



**Planning & Zoning Board
Agenda for Regular of November 6, 2025
Assembly Hall
395 Magnolia Road, Pinehurst, NC 28374
Pinehurst, North Carolina
4:00 PM**

1. Call to Order
2. Approval of Minutes
 - A. Approval of 10-02-2025 P&Z Regular Meeting Minutes
3. Public Hearing
 - A. PLN-2025-00034 Monticello Road Conditional Rezoning Request
4. General Business
 - A. Review and Approval of the 2026 P&Z / BOA Meeting Schedule
5. Next Meeting Date
 - A. 12-04-2025 P&Z Regular Meeting
6. Motion to Adjourn

The purpose of this agenda item is to consider a Conditional Rezoning request recommendation to Village Council on a Zoning Map Amendment for approximately 5.19 acres of land (one parcel) located in the vicinity of Monticello Drive and east of Blake Boulevard currently owned by Hallshan, LLC and further identified by Parcel ID # 00019245. This proposed map amendment and associated General Concept Plan would allow for the development of 8 single-family lots with conditions. The applicant is John Greenback of Hallshan, LLC.

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.



Approval of 10-02-2025 P&Z Regular Meeting Minutes
ADDITIONAL AGENDA DETAILS:

FROM: Jeanann Dawson, Administrative Specialist
CC: Planning & Zoning Board;
DATE OF MEMO: 10/29/2025

MEMO DETAILS

ATTACHMENTS

1. 10-02-2025 PZ Draft Minutes



**PLANNING AND ZONING BOARD
REGULAR MEETING
THURSDAY, October 2nd, 2025
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

Board Members Present:

Matt Jones, Chair
Bill Colmer
Bruce Hironimus
Ed Krogulski
Amy Foushee

Board Members Absent:

Louise Mercurio
Carol Henry
Devin Macfarlane

Staff Present:

Alex Cameron, Planning & Inspections
Director
Maria Klein, Senior Planner
Michael Mandeville, Senior Planner
Jeanann Dawson, Clerk to the Board

Approximately 6 members of the public were in attendance.

I. Call to Order

Mr. Jones 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. Jones introduced Staff.

II. Approval of Minutes

A. 09-04-2025-2025 Regular Meeting Minutes

Mr. Hironimus moved to approve the minutes of September 4th, 2025, Regular Meeting. Seconded by Mr. Colmer. Approved by a vote of 4-0.

Mr. Colmer moved to recess the Regular Meeting and enter into the Public Hearing. Seconded by Mr. Hironimus. Approved by a vote of 4-0.

III. Public Hearing

A. Comprehensive Update to the Pinehurst Development Ordinance

The purpose of this public hearing is to consider a recommendation to Village Council on the new proposed Pinehurst Development Ordinance (PDO). The new PDO is a result of a goal in the 2019 Comprehensive Plan. The primary goals of the comprehensive update are to implement recommendations of the 2019 Comprehensive Plan, update development and design standards, remove inconsistencies, update standards to include legislative changes, and new graphics and illustrations. The new Pinehurst Development Ordinance

will apply to all properties within the village limits and extraterritorial jurisdiction (ETJ).

Mr. Cameron and Cindy Szwarcop, Kimley-Horn Consultant, provided a slideshow presentation outlining the purpose of the ordinance update and its primary goals. They reviewed the project history, remaining tasks, and recommended changes. The presentation included examples comparing the current PDO with the proposed updates to address inconsistencies and better align with the 2019 Comprehensive and Small Area Plans.

Mr. Jones thanked Mr. Cameron and Ms. Szwarcop and asked if any members of the public wished to provide comments.

Debbie Lalor, 80 Azalea Dr., commended Mr. Cameron and Ms. Szwarcop on their presentation, noting it was informative and well prepared. Ms. Lalor emphasized the importance of legal review, noting that small wording change in rewrite could significantly affect regulations. She requested clarification on how the form-based code design standards align with historic district standards and urged careful review to ensure original intent is preserved. She expressed disagreement with the approval of 52 McIntyre, stating that she did not feel it aligns with historic district standards. Lastly, Ms. Lalor expressed her appreciation for the additional neighborhood requirements, particularly for residents in the historic district.

Mr. Jones thanked Ms. Lalor for her input. Seeing no further comments, asked for a motion to close the Public Hearing for the purpose of Board deliberation.

Mr. Hironimus moved to adjourn the Public Hearing and re-enter the Regular Meeting. Seconded by Mr. Colmer. Approved by a vote of 4-0.

The Board entered into deliberation.

During deliberation, Board members discussed Strategic Opportunity #4 from the Long-Range Plan, noting the inclusion of character-based zoning concepts, pattern books, and visual graphics in the draft PDO. Members agreed that the draft improves clarity, aligns with the 2019 Comprehensive and Small Area Plans, and balances conservation and growth. Some areas still require refinement, including cross-references, highway overlay standards and completeness for non-residential developments. Overall, members agreed the draft is a strong foundation and recommended approval with revisions.

Mr. Colmer moved the Planning and Zoning Board recommend approval with revisions to include but not limited to ensuring all internal references are

correct and strengthening the highway overlay district of the Proposed Development Ordinance and find the proposed draft is consistent with the Village Place and Pinehurst South Form Based Guidance Plans and the Implementation from the 2019 Comprehensive Plan. Seconded by Mr. Hironimus. Approved by a vote 4-0.

Prior to the motion being seconded Mr. Hironimus asked Mr. Colmer to clarify his recommendation regarding strengthening the overlay district. Mr. Colmer explained that he is referring to providing objective standards for elements such as landscaping, lighting, and parking, consistent with other development districts.

- IV. **Next Meeting Date**
 - A. **11-06-2025 Regular Meeting**
- V. **Motion to Adjourn**

Mr. Colmer moved to adjourn the Regular Meeting at 5:13 PM. Seconded by Mr. Hironimus. Approved by a vote 4-0.

Respectfully Submitted,

Jeanann Dawson
Clerk to the Board &
Planning Administrative Specialist
Village of Pinehurst

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

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Values: Service, Initiative, Teamwork, and Improvement.



PLN-2025-00034 Monticello Road Conditional Rezoning Request

ADDITIONAL AGENDA DETAILS:

The purpose of this agenda item is to consider a Conditional Rezoning request recommendation to Village Council on a Zoning Map Amendment for approximately 5.19 acres of land (one parcel) located in the vicinity of Monticello Drive and east of Blake Boulevard currently owned by Hallshan, LLC and further identified by Parcel ID # 00019245. This proposed map amendment and associated General Concept Plan would allow for the development of 8 single-family lots with conditions. The applicant is John Greenback of Hallshan, LLC.

FROM: Michael Mandeville, Senior Planner
CC: Planning & Zoning Board;
DATE OF MEMO: 10/28/2025

MEMO DETAILS

ATTACHMENTS

1. Staff Report
2. Applicant materials



PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Planning and Zoning Board
From: Michael Mandeville, Senior Planner
CC: Alex Cameron, Planning and Inspections Director
Maria Klein, Senior Planner
Jeanann Dawson, Administrative Specialist
Date: October 29, 2025
Subject: Staff Report for Proposed Conditional Rezoning of 5.19 Acres on Monticello Road

Applicant:	John Greenbacker
Owners:	Hallshan, LLC
Property Location:	Monticello Road-Moore County Parcel ID# 00019245
Rezoning:	<p>Current Zoning Districts: The R-30 (Residential 30) 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.</p> <p>Proposed Zoning District: The R-15-CD (Residential 15 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.</p>
Current Land Use:	Undeveloped (vacant).
Proposed Future Land Use:	Major Subdivision (8 lots)

Request:

The Village of Pinehurst requests a rezoning of +/- 5.19 acres currently zoned R-30 (Residential 30) to R-15-CD (Residential 15 Conditional District) in order to allow for the development of an 8-lot subdivision. Both the R-30 and R-15 Zoning Districts are considered Medium Density Residential as indicated in Chapter

8.2.4 of the PDO. The requested change to R-15 from R-30 is to reduce the minimum lot size from 30,000 square feet to 15,000 square feet. The proposed rezoning to R-15-CD would allow for the development of more single-family residential lots than the R-30 zoning district, thus creating more density. The request is for a “conditional” zoning map amendment. As a condition of the rezoning, rear setbacks will be increased from 30’ to 50’ to allow greater separation between the proposed and existing residential developments. A rear setback of 50’ is greater than the requirements of the current R-30 zoning (30’) and is consistent with the adjacent R-210 zoned property. A second requested condition is that no sidewalk is being proposed for the development. Per Chapter 9.17.1.19 of the PDO, sidewalks are required on one (1) side of all new streets when they serve eight (8) or more dwelling units. All allowable uses in the R-15 zoning district will be available to the owner and subsequent owners of the property.

Analysis:

Background/Location

The subject property is located within the Village’s corporate limits and is defined as being Moore County Parcel ID # 00019245. The property owner is Hallshan, LLC and applicant is John Hall Greenbacker. The parcel has approximately 60 total feet of frontage along Monticello Drive.

Adjoining properties are a mix of residential and commercial zoned properties. There are R-210 zoned properties to the south and east located in the Country Club of North Carolina and R-10 zoned properties to the north that are located off Monticello Drive. There is a NC (Neighborhood Commercial) zoned property to the west where the Pinehurst Healthcare & Rehabilitation Center is located. A small portion of the PC (Public Conservation) zoning district is located across Monticello Drive and is adjacent to the 60 feet of street frontage. This parcel is owned by the Village of Pinehurst.

The subject property is currently vacant. Under the existing R-30 zoning (minimum lot size of 30,000 sq. ft.), the site could accommodate approximately 4 to 5 single-family lots. If rezoned to R-15-CD, which allows a minimum lot size of 15,000 sq. ft., the property could support the development of approximately 8 single-family lots.

This property is classified as a suburban neighborhood in the Village of Pinehurst, 2019 Comprehensive Plan. This area is defined by the Comprehensive Plan as conventional suburban development patterns of primarily detached single-family houses, but may also include multi-family, churches, schools, parks, and other public/civic uses.

Use Type	R-30 (Existing Zoning)	R-15-CD (Proposed Zoning)
Dwelling-Single Family	Allowed	Allowed
Family Care Home	Allowed with special requirements	Allowed with special requirements
Neighborhood Lodging Accommodation	Allowed with special requirements	Allowed with special requirements
Short Term Rental	Allowed with special requirements	Allowed with special requirements
Community Shared Facilities	Allowed with special requirements	Allowed with special requirements

Public Safety Station	Allowed with special requirements	Allowed with special requirements
Park	Allowed	Allowed
Recycling Collection Station, Municipal	Allowed	Allowed
Gardens	Allowed	Allowed
Small/Micro Wireless Facilities	Allowed with special requirements	Allowed with special requirements

*Additional accessory uses are listed on table 8.5.1a in the PDO

Environmental

The site has a slight variation in topography with a slight slope to the northeast portion of the parcel. The land is currently wooded from the access point on Monticello Drive and throughout the whole property. The property is not located within a watershed and public water and sewer are available on Monticello Drive. 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 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 conditional rather than conventional rezoning; therefore, conditions will 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

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.

Guiding Principle 2 Balancing Conservation & Growth Stetes: Balance the need to conserve land while allowing purposeful, quality development in strategic locations to meet the needs of residents, businesses and visitors. Ensure high quality development that reflects the character of the community and maintain high quality gateways and corridors to ensure the built environment is in keeping with the character of Pinehurst.

Implementation Strategy 2.17 speaks to reviewing the zoning regulations for areas identified for future development to ensure that the zoning permits the desired scale of development. Conversely, ensure that the zoning in place for any new areas identified for development does not permit undesirable patterns.

Furthermore, Implementation Strategy 2.18 on page 115 of the Comprehensive Plan recommends exploring opportunities to improve the overall quality of new housing in the Village.

Recommendation

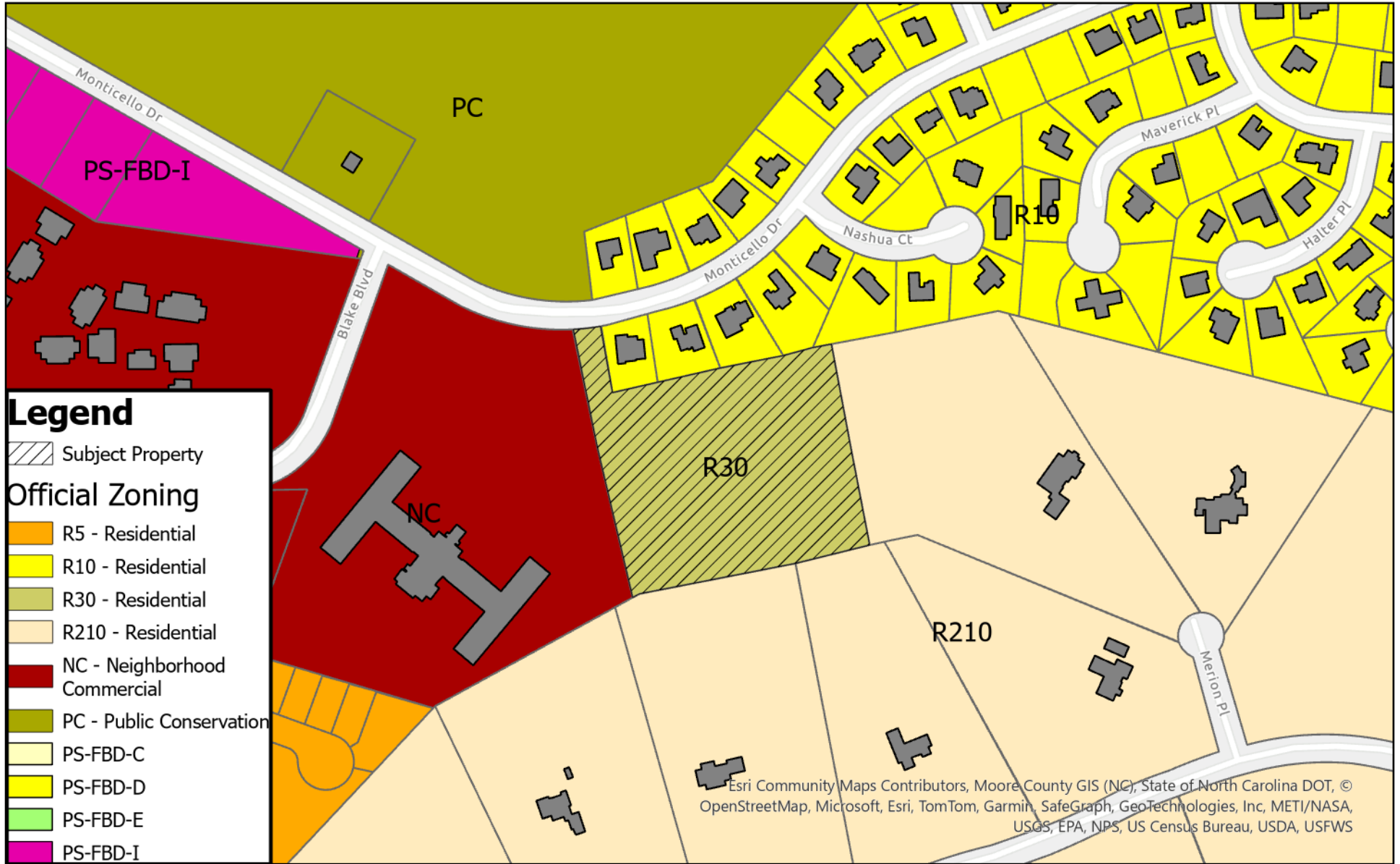
The Planning Staff recommends the Board consider the proposals consistency with the aforementioned parts of the Comprehensive Plan. After receiving public comment and determining consistency with the Comprehensive Plan, the Board should consider these factors, along with the proposal and recommend one of the following:

- 1) Recommend **approval** of the request with specific conditions and find the proposal **is consistent** with the Comprehensive Plan.
- 2) Recommend **denial** of the request with specific conditions and find the proposal **is not consistent** with the Comprehensive Plan.

Enclosures:

- Area Zoning Map
- Aerial Map
- Hearing Notification Packet

Zoning Map



Legend

- Subject Property
- Official Zoning**
- R5 - Residential
- R10 - Residential
- R30 - Residential
- R210 - Residential
- NC - Neighborhood Commercial
- PC - Public Conservation
- PS-FBD-C
- PS-FBD-D
- PS-FBD-E
- PS-FBD-I

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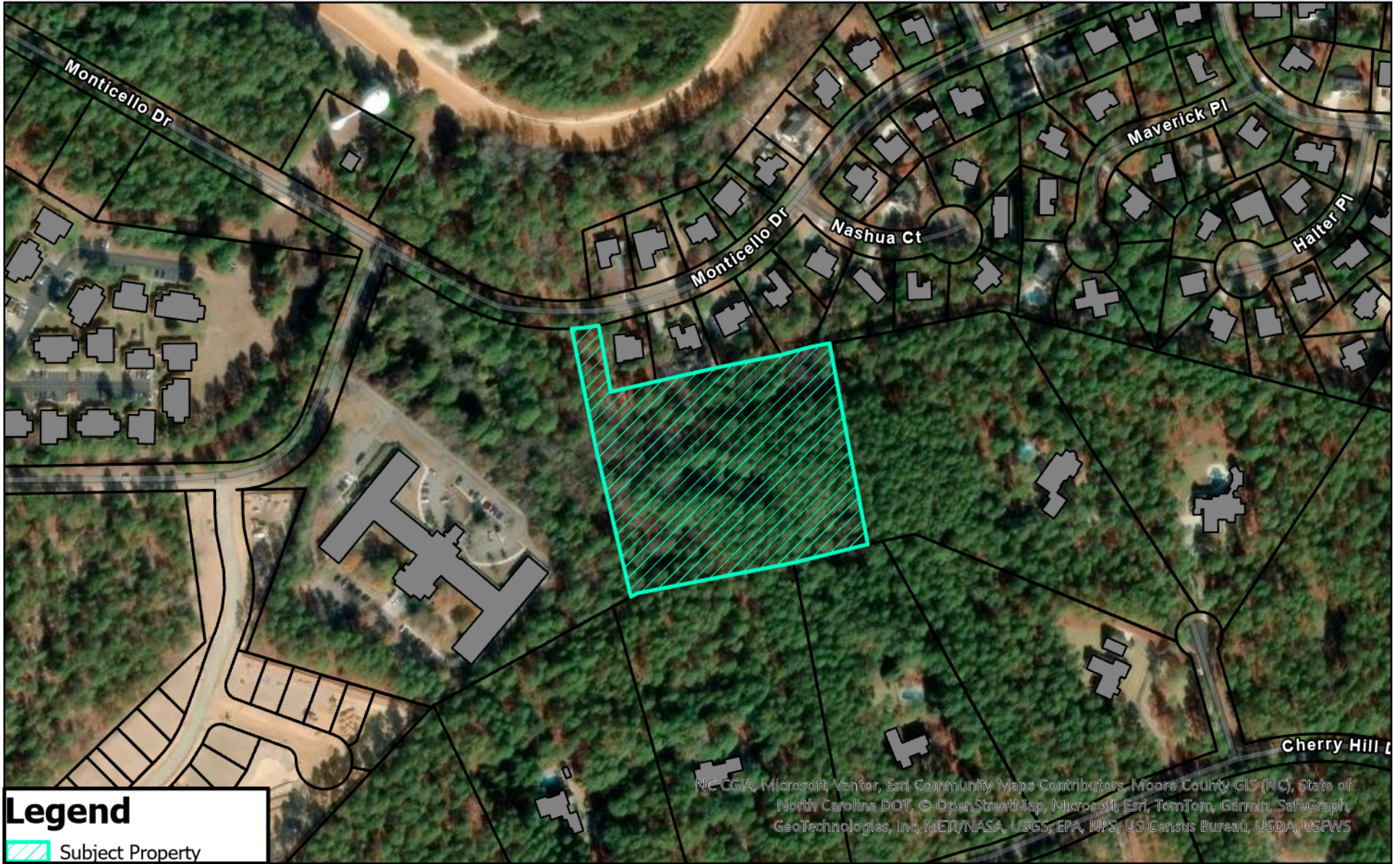


Village of Pinehurst Disclaimer: It is understood that the data contained herein is subject to constant change and that its accuracy cannot be guaranteed. The maps have been created from information provided by various government and private sources at various levels of accuracy. The data is provided 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).

November 6, 2025
Monticello Dr Parcel - PID #00019245
Rezoning Request



Aerial View



Legend

 Subject Property

NC CGIA, Microsoft, Vantor, Esri Community Maps Contributors, Moore County GIS (NC), State of North Carolina DOT, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METR/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

0 375 750 Feet

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November 6, 2025
Monticello Dr Parcel - PID #00019245
Rezoning Request





**NOTICE OF PUBLIC HEARING
VILLAGE OF PINEHURST**

Dear Property Owner:

The Village of Pinehurst Planning and Zoning Board will be holding a Public Hearing on:

Thursday, November 6, 2025

4:00 PM

Village Assembly Hall

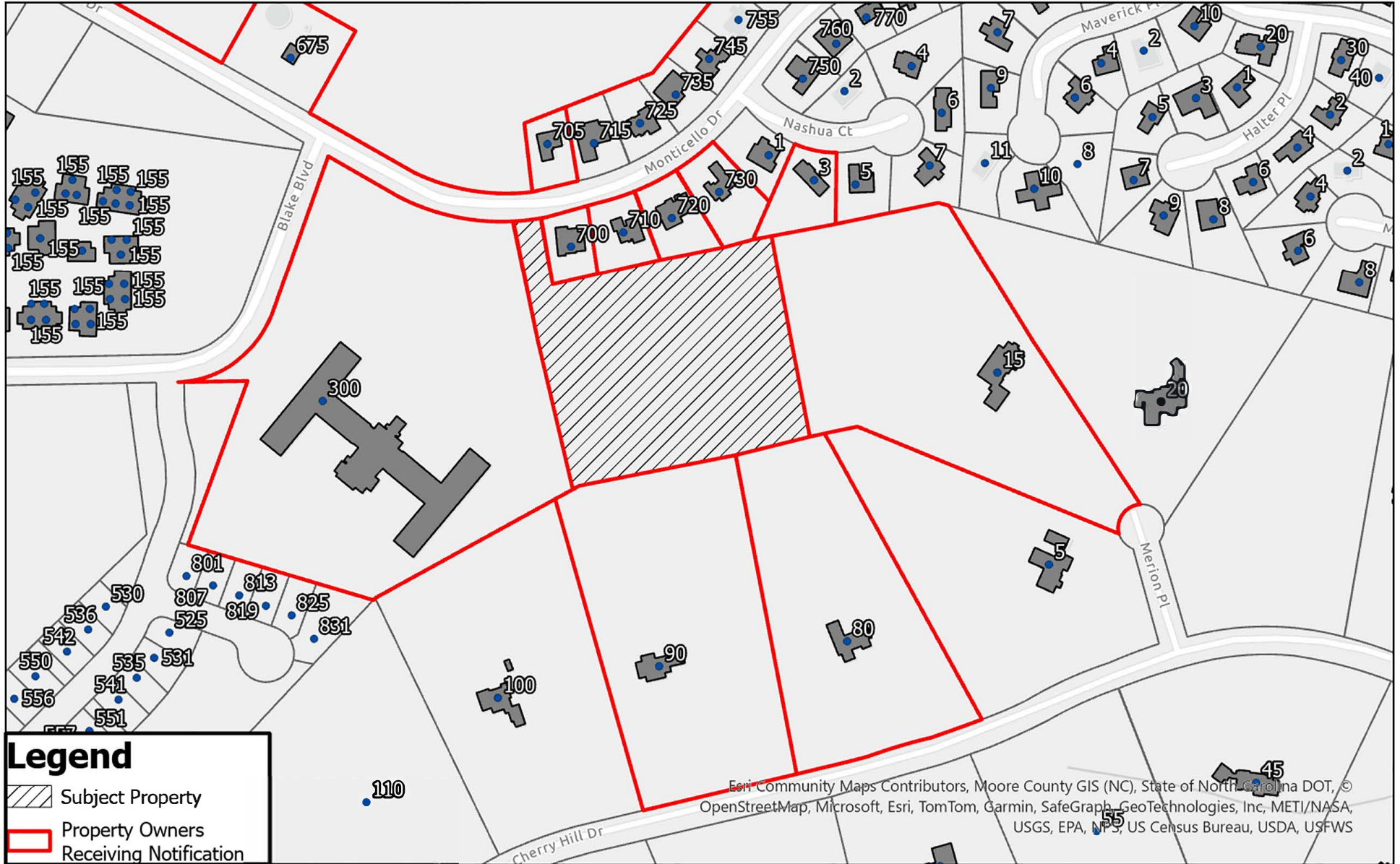
395 Magnolia Road, Pinehurst, N.C.

Livestreamed at: www.vopnc.org/live

1. The purpose of the hearing is to consider an Official Zoning Map Amendment for approximately 5.19 acres of land located along Monticello Drive and further identified by Parcel ID #00019245. This proposed map amendment would zone the property from R-30 (Medium Density Residential) to R-15-CD (Medium Density Residential Conditional District) to allow for the development of an 8-unit single-family development. The property owner is Hallshan, LLC and applicant is John Greenbacker.

As the owner of said property, or an owner of adjacent property, you are receiving formal notification of this Public Hearing. Information on this request 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 AM to 5:00 PM **OR** will be available online the week of the meeting at: <https://pinehurstnc.portal.civicclerk.com/>. For more information, please call (910) 295- 2581.

Public Hearing Notification



November 6, 2025
Monticello Dr. PID #00019245
Conditional Rezoning Request



MCCARTHY, SUSAN F
705 MONTICELLO DR
PINEHURST,NC,28374

VILLAGE OF PINEHURST
395 MAGNOLIA RD
PINEHURST,NC,28374

LIBERTY HEALTHCARE PROPERTIES
2334 S 41ST ST
WILMINGTON,NC,28403

RAFFERTY, SANDRA KAYE
3 NASHUA CT
PINEHURST,NC,28374

MAY, WAYNE B
720 MONTICELLO DR
PINEHURST,NC,28374

WAETJEN, EDWIN SCOTT
103 WEYBRIDGE DRIVE
MALVERN,PA,19355-2147

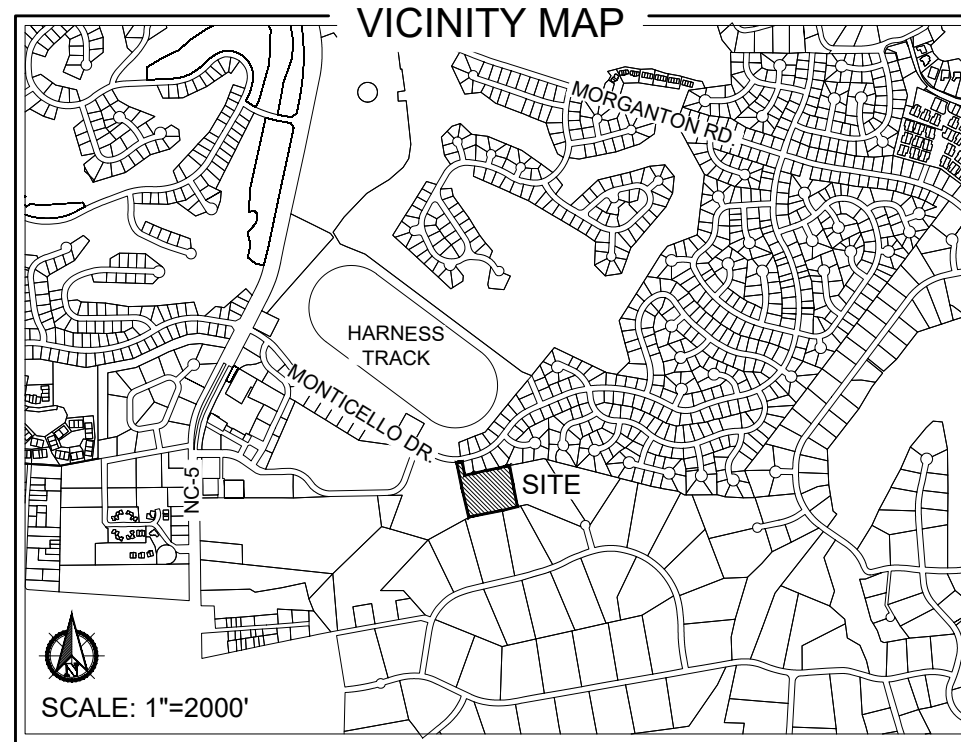
HORTON, GEORGE R
15 MERION PL
PINEHURST,NC,28374

COLLINS, PETER G
700 MONTICELLO DRIVE
PINEHURST,NC,28374

MARTINEZ, KRISTIAN
730 MONTICELLO DR
PINEHURST,NC,28374

SPEIGHT, J ALEX
PO BOX 1325
ABERDEEN,NC,28315

STOCKHAM, CHARLES E
80 CHERRY HILL LANE
PINEHURST,NC,28374



ZONING INFORMATION

EXISTING ZONING CLASSIFICATION: R-30
 PROPOSED ZONING CLASSIFICATION: R-15-CD

SETBACKS (PROPOSED):
 FRONT: 30'
 SIDE: 15'
 SIDE STREET: 20'
 PROPOSED REAR (ALL LOTS): 50'

PROPERTY INFORMATION

PROPERTY OWNER:
 HALLSHAN, LLC
 54 ROYAL COUNTY DOWN
 PINEHURST, NC 28374

PIN: 856109271476 PARCEL ID: 00019245
 DB: 6130 PG: 10

TOTAL ACREAGE: ±5.19 AC

TOTAL LOTS: 8 SINGLE FAMILY (1.54 UNITS / AC)

OPEN SPACE: ±0.40 AC (7.7%)

IMPERVIOUS SURFACE: ±0.38 AC (8.4 %)
 -EXCLUDES RESIDENTIAL LOTS
 -INDIVIDUAL LOTS WILL BE RESTRICTED TO
 NO MORE THAN 37.5% IMPERVIOUS
 SURFACE

CONDITIONS

1. WAIVER FROM THE ESSM TO OMIT CURB AND GUTTER FROM THE NEW ROADWAY.
2. WAIVER FROM SECTION 9.17.1.19 OF THE PDO TO OMIT SIDEWALK REQUIREMENTS.
3. PROPOSED INCREASED REAR YARD BUILDING SETBACK OF 50'
4. REDUCTION IN THE VILLAGE'S STANDARD 60' RIGHT-OF-WAY WIDTH FOR STREETS WITHOUT CURB AND GUTTER TO THE CURRENT WIDTH AVAILABLE (59.3' AND 59.8') ON THE NORTH END OF THE PARCEL

TRIP GENERATION

ITE LAND USE CODE 210 - SINGLE-FAMILY DETACHED HOUSING - 8 DWELLING UNITS

WEEKDAY TRIPS: 99 TRIPS

WEEKDAY AM PEAK HOUR (BETWEEN 7AM - 9AM):
 7 (2 INBOUND AND 5 OUTBOUND)

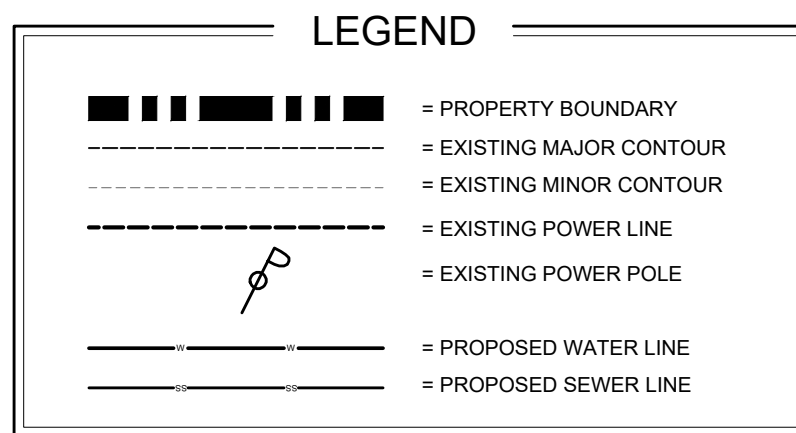
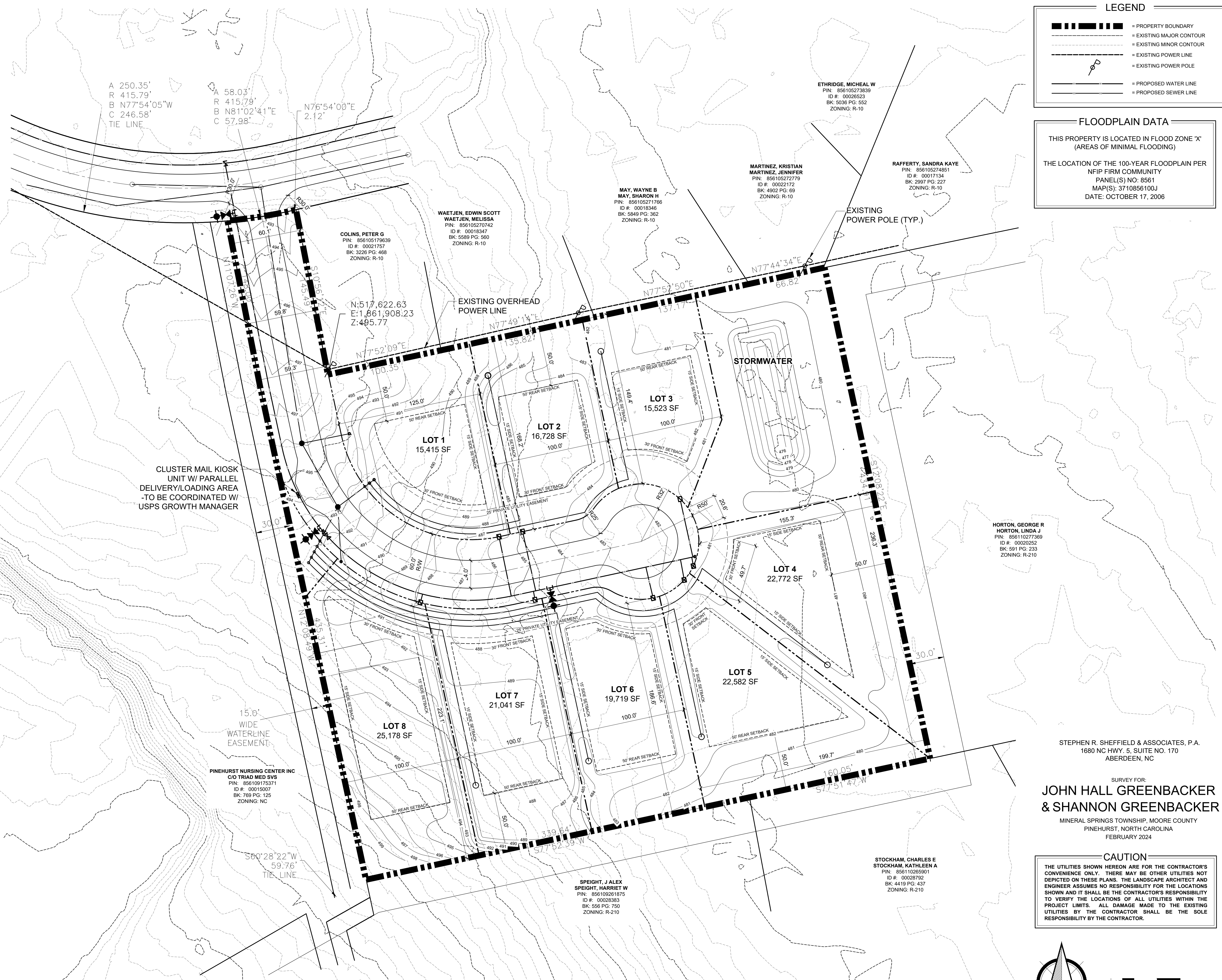
WEEKDAY AM PEAK HOUR (BETWEEN 7AM - 9AM):
 9 (6 INBOUND AND 3 OUTBOUND)

NOTES

PER THE VILLAGE'S ESSM, THE MINIMUM FIRE-FLOW REQUIREMENT FOR SINGLE FAMILY DWELLINGS HAVING A FIRE-FLOW CALCULATION AREA WHICH DOES NOT EXCEED 3,600 SQUARE FEET SHALL BE 1,000 GALLONS PER MINUTE (GPM), AND THE FIRE-FLOW REQUIREMENT FOR DWELLINGS HAVING A FIRE-FLOW CALCULATION AREA IN EXCESS OF 3,600 SQUARE FEET SHALL NOT BE LESS THAN 1,500 GPM.

GRADING / DRAINAGE NOTES:

1. ALL GRADINGS SHOWN IS CONCEPTUAL IN NATURE. DETAILED GRADING PLANS WILL BE PROVIDED DURING THE PERMITTING OF THE DEVELOPMENT.
2. STORMWATER MANAGEMENT DEVICES WILL FOLLOW THE VILLAGE OF PINEHURST STANDARDS AND BE APPROVED BY THE VILLAGE ENGINEER. DETAILED STORMWATER MANAGEMENT PLANS AND CALCULATIONS WILL BE PROVIDED DURING PERMITTING OF THE DEVELOPMENT.



FLOODPLAIN DATA

THIS PROPERTY IS LOCATED IN FLOOD ZONE 'X' (AREAS OF MINIMAL FLOODING)

THE LOCATION OF THE 100-YEAR FLOODPLAIN PER NFIP FIRM COMMUNITY PANEL(S) NO: 8561
 MAP(S): 3710856100J
 DATE: OCTOBER 17, 2006

KOONTZJONESDesign
 LAND PLANNING | LANDSCAPE ARCHITECTURE

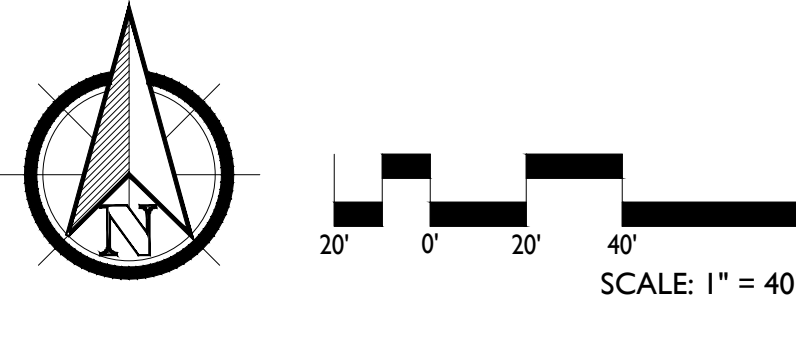
140 APRILCROSS ROAD, SUITE B
 PINEHURST, NC 28374
 P: (910) 684-6867
 W: www.koontzjonesdesign.com

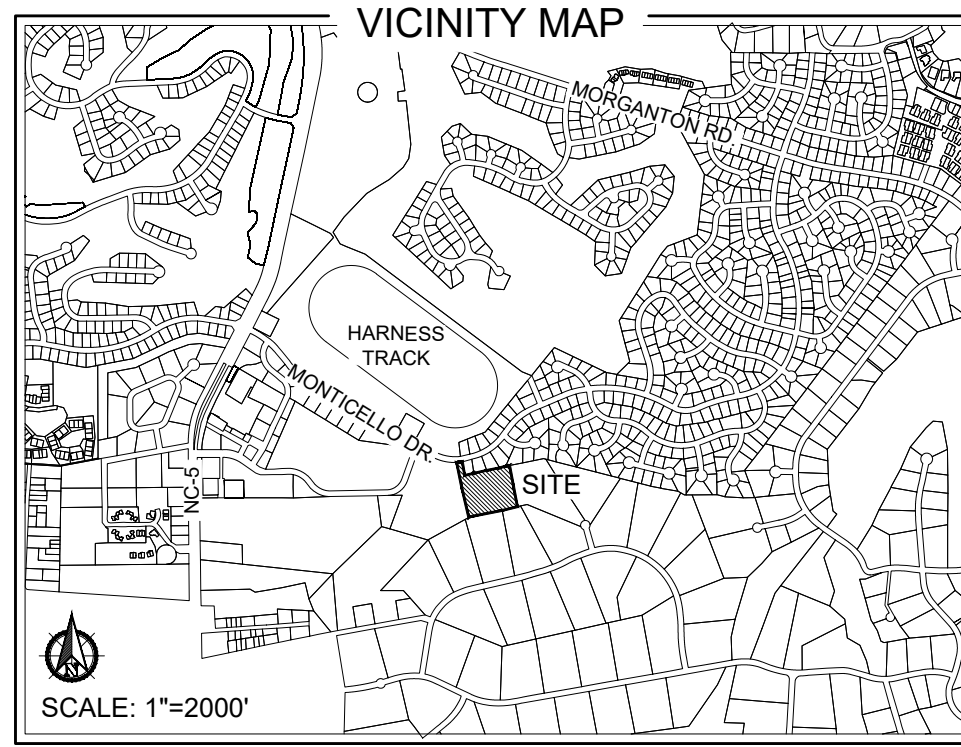
REVISIONS:

MONTICELLO DRIVE
 PINEHURST, NORTH CAROLINA

GENERAL CONCEPT PLAN

DATE: 08-13-2025
 DESIGNED BY: REK
 DRAWN BY: PJS
 CHECKED BY: REK
 SCALE: 1" = 40'-0"
 PROJECT #: KRD22076
 SHEET NUMBER:
L-1.0





ZONING INFORMATION

EXISTING ZONING CLASSIFICATION: R-30
 PROPOSED ZONING CLASSIFICATION: R-15-CD

SETBACKS (PROPOSED):
 FRONT: 30'
 SIDE: 15'
 SIDE STREET: 20'
 PROPOSED REAR (ALL LOTS): 50'

PROPERTY INFORMATION

PROPERTY OWNER:
 HALLSHAN, LLC
 54 ROYAL COUNTY DOWN
 PINEHURST, NC 28374

PIN: 856109271476 **PARCEL ID:** 00019245
DB: 6130 **PG:** 10

TOTAL ACREAGE: ±5.19 AC

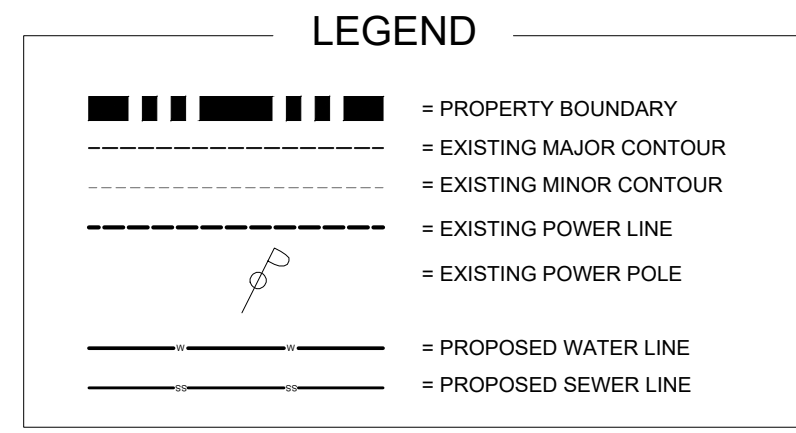
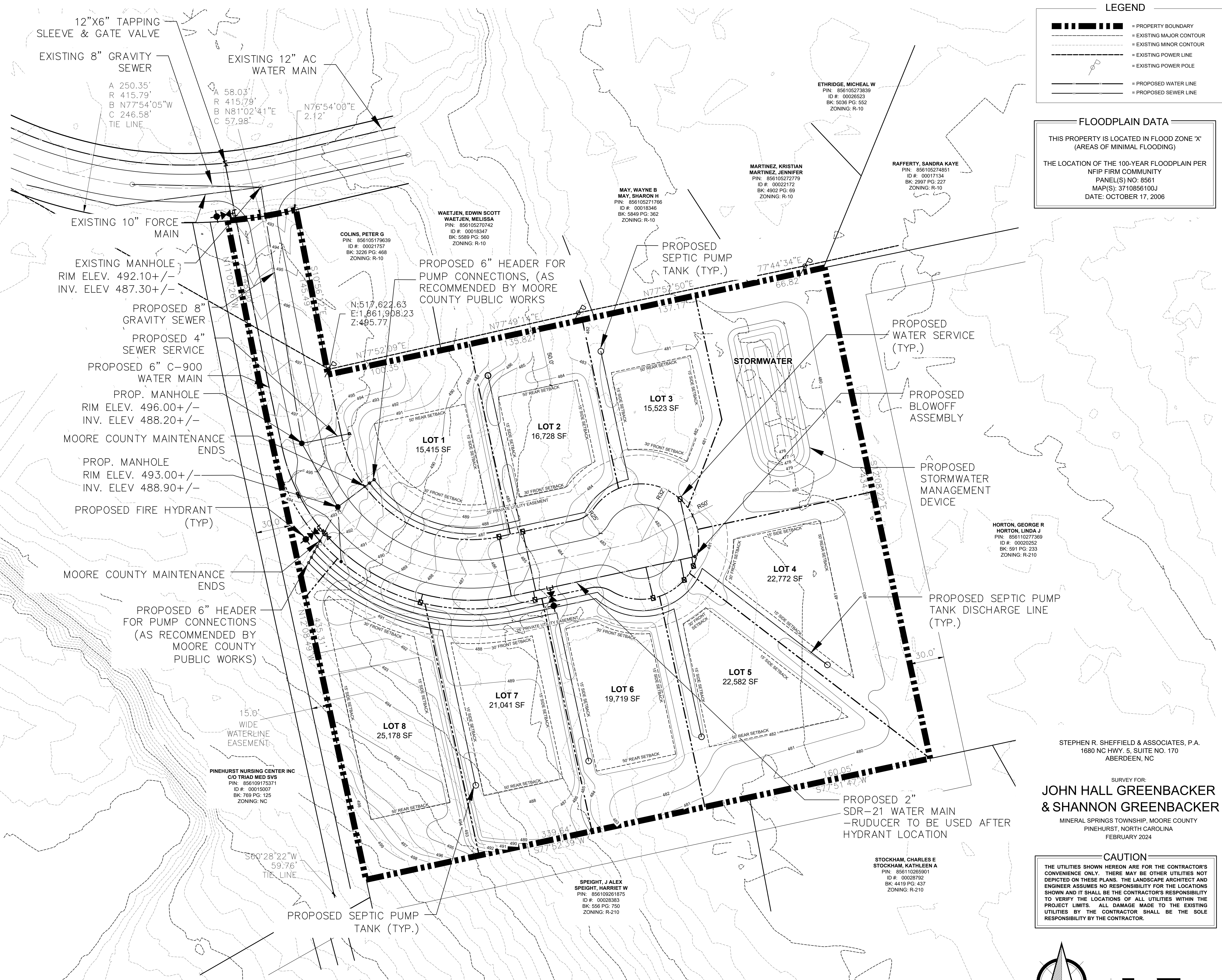
TOTAL LOTS: 8 SINGLE FAMILY (1.54 UNITS / AC)

OPEN SPACE: ±0.45 AC (8.7%)

IMPERVIOUS SURFACE: ±0.38 AC (8.4%)
 EXCLUDES RESIDENTIAL LOTS
 INDIVIDUAL LOTS WILL BE RESTRICTED TO
 NO MORE THAN 37.5% IMPERVIOUS
 SURFACE

NOTES

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FLOODPLAIN DATA

THIS PROPERTY IS LOCATED IN FLOOD ZONE 'X' (AREAS OF MINIMAL FLOODING)

THE LOCATION OF THE 100-YEAR FLOODPLAIN PER NFIP FIRM COMMUNITY PANEL(S) NO. 8561 MAP(S): 3710856100J DATE: OCTOBER 17, 2006

KOONTZJONESDesign
 LAND PLANNING | LANDSCAPE ARCHITECTURE

140 APRILCROSS ROAD, SUITE B
 PINEHURST, NC 28374
 P: (910) 684-6867
 W: www.koontzjonesdesign.com

REVISIONS:

REVISIONS:

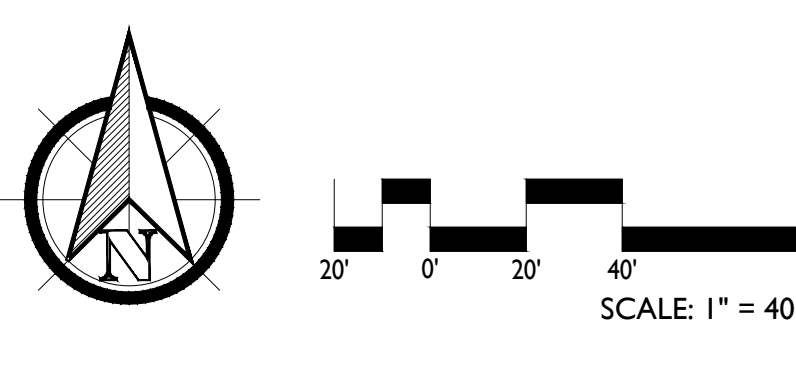
REVISIONS:

STEPHEN R. SHEFFIELD & ASSOCIATES, P.A.
 1680 NC HWY. 5, SUITE NO. 170
 ABERDEEN, NC

SURVEY FOR:
JOHN HALL GREENBACKER & SHANNON GREENBACKER
 MINERAL SPRINGS TOWNSHIP, MOORE COUNTY
 PINEHURST, NORTH CAROLINA
 FEBRUARY 2024

CAUTION

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT DEPICTED ON THESE PLANS. THE LANDSCAPE ARCHITECT AND ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE PROJECT LIMITS. ALL DAMAGE MADE TO THE EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY BY THE CONTRACTOR.



MONTICELLO DRIVE
 PINEHURST, NORTH CAROLINA

PRELIMINARY UTILITIES PLAN

DATE: 08-13-2025
 DESIGNED BY: REK
 DRAWN BY: PJS
 CHECKED BY: REK
 SCALE: 1" = 40'-0"
 PROJECT #: KRD22076
 SHEET NUMBER:
L-1.1



NEIGHBORHOOD MEETING REPORT

DATE: August 20, 2024

PROJECT: Monticello Drive – Conditional Rezoning

LOCATION: Village Hall
395 Magnolia Road
Pinehurst, NC 28374

SUBMITTED BY: Bob Koontz

ATTENDEES: Bob Koontz, Koontz Jones Design, PLLC
Paul Saathoff, Koontz Jones Design, PLLC
John Hall Greenbacker, Property Owner

An informal Neighborhood Meeting was held on Tuesday, August 20, 2024, from 4:00 p.m. to 6:00 p.m. in the Village of Pinehurst Village Hall. The Village of Pinehurst requires this meeting for Conditional District rezoning applications. This meeting allowed adjoining property owners to review the proposed plans for the project and discuss the plans with the development team. Neighborhood meetings provide the applicant with an important dialogue with adjacent owners to understand the issues and concerns of the residents living near the proposed project. A site plan, existing site conditions, aerial photograph, and overall aerial property map were available for review. All adjoining parcel owners within the direct vicinity of the proposed property were notified by letter at least ten (10) days before the meeting date.

Representatives from three of the adjoining properties located along the north side of the property took the opportunity to review the plans and discuss the project with the development team. (See attached sign-in sheet)

Questions relating to many aspects of the development were raised and responded to by the development team based on the current direction of the plan. The adjoining owners were interested in what would be developed next to their residences. The following is a list of questions posed to the development team and dialogue related to those questions:

- How far will the buildings be setback from the property boundaries?: It was explained that, as proposed, the R-15 zoning requires a 30' rear setback, which is greater than the adjacent R-10 zoning. It was also explained that as a condition of the rezoning, lots adjacent to existing R-210 zoning would have an increased rear setback of 50', equal to



that of the R-210 zoning requirements. Discussion occurred with both the applicant and adjacent owners about providing a buffer or increased setback next to their property. It was discussed that with the conditional rezoning application could propose an increased rear setback of 50' for all lots. With the conditional district this could occur and be greater than the R-30 required setbacks.

- Location of existing overhead power line and poles: It was noted by neighbors that there is an existing overhead power line, easement, and poles located on the property. The applicant team pointed out the location of the overhead line and poles on the plans. The overhead line runs just north of the proposed property boundary before cutting through the 'flag portion' of the parcel. It was noted that easement falls on both the adjacent and proposed properties and that this will remain, and that any requirements related to the easement and powerline will be met.
- Number of lots: It was discussed with the adjacent property owners that the plan proposed 9 single family lots but that it would likely be reduced to 8 lots to accommodate for stormwater management on the eastern side of the property. The probable location was shown by the applicant's team. It was also described that the current R-30 zoning would allow for approximately 5-6 lots.



Robert Koontz, RLA

These notes reflect the author's interpretation of the events during the referenced meeting. Any additions or modifications required should be submitted to the author in writing.

Photos of the Neighborhood meeting setup:





**MONTICELLO DRIVE
CONDITIONAL REZONING NARRATIVE AND CONDITIONS**

The property described as Monticello Drive in the submitted documents and exhibits is a ±5.19-acre parcel located within the Monticello neighborhood in Pinehurst. It is located on the south side of and accessed via Monticello Drive. Zoning for the property is currently designated as R-30, Medium Density Residential and is bordered to the west by the Pinehurst Healthcare and Rehabilitation Center (Neighborhood Commercial), and to the south and east by The Country Club of North Carolina development (R-210). Adjacent parcels located to the north along Monticello Drive are zoned R-10, Medium Density Residential, which is consistent with the overall Monticello neighborhood (Phase 1, Unit 8).

The applicant and property owner, Hallshan, LLC, seeks to develop a residential development of eight (8) single-family detached homes to be located on the ±5.19 acre property. This conditional rezoning application proposes rezoning the parcel to R-15-CD. The attached documents and application include the applicant's proposal for the property's Conditional District (R-15-CD) zoning.

PROJECT DESIGN AND CONDITIONS

A. Streets and Access

- 1) Access will be provided from Monticello Drive, a public street. The property contains a ±60' 'flag' connection to Monticello Drive and a new public roadway will be constructed which will connect to Monticello Drive through this 'flag' portion of the property. The proposed residential lots will be accessed via the new roadway. The new roadway will terminate with a cul-de-sac which is consistent with other areas of the existing development. The roadway will have a 60' public right-of-way.
- 2) It is intended that the new roadway fit the character of the existing development where no curb and gutter currently exist. Per the Village's Engineering Standards and Specifications manual, this is permitted with a 60' right-of-way which has been proposed.
- 3) Matching the character of the existing neighborhood, a sidewalk has not been proposed. No sidewalks exist within the adjacent neighborhood, thus any new sidewalk within the proposed development will not connect to an existing pedestrian system. As a **condition** of the rezoning, a sidewalk within the development is not proposed.
- 4) All streets will be designed to accommodate emergency vehicles per Pinehurst Village Roadway Design Standards.
- 5) Street trees will be provided as required along the new public roadway.

B. Lot Sizes & Setbacks

- 1) With the proposed conditional rezoning, the property will be zoned R-15-CD and will meet the R-15 dimensional requirements per Table 9.2a of the PDO unless otherwise noted.
- 2) The minimum lot size per the R-15 dimensional requirements is 15,000 SF. As proposed, all lots will exceed the minimum lot size and thus be larger than the neighboring R-10



zoned residential lots within the existing development which require a minimum lot size of 10,000 SF.

- 3) Front & Side building setbacks will follow the R-15 dimensional requirements of 30' (front), 15' (side), & 20' (side street). As a **condition** of the rezoning, rear setbacks will be increased from 30' to 50' to allow for greater separation between the proposed and existing residential developments. A rear setback of 50' is also greater than the requirements of the current R-30 zoning (30') and is consistent with adjacent R-210 zoned property.
- 4) Setbacks are shown on the submittal package's General Concept Plan on sheet L-1.0.

C. Stormwater

- 1) Stormwater management best practices will be applied as necessary to control and treat stormwater runoff for the project. Stormwater will be controlled and treated for the total new impervious surface created by the site's development.
- 2) Stormwater runoff is proposed to be controlled on-site utilizing a basin located on the eastern side of the property. This area is the lowest spot on the property and the natural drainage collection area.
- 3) The applicant will obtain permits required by all state and local agencies for stormwater management on the site.
- 4) The property does not fall within a watershed or high-quality water area.

D. Utility Service

- 1) Moore County Public Utilities can provide adequate water and sewer service to service this development. Utilities currently exist on Monticello Drive and the property will be designed to connect to existing utilities.
- 2) Due to the existing topography of the site, individual septic pump discharge tanks have been proposed for each lot. Individual discharge lines will then connect to a public sewer service line. Individual homeowners or the POA/HOA will be responsible for maintaining the discharge lines. A preliminary utility layout has been provided on Sheet L-1.1 included in this application.
- 3) Power is readily available for the property. There is an existing overhead power line and associated easement running along the northern portion of the property and crosses along the flag portion of the parcel. This power line and easement will remain, and any requirements associated with said power line and easement will be met. The applicant will work with Duke Energy as needed at the time of site plan design and construction.

E. Lighting

- 1) All street lighting and any additional lighting will meet the standards of Section 9.8 of the PDO.

F. Soil Erosion and Sediment Control

- 1) Soil erosion and sediment control during construction will be provided per Section 9.12 of the PDO and all state standards.
- 2) The developer will obtain an erosion control permit from NCDWQ for the project as required.

G. Project Conditions

- 1) As a part of the conditional rezoning application, two conditions have been proposed and are described below. Unless otherwise noted, the project will follow all requirements of the Village of Pinehurst PDO and the Engineering Standards and Specifications manual.
 - As a **condition** of the rezoning, a sidewalk within the development is not

proposed. To match the character of the existing neighborhood, no sidewalk will be built within the proposed development. There are no sidewalks along any of the existing roadways within the Monticello neighborhood. Any sidewalks built within the proposed development will not connect to an existing pedestrian network or trail system and will only internally serve the eight (8) lots proposed.

- As a **condition** of the rezoning, rear setbacks will be increased to 50'. Per the dimensional requirements table, R-15 zoning requires a rear building setback of 30'. To allow for greater separation between the proposed and existing residential developments, the rear setback will be increased to 50'. This setback is greater than the current R-30 rear setback requirement (30') and is consistent with the adjacent R-210 zoned property.

The descriptions and conditions described above will apply to the entire project as indicated in the Conditional District General Concept Plan document

Should the PDO be modified after this application is approved, all standards referenced above as meeting PDO standards will be based on the PDO standards in effect on that date. In the event of modifications to the PDO, the applicant reserves the right to accept the new PDO standards for property development.

DR. J.H. CARTER III & ASSOCIATES, INC.

Environmental Consultants
515 F Midland Road · Southern Pines, N.C. 28387
(910) 695-1043 · Fax (910) 695-3317

10 July 2025

Mr. John Greenbacker
54 Royal County Down
Pinehurst, NC 28374

Dear Mr. Greenbacker:

On 27 June 2025, personnel from Dr. J. H. Carter III & Associates, Inc. (JCA) conducted a red-cockaded woodpecker (*Dryobates borealis*=*Picoides borealis*) (RCW) survey of an 5.19-acre undeveloped parcel (ID #00019245) on Monticello Drive in Pinehurst, Moore County, North Carolina (NC).

The property had a dense overstory of longleaf (*Pinus palustris*) and loblolly (*P. taeda*) pines, mockernut hickory (*Carya tomentosa*), tulip poplar (*Liriodendron tulipifera*) and southern red oak (*Quercus falcata*), a moderately dense midstory of blackjack oak (*Q. marilandica*) and southern red oak, sweetgum (*Liquidambar styraciflua*), tulip poplar and red maple (*Acer rubrum*), and a moderately dense ground cover of muscadine grape (*Muscadina rotundifolia*).

No RCW cavity trees were found on the property. The parcel is within the one-half mile radius foraging habitat partition for inactive SOPI Cluster 54. The nearest known RCW cavity tree (tree #2102) contains a relic cavity and is located approximately 735 feet north of the parcel in SOPI 54.

The RCW Recovery Plan (United States Fish and Wildlife Service (USFWS) 2003) defines a cluster as the aggregation of cavity trees used and defended by a group of RCWs plus a 200-ft. buffer of contiguous forest. The Recovery Plan also outlines the minimum acreage, distribution and stocking levels of foraging habitat required to conserve a family group of RCWs. Foraging habitat is defined as stands of pine or pine-hardwood more than 30 years old, located within one-half mile of, and contiguous to, an active or managed RCW cluster. Landowners within RCW habitat have a responsibility to minimize the removal of RCW foraging habitat (pine trees ≥ 10 inches in diameter at breast height (dbh)) and must notify the USFWS Raleigh Area Field Office prior to such removals.

Property development within a cluster and associated foraging habitat is potentially harmful to RCWs, may violate the Endangered Species Act and must be authorized by the USFWS. Removing pine trees within the cluster contributes to habitat fragmentation making RCWs more vulnerable to predation and more susceptible to having other species take over their cavities. Based on the results of this survey there are no RCW-related restrictions on developing this residential lot. Please note that the USFWS is recommending minimizing the removal of pine trees ≥ 8 inches in dbh to the extent practicable.

The USFWS will require additional information prior to issuing a response/concurrence to this letter. To obtain that concurrence submit this letter along with the attached cover page (completed) and a site plan to the USFWS Raleigh Area Field Office in North Carolina. The letter and associated materials can be sent to Raleigh@fws.gov. A copy of this letter along with a letter from the USFWS may be required when you request a building permit from your local Planning and Zoning office.

The RCW survey results are valid for a period of **one year** from the date of this letter. If a RCW constructs a cavity in a pine tree on the aforementioned lot within the one-year time frame, this letter **does not** allow disturbance (within 50 ft.) or removal of the cavity tree. You **must** get additional approval from the USFWS for removal or disturbance of a RCW cavity tree. Please feel free to call if you have any questions or comments.

Sincerely,

William Mullin
Wetland & Wildlife Biologist



HYDRANT FLOW TEST REPORT

LOCATION: BLAKE BLVD & MONTICELLO DR

DATE: 7/23/2025

TIME: 2:00 PM

TEST MADE BY: ADS & MW

REPRESENTATIVE OF: MOORE COUNTY PUBLIC UTILITIES

WITNESS: N/A

PURPOSE OF TEST: FIRE FLOW

CONSUMPTION RATE DURING TEST: N/A GPM

IF PUMPS AFFECT TEST, INDICATE PUMPS OPERATING:

FLOW HYDRANT #s	A ¹	A ²	A ³
	6098		
SIZE NOZZLE:	2 1/2	IN	
PITOT READING:	44	PSI	
TOTAL GPM:	1110	GPM	
RESIDUAL HYDRANT #	6150		
STATIC_B	71	PSI	
RESIDUAL_B	68	PSI	
PROJECTED RESULTS AT	20	PSI	RESIDUAL <u>5126</u> GPM

REMARKS:

MONTICELLO TANK LEVEL: 17.57'

WELLS: ON

THURLOW BPS: 2 PUMPS ON

MCCASKILL BPS: OFF

NC211 BPS: OFF

ISO Fire Flow Worksheet

Needed Fire Flow Work Sheet (ISO formulas)

$NFF = (Ci)(Oi)(Xi+Pi)$

$C=18F(Ai)^{0.5}$

Address:	Monticello Drive		
Project Name:	Monticello Drive	Occupancy Type:	Single Family
Construction Type:	Ordinary	Number of Stories:	2

STEP 1

Take the area, which is 100% sq. ft. of the first floor plus the following percentage of the total area of the other floors.

First Floor Area in Sq. Ft Sq. Ft. @ 100%

Additional Floors

Enter total area in sq. ft for all other floors

Total Area Entire Building

STEP 2

F = Coefficient related to the class of construction as determined by using the construction type found in SBCCI

Construction Type	Class	F Value
Frame	1	1.5
Joist Masonry	2	1
Non-combustible	3	0.8
Heavy Timber	4	0.8
Modified fire resistance	5	0.6
Fire resistive	6	0.6

Construction Class

Square Root of the Area x F x 18 = C Value

ISO Fire Flow Worksheet

Needed Fire Flow Work Sheet (ISO formulas)

STEP 4

Now consider the exposure factor (Xi) - (Separation between buildings)

Distance (feet to the exposed building)	Xi	>3 stories
0-10	0.22	0.47
11-30	0.18	0.43
31-60	0.13	0.38
61-100	0.09	0.34

Distance, in feet, to the exposed building

Xi (from table)

Multiply GPM from step 4 by (1+Xi)

Total From Step 4

STEP 5

Approved Fire Sprinkler System? (Y or N)

Take fire flow from step 5 and multiply by sprinkler credit of 0.25

Sprinkler credit

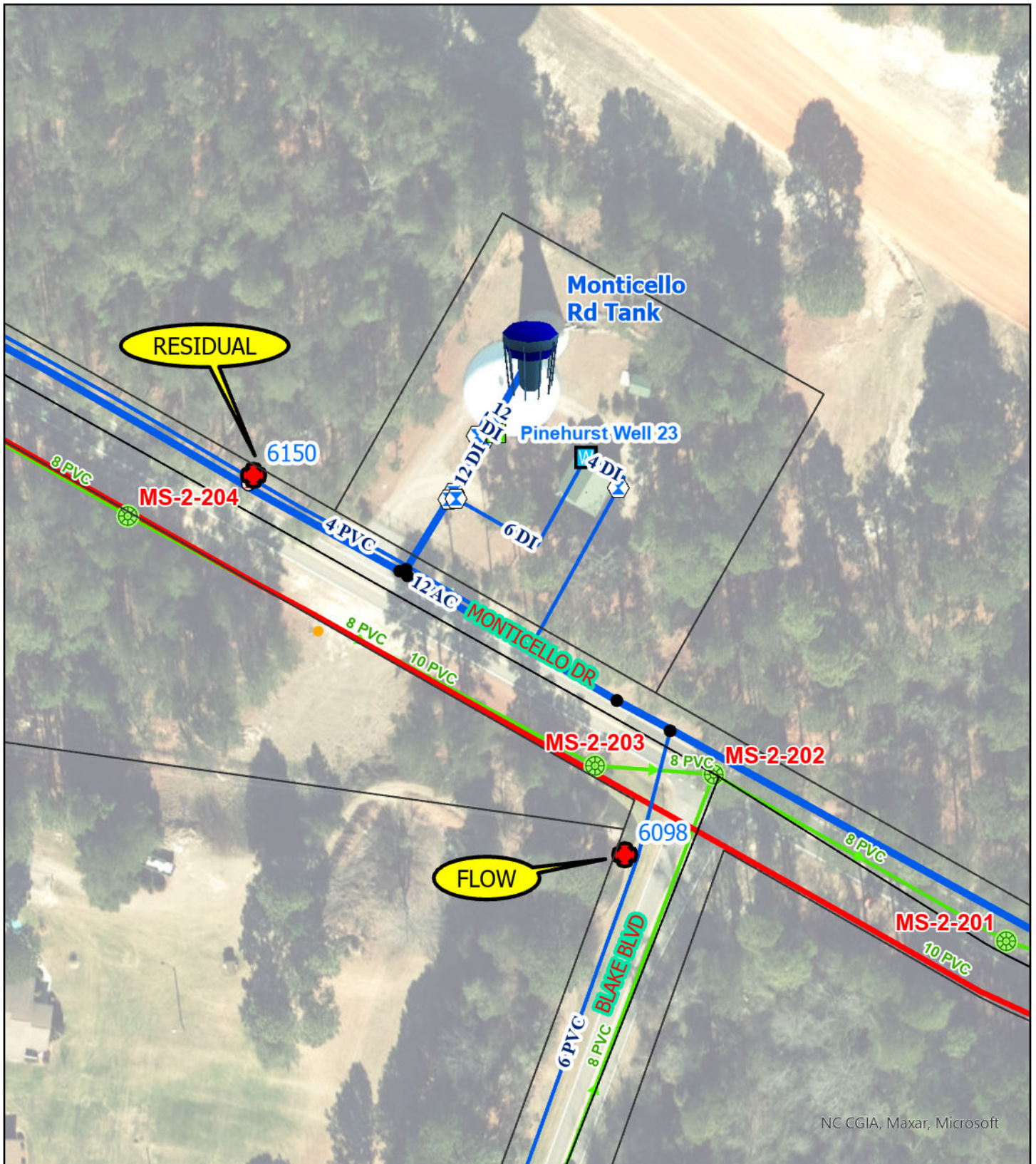
Now subtract sprinkler credit from fire flow in step 4

NEEDED FIRE FLOW	1500 GPM
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ISO Fire Flow Worksheet

Needed Fire Flow Work Sheet (ISO formulas)

<p>STEP 3</p>	<p>Multiply result of rounded off GPM by the Occupancy Factor (O_i)</p> <p>Noncombustible (C-1) = No active fuel loads such as storage of asbestos, clay, glass, marble, stone, or metal products.</p> <p>Limited - Combustible (C-2) = Limited fuel loads such as airports, apartments, art studios, auto repair, auto showroom, aviaries, banks, barber shops, beauty shops, churches, clubs, cold storage warehouses, day care center, educational occupancies, gas stations, green houses, health clubs, hospitals, jails, libraries, medical labs, motels, museums, nursing homes, offices, radio stations, recreation centers, and rooming houses.</p> <p>Combustible (C-3) = Moderate fuel loads such as auto part stores, auto repair training center, bakery, bookstores, bowling centers, casinos, commercial laundries, contractor equipment storage, dry cleaners with no flammable fluids, leather processing, municipal storage buildings, nursery sales stores, pavilions, pet shops, photographic supplies, printers, restaurants, shoe repair, supermarkets, theaters, vacant buildings, and most wholesale & retail sales occupancies.</p> <p>Free-Burning (C-4) = Active fuel loads such as aircraft hangers, cabinet making, combustible metals, dry cleaners using flammable fluids, feed stores, furniture stores, kennels, lumber, packaging and crating, paper products manufacturing, petroleum bulk distribution centers, tire manufacturers, tire recapping or retreading, wax products, and wood working shops.</p> <p>Rapid-Burning (C-5) = Contents that burn with great intensity, spontaneously ignite, have flammable or explosive vapors, or large quantities of dust such as ammunition, feed mills, fireworks, flammable compressed gases, flammable liquids, flour mills, highly flammable solids, matches, mattress factories, nitrocellulose-based products, rag storage, upholstery shops, & waste paper storage.</p> <p>Occupancy Class Selected (1 thru 5) 1</p> <p>GPM x O_i 1312.5</p>	<p>Occupancy Factor</p> <p>0.75</p> <p>0.85</p> <p>1.0</p> <p>1.15</p> <p>1.25</p>
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NC CGIA, Maxar, Microsoft



MOORE COUNTY PUBLIC WORKS ENGINEERING DIVISION

WO-071525-022 Hydrant Flow Test Map

Moore County GIS Disclaimer:
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DATE: 7/23/2025



**Review and Approval of the 2026 P&Z / BOA Meeting Schedule
ADDITIONAL AGENDA DETAILS:**

FROM: Shannon Konstantinou, Village Clerk
CC: Planning & Zoning Board; Alex Cameron; Jeanann Dawson
DATE OF MEMO: 10/31/2025

MEMO DETAILS

ATTACHMENTS

1. 2026 P&Z-BOA Meeting Schedule



2026 PLANNING AND ZONING BOARD / BOARD OF ADJUSTMENT SCHEDULE

BOARD/COMMITTEE	FREQUENCY	LOCATION	TIME	DATES	
PLANNING AND ZONING BOARD BOARD OF ADJUSTMENT (FOLLOWING P&Z AS NEEDED)	1 st Thursday	Assembly Hall	4:00 PM	01/08/2026* 02/05/2026 03/05/2026 04/09/2026* 05/07/2026 06/04/2026	07/09/2026* 08/06/2026 09/03/2026 10/01/2026 11/05/2026 12/03/2026

**Date has been changed due to a Holiday*