SACRED HEART CATHOLIC CHURCH

300 Dundee Road, Pinehurst, North Carolina 28374
Phone: 910 295-6550, Fax: 910 255-0299

September 30, 2015

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

COPY

Dear Mr. Gould,

As you know, Sacred Heart Church is planning on applying for a change in zoning from R-10 to OP-CD. One of the requirements is to have a preliminary meeting with the property owners adjacent to the Church property.

On September 11, 2015, we sent out 13 letters to the adjacent property owners, inviting them to a meeting to discuss the proposal. We held this meeting on September 29th in the parish Education Building.

The following property owners were present:

Owner	Property Address
• Teresa Gillespie,	310 & 320 Dundee
• Mike Howery,	35 McFarland Rd
• Robert & Carol Brown	27 McFarland

The three property owners expressed concerns over the plan. One of their concerns centered on the landscaping. They felt that having additional hard surface would impact their property values. We assured them that we will landscape the whole area, including the area between the proposed parking lot and our existing sign to minimize the visibility of the parking lot to both the Dundee side and the 211 side. This would be done through the use of berms and shrubs.

A second concern was the location of the entry and exit points to the new parking lot. This was in particular with reference to the drive ways of the property owners. We indicated that we will stake out that area now so that they get the feel of where it might be.

A third concern was over the actual zoning itself. We indicated that the proposed OP-CD zoning will include a condition that limits the use to churches. We also told them that we were only seeking approval of the parking lot. This is not an approval to allow the building of office or professional buildings. Any additional projects we have would be subject to a process similar to the process we are now going through for the parking lot.

Another concern was to look at alternatives. One suggestion was to use golf carts to shuttle people back and forth from their cars. Another alternative was to install the drive up drop off area in front of the building that would remove much of the "plaza" area that we now have. We indicated that we did not have the money for this, which would cost about $1.2 million and was not approved in the capital campaign we held two years ago. We indicated that we could look at the shuttles, but this was not really a permanent fix.

SACRED HEART CATHOLIC CHURCH

300 Dundee Road, Pinehurst, North Carolina 28374
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September 30, 2015

The last concern of the property owners was our parishioners using the fronts of their property for parking on Sunday. There are signs posted there indicating that it was a no parking area. We told them that we would make announcements at all Masses and work with the Police Department in monitoring and ticketing violators.

Kind regards,

Anna Sinisi

Anna Sinisi
Director, Facilities & Contracts
Sacred Heart Catholic Church
Pinehurst, NC 28374
Email: anna.sinisi@sacredheartpinehurst.org
Office: 910 295-6550 x126
Cell: 910 603-4545

Copies: Rev. Edward Burch, Pastor, Sacred Heart Catholic Church
Ed Biebrich, Finance Council Chair, Sacred Heart Catholic Church
Heckethorn Architecture, PLLC
Teresa Gillespie, Property Owner
Mike Howery, Property Owner
Robert & Carol Brown, Property Owner
File

The Village of PINEHURST NORTH CAROLINA

RECEIVED JAN 2 0 2016

Application for Amendment to the Zoning Map

Applicant: Name Sacred Heart Catholic Church Contact Person: Anna Sinisi

Address 300 Dundee Road, Pinehurst, NC 28374

Telephone Number 295-6450 Fax Number 255-0299

Email anna.sinisi@sacredheartpinehurst.org

Signature Anna Sinisi Date 1-18-2016

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

Property LRK Number(s) 18993

(attach separate list if necessary)

Present zoning classification R-10

Requested zoning classification R-10 CD (Residential 10 - Conditional District)

We ask that the following condition be attached to the requested R-10 CD zoning: the only permitted use on the site is to be Religious Institution

Current Land Use Religious Institution

Number of parcels 1.00 Approximate size of area 9.638 acres

Physical location of area 300 Dundee Road

Are public utilities available? Yes

Reason for map amendment

The church is in the planning phase of a proposed parking lot addition to serve parishoners with mobility issues. This area is already being used for parking; paving the area will bring it into compliance with the PDO. The church desires this project and any future projects to be considered 'use by right' instead of 'conditional use'. We also request an increase in the allowable impervious surface area from 40% to 55%, which will be needed in order to complete the parking lot project and any future projects. The current impervious surface area is 38.8%.

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.

GENERAL INFORMATION

PROPERTY ADDRESS: 300 DUNDEE ROAD

CURRENT ZONING CLASSIFICATION: R-10
PROPOSED ZONING CLASSIFICATION: R-10 CD (RESIDENTIAL 10 - CONDITIONAL DISTRICT)

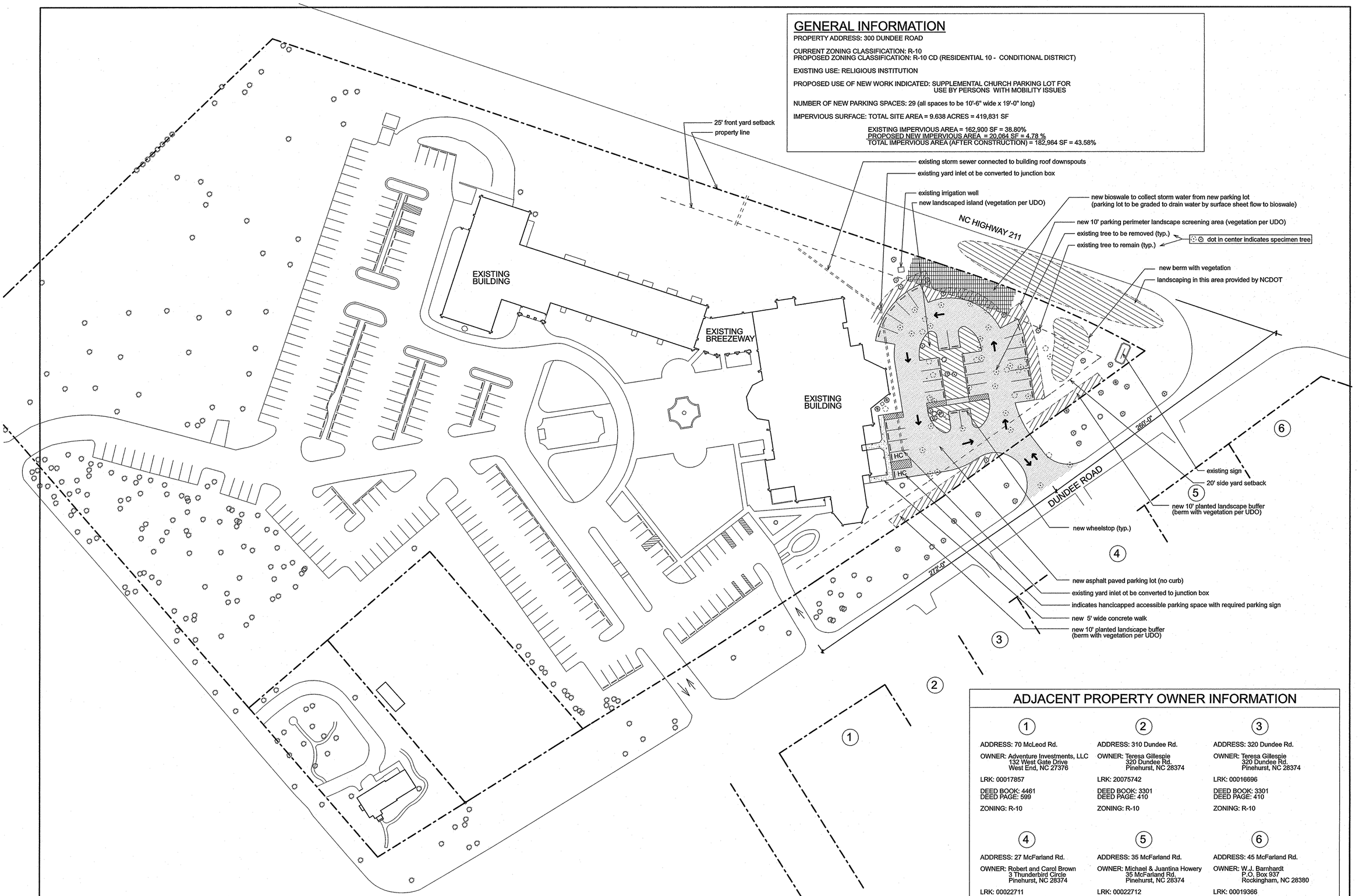
EXISTING USE: RELIGIOUS INSTITUTION

PROPOSED USE OF NEW WORK INDICATED: SUPPLEMENTAL CHURCH PARKING LOT FOR USE BY PERSONS WITH MOBILITY ISSUES

NUMBER OF NEW PARKING SPACES: 29 (all spaces to be 10'-6" wide x 19'-0" long)

IMPERVIOUS SURFACE: TOTAL SITE AREA = 9.638 ACRES = 419,831 SF

EXISTING IMPERVIOUS AREA = 162,900 SF = 38.80%
PROPOSED NEW IMPERVIOUS AREA = 20,064 SF = 4.78 %
TOTAL IMPERVIOUS AREA (AFTER CONSTRUCTION) = 182,964 SF = 43.58%



GENERAL CONCEPT PLAN

SC: 1" = 40'-0"

ADJACENT PROPERTY OWNER INFORMATION

1

ADDRESS: 70 McLeod Rd.

OWNER: Adventure Investments, LLC
132 West Gate Drive
West End, NC 27376

LRK: 00017857

DEED BOOK: 4461
DEED PAGE: 599

ZONING: R-10

2

ADDRESS: 310 Dundee Rd.

OWNER: Teresa Gillespie
320 Dundee Rd.
Pinehurst, NC 28374

LRK: 20075742

DEED BOOK: 3301
DEED PAGE: 410

ZONING: R-10

3

ADDRESS: 320 Dundee Rd.

OWNER: Teresa Gillespie
320 Dundee Rd.
Pinehurst, NC 28374

LRK: 00016696

DEED BOOK: 3301
DEED PAGE: 410

ZONING: R-10

4

ADDRESS: 27 McFarland Rd.

OWNER: Robert and Carol Brown
3 Thunderbird Circle
Pinehurst, NC 28374

LRK: 00022711

DEED BOOK: 3919
DEED PAGE: 79

ZONING: R-10

5

ADDRESS: 35 McFarland Rd.

OWNER: Michael & Juantina Howery
35 McFarland Rd.
Pinehurst, NC 28374

LRK: 00022712

DEED BOOK: 3487
DEED PAGE: 62

ZONING: R-10

6

ADDRESS: 45 McFarland Rd.

OWNER: W.J. Barnhardt
P.O. Box 937
Rockingham, NC 28380

LRK: 00019366

DEED BOOK: 1219
DEED PAGE: 550

ZONING: R-10

HECKETHORN ARCHITECTURE, PLLC
108 E. Connecticut Avenue
Southern Pines, NC 28387
Phone: 910-695-1441
Email: jdhaia@earthlink.net

NEW PARKING LOT FOR SACRED HEART CATHOLIC CHURCH PINEHURST, NORTHCAROLINA

PROJECT NO.:

DATE:
12/18/15

REVISIONS:
1/18/16
2/18/16

SHEET NO.
CP

VILLAGE OF PINEHURST
BUDGET AMENDMENTS APPROVED BY BUDGET OFFICER
FOR THE PERIOD FEBRUARY 16 - FEBRUARY 29, 2016

Under Village of Pinehurst Ordinance #15-11, the Village Council grants the Budget Officer, or Village Manager, the ability to transfer appropriations under specific conditions. These conditions allow transfers of up to $10,000 between departments (including contingency) of the same fund for the FY 2016 Budget. The Budget Officer may **not** transfer monies between funds at any time.

According to Section 159-15 of The Local Government Budget and Fiscal Control Act, "any such transfers shall be reported to the governing board at its next regular meeting and shall be entered in the minutes". Listed below are the amendments authorized by the Budget Officer for the period specified above.

Note: Since appropriations are made at the department level, line item adjustments within the same department may be made without limit and do not require a report since they do not actually amend the adopted budget ordinance.

	ACCOUNT NUMBER	DESCRIPTION	DEBIT	CREDIT	APPROVED DATE
1	10-80-610-7120	Capital Outlay: B&G Land Charges		$ 7,000	2/19/2016
	10-80-640-7120	Capital Outlay: B&G Land Charges	$ 7,000		
		(Transferred $7,000 in unused sharrow funds from Recreation to the Fair Barn to correct a significant drainage problem at the north end of the Fair Barn off the patio.)			

1895

VILLAGE OF

PINEHURST

PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To:	Mayor Fiorillo and Village Council
From:	Kevin B. Reed, Director of Planning and Inspections
Cc:	Jeff Sanborn, Village Manager Natalie Dean, Acting Village Clerk Bruce Gould, Principal Planner
Date:	March 1, 2016
Subject:	Public Hearing and Staff Report for Request by Sacred Heart Catholic Church for the Proposed Rezoning of 300 Dundee Road from R-10 (Residential) to R-10 (Residential Conditional District)

Request

The applicant requests a conditional district rezoning of +/- 9.6 acres of property currently zoned R-10 (Residential) to R-10 CD (Residential Conditional District). This map amendment would rezone one parcel of land. This property is addressed as 300 Dundee Rd. The applicant for this proposal is Sacred Heart Catholic Church. The property is owned by Sacred Heart Catholic Church. The property is further defined as being Moore County LRK # 18993.

The purpose of the request is to allow for the construction of a new parking lot that will contain approximately 29 parking spaces, sidewalks and landscape areas. Churches are allowed as a special use within the R-10 zoning district. However, Section 6.2.1 of the Pinehurst Development Ordinance (PDO) specifies that where an intended use is a special use, the authorization of a Conditional District shall preclude any requirement for obtaining a Special Use Permit in a separate procedure. The intended special uses shall be made part of the application.

Project Profile	
Applicant:	Sacred Heart Catholic Church
Owner:	Sacred Heart Catholic Church/Roman Catholic Diocese
Property Location:	300 Dundee Rd.
Rezoning:	The current R-10 zoning district is established as a district in which the principal use of land is for low-density residential purposes. The proposed R-10 CD – Residential Conditional District is established as a

	district in which the principal use of land is for low-density residential purposes.
Current Land Use:	Church and Vacant Property

Analysis
This property and the surrounding properties are all located within the corporate limits of Pinehurst and are zoned by Pinehurst. To the northeast are separated from the proposed rezoning by Hwy. 211 and are zoned Office and Professional (OP) and Hospital Development (HD). These properties contain a medical office building and the main campus/emergency room of Moore Regional Hospital. To the southeast and across Dundee Rd are properties zoned R-10 and containing single-family homes. At the southern corner of the church property and located within the same block are two single-family homes zoned R-10. One of these homes (265 Dundee Rd.) is also owned by the Catholic Church. The properties across Short Rd. to the Southwest are zoned R-10 and consist of vacant properties and single-family homes. To the northwest are properties zoned Public Conservation (PC) and consist of a Moore County Public Utilities elevated water tank/well and portions of Cannon Park. See zoning and vicinity maps below.

As part of the proposed Conditional District rezoning, the applicant has asked for the following exceptions to be made as allowed for in Section 6.2.4 of the Pinehurst Development Ordinance (PDO);

1. To allow for an increase of impervious surface beyond the maximum allowable 40% in the R-10 zoning district. The applicant is requesting as part of the Conditional District rezoning the new maximum impervious allowable on this site would be 55%. (staff recommends 45% since that is consistent with the General Concept Plan).
2. That any future projects be considered a "use by right" instead of a "conditional use".

In regard to the above request for exceptions from the PDO and development regulations, staff feels the first request would seem unnecessary. As part of a conditional district rezoning a general concept plan is to be included. Upon approval of the conditional district rezoning the general concept plan is also approved and all future development on the site is to be done only in accordance with that plan. In this case if the petition and general concept plan is approved the new total allowable impervious surface on the site would be 43.58 percent. Staff would recommend that the approval only grant new impervious percentage of 45%. This would accommodate any small adjustments that may occur between the general concept plan and final preparation of construction documents and completion of the project. Any future development would need to come back through the rezoning process to amend the previously granted rezoning and concept plan.

The second request would also not be of assistance to the applicant. Again, any future development would need to come back through the rezoning process to amend the previously granted rezoning and concept plan. Thereby, automatically granting the special use permit via a legislative decision by the Village Council versus a quasi-judicial proceeding that would be required if only a special use permit was being applied for. Upon examining the surrounding zoning designations and the existing land uses; church uses are compatible with the existing conditions for this area.

Planning and Zoning Board Action
The Planning and Zoning (P&Z) Board considered the rezoning request at its February 4, 2016 meeting. At that time, the P&Z Board was informed that the Church did conduct the required pre-application neighborhood meeting. Following a public hearing on the request, the P&Z Board voted (5 to 1) to recommend to the Village Council that the rezoning be approved and based on the general concept plan the maximum impervious coverage be limited to 45%.

Comprehensive Plan Consistency Statement
Page 28 of the Pinehurst 2010 Comprehensive Long Range Plan indicates that the village should seek ways to enhance the overall community spirit and the pride and sense of community that exists in Pinehurst.

Page 3 of the 2010 Comprehensive Long Range plan indicates that the Village of Pinehurst intends to address community needs in the most efficient and cost effective ways. Places of worship are certainly a community need and allowing this established church to add needed additional parking is therefore deemed to be in accordance with the 2010 Comprehensive Plan. Achieving goals in accordance with the Comprehensive Plan is considered reasonable and in the best interest of the public.

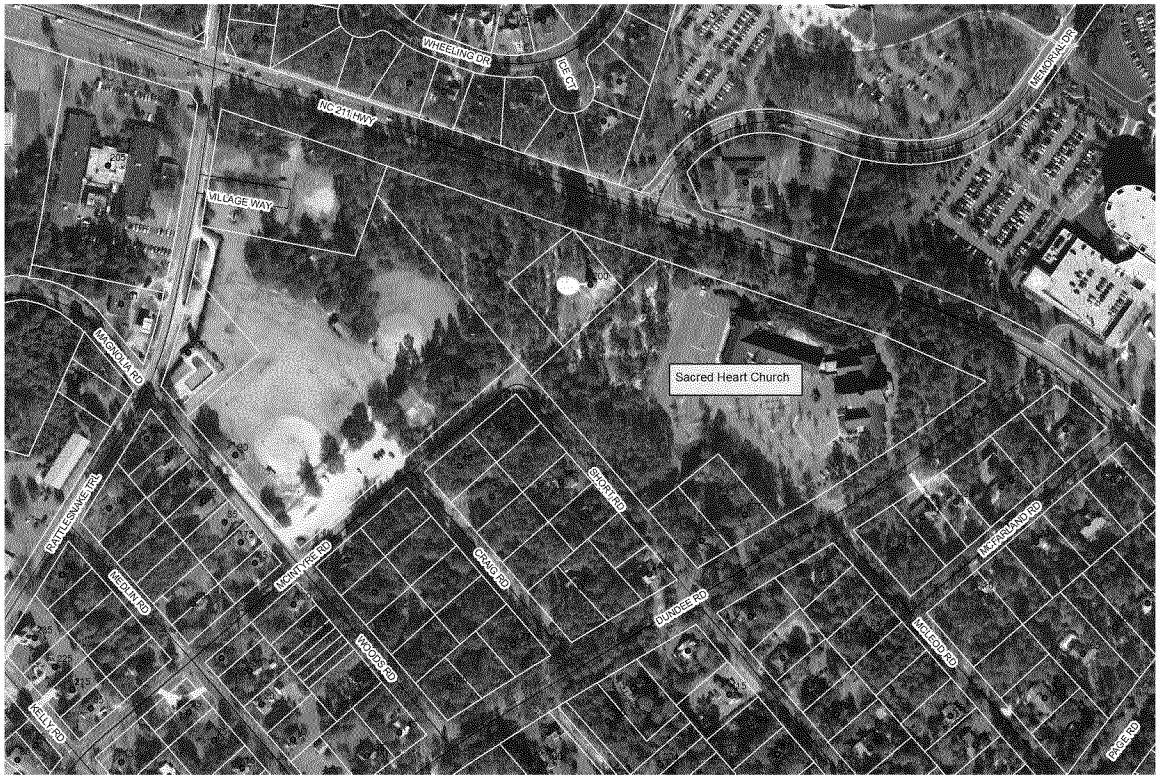

WHEELING DR
ICE CT
NC 211 HWY
MEMORIAL DR
VILLAGE WAY
MAGNOLIA RD
Sacred Heart Church
SHORT RD
RATTLESNAKE TRL
MCINTYRE RD
CRAIG RD
MCFARLAND RD
MEDLIN RD
DUNDEE RD
WOODS RD
MCLEOD RD
KELLY RD
PAGE RD

EXHIBIT A

GENERAL INFORMATION

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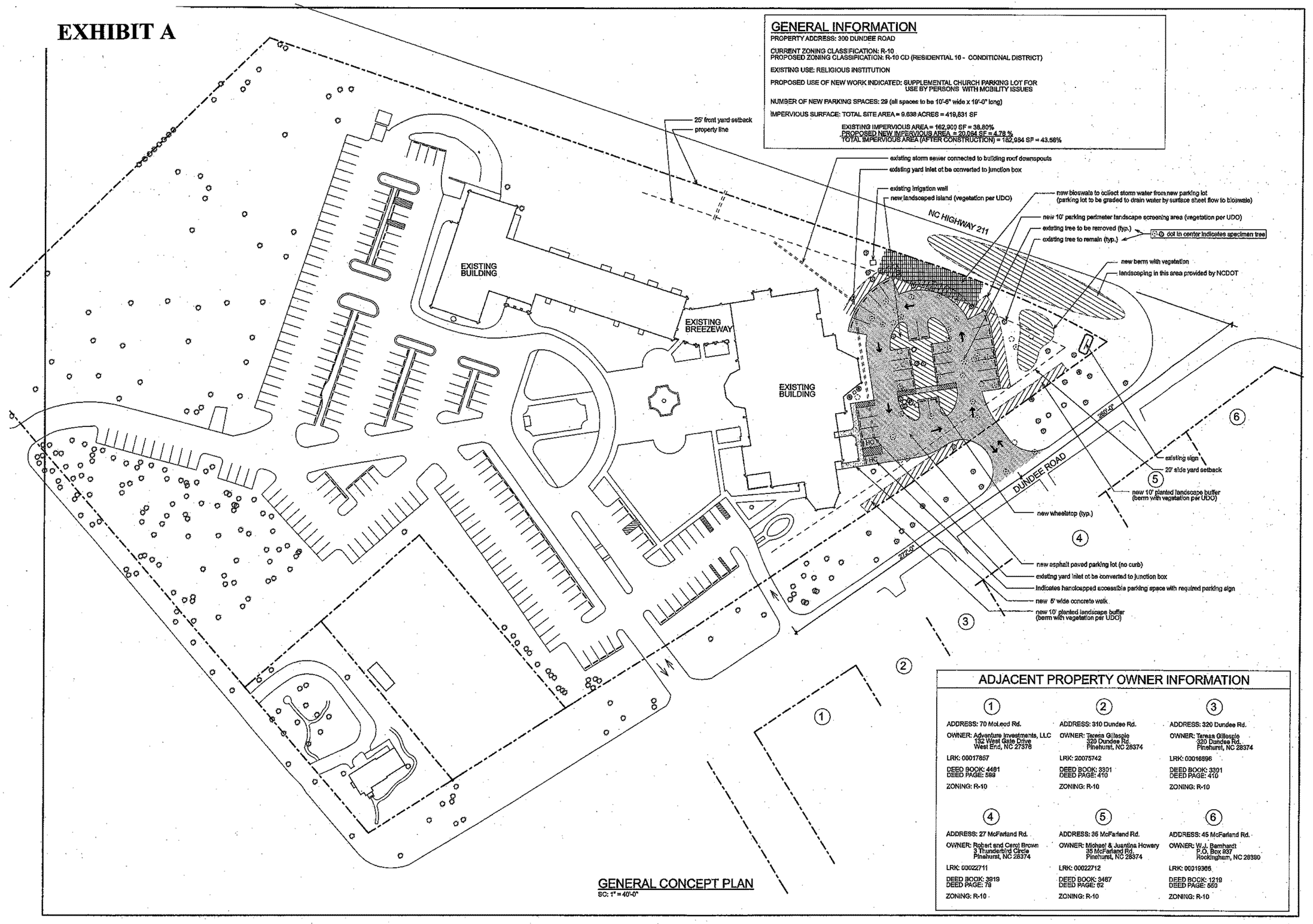

GENERAL CONCEPT PLAN
SC: 1" = 40'-0"

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1
ADDRESS: 70 McLeod Rd.
OWNER: Adventure Investments, LLC
132 West Gate Drive
West End, NC 27376
LRK: 00017657
DEED BOOK: 4481
DEED PAGE: 589
ZONING: R-10

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ADDRESS: 310 Dundee Rd.
OWNER: Teresa Gillespie
320 Dundee Rd.
Pinehurst, NC 28374
LRK: 20075742
DEED BOOK: 3301
DEED PAGE: 410
ZONING: R-10

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ADDRESS: 320 Dundee Rd.
OWNER: Teresa Gillespie
320 Dundee Rd.
Pinehurst, NC 28374
LRK: 00016896
DEED BOOK: 3301
DEED PAGE: 410
ZONING: R-10

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OWNER: Robert and Carol Brown
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Pinehurst, NC 28374
LRK: 00022711
DEED BOOK: 3919
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OWNER: Michael & Juantina Howary
35 McFarland Rd.
Pinehurst, NC 28374
LRK: 00022712
DEED BOOK: 3487
DEED PAGE: 62
ZONING: R-10

6
ADDRESS: 45 McFarland Rd.
OWNER: W.J. Bernhardt
P.O. Box 937
Rockingham, NC 28380
LRK: 00019366
DEED BOOK: 1219
DEED PAGE: 560
ZONING: R-10

HECKETHORN ARCHITECTURE, PLLC
108 E. Connecticut Avenue
Southern Pines, NC 28387
Phone: 910-695-1441
Email: jdhoria@earthlink.net

NEW PARKING LOT
FOR
SACRED HEART CATHOLIC CHURCH
PINEHURST, NORTHCAROLINA

PROJECT NO.:

DATE:
12/18/15

REVISIONS:
1/18/16
2/18/16

SHEET NO.
CP

ORDINANCE #16-05:

AN ORDINANCE AMENDING THE OFFICIAL PINEHURST ZONING MAP AS IT PERTAINS TO THE REZONING OF CERTAIN LAND LOCATED AT 300 DUNDEE ROAD.

THAT WHEREAS, the Village Council of the Village of Pinehurst adopted a new Pinehurst Development Ordinance and Map on the 8th day of October, 2014, for the purpose of regulating planning and development in the Village of Pinehurst and the extraterritorial area over which it has jurisdiction; and

WHEREAS, said Ordinance and Map may be amended from time to time as circumstances and the best interests of the community have required; and

WHEREAS, a public hearing was held at 4:30 p.m. on March 8, 2016 in the Assembly Hall of the Pinehurst Village Hall, Pinehurst, North Carolina after due notice in the Pilot, a newspaper in Southern Pines, North Carolina, with general circulation in the Village of Pinehurst, and its extraterritorial jurisdiction, for the purpose of considering rezoning of approximately 9.6 acres addressed as 300 Dundee Road, further defined as being Moore County LRK # 18993 from R-10 (Residential) to R-10-CD (Residential Conditional District), at which time all interested citizens, residents and property owners in the Village of Pinehurst and its extraterritorial jurisdiction were given an opportunity to be heard as to whether they favored or opposed the proposed rezoning; and

WHEREAS, the Planning and Zoning Board has recommended the zoning map be amended; and

WHEREAS, the Planning and Zoning Board has recommended the following condition(s):

1. **The construction drawings and all subsequent final approvals are to be in accordance with the concept plan submitted for the new parking area, landscaping and associated improvements.**
2. **The maximum impervious coverage shall not exceed 45%.**

WHEREAS, the Village Council, after considering all of the facts and circumstances surrounding the proposed rezoning, have determined that it is in the best interests of the Village of Pinehurst and the extraterritorial jurisdiction that the Development Ordinance and Zoning Map be amended as recommended by the Planning and Zoning Board.

NOW, THEREFORE, BE IT ORDAINED AND ESTABLISHED by the Village Council of the Village of Pinehurst, North Carolina in session assembled on this 8th day of March, 2016 as follows:

SECTION 1. That the Pinehurst Zoning Map of the Village of Pinehurst and its extraterritorial zoning jurisdiction be and the same hereby is amended by rezoning of approximately 9.6 acres addressed as 300 Dundee Road, further defined as being Moore County LRK # 18993 from R-10 (Residential) to R-10-CD (Residential Conditional District).

SECTION 2. The Concept Plan is attached hereto as Exhibit A and made a part hereof, the same as if included verbatim.

SECTION 3. This Ordinance shall be and remain in full force and effect from and after the date of its adoption.

Adopted this 8th day of March, 2016.

VILLAGE OF PINEHURST
VILLAGE COUNCIL

(Municipal Seal)

By: _____
Nancy Roy Fiorillo, Mayor

Attest:

_____
Natalie Dean, Interim Village Clerk

Approved as to Form:

_____
Michael J. Newman, Village Attorney

EXHIBIT A

LEGEND

(4)	= LOT NUMBER
40	= STREET NUMBER
	= PROPERTY IDENTIFICATION NUMBER R.O.W
R/W	= RIGHT OF WAY
SQ.FT.	= SQUARE FEET
ACRES	= ACRES
	= REBAR TO BE SET
	= MONUMENT TO BE SET
C.O.S	= COMMON OPEN SPACE
DB	= DEED BOOK
PG	= PAGE
H.O.A.	= HOME OWNERS ASSOCIATION
P.D.E.	= PERMANENT DRAINAGE EASEMENT

= PROPERTY LINE

= EASEMENT LINE

= LOT LINE PER MAP REF. #2

= SETBACK LINE

CURVE TABLE

CURVE	DELTA	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEAR.
C24	90°00'0"	31.42	20.00	20.00	28.28	N 54°42'38" E
C25	90°00'0"	31.42	20.00	20.00	28.28	S 35°17'22" E
C26	90°00'0"	31.42	20.00	20.00	28.28	S 54°42'38" W
C27	90°00'0"	31.42	20.00	20.00	28.28	S 35°17'22" E
C28	90°00'0"	125.66	80.00	80.00	113.14	N 35°17'22" W
C29	90°00'0"	125.66	80.00	80.00	113.14	N 54°42'38" E
C30	90°00'0"	125.66	80.00	80.00	113.14	S 35°17'22" E
C31	8°45'47"	12.24	80.00	6.13	12.22	N 50°19'44" E
C32	14°22'21"	20.07	80.00	10.09	20.02	N 52°34'15" W
C33	5°31'36"	8.65	80.00	4.33	8.64	N 42°17'16" W
C34	11°50'23"	16.53	80.00	8.30	16.50	S 37°23'1" E
C35	60°16'23"	21.05	20.00	11.62	20.09	N 59°8'9" W
C36	29°41'33"	10.36	20.00	5.30	10.25	N 5°8'9" W

NOTES:

1. THE SUBJECT PARCELS DEPICTED HEREON ARE CURRENTLY OWNED BY WALKER STATION, LLC DEED BOOK 4404 PAGE 319 IN THE MOORE COUNTY REGISTER OF DEEDS.

2. PRIVATE PARK "A" (0.89 AC.), PRIVATE PARK "A" (0.55 AC.), C.O.S. A, C.O.S. B, C.O.S. C, COS D, C.O.S. E, C.O.S. F, ALLEY A, ALLEY B, ALLEY C, ALLEY D AND DRY DETENTION POND DEPICTED HEREON ARE CURRENTLY OWNED BY THE WALKER STATION HOMEOWNERS ASSOCIATION DEED BOOK 4404 PAGE 323 OF THE MOORE COUNTY REGISTER OF DEEDS.

3. THE SUBJECT PARCEL IS DEPICTED AS LRK NUMBER 20140331 ON THE MOORE COUNTY GIS WEBSITE

4. AREAS ARE DETERMINED BY THE COORDINATE METHOD.

5. THE SUBJECT AREA DEPICTED HEREON DOES NOT LIE WITHIN A FEMA DESIGNATED FLOOD HAZARD AREA BASED UPON AN INSPECTION OF THE MAP ENTITLED "FIRM FLOOD INSURANCE RATE MAP, NORTH CAROLINA, PANEL #372, EFFECTIVE DATE OCTOBER 17, 2006, MAP NUMBER 3710857200J, BY THE STATE OF NORTH CAROLINA FEDERAL EMERGENCY MANAGEMENT AGENCY". THE SUBJECT AREA LIES WITHIN ZONE X – AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

6. THE NORTHERLY PROPERTY LINE OF THE "POOL AREA" DEPICTED HEREON IS TO BE EXTINGUISHED AND THE POOL AREA TO BE COMBINED WITH PRIVATE PARK "A" 0.55AC. THE PROPOSED POOL WILL BE FOR THE USE BY WALKER STATION RESIDENTS.

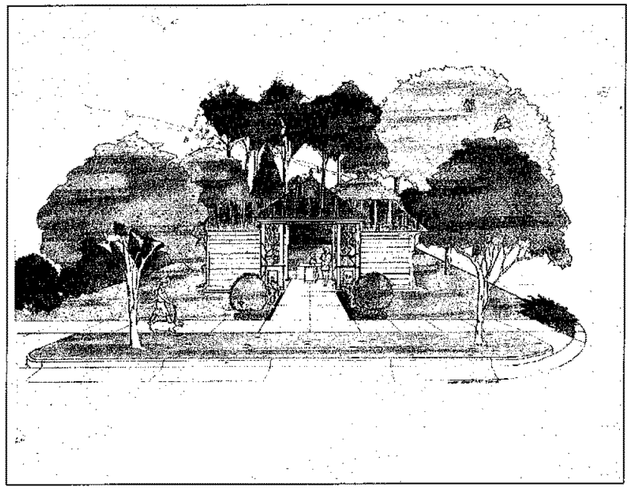
MAP REFERENCES

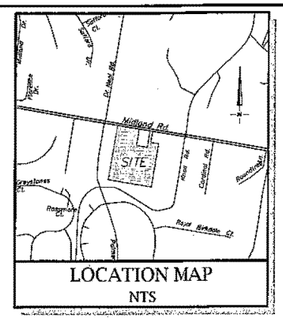
1. RECOMBINATION OF PARCELS 00039644, 20080101, 0035897, 0039892, RECOMBINATION SURVEY PREPARED FOR CITADEL DEVELOPMENT GROUP, LLC MIDLAND ROAD, MCNEIL TOWNSHIP, MOORE COUNTY, PINEHURST NORTH CAROLINA, DATED 04-17-2013 REVISED 12-05-2013, SCALE 1"=50' SHEET 1 OF 1 MOORE COUNTY REGISTER OF DEEDS PLAT CABINET 16 SLIDE 149.

2. WALKER STATION SUBDIVISION FORMERLY REZONED AS MIDLAND COTTAGES, MIDLAND ROAD, PINEHURST, NC. DEVELOPED BY CITADEL DEVELOPMENT GROUP, LLC, 120 ST MELLIONS DRIVE, PINEHURST, NC 28387 SHEETS C1. TO C9.4 BY MC2 ENGINEERING, INC. 2110 BEN CRAIG DR. SUITE 400, CHARLOTTE, NC 28262.

3. PLAT SHOWING LOTS 4,5,6,7,8,9,10,11,12,46,47,48,49,50,51,52,53,54 WALKER STATION SUBDIVISION, MIDLAND ROAD, MCNEIL TOWNSHIP, MOORE COUNTY, PINEHURST , NC, SCALE 1"=50', DATED MAY 19, 2014 BY CRAIG A. FOSTER P.L.S. 146 N.W. BROAD STREET, SOUTHERN PINES, NC 28387, MAP BOOK 16 PAGE 291 MOORE COUNTY REGISTER OF DEEDS.

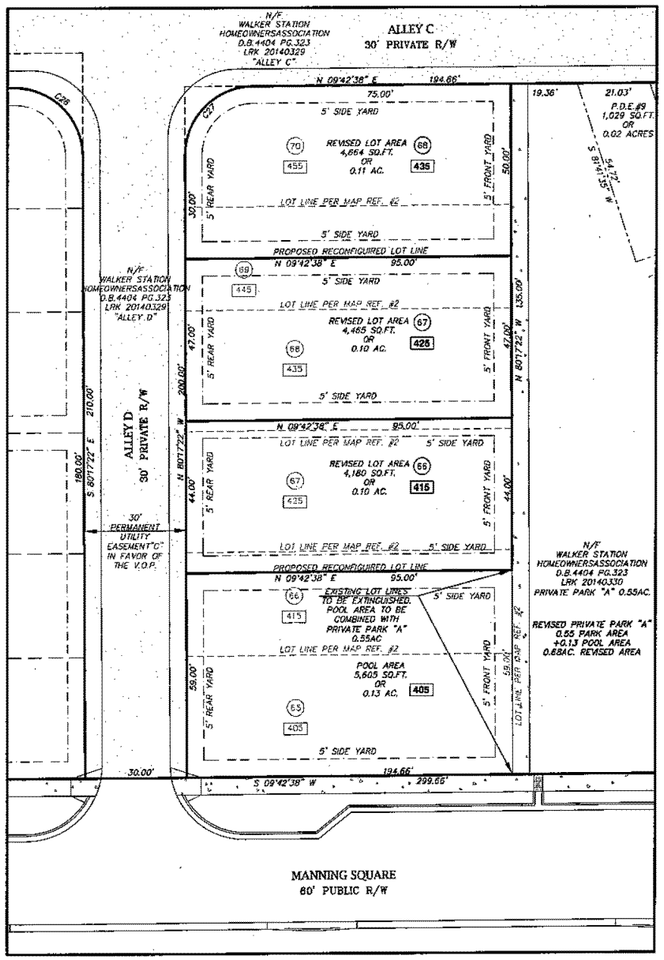
NAD 83



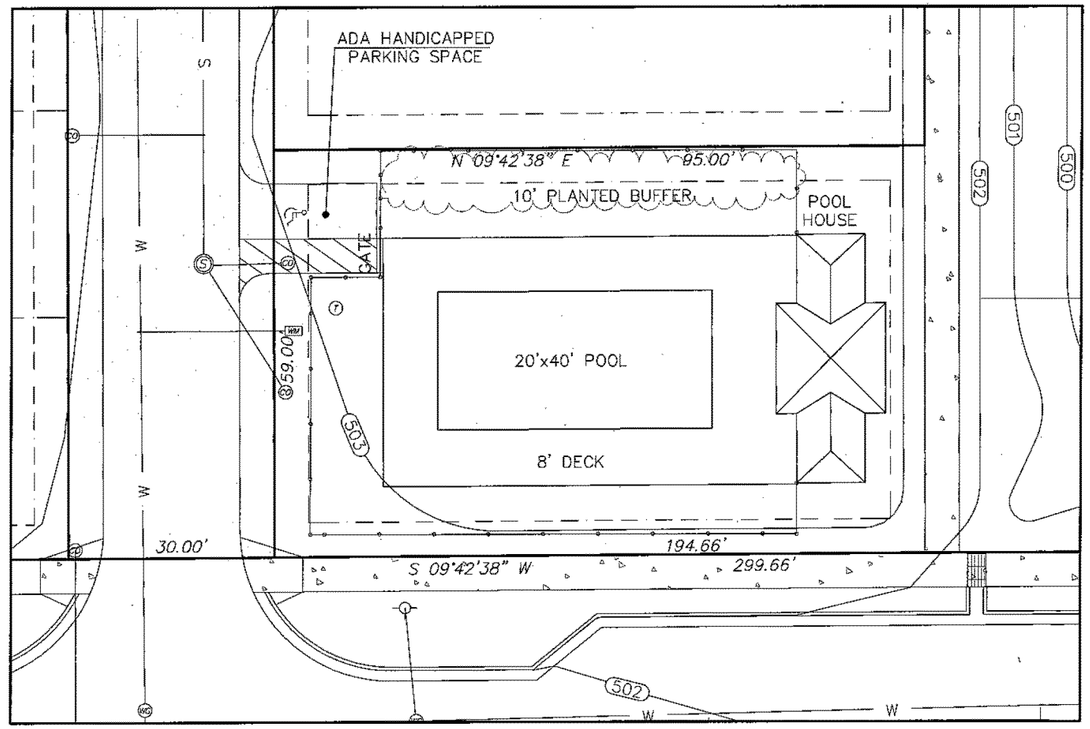


LOCATION MAP
NTS

JURISDICTION:	VILLAGE OF PINEHURST
ZONING:	CONDITIONAL USE RMF
PROPOSED USE:	MIXTURE OF ATTACHED AND DETACHED
OVERALL PROPERTY SETBACKS:	
MINIMUM SETBACK:	75'
MINIMUM SIDE YARD:	15'
MINIMUM REAR YARD:	25'
DETACHED UNIT SETBACKS:	
MINIMUM SETBACK:	5'
MINIMUM SIDE YARD:	5'
MINIMUM REAR YARD:	5'
ATTACHED UNIT SETBACKS:	
MINIMUM SETBACK:	5'
MINIMUM SIDE YARD:	0' (5' ON END OF UNITS)
MINIMUM REAR YARD:	5'
MINIMUM BUILDING SIZE:	1,800 SF
MINIMUM HEATED SF:	1,600 SF
MAXIMUM BUILDING HT:	35'
MINIMUM BUILDING SIZE 1ST FLOOR:	1,000 SF



Reconfiguired Lot Lines
1"=20'



Layout Plan
1"=10'

CRAIG A. FOSTER P.L.S.
146 N.W. BROAD STREET
SOUTHERN PINES, NC 28387
PHONE (910)691-1348
L-4710

WALKER STATION SUBDIVISION

MIDLAND ROAD
MCNEIL TOWNSHIP, MOORE COUNTY, PINEHURST, NC

WALKER STATION, LLC

121 EMERALD NECKLACE LANE
PINEHURST NC 28374
910 - 334-1330

PROPOSED POOL LAYOUT PLAN

REVISIONS

SCALE:	1"=20'
PROJECT NO.:	13702
DESIGNED BY:	BG
REVIEWED BY:	BG
DATE:	FEBRUARY 24, 2016

Pool

C:\Users\Vomcat\Google Drive\PROJECTS\13702 - Walker\PLOT PLANS\POOL\POOL SITE PLAN 3.dwg, POOL PLAN, Feb 26, 2016 - 8:17:15 AM

ORDINANCE #16-06:

AN ORDINANCE AMENDING THE OFFICIAL PINEHURST ZONING MAP AS IT PERTAINS TO THE REZONING OF CERTAIN LAND LOCATED AT 2090 MIDLAND ROAD.

THAT WHEREAS, the Village Council of the Village of Pinehurst adopted Ordinance #13-18, amending the official Pinehurst zoning map as it pertains to the rezoning of certain land located at 2090 Midland Road; and

WHEREAS, a public hearing was held at 1:00 p.m. on April 23, at which time all interested citizens, residents and property owners in the Village of Pinehurst and its extraterritorial jurisdiction were given an opportunity to be heard as to whether they favored or opposed the proposed rezoning; and

WHEREAS, the applicant, Citadel Development Group, LLC, agreed to the following original condition(s) of the conditional use permit issued under Ordinance #13-18:

1. The construction drawings and final approvals are based on the concept plan submitted for the neighborhood.
2. No vinyl siding will be permitted within the development.
3. The cottage architecture proposed with the concept plan is built.

WHEREAS, the Village Council desires to modify the original conditions of the conditional use permit issued under Ordinance #13-18.

NOW, THEREFORE, BE IT ORDAINED AND ESTABLISHED by the Village Council of the Village of Pinehurst, North Carolina in session assembled on this 8th day of March, 2016 as follows:

SECTION 1. That original conditions of the conditional use permit issued under Ordinance #13-18 be amended as follows:

> The construction drawings and final approvals are based on the concept plan submitted for the neighborhood**, as revised by the drawing dated February 25, 2016 to include additional open space being added to Private Park "a" as shown on the attached Exhibit A.**

SECTION 2. The revised construction plans attached hereto as Exhibit A and made a part hereof, the same as if included verbatim.

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

Adopted this 8th day of March, 2016.

VILLAGE OF PINEHURST
VILLAGE COUNCIL

(Municipal Seal)

By: _____
Nancy Roy Fiorillo, Mayor

Attest:

_____
Natalie Dean, Interim Village Clerk

Approved as to Form:

_____
Michael J. Newman, Village Attorney

DRAFT

RESOLUTION #16-06:

A RESOLUTION WAIVING ACCELERATION OF SPECIAL ASSESSMENT INSTALLMENTS FOR THE VILLAGE OF PINEHURST, NORTH CAROLINA.

THAT WHEREAS, the Village has levied special assessments in the Municipal Service District and the Cotswold subdivision; and

WHEREAS, the Village Council approved for these special assessments to be repaid in annual installments; and

WHEREAS, the annual installments were due February 9, 2016 and the property owners listed below did not pay their assessment installment by the due date but have subsequently paid their annual installment; and

WHEREAS, G.S. 160A-233(b) states that if any installment of an assessment is not paid by the due date that all remaining installments become due and payable, unless the Council waives acceleration; and

WHEREAS, the past due accounts have been collected as of this date;

NOW, THEREFORE, BE IT RESOLVED by the Village Council of the Village of Pinehurst, North Carolina, in the regular meeting assembled this 8th day of March, 2016, as follows:

SECTION 1. To waive acceleration of installments for the following Municipal Service District properties:

Property Owner	Property	Project	Annual Installment
William Hansult	LRK#00019454	MSD Ponds	$ 501.17
Jerry Parrish	LRK#00016157	MSD Ponds	$ 517.88
Ronald & Fay Hodges	LRK#00099115	Cotswold	$ 337.58
Michael Pellish & Carolyn Fitzpatrick	LRK#20080020	Cotswold	$ 337.58
Margaret Williamson	LRK#20080325	Cotswold	$ 337.58

SECTION 2. Copies of this resolution shall be furnished to the Village Clerk, to the Village Manager, and to the Director of Financial Services for their direction and implementation.

DRAFT

THIS RESOLUTION passed and adopted this 8th day of March 2016.

VILLAGE OF PINEHURST
VILLAGE COUNCIL

(Municipal Seal)

By:

_____
Nancy Roy Fiorillo, Mayor

Attest:

Approved as to Form:

_____
Natalie E. Dean, Interim Village Clerk

_____
Michael J. Newman, Village Attorney

DRAFT

RESOLUTION 16-05:

A RESOLUTION REQUESTING A SPEED LIMIT CHANGE ON A PORTION OF NORTH CAROLINA HIGHWAY 211 IN THE VILLAGE OF PINEHURST, NORTH CAROLINA.

THAT WHEREAS, the North Carolina Department of Transportation regulates various traffic controls for the purpose of prescribing regulations governing conditions hazardous to life and property or detrimental to the safety or welfare of the community; and

WHEREAS, the Village Council of the Village of Pinehurst would like to request the North Carolina Department of Transportation consider lowering the speed limit from 55 mph to 45 mph on a section of North Carolina Highway 211 between the Village corporate limits sign and Rattlesnake Trail in the Village of Pinehurst, North Carolina.

NOW, THEREFORE, BE IT RESOLVED by the Village Council of the Village of Pinehurst, North Carolina, in a regular meeting assembled this 8th day of March, 2016, as follows:

SECTION 1. That the Village of Pinehurst requests the North Carolina Department of Transportation consider lowering the speed limit from 55 mph to 45 mph on a section of North Carolina Highway 211 between the Village corporate limits sign and Rattlesnake Trail in the Village of Pinehurst, North Carolina.

SECTION 2. That the Village Manager is authorized to forward this resolution to the Division 8 Representative of the Board of Transportation of the North Carolina Department of Transportation.

THIS RESOLUTION passed and adopted this 8th day of March, 2016.

VILLAGE OF PINEHURST
VILLAGE COUNCIL

(Municipal Seal)

By: _____
Nancy Roy Fiorillo, Mayor

Attest:

_____
Natalie Dean, Interim Village Clerk

Approved as to Form:

_____
Michael J. Newman, Village Attorney

DRAFT

RESOLUTION #16-04:

A RESOLUTION REGARDING RE-APPOINTMENTS TO THE VILLAGE OF PINEHURST BEAUTIFICATION COMMITTEE.

THAT WHEREAS, on the 16th day of November, 2010, the Village of Pinehurst established a Village of Pinehurst Beautification Committee by Resolution #10-35; and

WHEREAS, the terms of Ms. Kim Gilley and Ms. Mary Hall Koontz will expire on March 31, 2016;

WHEREAS, Ms. Gilley and Ms. Koontz and the Village Council of Pinehurst are desirous of their continuing to serve as members of the Beautification Committee;

NOW, THEREFORE, BE IT RESOLVED by the Village Council of Pinehurst, North Carolina in a regular meeting assembled this 8th day of March, 2016, as follows:

SECTION 1. That the following re-appointments are hereby made to the Village of Pinehurst Beautification Committee for the terms indicated:

Ms. Kim Gilley is re-appointed as a member of the Village of Pinehurst Beautification Committee, effective March 31, 2016, said term to expire November 30, 2016.

Ms. Mary Hall Koontz is re-appointed as a member of the Village of Pinehurst Beautification Committee, effective March 31, 2016, said term to expire October 31, 2017.

SECTION 2. That the appointees shall continue serving until a replacement is appointed.

THIS RESOLUTION passed and adopted this 8th day of March, 2016.

VILLAGE OF PINEHURST
VILLAGE COUNCIL

(Municipal Seal)

By: _____
Nancy Roy Fiorillo, Mayor

Attest:

_____
Natalie Dean, Interim Village Clerk

Approved as to Form:

_____
Michael J. Newman, Village Attorney

DRAFT