



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

Board Members Present:

Jeramy Hooper, Chair
Paul Roberts
Bruce Hironimus
Louise Mercuro
Sonja Rothstein
Thomas Schroeder
Matt Jones
Carol Henry

Board Members Absent:

Staff Present:

Alex Cameron, Planning Director
Michael Mandeville, Senior Planner
Maria Carpenter, Planner
Shelby Grow, Clerk to the Board
Lori Hercules, IT Technician

Approximately 4 member(s) of the public were in attendance.

I. Call to Order

Mr. Hooper called the meeting to order at 04:00 PM, confirmed a quorum was present, and explained the purpose of this meeting. The Board introduced themselves and Mr. Hooper introduced Staff.

II. Approval of Minutes

a. 11-02-2023 Regular Meeting Minutes

Mr. Schroeder moved to approve the minutes of the November 02nd, 2023 Regular Meeting. Seconded by Mr. Roberts. Approved by a vote of 8-0.

III. General Business

a. Approval of the 2024 Meeting Schedule

Ms. Rothstein moved to approve the 2024 P&Z / BOA Meeting Calendar. Seconded by Ms. Mercuro. Approved by a vote of 8-0.

b. Board Organizational Items

Mr. Hooper discussed the Conflict of Interest & Ethics Policy forms. Mr. Cameron explained that these forms are completed at the end of each year. Mr. Hooper also discussed reviewing the Planning & Zoning Board Rules & Procedures information.

Mr. Schroeder moved to elect Matt Jones as Vice-Chair. Seconded by Ms. Rothstein. Approved by a vote of 8-0.

Mr. Jones moved to elect Paul Roberts as Second Vice-Chair. Seconded by Mr. Hironimus. Approved by a vote of 8-0.

Next Meeting Date

A. 01-04-2024 Regular Meeting

Mr. Cameron confirmed that a quorum will be present at the 1/4/24 meeting. Mr. Hooper asked if printed copies of the agenda could be made available to Board members who request them. Mr. Cameron confirmed that they could be printed but may lose some quality from how the document originated. Ms. Rothstein asked for clarification on when agendas are posted for viewing so she can look at the property locations. Mr. Cameron stated that agendas are posted a week in advance and special meetings require 48-hour notice. Mr. Hooper thanked the Board and Staff for the efforts made this year including the Small Area Plans & Form-Base Code guidance.

IV. Motion to Adjourn

Ms. Rothstein moved to adjourn the Regular Meeting. Seconded by Mr. Schroeder. Approved by a vote of 8-0 at 04:12 PM.

Respectfully Submitted,

Shelby Grow
Clerk to the Board &
Planning Administrative Specialist
Village of Pinehurst

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

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.



PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Planning and Zoning Board
From: Pamela Graham, Planning Supervisor
CC: Alex Cameron, Planning and Inspections Director
Michael Mandeville, Senior Planner
Maria Carpenter, Planner
Shelby Grow, Administrative Specialist
Date: December 28, 2023
Subject: Staff Report for Proposed Rezoning of 32.14 Acres on Chicken Plant Road

Applicant:	Kenneth Bass
Owners:	Bass Design & Development, LLC
Property Location:	1020, 1030, and 1040 Chicken Plant Road
Rezoning:	Current Zoning Districts: The R-30 (Medium Density Residential) 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. Proposed Zoning District: The R-210 (Low Density Residential and Light Agricultural) District is established as a district in which the principal uses of the land are for low-density residential and light agricultural uses. Development in this district is restricted due to lack of available utilities, watershed protection restrictions and for the protection of agricultural lands.
Current Land Use:	Undeveloped (vacant).
Proposed Land Use:	Single family residential.

Request:

The applicant requests a rezoning of +/- 32.14 acres currently zoned R-30 (Medium Density Residential) to the lower-density R-210 (Low Density Residential and Light Agricultural) in order to allow for three (3) residential single family lots of +/- ten acres each and allowable uses associated with the R-210 zoning

district. The request is for a “conventional” zoning map amendment and does not provide for the inclusion of any conditions as might be expected with a conditional rezoning. All allowable uses in the R-210 zoning district will be available to the applicant and subsequent owners of the property. As such, no general concept plan is required; however, a subdivision plat is enclosed with this report that seeks to create three (3) lots from the current two (2) lot division of the property. The proposed redivision of the land is considered to be an “exempt” subdivision, as defined in NCGS, therefore the land division is precluded from review and approval by Village authorities.

Analysis:

Background/Location

The subject property is located within the Village’s extra-territorial jurisdiction (ETJ) and is defined as being Moore County Parcel ID # 00017089 and 00024540. The property owner is Bass Design & Development, LLC and the applicant is Kenneth Bass. The two existing parcels have +/-570 total feet of frontage on Chicken Plant Road and border the Pinewild community along their northern boundary lines. Chicken Plant Road continues for approximately 2,200 feet beyond the property before coming to a dead-end outside of the Village’s jurisdiction. With the exception of the smaller lots in the Pinewild community, other developed properties in the vicinity contain single-family homes on relatively large lots.

Adjoining properties to the west and south are zoned R-210. Adjoining properties immediately to the north are zoned RD (Recreational Development) and constitute portions of the Pinewild development’s common area.

The property meets the dimensional requirements for the five acre minimum lot size and widths of 60’ at the street and 100’ at the front setback line for the R-210 district. The existing R-30 District allows for minimum lot sizes of 30,000 square feet and widths of 20’ at the street and 100’ at the front setback line.

Both the R-30 and R-210 Districts are geared towards single-family detached residential uses and differ with regards to allowable uses only as indicated in the table below. Special requirements are listed in PDO Section 8.6.

Use Type	R-30 (Existing Zoning)	R-210 (Proposed Zoning)
Bed & Breakfast Homes	Not allowed	Allowed with special requirements
Outdoor Recreation Facilities	Not allowed	Allowed with special requirements
Religious Institution	Not allowed	Allowed with special requirements
Agriculture, Livestock	Not allowed	Allowed with special requirements
Farming/Animal Production	Not allowed	Allowed with special requirements
Horse Farm & Training Track	Not allowed	Allowed with special requirements
Nurseries (horticulture)	Not allowed	Allowed by right
Telecommunications Facilities	Not allowed	Special Use Permit required
Cemetery	Not allowed	Allowed with special requirements
Accessory Dwelling	Special Use Permit Required	Allowed by right

In 2010, Village Council considered and approved a request to amend the zoning from R-210 to R-30 Conditional to allow for the creation of a 28-lot single-family subdivision (Ordinance #10-50). No development or other subsequent approvals took place. This request would return the zoning classification back to the original R-210 district prior to this approval.

Environmental

The site has variable but overall moderate topography with the steepest slopes in the area closest to Chicken Plant Road and in this area slopes are less than 5%. The land is heavily wooded and currently contains a soil road allowing access to areas near the rear boundary. The property is contained within a water supply watershed in the Drowning Creek/Lumber River basin and is not served by public water or sewer. Pinehurst's watershed requirements limit the built-upon area for each lot to 12% of the total lot area; compliance with this requirement will be verified at the time of building permit review for each lot. The site contains no floodplains, wetlands or other environmental constraints that are known.

Planning and Zoning Board Action

After holding a public hearing on the proposed zoning map amendment, the Planning and Zoning Board must adopt a consistency statement to be forwarded to Village Council that describes how the proposed amendment is or is not consistent with the Comprehensive Plan and may also recommend approval or denial of the proposed amendment. If the Board recommends approval of the proposed amendment but adopts a statement of inconsistency with the Plan, then the Plan is deemed to be amended accordingly. The request is for a conventional rather than conditional rezoning; therefore, no conditions may be included in the recommendation.

If there are unresolved questions or concerns that need to be addressed, the Planning and Zoning Board may continue the public hearing to a specific date, place, and time, but a recommendation to Village Council should be made within thirty days of the first scheduled public hearing of this Board. Otherwise, Village Council may decide to consider the request without the Planning and Zoning Board's recommendation.

Comprehensive Plan Consistency Statement

Both the existing and the proposed zoning districts for this property are consistent with the recommended land use for the area of "Suburban Neighborhood" as identified on the Conservation and Growth Map on page 62 of the 2019 Comprehensive Plan. Furthermore, the proposal is supported by the following Guiding Principles from the Plan:

Guiding Principle 2: Balancing Conservation & Growth. The Plan calls for the balancing of the need to conserve land while allowing purposeful, quality development in strategic locations. Rezoning 32+ acres in the Villages' ETJ to a district that designates a five-acre minimum lot size sets the property up for an extremely low-density development pattern consistent with land conservation principles in an area where similar land uses are present.

Guiding Principle 3: Places to Live. The proposed land use will provide for up to six buildable lots on the property for new single-family detached homes, and better reflects the existing home sites in the area when

compared to the R-30 District (not considering the smaller lot sizes present in the Pinewild community). The average lot size of the nine lots adjacent to the subject property is +/- 4.84 acres. Although the property has recently been subdivided into three lots of +/- ten acres each, the proposed zoning would allow for lots half that size.

In addition, page 32 of the Plan speaks to the quality of life in Pinehurst and calls for the protection of natural resources, including open space, vegetation, wildlife, water and viewsheds. The larger lot size minimums of the R-210 District facilitate this objective.

Therefore, the proposed map amendment is consistent with the Conservation and Growth Map contained within the 2019 Comprehensive Plan as well as Guiding Principles identified in the Plan, and is considered reasonable and in the best interest of the public.

Recommendation

The Planning Staff recommends approval of the rezoning request to R-210 (Residential) as submitted. Based on the surrounding zoning and environment the proposed use would be consistent with the existing adjacent uses and zoning. The proposed use will meet all the requirements of the R-210 Zoning and the PDO and is supported by the Comprehensive Plan. This staff recommendation is based on these factors as well as the submitted exhibits attached.

Enclosures:

- Rezoning Application
- Area Zoning Map
- Aerial Map
- Subdivision Plat
- Hearing Notification Packet
- Draft Comprehensive Plan Consistency Statement



Rezoning/Rezoning – Conditional

Fee: \$1300 - Rezoning

Fee: \$5000 – Conditional Rezoning

(Revised 09/2019)

Permit Information

Section 6.1 of the Pinehurst Development Ordinance (PDO) describes the process and requirements to amend the Official Zoning Map, or re-zone property. Applications for rezoning to a conditional district may only be initiated by the owner(s) of the property (or their representatives) and includes proposed conditions and/or use limitations that are more restrictive than would otherwise be allowed in the corresponding general use district.

This application must be completed in full and submitted with the associated fee listed in the Village's Fees and Charges Schedule, which can be accessed at www.vopnc.org/Home/ShowDocument?id=10100.

Intake Information

Property Address	
Street Address	1020, 1030, &1040 Chicken Plant Road
City, State, Zip Code	Pinehurst, NC. 28374
Parcel ID #	00024540, 00017089

Owner Information	
Name	BASS DESIGN AND DEVELOPMENT, LLC
Street Address	27 CHESTERTOWN DR
City, State, Zip Code	Pinehurst, NC. 28374
Mobile Phone #	910-528-6481
Business Phone #	910-528-6481
Other Phone #	
Email	lkbass36@hotmail.com

Applicant	
Name	
Street Address	
City, State, Zip Code	
Mobile Phone #	
Other Phone #	
Email	



Rezoning/Rezoning – Conditional

Fee: \$1300 - Rezoning

Fee: \$5000 – Conditional Rezoning

(Revised 09/2019)

General Information

☒ Rezoning ☐ Conditional District Rezoning			
Project Description	Redivision of existing 3 lot survey to include a private roadway with a cul de sac designed to Village of Pinehurst specifications.		
Current Zoning District	R-30		
Proposed Zoning District	R-210		
Reason for Rezoning Request	create lots for uses compliant with R-210 zoning		
Legal Basis for Application	☐ Property Owner in Village Planning Jurisdiction (Required for Conditional Rezoning) ☐ Agent, Lessee, or Contract Purchaser Authorized by Property Owner(s) ☒ Owner of a Legal Equitable Interest in Property in Village Planning Jurisdiction		
Number of Parcels to be Rezoned	3	Number of Acres to be Rezoned	32.14
Existing Use		Proposed Use	
☐ Vacant		☐ Vacant	
☐ Single Family Low Density		☒ Single Family Low Density	
☒ Single Family Medium Density		☐ Single Family Medium Density	
☐ Single Family High Density		☐ Single Family High Density	
☐ Multi-Family Development		☐ Multi-Family Development	
☐ Office		☐ Office	
☐ Retail		☐ Retail	
☐ Lodging		☐ Lodging	
☐ Recreational		☐ Recreational	
☐ Institutional		☐ Institutional	
☐ Medical		☐ Medical	
☐ Industrial		☐ Industrial	
☐ Services		☐ Services	
Conditions of Rezoning - Requested (If Any)			
Rezoning Results in an Increase in Density or Intensity of Uses	☐ Yes ☒ No	Date of Adjacent Property Owner Meeting (If Increased Density/Intensity of Uses)	
Other Information			

Planning and Inspections Department

395 Magnolia Rd - Pinehurst, North Carolina 28374

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



Rezoning/Rezoning – Conditional

Fee: \$1300 - Rezoning

Fee: \$5000 – Conditional Rezoning

(Revised 09/2019)

Planning and Inspections Department

395 Magnolia Rd - Pinehurst, North Carolina 28374

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



Rezoning/Rezoning – Conditional

Fee: \$1300 - Rezoning

Fee: \$5000 – Conditional Rezoning

(Revised 09/2019)

Location Information

Overlay District	☐ Historic Preservation Overlay District ☒ N/A ☐ Pinehurst South Overlay District
Roads	☐ Public ☒ Private
Water Provider	Well
Sewer Provider	Septic

Required Documents

- ☐ Summary Report of Meeting with Adjacent Property Owners (If Increased Density/Intensity of Uses)
- ☐ General Concept Plan Application, with Required Documents (If a Conditional District Rezoning)
- ☐ Written authorization of property owner (If submitted by an owner's representative)

Certification

I hereby certify that the information contained in this application is accurate and complete. I also confirm that I have read and understand the requirements that must be met in order to obtain approval for a rezoning.

Applicant Signature: _____

Date: _____

Aerial Map



Legend

 Subject Property

0 500 1,000 Feet

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

Chicken Plant Road Rezoning Request





**NOTICE OF PUBLIC HEARING
VILLAGE OF PINEHURST**

Dear Property Owner:

The Village of Pinehurst Planning and Zoning Board will hold a public hearing on Thursday, January 04, 2024 at 4:00 PM in Assembly Hall of Village Hall, 395 Magnolia Road, Pinehurst, N.C.

Members of the Planning and Zoning Board and staff will be participating at Village Hall, 395 Magnolia Road, Pinehurst, N.C. The meeting will be streamed in real-time on the Village's website, at www.vopnc.org/live for public viewing/listening and video-recorded for future reference.

The purpose of the hearing is to consider an Official Zoning Map Amendment for approximately 32.14 acres of Moore County PID# 00024540 and 00017089. This proposed map amendment would zone the property from R-30 – Medium Density Residential District to R-210 – Low Density Residential and Light Agricultural District. The development of three (3) single-family residential dwellings is proposed for the property associated with the rezoning request.

Additional information on the above item is available for public review at the Planning and Inspections Department, Village Hall, 395 Magnolia Road, Pinehurst, North Carolina, Monday through Friday from 8:30 a.m. to 5:00 p.m. Information on this request will also be made available the week of the meeting on the Village of Pinehurst's Novus Agenda website at <https://pinehurst.novusagenda.com/agendapublic/>.

All persons wishing to be heard or comment on this proposal can attend this meeting during the public hearing at Village Hall.

BASS DESIGN AND DEVELOPMENT, LLC
27 CHESTERFIELD DR
PINEHURST,NC,28374

KING, STEVEN DILLION
2160 QUEWHIFFLE RD
ABERDEEN,NC,28315

FOWLER, INGLIS K
1068 CHICKEN PLANT RD
ABERDEEN,NC,28315

MCBRAYER, PATRICK A
988 CHICKEN PLANT ROAD
ABERDEEN,NC,28315

FRYE, JOHNNY MORRIS
1840 WEANT RD
HIGH POINT,NC,27263-9467

RICHARDSON, RONNIE W
162 MIDWAY RD
ABERDEEN,NC,28315

FRYE, THOMAS LAUDER
2312 BIRCHCREST DR
CHARLOTTE,NC,28205-4424

PINWILD PROPERTY OWNERS ASSOC
PO BOX 3975
PINEHURST,NC,28374-3975

MATZ, HENNING R III & HENNING&
1728 PORTSMOUTH LN
SCHAUMBURG,IL,60194

LUCAS, JEAN M
PO BOX 1344
PINEHURST,NC,28374-1344

LUCAS, JEAN M
PO BOX 1344
PINEHURST,NC,28374-1344

BASS DESIGN AND DEVELOPMENT, LLC
27 CHESTERFIELD DR
PINEHURST,NC,28374

PINWILD PROJECT LIMITED PTNS
PO BOX 3369
PINEHURST,NC,28374

PINWILD PROJECT LIMITED PTNS
PO BOX 3369
PINEHURST,NC,28374

Public Hearing Notification



Legend

- Proposed Boundary
- Official Zoning**
- PC - Public Conservation
- R210 - Residential
- R30 - Residential
- RD - Recreational Development

Esri, Community Maps Contributors, Moore County GIS (NC), State of North Carolina DOT, OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

0 445 890 Feet

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

Chicken Plant Rd. Rezoning Request





HISTORY, CHARM, AND SOUTHERN HOSPITALITY_____

**PLANNING AND ZONING BOARD STATEMENT OF CONSISTENCY
WITH THE 2019 COMPREHENSIVE PLAN
JANUARY 4, 2024 REGULAR MEETING**

**Rezoning Request
R-30-Conditional (Medium Density Residential District) to
R-210 (Low Density Residential and Light Agricultural District)**

Property Location: 1020, 1030, and 1040 Chicken Plant Road
Parcel ID#: 00024540 and 00017089

The Village of Pinehurst Planning and Zoning Board finds that:

The proposed rezoning **IS** consistent with the 2019 Comprehensive Plan:

The proposed zoning district is consistent with the recommended land use for the subject area as identified on the Conservation and Growth Map on page 62 of the 2019 Comprehensive Plan which identifies the area as “Suburban Neighborhood”. Furthermore, the proposed rezoning is supported by the following Guiding Principles from the Plan:

Guiding Principle 2: Balancing Conservation & Growth. The Plan calls for the balancing of the need to conserve land while allowing purposeful, quality development in strategic locations. Rezoning 32+ acres in the Villages’ ETJ to a district that designates a five-acre minimum lot size sets the property up for an extremely low-density development pattern consistent with land conservation principles in an area where similar land uses are present.

Guiding Principle 3: Places to Live. The proposed land use will provide for up to six buildable lots on the property for new single-family detached homes, and better reflects the sizes of the existing home sites in the area when compared to the R-30 District (not considering the smaller lot sizes present in the gated Pinewild community).

Furthermore, page 32 of the Plan speaks to the quality of life in Pinehurst and calls for the protection of natural resources, including open space, vegetation, wildlife, water and viewsheds. The larger lot size minimums of the R-210 District facilitate this objective.

Therefore, the Village of Pinehurst Planning and Zoning Board recommends **APPROVAL** of the conditional rezoning from R-30-Conditional (Medium Density Residential District) to R-210 (Low Density Residential and Light Agricultural District) as submitted.



HISTORY, CHARM, AND SOUTHERN HOSPITALITY_____

This is the _____ day of _____, 20_____

Chair of the Planning and Zoning Board

Ruling filed with the Village of Pinehurst:

DATE

Shelby Grow
Clerk to the Planning and Zoning Board

Cc: Alex Cameron
Shelby Grow

CERTIFICATE OF SURVEY AND ACCURACY
 I, J. AARON BROWN, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY
 SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, DEED
 DESCRIPTION RECORDED AS SHOWN ON PLAT, THAT THE BOUNDARIES NOT
 SURVEYED ARE SHOWN AS BROKEN LINES DERIVED FROM INFORMATION FOUND
 IN BOOKS REFERENCED; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY
 AS CALCULATED IS 1:10,000; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH
 C.S. 3-30 AS AMENDED; WITNESS MY ORIGINAL SIGNATURE, REGISTRATION
 NUMBER, AND SEAL THIS 28TH DAY OF NOVEMBER, 2023.

A circular professional seal for Aaron Brown, a North Carolina Professional Land Surveyor. The outer ring contains the text "NORTH CAROLINA" at the top and "AARON BROWN" at the bottom. Inside this ring, the word "PROFESSIONAL" is written in an arc at the top, and "LAND SURVEYOR" is written in an arc at the bottom. In the center of the seal, the word "SEAL" is positioned above the license number "L-5455".

J. An
SURVEYOR
REGISTRATION NUMBER L-545

GRID TO GROUND SCALE POINT:
N (Y):525,653.60'(US SURVEY FEET)
E (X):1,842,680.91'(US SURVEY FEET)

CERTIFICATE OF OWNERSHIP
WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED
HEREON, WHICH PROPERTY IS WITHIN THE SUBDIVISION REGULATION
JURISDICTION OF MOORE COUNTY, NORTH CAROLINA, AND THAT WE FREELY
ADOPT THIS PLAN OF SUBDIVISION.

DATE	OWNER
------	-------

MAJOR PRELIMINARY SUBDIVISION PLAT RECOMMENDED FOR APPROVAL I
HEREBY CERTIFY THAT THIS MAJOR PRELIMINARY SUBDIVISION WAS
APPROVED BY THE PINEHURST VILLAGE COUNCIL ON THE _____ DAY OF
_____, 20____

VILLAGE MANAGER

PRELIMINARY PLAT
MAJOR SUBDIVISION OF:
BASS DESIGN &
DEVELOPMENT PROPERTY
MINERAL SPRINGS TWP., MOORE COUNTY, N.C.
OWNER: BASS DESIGN & DEVELOPMENT, LLC
DEED REFERENCE: DEED BOOK 6049, PAGE 538

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SURVEY FOR:
BASS DESIGN & DEVELOPMENT
27 CHESTERTOWN DRIVE
PINEHURST, NC 28374

BROWN SURVEYORS, PLLC
P.O. BOX 307
WEST END, N.C. 27376
(910) 673-1446
aaron@brownsurveyorspllc.com
FIRM LICENSE: P-2552

Brown Surveyors, PLLC

LINE	BEARING	DISTANCE
L1	S 27°46'16"W	85.17'
L2	N 74°36'22"W	48.97'
L3	N 74°27'43"W	60.81'
L4	S 16°13'12"W	203.38'

CURVE	Arc	Delta Angle	Chord	Ch Bearing	Radius	Tangent
C1	18.69°	42°50'00"	18.26'	N 03°28'14"E	25.00'	9.81'
C2	55.25°	63°18'57"	52.48'	N 13°42'42"E	50.00'	30.83'
C3	88.69°	100°23'53"	77.38'	S 83°55'53"E	50.00'	61.09'
C4	88.69°	100°57'11"	77.14'	S 17°14'39"W	50.00'	60.60'
C5	18.69°	42°50'00"	18.26'	S 46°18'14"W	25.00'	9.81'