian Connectivity

A concrete sidewalk is proposed for the project to be installed on one side of the street interior of the development, and includes a stub to Foxfire Road to accommodate any future pedestrian connections should the Village extend a pedestrian network to this area.

Landscaping

Landscaping will meet the requirements of the Pinehurst Development Ordinance. The open space along Foxfire Road will remain in its existing state to maintain the current view shed along this corridor. The only disturbance of this open space will be at the street connection point, and some minor disturbance at the location of the entry monument, and minor disturbance for the centralized mail delivery section. Decorative shrubs, grasses, and annuals will be planted around the entry

monument and centralized mail delivery section to enhance the monuments design and soften any hard edges. Street trees will be provided along the proposed streets, meeting the spacing requirement of the PDO.

Open Space

An open space corridor will be provided along Foxfire Road as previously mentioned. This open space will remain vegetated as currently constituted for multiple of reasons. First, as previously stated, this will help maintain the current character of the surrounding area by maintaining the view shed along Foxfire Road. Second, this will provide a substantial separation of the proposed homes from Foxfire Road, allowing the future homeowners with lots adjacent to the roadway to have a bit of noise and light buffer.

Buffers and Setbacks

Buffers and setbacks for the property will be provided per the R30 district standards as established within Table 9.17.1.11a of section 9.17.1.11 of the Pinehurst Development Ordinance. These setbacks are as follows:

Front Yard:	32'
Side Yard:	16'
Rear Yard:	24'

Signage

An entry monument sign is proposed at the site connection point with Foxfire Road. The details of this signage will meet the requirements of the Pinehurst Development Ordinance, and the conceptual layout is provided on the General Concept Plan.

Lighting

As directed by Village staff during TRC review, the development will not be installing any streetlighting with this project.

Utility Service

This project will connect to the existing Moore County Public Utilities 12" water main that is located along the frontage of the project. Adequate water service can be provided with this connection. Sewer service is not within the vicinity of the project, and therefore septic service will be provided for each individual lot. A preliminary soils evaluation has been completed for the property, and unsuitable septic soil areas identified. These areas are depicted on the General Concept Plan and the lot layout has been adjusted to ensure adequate area for septic is provided. Power and communications are readily available for the project.

Stormwater

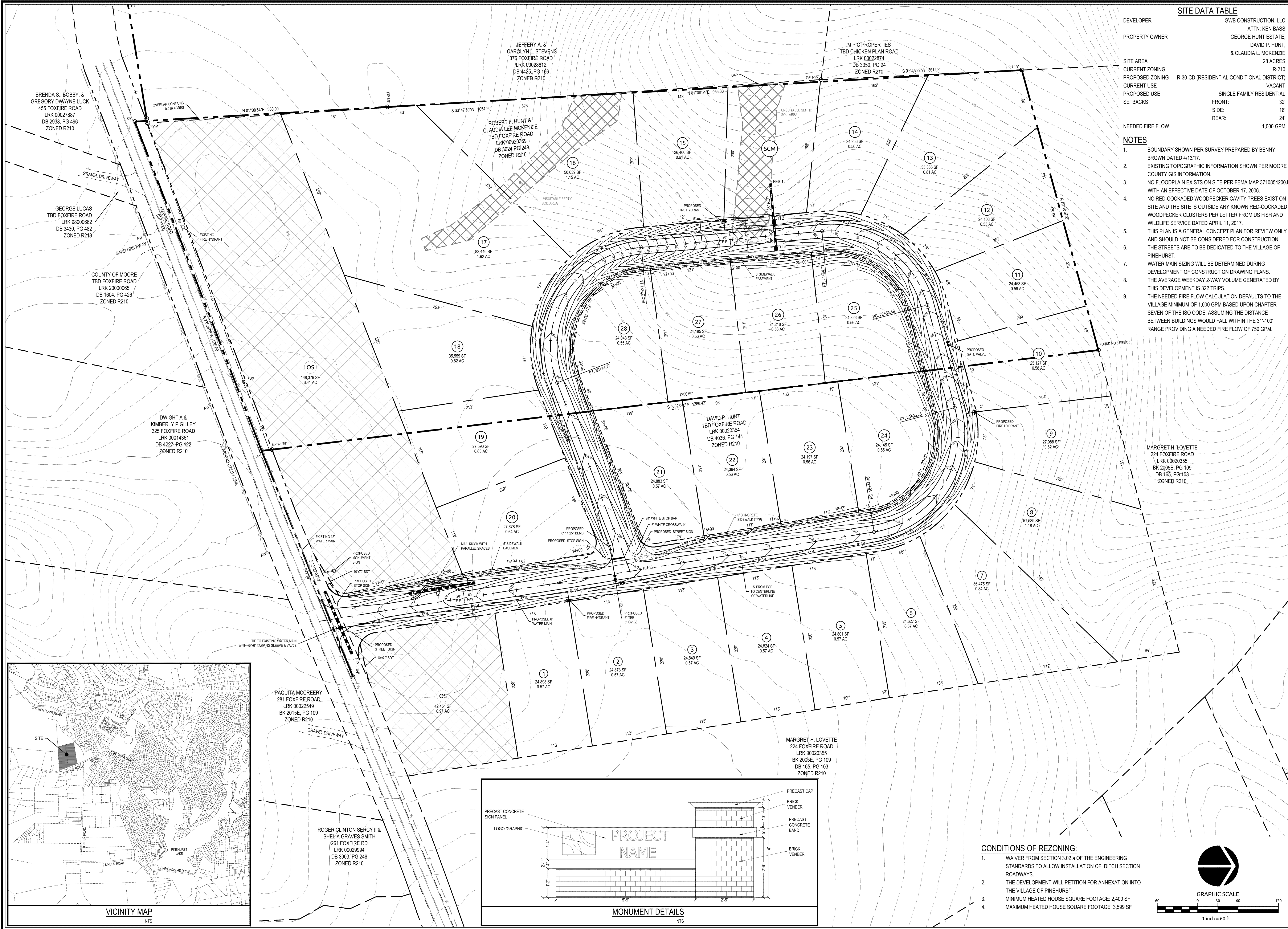
Stormwater runoff will meet the requirements of the State and Village as required. The project proposes one stormwater control measure (SCM) on-site to meet these requirements. The property falls within a High-Quality Waters (HQW) watershed, and is tributary to the Sandy Run creek. This requires a maximum development density of one unit per acre, and this project is not seeking an increase in that density requirement.

Soil Erosion and Sediment Control

The project will provide soil erosion and sediment control during construction as required per Section 9.12 of the Pinehurst Development Ordinance and all state standards.

The descriptions and conditions described above will apply to the entire project.

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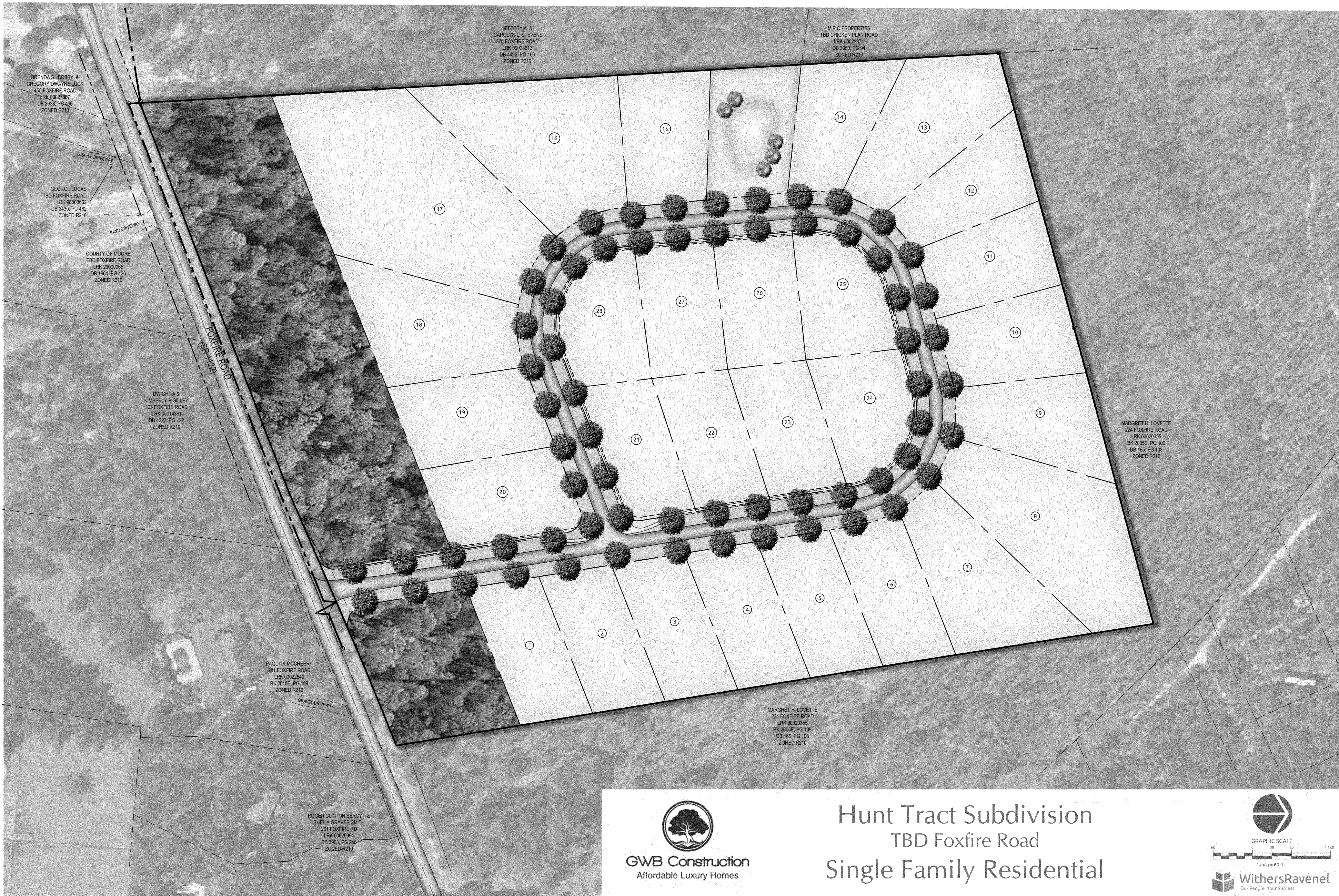


SITE DATA TABLE	
DEVELOPER	GWB CONSTRUCTION, LLC
PROPERTY OWNER	ATTN: KEN BASS GEORGE HUNT ESTATE, DAVID P. HUNT, & CLAUDIA L. MCKENZIE
SITE AREA	28 ACRES
CURRENT ZONING	R-210
PROPOSED ZONING	R-30-CD (RESIDENTIAL CONDITIONAL DISTRICT)
CURRENT USE	VACANT
PROPOSED USE	SINGLE FAMILY RESIDENTIAL
SETBACKS	FRONT: 32' SIDE: 16' REAR: 24'
NEEDED FIRE FLOW	1,000 GPM

- NOTES**
- BOUNDARY SHOWN PER SURVEY PREPARED BY BENNY BROWN DATED 4/13/17.
 - EXISTING TOPOGRAPHIC INFORMATION SHOWN PER MOORE COUNTY GIS INFORMATION.
 - NO FLOODPLAIN EXISTS ON SITE PER FEMA MAP 3710854200J WITH AN EFFECTIVE DATE OF OCTOBER 17, 2006.
 - NO RED-COCKADED WOODPECKER CAVITY TREES EXIST ON SITE AND THE SITE IS OUTSIDE ANY KNOWN RED-COCKADED WOODPECKER CLUSTERS PER LETTER FROM US FISH AND WILDLIFE SERVICE DATED APRIL 11, 2017.
 - THIS PLAN IS A GENERAL CONCEPT PLAN FOR REVIEW ONLY AND SHOULD NOT BE CONSIDERED FOR CONSTRUCTION. THE STREETS ARE TO BE DEDICATED TO THE VILLAGE OF PINEHURST.
 - WATER MAIN SIZING WILL BE DETERMINED DURING DEVELOPMENT OF CONSTRUCTION DRAWING PLANS. THE AVERAGE WEEKDAY 2-WAY VOLUME GENERATED BY THIS DEVELOPMENT IS 322 TRIPS.
 - 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.

Job No.	02170261.00	Drawn By	CJA
Date	5/2/2017	Designer	TLM

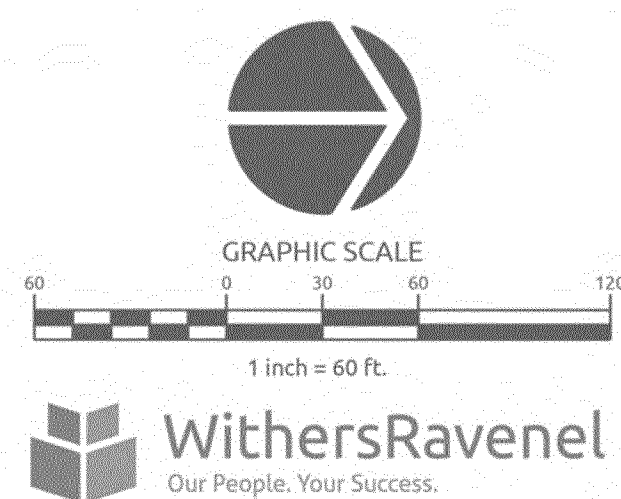
Revisions		
1	FOR APPROVAL	06/16/17

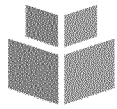


Hunt Tract Subdivision

TBD Foxfire Road

Single Family Residential





WithersRavenel

Our People. Your Success.

May 22, 2017

Mr. Bruce Gould
Principal Planner
Village of Pinehurst
395 Magnolia Road
Pinehurst, NC 28374

RE: Hunt Tract Subdivision – General Concept Plan (Neighborhood Meeting)
WR Proj.: 02170261.00

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 16th, 2017 from 5:00 pm – 7:00 pm. Below is a summary of the meeting.

Date of meeting: May 16th, 2017
Time scheduled: 5:00 pm – 7:00 pm
Time provided: 5:00 pm – 6:30 pm*
*all attendees left at 6:00 pm, no other attendees showed by 6:30 pm
Hosted by: Ken Bass – GWB Construction
Tucker McKenzie – WithersRavenel
Invitees: See attached meeting invite letter and mailing list
Attendees: See attached meeting sign in sheet

Summary of issues:

1. How many lots are being developed?
2. How many acres are being developed on?
3. Pinehurst wouldn't let our neighbors add any additional homes since it is required to have 5 acres per house. How is this development allowed to put 1 acre per house?
4. How is this development going to affect traffic on Foxfire Road?
5. Will the development be served by public water and sewer?
6. This development will make our current water supply issue worse.

Responses to issues:

1. 28 lots are currently proposed.
2. 28 acres are part of the project limits.
3. This project is currently in the process of intensifying the rezoning, hence the need for this neighborhood meeting, to allow up to 28 homes.
4. This development will meet the requirements of NCDOT and the Village for connection to Foxfire Road, and is currently anticipated to have an ADT of 322 trips. It is anticipated that most trips will head eastward from the subdivision towards the Village.
5. This development will be served by public water, but have private septic systems.
6. This development will be tying into the Moore County Public Works water system that is located along the frontage, and will not be drawing additional water directly from the aquifer for any existing wells. The applicant encouraged the citizens to reach out to Moore County and/or the village for additional details regarding available flows. This development will follow the requirements of Moore County Public Works and/or the Village for tying into this system.

In general, the neighbors that attended the meeting were most concerned with water supply. They were informed by the hosts that the water supply issue is really outside of the purview of this development, and that these concerns need to be addressed by Moore County Public works and/or the Village of Pinehurst. The intent of this development is to meet the requirements set forth in the Pinehurst Development Ordinance for public water supply.

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

Sincerely

WithersRavenel



Tucker McKenzie, PE
Project Manager

Cc: Ken Bass, GWB

MAILING NOTICE

May 8, 2017

Re: Neighborhood Meeting Notice - Intent to Rezone

Dear Property Owner:

You are invited to attend a neighborhood meeting to discuss the rezoning request for the above-mentioned properties. This meeting will take place Tuesday May 16, 2017 from 5:00 pm – 7:00 pm and will be held at the Village of Pinehurst, Village Hall located at 395 Magnolia Road Pinehurst, NC. The purpose of the meeting is to educate adjoining property owners and other interested persons about the proposed rezoning application, to receive neighborhood comments and to address any concerns about the proposed rezoning.

The proposed zoning change would rezone this property from a current zoning of Residential District 210 (R-210) to Medium Density Residential District 30 Conditional District (R-30 CD). A map showing the subject property has been included for your use. The rezoning agent will be available to present information regarding the rezoning and to answer any questions you may have at this stage of the process.

If you have questions regarding this meeting or project, please feel free to contact me at 919-469-3340.

Sincerely,

Ken Bass
GWB Construction, LLC



MAILING LIST

Owner's Name	Mailing Address	City	STATE	Zip Code
MCCREERY, PAQUITA	281 FOXFIRE ROAD	ABERDEEN	NC	28315-9552
GILLEY, DWIGHT A & KIMBERLY P	325 FOXFIRE RD	ABERDEEN	NC	28315
STEVENS, JEFFREY ALLAN & CAROLYN L	376 FOXFIRE ROAD	ABERDEEN	NC	28315
HUNT, DAVID P	421 LEE ST	HOLLY SPRINGS	NC	27540
M P C PROPERTIES LLC	2032 FARM LIFE SCHOOL RD	CARTHAGE	NC	28327-6920
LUCK, BRENDA S & BOBBY & GREGORY DWAYNE	455 FOXFIRE RD	ABERDEEN	NC	28315
COUNTY OF MOORE	PO BOX 905	CARTHAGE	NC	28327
LOVETTE, MARGARET HUNT	224 FOXFIRE RD	ABERDEEN	NC	28315
HUNT, ROBERT F & MCKENZIE, CLAUDIA LEE	PO BOX 823	CARTHAGE	NC	28327-0823
LUCAS, GEORGE	PO BOX 3154	PINEHURST	NC	28374
SERCY, ROGER CLINTON II & SMITH, SHELIA GRAVES	261 FOXFIRE ROAD	ABERDEEN	NC	28315

SIGN-IN SHEET

NEIGHBORHOOD MEETING SIGN-IN SHEET

Meeting Address: Pinehurst - Village Hall (395 Magnolia Road)

Date of meeting: 5/16/17

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

Property Owner(s) name(s): _____

Applicant(s): Ken Bass - GWB Construction

Please print your name below, state your address and/or affiliation with a neighborhood group, and provide your phone number and email address. Providing your name below does not represent support or opposition to the project; it is for documentation purposes only.

	NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS & UPDATES
1.	Diana Lucas	353 Foxfire Rd	910-295-7498		
2.	Paquita B. McQuay	281 Foxfire Rd.	295-6768		
3.	Blenda Lucif	470 Foxfire Rd.	295-5623		
4.	Skip Lovette	434 Foxfire Rd.	336-511-1040	skip @ lovethc pa. com	yes
5.					
6.					
7.					
8.					
9.					
10.					
11.					
12.					
13.					
14.					

Use additional sheets, if necessary.

**Planning and Zoning Board
May 4, 2017
Village Assembly Hall
4:00 p.m.**



MINUTES

Board Members in Attendance:

Fred Engelfried, Chairman
David Kelley, Vice Chairman
Kevin Drum, Board Member
Jeff Haarlow, Board Member
Carol Henry, Board Member
Myles Larsen, Board Member
Mike Marsh, Board Member
Leo Santowasso, Board Member

Board Member Absent:

Cyndie Burnett, Board Member

Staff in Attendance:

Kevin Reed, Planning and Inspections Director
Bruce Gould, Principal Planner
Gwendy Hutchinson, Planning and Administrative Assistant

I. Call to Order

Chairman Engelfried called the meeting to order.

II. Approval of Minutes: April 6, 2017

Leo Santowasso made a motion to approve the April 6, 2017 Minutes; Myles Larsen seconded the motion, which was unanimously approved.

Upon a motion by David Kelley, seconded by Mike Marsh, the Board unanimously agreed to recess its meeting and enter into Public Hearing #1.

III. Public Hearing

The purpose of the public hearing is to consider Official Text Amendments to the Pinehurst Development Ordinance. Specifically, Section 8.6, SR-2(4), "Dwelling, Townhouse/Cluster Dwellings", Section 8.6, SR-3(1), "Dwelling, Multi-Family"; and,

Section 10.2, "Definitions". These amendments would require a minimum of 1,500 heated square feet for townhouse/cluster dwellings and multi-family dwellings; and, add a definition for "Heated Square Footage". The applicant is John E. Farrell.

Bruce Gould, Principal Planner stated that property owners were notified and that the property had been posted. Bruce Gould went on to read a portion of the staff report into the record.

Jack Farrell stated that by adding the word "heated" to the multi-family minimum size requirements will prevent any confusion as to the dwelling unit size for multi-family units, add clarity to the requirement and be consistent with the requirement for single family units in the Pinehurst Development Ordinance (PDO) which presently specify minimum dwelling unit size in terms of "heated square feet." Adding the definition of "heated square feet" to section 10.2 will further clarify the requirement and will ensure that the measurement will be for the living/habitable part of the building.

Bruce Gould, Principal Planner brought up that this proposal needs to be vetted by the planning and zoning board to make sure it does not raise any legal issues.

Upon a motion by David Kelley, seconded by Leo Santowasso, the Board unanimously agreed to Close Public Hearing #1 and re-enter into its regular meeting.

After a lengthy discussion, the Board unanimously decided to put off voting and to continue this discussion and allow staff to speak with the village attorney as well as seek additional information for the board to consider at a Work Session on Thursday, May 11, 2017 at 4:00 pm in the Village Council Conference room.

IV. Old Business

Leo Santowasso asked about the requirement of parking spaces at Community Presbyterian Church and asked if Village Council could be told that the Planning and Zoning Board desires to review.

Fred Engelfried asked if the Signage Sub-Committee could meet prior to the next Planning and Zoning Board meeting on June 1, 2017.

Kevin Drum commented that Vice-Chairman David Kelley did a great job filling in for Chairman Engelfried at our last meeting.

V. New Business

Vice-Chairman David Kelley nominated Leo Santowasso as 2nd Vice-Chairman; Mike Marsh seconded the motion, which was unanimously approved.

Chairman Engelfried informed the Board that they are looking for applicants in the ETJ, if anyone knows of anyone that may be interested let the Chairman know.

VI. Next Meeting Date: June 1, 2017

VII. Motion to Adjourn

With no further discussion, Chairman Engelfried adjourned the meeting at 5:29.

**Planning and Zoning Board
May 11, 2017
Council Conference Room
4:00 p.m.**



MINUTES

Board Members in Attendance:

David Kelley, Vice Chairman
Kevin Drum, Board Member
Jeff Haarlow, Board Member
Carol Henry, Board Member
Myles Larsen, Board Member
Mike Marsh, Board Member
Leo Santowasso, Board Member

Board Members Absent:

Cyndie Burnett, Board Member
Fred Engelfried, Chairman

Staff in Attendance:

Kevin B. Reed, Director of Planning and Inspections
Bruce Gould, Principal Planner
Gwendy Hutchinson, Planning and Administrative Assistant

I. Call to Order

David Kelley, Vice Chairman, called the meeting to Order.

II. Work Session - Continued Discussion of Proposed Revisions to Definition of "Square Feet"

The purpose of the public meeting is to consider Official Text Amendments to the Pinehurst Development Ordinance. Specifically, Section 8.6, SR-2(4), "Dwelling, Townhouse/Cluster Dwellings", Section 8.6, SR-3(1), "Dwelling, Multi-Family"; and, Section 10.2, "Definitions". These amendments would require a minimum of 1,500 heated square feet for townhouse/cluster dwellings and multi-family dwellings; and, add a definition for "Heated Square Feet". The applicant is John E. Farrell.

The Board continued the discussion with staff on the proposed revisions to the definition of "heated square feet." Bruce Gould, Principal Planner stated that he reached out to other municipalities in the county on how they calculate heated square footage. Aberdeen's ordinance states that a minimum area per dwelling of living space excluding covered

porches and garages. Foxfire excludes garages and screened or unscreened porches. Whispering Pines uses heated square footage but it isn't defined.

Kevin Reed, Planning and Inspections Director stated that if the Board wishes to define "heated square feet" then it should give careful consideration to a concise and simple definition of the term.

After discussion by the Board, Kevin Reed suggested the Board consider the following, "heated square feet of a dwelling unit is space that is intended for occupancy that is heated by a conventional heating system or systems that is permanently."

After a lengthy discussion by the Board; Leo Santowasso made a motion to recommend to the Village Council that the Pinehurst Development Ordinance to: (1) add the term "heated" to the minimum square footage requirements for multi-family units; and, (2) to use the definition as stated by Kevin Reed to define the term, "heated square feet". Kevin Drum seconded the motion and it passed unanimously.

III. Old Business

Leo Santowasso asked if the Board could ask the Village Council to have the Planning and Zoning Board revisit the minimum square-foot minimum dwelling unit size for multi-family units (apartments, condominiums, and townhomes).

IV. Next Meeting Date: June 1, 2017

V. Motion to Adjourn

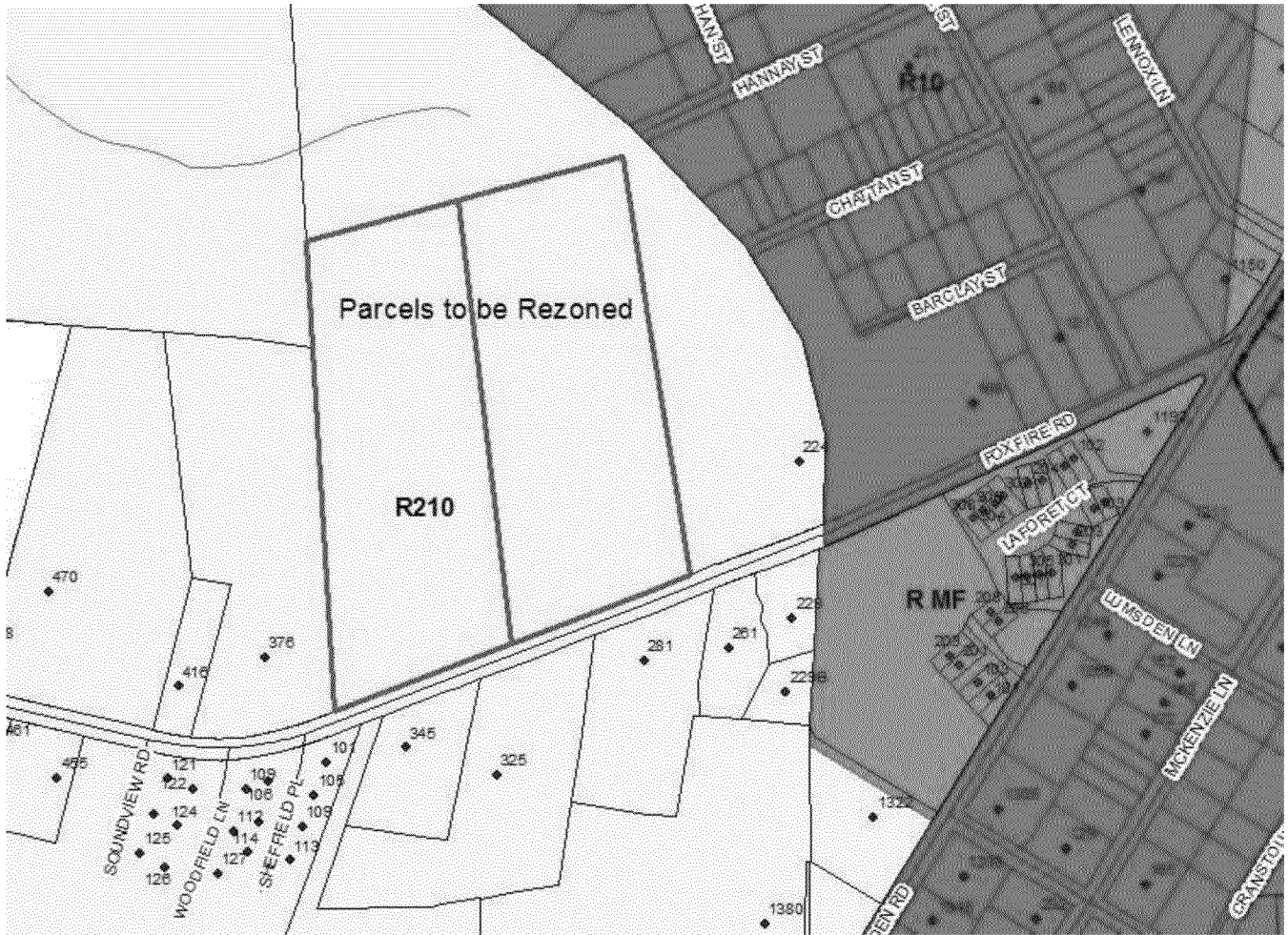


PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Planning and Zoning Board
From: Bruce Gould, Principal Planner
Date: June 29, 2017
Subject: Staff Report for Proposed Rezoning at Foxfire Rd./Hunt Tract

Applicant:	Ken Bass
Owners:	David P. Hunt, Robert F. Hunt and Claudia L. McKenzie
Property Location:	Between 376 Foxfire Rd. and 224 Foxfire Rd.
Rezoning:	Current Zoning Districts: R-210 (low density residential) District is established as a district in which the principal uses of the land are for low-density residential and light agricultural purposes. Development in this area is restricted due to lack of available utilities, watershed protection restrictions and for the protection of agricultural lands. Proposed Zoning District: R-30-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:	28 lot single family neighborhood

The applicant requests a conditional district rezoning of +/- 28 acres currently zoned R-210 (Low Density Residential,) R-30-CD (Residential Medium Density-Conditional District) in order to develop the property as a 28 lot single family subdivision.



Existing Zoning 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 00020369 and 00020354. The applicant is Ken Bass (GWB Construction) and owners of the properties are David Hunt, Robert Hunt and Claudia McKenzie

This proposal is to have 28 single family lots with a density of about one unit per acre with access being one connection point off Foxfire Rd. A concrete sidewalk is proposed on one side of the interior street with a stub to Foxfire Rd. Open space is proposed along Foxfire Rd. 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, General Concept Plan and Concept Plan Rendering.

Analysis:

These properties are currently located within the Pinehurst ETJ however the applicant is petitioning to be annexed to the corporate limits.

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

The property to the north is zoned R-210, is currently vacant and is within the Pinehurst ETJ.

The property to the west is zoned R-210, is currently a single family residence and is within the Pinehurst ETJ

The property to the east is zoned R-210, is currently a single family residence and is within the Pinehurst ETJ.

The properties to the south across Foxfire Rd. are all zoned R-210 and contain a mobile home development and a Moore County Public Utilities well site.

The proposal includes approximately 4.38 acres to remain as open space in a corridor along Foxfire Rd. This is approximately 15.75% of the total area which exceeds the required 15% minimum amount of required open space for major subdivisions zoned R-30 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.

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

The site is located within a Watershed Protection Area. Single family residential development shall not exceed one dwelling unit per acre or 12% build-upon area. The proposal includes a development of one dwelling unit per acre.

The applicant has indicated that on site stormwater will be provided.

The applicant is asking for the following conditions:

1. Waiver from section 3.02a of the Engineering Standards Manual to allow the installation of ditch section roadways.
2. Petition for annexation into the corporate limits.
3. Minimum heated square footage of 2,400.
4. Maximum heated square footage of 3,599.

Recommendation:

The Planning Staff recommends approval of the rezoning request to R-30-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-210 Residential District was established to restrict more dense development based on lack of available utilities. Existing water service is in place to serve this proposed rezoning and the subsequent development. Sewer service is not in the area and therefore septic service will be needed. The applicant has indicated that septic service will be provided for each individual lot. With public water available, these parcels are suitable for a more dense development than current allowed in the R-210 district.

In response to the requested waiver of section 3.02a of the Engineering Standards Manual the Assistant Village Manager for Operations and the Village Engineer has indicated they have no concerns with granting a waiver to allow ditch section roadways based on the topography of the property, the low density of the development and the proposed stormwater control measures.

The proposed use will meet all the requirements of the R-30 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.).

Page 61 of the 2010 Comprehensive Long Range Plan (map) indicates the property as an area to consider allowing development at a higher density than allowed by current zoning.

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.