Planning & Zoning Board
Agenda for Regular of December 4, 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 November 06, 2025, Regular Meeting Minutes

3. Public Hearing

   A. Public Hearing No. 1 - 7941 US Highway 15-501 Conventional Rezoning

   The purpose of the hearing is to consider an Official Zoning Map Amendment for approximately 12.27 acres of land located at 7941 US Highway 15-501 and further identified by Parcel ID #00021713 & 00022802. This proposed map amendment would zone the property from R-5 (High Density Residential) to NC (Neighborhood Commercial). The property owner is Tommy's Rental, Inc. and applicant is Mubarak Shahbain.

   B. Public Hearing No. 2 - 275 McCaskill Rd. Conditional Zoning

   The purpose of the public hearing is to consider an Official Zoning Map Amendment for approximately 2.82 acres of land located at 275 McCaskill Rd. and further identified as Parcel ID #00025962. The proposed map amendment would zone the property from VP-FBD-H&I (Village Place Form Based District Blocks H&I) to VP-FBD-H&I CD (Village Place Form Based District Blocks H&I Conditional District) and would allow for the development of 2 multi-use buildings totaling 35,000 square feet and associated site features. The property owner is 490 Broad, LLC and the applicant is Bogle Firm Architecture.

4. Next Meeting Date

   A. 01-08-2026 Planning & Zoning Regular Meeting

5. Motion to Adjourn

Vision: The Village of Pinehurst is a charming, vibrant community which reflects our rich history and traditions.
Mission: Promote, enhance, and sustain the quality of life for residents, businesses, and visitors.
Values: Service, Initiative,Teamwork, and Improvement.

Approval of November 06, 2025, Regular Meeting Minutes
ADDITIONAL AGENDA DETAILS:

FROM: Jeanann Dawson, Administrative Specialist
CC: Planning & Zoning Board;
DATE OF MEMO: 11/21/2025

MEMO DETAILS

ATTACHMENTS
1. 11-06-2025 PZ Draft Minutes

PLANNING AND ZONING BOARD
REGULAR MEETING
THURSDAY, November 6th, 2025
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM

Board Members Present:	Board Members Absent:	Staff Present:
Matt Jones, Chair	Louise Mercuro	Alex Cameron, Planning & Inspections Director
Bill Colmer		Maria Klein, Senior Planner
Bruce Hironimus		Michael Mandeville, Senior Planner
Ed Krogulski		Jeanann Dawson, Clerk to the Board
Amy Foushee		
Carol Henry		
Devin Macfarlane		

Approximately 7 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. 10-02-2025 Regular Meeting Minutes

Ms. Foushee moved to approve the minutes of October 2nd, 2025, Regular Meeting. Seconded by Mr. Colmer. Approved by a vote of 6-0.

Mr. Macfarlane recused himself from the public hearing due to personal conflict.

Mr. Colmer moved to recess the Regular Meeting and enter the Public Hearing. Seconded by Mr. Hironimus. Approved by a vote of 5-0.

III. Public Hearing

A. Monticello Road Conditional Rezoning Request (PLN-2025-00034)

The purpose of this public hearing 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 Greenbacker of Hallshan, LLC.

Mr. Mandeville presented a PowerPoint presentation outlining the request to rezone from R-30 Medium Density to R-15 Conditional District (Medium Desity Residential). Mr. Mandeville discussed the proposed conditions, including increasing the rear yard setback from 30 to 50 feet, waiving the curb and gutter requirements, a reduction of the required street right-of-way width, and the removal of required sidewalks. Mr. Mandeville noted both the existing and proposed zoning districts are consistent with the 2019 Comprehensive Plan and is supported by the Guiding Principle # 2: Balancing Conservation & Growth.

Mr. Jones thanked Mr. Mandeville for his presentation and asked if any Board members had questions.

Mr. Colmer asked for clarification regarding the requested condition to waive the curb and gutter requirement and how this aligns with the 2019 Comprehensive Plan. Mr. Cameron explained that while the preferred standard includes curb and gutter the Village Engineer has the authority to grant a waiver under certain circumstances.

Mr. Colmer asked whether there was anything topographically notable about the parcel. Mr. Mandeville explained the property is generally wooded and appears flat, it does contain a slight slope toward the pond area, but nothing topographically unusual.

Ms. Foushee inquired if the surrounding neighborhoods include curb and gutter. Mr. Mandeville advised that they do not.

Mr. John Greenbacker, property owner, and Mr. Paul Saathoff, Koontz Jones Design gave a brief presentation detailing the intentions behind seeking the proposed rezoning request.

Mr. Saathoff addressed the questions regarding the request to waive the curb, gutter, and sidewalk requirements. He explained that the intent is to maintain consistency with the character of the surrounding neighborhood, which does not include curbs, gutters, or sidewalks.

Mr. Jones inquired about the proposed storm drainage plan. Mr. Saathoff advised the engineering plans are not finalized but noted that the design will

be consistent with the existing development, utilizing swales and catch basins as needed.

Mr. Hironimus inquired about the proposed lot sizes in comparison to the existing neighborhood. Mr. Saathoff explained that the lots will range from 15,000 to 25,000 square feet. Mr. Hironimus asked about the design of the homes, including garage placement. Mr. Saathoff responded that no decisions have been made regarding home types and design.

Mr. Jones inquired about the proposed sewer layout for the development. Mr. Saathoff explained that due to the property's topography and existing sewer elevations along Monticello Drive, the lots would require grinder pumps to convey sewer flow back to the roadway and connect to the existing sewer system. Some of the lines are located out of the individual lot boundaries and will require easements in front yards for access. Mr. Jones asked about the management of the lines, Mr. Saathoff stated that oversight would be addressed through covenants and restrictions recorded with the property deeds. Mr. Greenbacker stated an HOA is not anticipated; the easements would allow property owners access to the sewer lines if maintenance were needed.

Mr. Jones questioned the absence of sidewalks and how residents would access the proposed community mailbox. Mr. Saathoff explained a small pull off area has been included where vehicles can safely stop to retrieve mail while entering or leaving the development. Mr. Krogulski inquired about the benefits of having a mail kiosk versus individual mailboxes. Mr. Saathoff explained this is now a requirement of the mail service.

Mr. Krogulski inquired if the Village had any plans to add sidewalks to the Monticello neighborhoods. Mr. Cameron advised there are not any immediate plans for additional sidewalks.

Mr. Jones opened the Public Hearing to Public Comments.

Mr. Peter Collins, 700 Monticello Drive expressed his concerns about the rezoning. Mr. Collins argued there is no clear benefit to the neighborhood from the rezoning, citing the smaller lot developments nearby that increased density in the area. Mr. Collins raised concerns about the traffic and safety along Monticello Drive. He concluded by stating he understood the developer's interest in maximizing revenue; however, this is not a neighborhood benefit.

Ms. Sharon May, 720 Monticello Drive, concurs with Mr. Collins' statements regarding the lack of need to rezone. Ms. May compared the proposed lot

sizes and feels they are inconsistent with the surrounding properties and expressed there is not a need for additional small lot developments in the immediate area.

Mr. Collins added that the 60-foot access road comes approximately 17.5 feet from his house and regardless of the Boards decision he would like for consideration to be made when establishing an appropriate buffer zone between his property and the proposed access road.

Mr. Jones thanked both residents for their comments.

Mr. Hironimus moved to adjourn the Public Hearing and re-enter the Regular Meeting. Seconded by Mr. Colmer. Approved by a vote of 5-0.

The Board entered deliberation.

The Board discussed their concerns about additional traffic, lot sizes and felt the development could proceed under its existing zoning without jeopardizing the surrounding property owners. The Board discussed the guiding principles and implementation strategies.

Ms. Henry moved the Planning and Zoning Board to *recommend* ***denial*** of the rezoning to the Pinehurst Village Council and find that the rezoning **is not consistent** with the 2019 Comprehensive Plan because it is not 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 inconsistent with Guiding Principle 2: Balancing Conservation & Growth. The Plan calls for balancing the need to conserve land while allowing purposeful, quality development in strategic locations. Rezoning approximately 5.19 acres of R-30 to R-15-CD is inconsistent with implementation strategy 2.17 due to the change to a higher density from R-210 to R-10. Seconded by Ms. Foushee. The request was denied by a vote of 5-0.

Mr. Macfarlane re-entered the meeting following the conclusion of the hearing.

IV. General Business

A. Review and Approval of the 2026 P&Z/BOA Meeting Schedule

Mr. Colmer moved to approve the proposed 2026 B&Z/BOA Meeting Schedule. Seconded by Mr. Macfarlane Approved by a vote of 6-0.

V. Next Meeting Date

A. 12-04-2025 Regular Meeting

VI. Motion to Adjourn

Mr. Macfarlane moved to adjourn the Regular Meeting at 5:17 PM. Seconded by Ms. Henry. Approved by a vote of 6-0.

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.

DRAFT

Public Hearing No. 1 - 7941 US Highway 15-501 Conventional Rezoning

ADDITIONAL AGENDA DETAILS:

The purpose of the hearing is to consider an Official Zoning Map Amendment for approximately 12.27 acres of land located at 7941 US Highway 15-501 and further identified by Parcel ID #00021713 & 00022802. This proposed map amendment would zone the property from R-5 (High Density Residential) to NC (Neighborhood Commercial). The property owner is Tommy's Rental, Inc. and applicant is Mubarak Shahbain.

FROM: Michael Mandeville, Senior Planner
CC: Planning & Zoning Board;
DATE OF MEMO: 11/10/2025

MEMO DETAILS

ATTACHMENTS

1. Staff Report with Attachments
2. Neighborhood Meeting Report 10.09.2025
3. Moore County Zoning Map

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: November 28, 2025
Subject: Staff Report for Proposed Rezoning of 12.27 Acres at 7941 US 15-501

Applicant:	Mubarak Shahbain
Owners:	Tommy's Rentals, Inc.
Property Location:	7941 US 15-501
Rezoning:	Current Zoning Districts: R-5 (High Density Residential) District is established as a district in which the principal use of land is for high-density residential uses. The district is further intended to discourage any use which would be detrimental to the predominately residential nature of the areas included within the district. R-20 (Medium Density Residential) District is established as a district in which the principal use of land is for medium-density residential uses. The 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 NC (Neighborhood Commercial) District is established as a district in which the principal use of land is for small scale commercial, retail, office and service uses to serve the surrounding residential districts.
Current Land Use:	Parcel ID#00021713 has an existing service station; Parcel ID# 00022802 is undeveloped
Proposed Future Land Use:	New service station and general retail units

Request:

The applicant requests a rezoning of +/- 12.27 acres currently zoned R-5 (High Density Residential) and R-20 (Medium Density Residential) to the NC (Neighborhood Commercial) in order to allow for the uses associated with the NC 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. If approved all allowable uses in the NC zoning district will be available to the owner and subsequent owners of the property. As such, no general concept plan is required.

Analysis:

Background/Location

The subject property is located within the Village's Extraterritorial Jurisdiction (ETJ) and is defined as being Moore County Parcel ID #00021713 and 00022801. The owner of the property is Tommy's Rental, Inc. and applicant is Mubarak Shahbain. The parcel has approximately 1,300 total feet of frontage along US Highway 15-501.

Adjoining properties to the east and south are in the Village of Pinehurst ETJ and zoned R-5 and R-20. Adjoining properties to the west and the north are in Moore County's jurisdiction. The properties to the west are zoned B-1, B-2, and RA-2. The B-1 and B-2 districts are commercial and RA-2 is a residential district. The parcel to the north is split zoned between Moore County and the Village of Pinehurst ETJ and are zoned RA-40 (Moore) and R-5 (VOP), which both are residential.

A current service station owned and operated by Tommy's Rentals, Inc is currently located on 7941 US 15-501(parcel ID# 00021713) and within the R-5 zoning district. In order to facilitate redevelopment of the property the undeveloped parcel to the east parcel ID# 00022802 is being requested for the rezoning. The existing service station is a legal non-conformity and would be allowed to operate as such following the standards in Chapter 2 of the PDO.

The property meets the dimensional requirements for the 10,000 square foot minimum lot size and width of 75' at the street for the NC district. The existing R-5 zone allows a minimum lot size of 5,000 square feet with a width of 20' at the street, while the R-20 zone requires a minimum lot size of 20,000 square feet with the same 20' street width.

The R-5 (High Density Residential) and R-20 (Medium Density Residential) zoning districts are residential district and the NC (Neighborhood Commercial District) is a commercial district. These two districts will offer many differing types of uses. The current use of a service station would not be allowed in the R-5 or R-20 district, thus the use is currently non-conforming.

Use Type	R-5 and R-20 (Existing Zoning)	NC (Proposed Zoning)
Funeral Home	Not allowed	Allowed

Medical Clinic	Not allowed	Allowed
Personal Services	Not Allowed	Allowed
Post Office	Not allowed	Allowed
Professional Services	Not Allowed	Allowed
Radio/TV Studio	Not allowed	Allowed
Small Equipment Repair/Rental	Not allowed	Allowed
Small Engine Repair/Sales	Not allowed	Allowed
Garden Center	Not allowed	Allowed
Outside Sales	Not allowed	Allowed with special Requirements
Theater, Indoor	Not allowed	Allowed
Civic/Cultural Facilities	Not allowed	Allowed
Private Club	Not allowed	Allowed
Public Safety Station	Allowed with special requirements	Allowed with special requirements
Recreation Facilities, Outdoor	Not allowed	Allowed with special requirements
Religious Institution	Allowed R-5; Special Use Permit required R-20	Allowed
Residential Care Facilities	Special Use Permit R-5; Not Allowed R-20	Allowed
Fueling Station	Not allowed	Special Use Permit required
Recycling Collection Station Municipal	Allowed	Allowed

Environmental

The northern section of the parcels where the current service station is located has minimal variation in topography. The southern section has a much more defined slope from east to west towards 15-501 and towards the southern end of the existing service station. The land with parcel ID #00021713 is occupied by an existing service station, while parcel ID #00022802 is almost entirely wooded. The property is contained within the Cape Fear Nicks Creek WS-IIIP watershed and is served by public water but not public sewer. The site contains floodplains and wetlands. These environmental constraints as well as the topography will limit the amount of the site that can be developed. See attached environmental map

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 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

The existing zoning district for this property is 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. The proposed zoning of NC is in conflict the with the land use designation.

Other potential applicable areas of the Comprehensive Plan include:

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 to the NC district would continue to allow for the redevelopment of the property to a conforming use, thus replacing the existing service station with quality development in a strategic location.

Guiding Principle 5: Taking Care of Business. The Plan calls for to support the golf, tourism and healthcare industries that make up the backbone of the community by encouraging entrepreneurship, supporting diverse and innovative businesses, and developing thriving arts, culture, and entertainment market. Encourage a variety of shopping, dining, and cultural opportunities for residents and visitors alike.

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.

Implementation Strategy 7.9 also emphasizes the need to continue to protect water features, including lakes, ponds, streams, wetlands, and floodplains with appropriate development regulations.

Recommendation

The proposed amendment would allow the long-standing nonconforming use as a service station to be conforming with the NC zoning district. Converting the existing nonconforming use to a conforming one could reduce long-term regulatory issues and thus allow redevelopment under current standards potentially improving the site layout, access management, safety and produce a higher quality development. Any future development would also be consistent with the existing use and would be required to meet any adopted standards for development ensuring compatibility on-site including buffering, parking, and negating any environmental impacts. Further, the location of the property with frontage along US Highway 15/501 is suitable for the existing use and any smaller scale commercial uses whereas single-family homes fronting the highway could be less compatible. Conversely, approval of the request would not be consistent with the land use designation on the Conservation and Growth Map in the Comprehensive Plan. Approval of the

rezoning would amend the map to “Suburban Center”. The Comprehensive Plan does not provide much other guidance in respect to this request.

After concluding the public hearing and receiving public comment on the proposal, staff recommends the Planning and Zoning Board consider one of the following options:

Recommend **approval** of the request and find that the proposed amendment **is not consistent** with the Conversation and Growth Map in the Comprehensive Plan and therefore amends the designation to “Suburban Center”.

Recommend **denial** of the request and find that the proposed amendment **is not consistent** with the Conservation and Growth Map in the Comprehensive Plan.

Enclosures:

- Hearing Notification Packet
- Area Zoning Map
- Aerial Map
- Environmental Map
- Use Chart Comparison

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, December 4, 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 12.27 acres of land located at 7941 US Highway 15-501 and further identified by Parcel ID #00021713 & 00022802. This proposed map amendment would zone the property from R-5 (High Density Residential) and R-20 (Medium Density Residential) to NC (Neighborhood Commercial). The property owner is Tommy's Rental, Inc. and applicant is Mubarak Shahbain.

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

Village of Pinehurst Disclaimer: It is understood that the data contained herein is subject to constant change and that its accuracy cannot be guaranteed.
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Grid is based on North Carolina State Plane Coordinate System NAD83 (feet).

December 4, 2025
7941 US HWY 15-501
PID #00021713 & 00022802
Conventional Rezoning Request

LAWHON, ROBERT LEONARD
444 MURDOCKSVILLE RD
WEST END,NC,27376

MORRISON, J C HRS
C/O KELBY WILLIAMS
WEST END,NC,27376

ACOSTA, LORENZO
207 MIDLOTHIAN DR
SOUTHERN PINES,NC,28387

COUNTY OF MOORE
PO BOX 905
CARTHAGE,NC,28327

CAPEL, MARGARET DOWD &
12813 HOLLOWING LAKE
SAN ANTONIO,TX,78253

STOKES, JOHNNIE MAE &
4 LACROSSE RD
CARMEL,NY,10512

JT & JR INC
965 OLD US HWY 1
SOUTHERN PINES,NC,28387

GILLESPIE, MARY ANN (HRS)
C/O BARRY ORLANDO GILLESPIE
STOCKBRIDGE,GA,30281

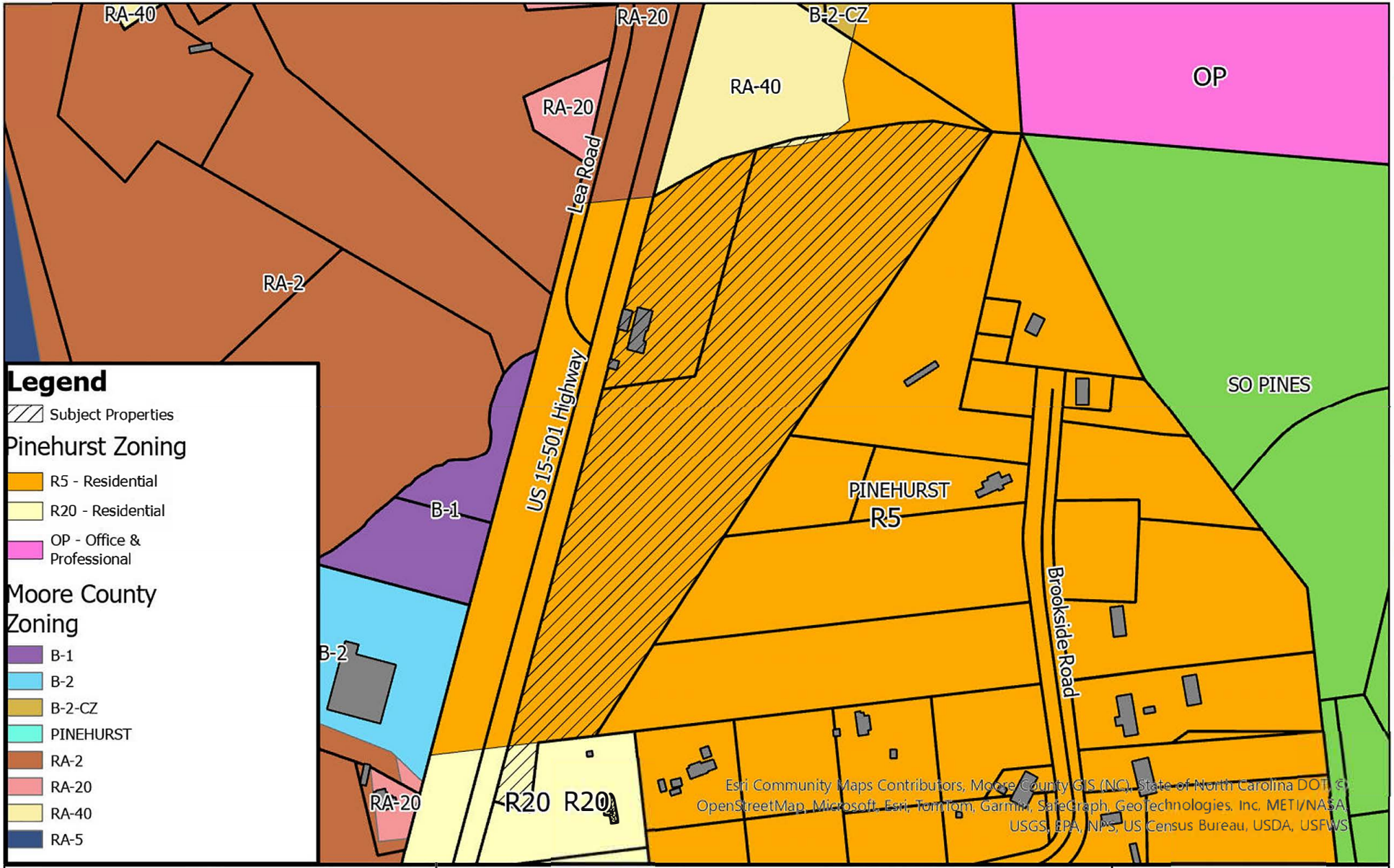
HARGROVE, THEOLA J HRS
C/O HARVEY HARGROVE
UPPER MARLBORO,MD,20772

WICKER, ANTON MICHAEL
260 EVERETTE RD
PINEHURST,NC,28374

GATLING, ARTHUR
PO BOX 1475
PINEHURST,NC,28374

LAWHON, ROBERT LEONARD
444 MURDOCKSVILLE RD
WEST END,NC,27376

Area Zoning Map



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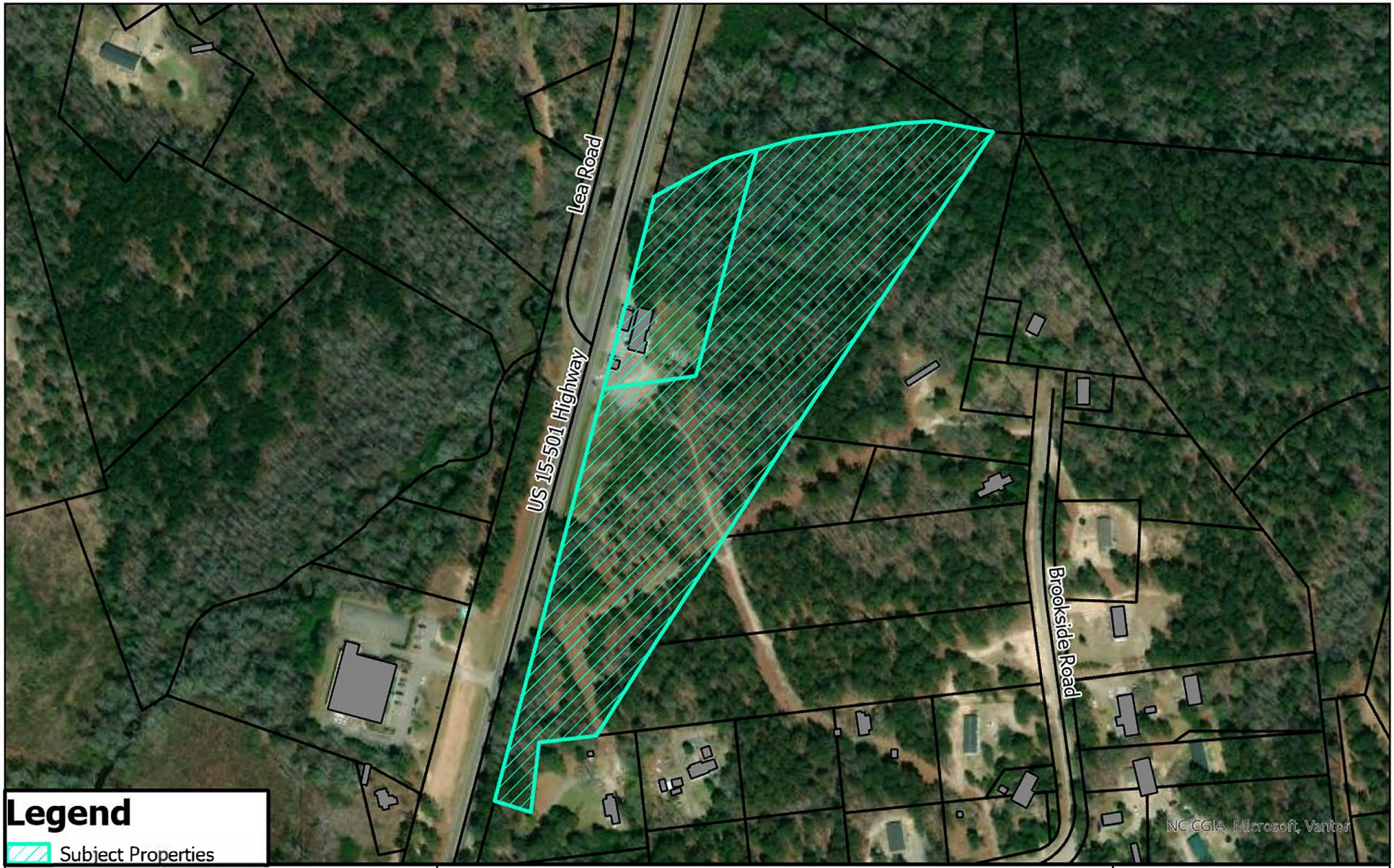
December 4, 2025
7941 US HWY 15-501
PID #00021713 & 00022802
Conventional Rezoning Request

Aerial View


Lea Road
US 15-501 Highway
Brookside Road
NC CGIA, Microsoft, Vantor
Legend
Subject Properties
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362.5
725
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.
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December 4, 2025
7941 US HWY 15-501
PID #00021713 & 00022802
Conventional Rezoning Request
Village of Pinehurst
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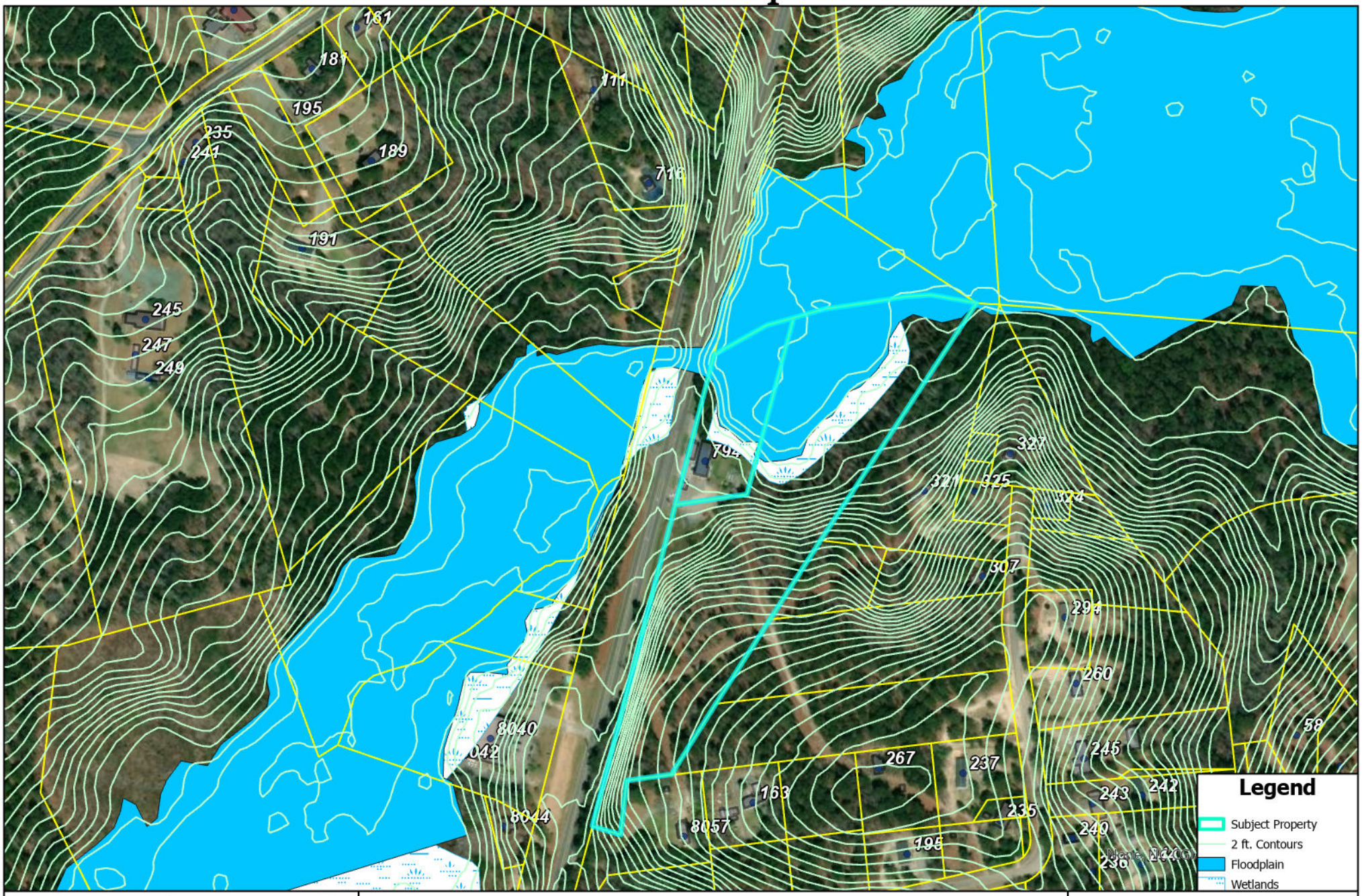
Environmental Map



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11/14/2025

December 4, 2024
Planning and Zoning Board
Rezoning Request

VILLAGE OF PINEHURST 1895

N W E S

Table of Permitted and Special Uses and Special Requirements for the R-5 and NC Zoning Districts

PRINCIPAL USES			
RESIDENTIAL	**R-5**	**NC**	**SR**
Dwelling-Single Family	X		1
Family Care Home (6 or fewer residents)	X, SR		4
Dwelling -Mixed Use		X, SR	5
Manufactured Housing	X, SR		6

OFFICE/SERVICE	**R-5**	**NC**	**SR**
Banks, Credit Unions, Financial Services		X	9
Business Support Services		X	
Dry Cleaning & Laundry Services		X	10
Funeral Home		X	
Medical Clinic		X	
Personal Services		X	
Post Office		X	
Professional Services		X	9
Radio/TV Studio		X	
Small Equipment Repair/Rental		X	
Small Engine Repair / Sales		X	
Veterinary Services / Indoor Kennels		X, SR	11

COMMERCIAL/ ENTERTAINMENT	**R-5**	**NC**	**SR**
Sexually Oriented Business		SU, SR	l2
Alcoholic Beverage Sales Store		SU	
Amusements, Indoor		X	
Bar/Tavern/Night Club		X	
Garden Center		X	
General Retail		X, SR	13
Outside Sales		X, SR	14
Restaurant		X, SR	15
Theater, Indoor (Movie or Live Performance)		X	

CIVIC	R-5	NC	SR
Civic/Cultural Facilities		X	
Community Shared Facilities	X, SR		16
Private Clubs		X	
Public Safety Station	X, SR	X, SR	16
Recreation Facilities, Indoor		X	
Recreation Facilities, Outdoor		X, SR	17
Religious Institution	X	X	18
Park	X	X	

EDUCATION/ INSTITUTION	R-5	NC	SR
Residential Care Facilities (More than 6 Residents)	SU	X	
Child/Adult Day Care Center		X	
Studio - art, dance, martial arts, music		X	

AUTOMOTIVE	R-5	NC	SR
Fueling Station		SU, SR	20

INDUSTRY/ WHOLESALE/ STORAGE	R-5	NC	SR
Artisan Workshops		X	
Recycling Collection Stations Municipal	X	X	

AGRICULTURE	R-5	NC	SR
Gardens (Community and Private)	X	X	

INFRASTRUCTURE	R-5	NC	SR
Small/Micro Wireless Facilities	X, SR	X, SR	30
Utilities -Moore County and VOP	X, SR	X, SR	29
Utilities-All Other	SU	SU	

ACCESSORY USES	R-5	NC	SR
ATM		X	
Beekeeping	X, SR	X, SR	100
Cemetery	X, SR	X, SR	101
Child/Adult Day Care Home Occupations	X, SR		104
Concealed Wireless Telecommunication Facility	X, SR	X, SR	103
Fuel/Propane Tanks	X, SR	X, SR	114
Home Occupation	X, SR	X, SR	104
Outdoor Swimming Pools and Spas	X, SR		105
Pet Houses and Pet Runs	X, SR		106
Playground Equipment	X, SR	X, SR	107
Accessory Buildings	X, SR	X, SR	108
Dwelling - Accessory	SU, SR		109
Accessory Structure	X, SR	X, SR	110
Bulkheads on Lakes	X, SR	X, SR	111
Docks on Lakes	X, SR	X, SR	112
Floats/Rafts and Mooring Buoy	X, SR	X, SR	113

TEMPORARY USE	R-5	NC	SR
Boat Storage	X, SR	X, SR	200
Temporary Facilities during replacement of existing facilities or until permanent establishment of new facilities	X, SR	X, SR	201
Temporary Real Estate Offices	X, SR		203
Model Homes	X, SR		204
Yard Sales	X, SR	X, SR	205
Temporary Uses Other	X	X	206

Key	
X	Use permitted by right
SU	Use permitted only with issuance of a special use permit
SR	Special requirements apply

MORRIS & RITCHIE ASSOCIATES OF NC, PC

AN AFFILIATE OF MORRIS & RITCHIE ASSOCIATES, INC. WHICH
PROVIDES ENGINEERING, ARCHITECTURE, PLANNING, SURVEYING &
LANDSCAPE ARCHITECTURE THROUGHOUT THE MID-ATLANTIC REGION

NEIGHBORHOOD MEETING REPORT

DATE: October 9, 2025

PROJECT: Pinehurst Plaza

LOCATION: Village of Pinehurst Assembly Hall
395 Magnolia Road, Pinehurst, NC

SUBMITTED BY: Carlo Pardo, PE

ATTENDEES: Carlo Pardo, PE, Morris & Ritchie Associates of NC, PC
Cody Norrod, Raeford Development Company, LLC

An informal Neighborhood Meeting was held on Thursday, October 9, 2025, from 4:00 pm to 6:00 pm in the Village of Pinehurst Assembly Hall. The Village of Pinehurst requires this meeting for 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 was available for review. All adjoining parcel owners within the direct vicinity of the proposed properties were notified by letter (see attached copy of the letter) at least ten (10) days before the meeting date.

One resident from a nearby 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. Overall, there was very good participation and dialogue during the meeting. In general, most feedback during the session was positive. The adjoining owner was interested in locating her property and reviewing the plan. The following is a list of questions posed to the development team and dialogue related to those questions:

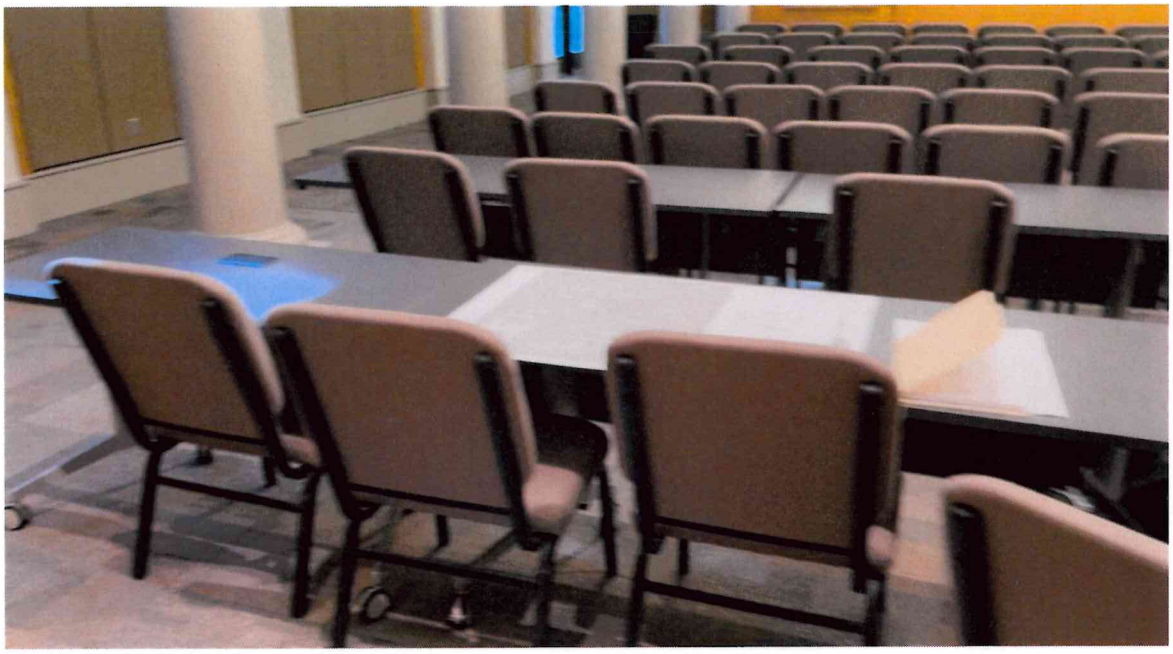
- Number of proposed retail units: The development team provided plans and information describing 19 retail units and a redeveloped gas station and convenience store.
- Ingress/egress: It was described that the development would utilize the existing driveways along US 15-501 Highway for access.
- What will the buildings look like?: The development team explained that the architectural character is still being discussed at this point but would work to meet the standards included in the Village of Pinehurst Development Ordinance.
- How far will the buildings and parking areas be setback from the property boundaries?: It was explained that a minimum 20’ setback would be along the property's boundaries.
- Are signs required to be posted on the site?: Michael Mandeville responded that signs will be posted when the rezoning application is submitted and it is not required for the neighborhood meeting.
- Will traffic be addressed because there have been accidents in this area?: It was explained that the development team has been in coordination with NCDOT and are working with

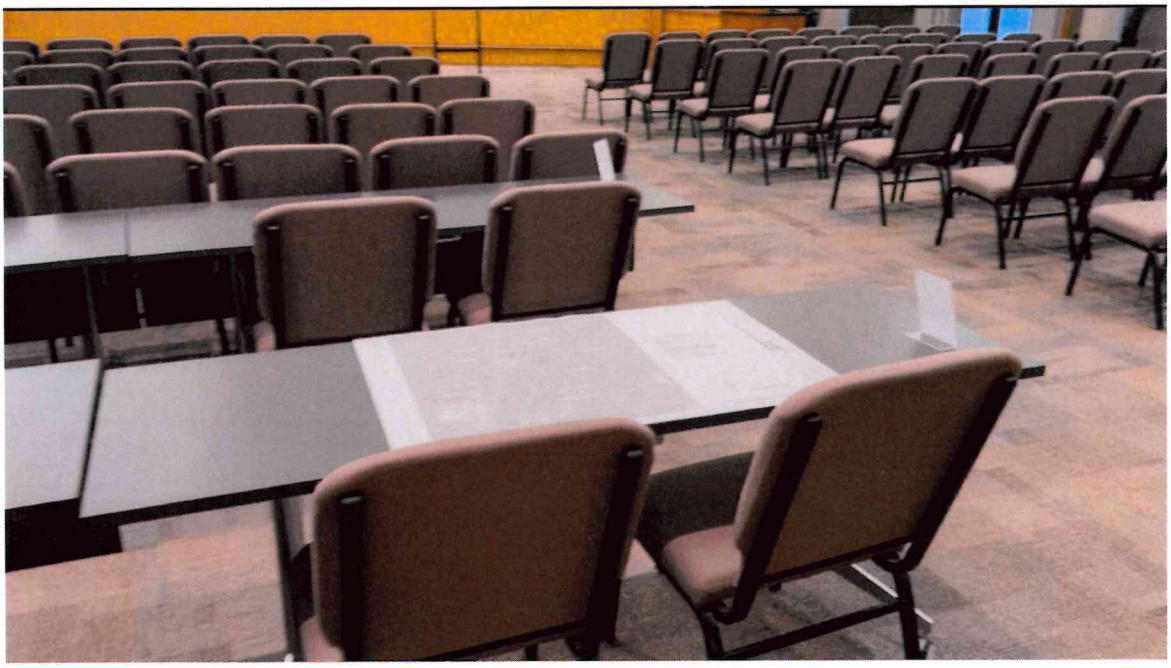
them as they prepare their STIP plans (R-5927).

Carlo Pardo, PE

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:





MORRIS & RITCHIE ASSOCIATES OF NC, PC

AN AFFILIATE OF MORRIS & RITCHIE ASSOCIATES, INC. WHICH
PROVIDES ENGINEERING, ARCHITECTURE, PLANNING, SURVEYING &
LANDSCAPE ARCHITECTURE THROUGHOUT THE MID-ATLANTIC REGION

Date: September 23, 2025

Re: Potential Rezoning of Parcels 21713 & 22802 along US 15-501 Highway

Neighboring Property Owners and Tenants:

You are invited to attend a neighborhood meeting on Thursday, October 9, 2025 from 4-6 PM. The meeting will be held at the Village of Pinehurst Assembly Hall, 395 Magnolia Road, Pinehurst, NC 28374 and will begin at 4PM.

The purpose of this meeting is to discuss a potential rezoning of the properties located at 7941 US-15-501, Pinehurst (existing Fastmart convenience store and Pure gas station). This site is currently zoned High Density Residential District (R-5) and is proposed to be rezoned to Neighborhood Commercial District (NC).

Prior to the submittal of a rezoning application to the Village Planner, the Village of Pinehurst requires that a neighborhood meeting be held for all property owners and tenants adjacent to the area requested for rezoning.

Information about the rezoning process is available online; visit https://www.vopnc.org/our-government/departments/planning-inspections/planning-copy and click the “Rezoning” link under the “Permit Guides” on the right-hand side of the webpage. If you have further questions about the rezoning process, please contact Michael Mandeville (mmandeville@vopnc.org; 910-295-8659).

If you have any concerns or questions about this potential rezoning, I can be reached at:

Morris & Ritchie Associates of NC, PC
530 Hinton Pond Road, Suite 104
Knightdale, NC 27545
Office: 984-200-2103

Sincerely,

Carlo Pardo, PE
Project Manager

MORRIS & RITCHIE ASSOCIATES OF NC, PC

ENGINEERS, PLANNERS, SURVEYORS & LANDSCAPE ARCHITECTS

Neighborhood Meeting
Pinehurst Plaza

Date: Thursday, October 9, 2025 @ 4-6pm
Location: Village of Pinehurst
395 Magnolia Road, Pinehurst, NC

Attendance:

Civil Engineer - MRA: Carlo Pardo
Developer – Tommy's Rental: Cody Norrad

Eastwood Community Organization

No.	Name	Address	Email	Phone Number
1	PAULINE ROSS	311 PINE HILL RD WEST	paulineross525@yahoo	704-595-3806
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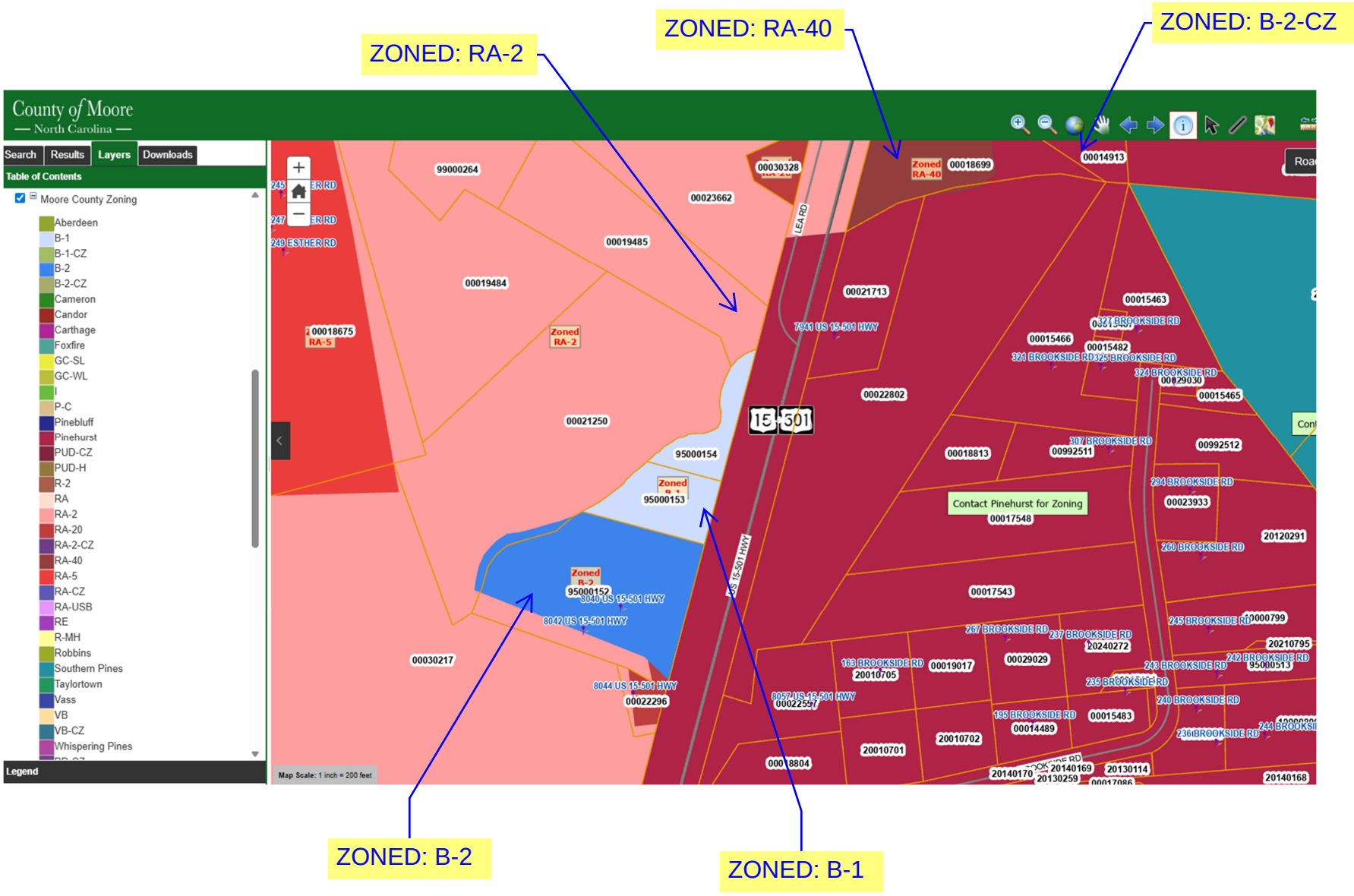
ZONED: RA-2
ZONED: RA-40
ZONED: B-2-CZ
ZONED: B-2
ZONED: B-1
County of Moore
North Carolina
Search
Results
Layers
Downloads
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Candor
Carthage
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GC-SL
GC-WL
I
P-C
Pinebluff
Pinehurst
PUD-CZ
PUD-H
R-2
RA
RA-2
RA-20
RA-2-CZ
RA-40
RA-5
RA-CZ
RA-USB
RE
R-MH
Robbins
Southern Pines
Taylortown
Vass
VB
VB-CZ
Whispering Pines
Legend
Map Scale: 1 inch = 200 feet
Contact Pinehurst for Zoning
15 501
LEA RD
US 15-501 HWY
7941 US 15-501 HWY
8040 US 15-501 HWY
8042 US 15-501 HWY
8044 US 15-501 HWY
8057 US 15-501 HWY
249 ESTHER RD
321 BROOKSIDE RD
325 BROOKSIDE RD
324 BROOKSIDE RD
307 BROOKSIDE RD
294 BROOKSIDE RD
260 BROOKSIDE RD
267 BROOKSIDE RD
237 BROOKSIDE RD
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00014913

Public Hearing No. 2 - 275 McCaskill Rd. Conditional Zoning

ADDITIONAL AGENDA DETAILS:

The purpose of the public hearing is to consider an Official Zoning Map Amendment for approximately 2.82 acres of land located at 275 McCaskill Rd. and further identified as Parcel ID #00025962. The proposed map amendment would zone the property from VP-FBD-H&I (Village Place Form Based District Blocks H&I) to VP-FBD-H&I CD (Village Place Form Based District Blocks H&I Conditional District) and would allow for the development of 2 multi-use buildings totaling 35,000 square feet and associated site features. The property owner is 490 Broad, LLC and the applicant is Bogle Firm Architecture.

FROM: Maria Klein, Senior Planner
CC: Planning & Zoning Board;
DATE OF MEMO: 11/24/2025

MEMO DETAILS

ATTACHMENTS

1. Staff Report (275 McCaskill Rd)
2. Aerial Map
3. Zoning Map
4. 2016 Approved Plan and Ordinance
5. Site Plan & Elevations
6. Narrative, Trip Gen, Prelim ISO Calcs
7. Civil GCP
8. Sealed ISO Calcs
9. Neighborhood Mtg Letter

PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Planning and Zoning Board
From: Maria Klein, Senior Planner
CC: Alex Cameron, Planning & Inspections Director
Michael Mandeville, Senior Planner
Jeanann Dawson, Administrative Specialist
Date: November 24, 2025
Subject: Staff Report for Conditional District Rezoning request for (+/- 2.82 acres)
Parcel ID# 00025962 currently addressed as 275 McCaskill Rd.

Applicant:	Bogle Firm Architecture
Owner:	490 Broad, LLC
Current Zoning	VP-FBD-H&I
Proposed Zoning:	VP-FBD-H&I CD (Village Place Form Based Blocks H and I Conditional District) The Village Place Form Based District is based on the Village Place Small Area Plan and Form Based Guidance Plan adopted by the Village. Village Place is an area well-suited to accommodate growth, and support quality of life needs of residents, businesses, and visitors. Development within Village Place will integrate the built environment, improve the public realm, create a mixed-use walkable destination area, incorporate urban design standards, create a connecting spine of streets, sidewalks, and paths, and integrate a live, work and play area while minimizing traffic impacts.
Current Land Use:	Vacant
Proposed Land Use:	Dwelling – Mixed Use, Offices, Retail/Commercial

Request:

The applicant requests an official zoning map amendment for a conditional district zoning of 2.82 acres of land currently zoned VP-FBD-H&I (Village Place Form Based District Blocks H and I) to VP-FBD-H&I CZ (Village Place Form Based District Blocks H and I – Conditional District). The applicant is seeking to develop two 2-story mixed use buildings, consisting of commercial/office uses on the 1st floor and residential use on the 2nd floor, with on-site parking.

The Village Place Form Based District (VP-FBD) was created following an extensive and detailed discussion and adoption of the Village Place Small Area Plan (VP-SAP). Along with a small area plan, a Form Based Guidance Plan (VP-FBGP) was also adopted. Following the adoption of both plans, amendments to the zoning map and Pinehurst Development Ordinance (PDO) were also adopted to better facilitate growth and development in the Village Place Area. These amendments created new sub districts or blocks, as well as establishing the allowed or permitted uses and the process for review and approval of development projects.

Per section 8.5.1 and Table 8.5.1b of the PDO, new development in the Village Place Form Based District requires conditional zoning approval following the process and procedures in Section 6.2 of the PDO. A General Concept Plan is required as part of a Conditional District rezoning application and if approved, the plan then becomes a site-specific zoning plan and a condition of the rezoning. Any substantial changes to an approved General Concept Plan as stated in Section 6.2.3 (B) of the Pinehurst Development Ordinance (PDO) shall be reviewed by the Planning and Zoning Board for a recommendation, and approved or denied by the Village Council. All other changes to an approved General Concept Plan that are not substantial and do not alter the basic development concept may be approved by the Village Planner.

In 2016, the property underwent a Conditional Zoning to change the zoning to VMU-CD. At the time, the property was approved as Phase 2 of a development to include two (2) mixed-use structures with parking in the rear. This proposed General Concept Plan is similar to the previously Council-approved plan (included in packet) from 2016.

Included with this conditional district zoning request is the application for rezoning, General Concept Plan, proposed architectural elevations, Existing and Proposed Conditions maps, trip generation information, ISO calculations, the neighborhood meeting letter, and the 2016 approved plan and Ordinance.

Analysis:

Background/Location

The subject property is located within the Village's corporate limits and defined as being Moore County Parcel ID# 00025962. The first building will be located along McCaskill Road, with the second building fronting Rattlesnake Trail. On-site parking will be located behind the two buildings, along with 2 detached garages for the residential units. The overall area for the proposed rezoning is 2.82 acres, and the development area will encompass approximately 2.35 acres. Currently, the site is vacant. The site is surrounded by some commercial development zoned VP-FBD-A, VP-FBD-D, and VP-FBD-G to the south and east, Neighborhood Commercial (NC) to the northeast, as well as multi-family in VP-FBD-J to the west, and Public Conservation (PC) to the north.

The proposal includes two 2-story buildings, one with frontage along McCaskill Road to allow a mix of residential units on the second floor with office and retail uses on the first floor, and a second 2-story building located beside it with frontage along Rattlesnake Trail with commercial on the first floor and residential on the second floor. The proposal also includes 137 on-site parking spaces behind the two buildings, 14 of which will be split between 2 detached garages.

The request includes 15% open space which meets the minimum requirement of 8% in Table 9.2b of the PDO. The provided open space is consistent with the adopted Village Place Small Area Plan and Form Based Guidance Plan.

Regulating Plan
The VP-FBGP includes a Regulating Plan which recommends various building types, building heights, and street alignment. The Regulating Plan is also included in Section 8.2.16.A of the PDO. Village Place Form Based District Blocks H & I recommend Dwelling – Mixed Use building types from 1-2 stories and 35 feet max in height. The proposal includes two 2-story buildings that are 34 feet in height, which meets the 35 feet maximum building height in the FBGP. This proposal is consistent with the Village Place Regulating Plan.

Access and Connectivity
Access to the buildings will be provided from McCaskill Road and Rattlesnake Trail into the parking lot. Pedestrian connectivity will be provided through the addition of sidewalks along McIntyre Road and Rattlesnake Trail that connect amenities to other businesses along McCaskill Road and Rattlesnake Trail.

Parking
The proposal includes a total of 137 on-site parking spaces, 14 in detached garages. According to 9.4a Table of Required Parking of the PDO, the minimum required parking for Retail and Office uses is 1 per 300sf. For Restaurant uses, 1 per 3 seats is required. For Dwelling – Mixed Use, 1 per bedroom (or provided as shared parking) is the minimum parking requirement. The applicant provided 2 parking scenarios, one with a restaurant use, which would require a higher number of parking spaces, one with just retail/office uses. Scenario 1 would require 71 spaces, Scenario 2 would require 136 spaces. The applicant is proposing to provide 137 spaces. The proposed plan does meet the parking standards.

Buffers/Setbacks
Setbacks and buffer area requirements are shown on the General Concept Plan. Planted buffers are required along portions of the boundary of the project as depicted on the submitted material. The VP-FBD-F District Setbacks for the Mixed Use/Commercial are:

VP-FBD-H I Setbacks (Mid-Block & Rear Loaded Corner):
Front Build to Line = 10'
Minimum Lot Width = 24' (MID); 35’ (CORNER)
Minimum Lot Depth= 60’
Interior Side Setback = 0’-5’
Side Build-to Line = 0’ (MID); 10’ (CORNER)
Rear Yard Setback = 15' MIN; 20’ (if parking is on lot in rear)
Max Building Height = 2 stories: 35’

Accessory Structure Rear Setback = 10’
Accessory Structure Side Setback = 5’

The applicant is not seeking conditions to the setback dimensional criteria. The proposed plan meets the dimensional requirements.

Landscaping
Per section 9.5.1 of the Pinehurst Development Ordinance, no planted buffers are required, however typical landscape requirements, such as parking lot landscaping, will be required and are generally depicted in the General Concept Plan.

Stormwater
Stormwater is proposed to be managed using the stormwater management areas as depicted on the General Concept Plan and stormwater infrastructure depicted in the Civil GCP. It is proposed that the stormwater runoff will be controlled on-site by utilizing an underground detention system located at the northwestern corner of the proposed parking lot. Best Management Practices (BMP) will be implemented as well. The stormwater management areas will need to be constructed and meet the requirements of the Engineering Standards and Specifications Manual (ESSM).

Environmental
The topography on the site starts at approximately 498’ and slopes to the northwest corner of the property to approximately 474’. There are no wetlands on the property. The majority of the property is cleared. A Red Cockaded Woodpecker habitat analysis has not yet been completed but may be required before building permits can be issued.

The project is located within the WS-IIIP BW Nicks Creek-Cape Fear River watershed protection area which limits non-residential development to 24% built-upon area unless a Special Intensity Allocation (SIA) is granted. Therefore, a SIA will be required due to the proposed density and impervious surface. Per Section 6.2.4 (C), with a conditional district approval, a SIA will also be granted. There is approximately 290 acres of land left to allocate in the WS-IIIP BW Nicks Creek-Cape Fear River district.

Utilities
Water and sewer services will be provided by Moore County Public Utilities to service this development. Utilities currently exist on the property.

Neighborhood Meeting
A neighborhood meeting was required of the applicant prior to submitting the conditional rezoning request. An informal neighborhood meeting was scheduled at the Village of Pinehurst Village Hall on Tuesday, December 2, 2025. The applicant notified all adjoining parcel owners within the direct vicinity of the proposed property by letter at least 10 days before the meeting.

TRC Review

The Technical Review Committee (TRC) has reviewed the application, General Concept Plan and other associated material provided by the applicant. The TRC has issued comments to the applicant in an attempt to work with the applicant to ensure the proposal meets various codes and recommendations. The applicant has continued to provide additional and revised material to address the comments of the TRC. After the subsequent reviews, the TRC is comfortable with the General Concept Plan moving forward for review and consideration of the Planning and Zoning Board.

Planning and Zoning Board Action and Conditional District Zoning Process:

After holding a public hearing on the proposed zoning map amendment, the Planning and Zoning Board may recommend approval or denial of the proposed map amendment to Village Council and must adopt a consistency statement describing how the proposed amendment is or is not consistent with the Comprehensive Plan and other adopted plans.

The Planning and Zoning Board can ask to impose more restrictive conditions that are not included in the proposal, but the applicant must consider and agree to any additional or different conditions. However, no changes can be made to the proposed conditions that are less restrictive than those stipulated in the proposal.

If there are more questions or concerns that need to be addressed, the Planning and Zoning Board can continue the public hearing to a specific date, place, and time but a recommendation to Village Council should be made within 30 days of the first scheduled public hearing of this board or Village Council can decide to take the request up for their consideration.

Plan Consistency Statement:

The 2019 Village of Pinehurst Comprehensive Plan, Guiding Principle #2, Balancing Conservation & Growth (page 50), "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."

The proposed project is located within Focus Area 4: Village Place/Rattlesnake Trail Corridor as identified on the Conservation and Growth Map on page 61 of the 2019 Comprehensive Plan and as Mixed-Use Center/Standalone Residential. Mixed-use is defined as "a building with a ground floor commercial use that may include retails, restaurant, and/or office and may include lobby or amenity space for upper floor use. If included, upper floors may be retail, restaurant, office, hotel, and/or residential."

On page 91, Implementation Strategy 2.8 indicates that the Village should create a small area plan for Focus Area 4. The Village Place (Focus Area 4) Small Area Plan was adopted by the Village Council in May of 2023. The parcel is included in the Small Area Plan for Focus Area 4 adopted by Council.

In addition to a small area plan, the Village Council also adopted a Form Based Guidance Plan (FBGP) in May of 2023. Page 9 of the FBGP includes a Regulating Plan which identifies the project area. The Regulating Plan indicates the proposed building types and building heights by block. Block H & I call for

buildings of 1-2 stories up to 35' in height, that contain mixed-use, retail and office uses. This proposal is consistent with the Regulating Plan.

The FBGP also includes recommendations for lot design based on mixed-use/commercial building types. The recommended lot design for Mixed-use rear loaded corner lots consists of buildings with frontage along two roads with on-site parking in the rear of the building. Accessory buildings should be located behind the principal structure. The proposal is consistent with the requirements for lot design.

Section 5.0 of the FBGP includes architectural design recommendations for mixed-use/commercial building types. The applicant has provided proposed elevations for the two buildings. Overall, the design is consistent with the recommendations.

Staff believe this proposal is consistent with the 2019 Comprehensive Plan, as well as, the Village Place Small Area Plan and FBGP, and the approved General Concept Plan from 2016.

Staff Recommendation:

As previously stated, the proposal is consistent with the adopted Village Place Small Area Plan and Form Based Guidance Plan, as well as the previously approved GCP from 2016. In addition, the proposed uses and density is compliant with the regulations in the PDO for the new VPFB zoning district. Therefore, Staff would recommend approval of the proposed conditional zoning and General Concept Plan.

Attachments:

- Hearing Notification Packet
- Aerial and Zoning Maps
- 2016 Approved General Concept Plan
- Ordinance #16-10 Zoning Map Amendment

NOTICE OF PUBLIC HEARING
VILLAGE OF PINEHURST

Dear Property Owner:

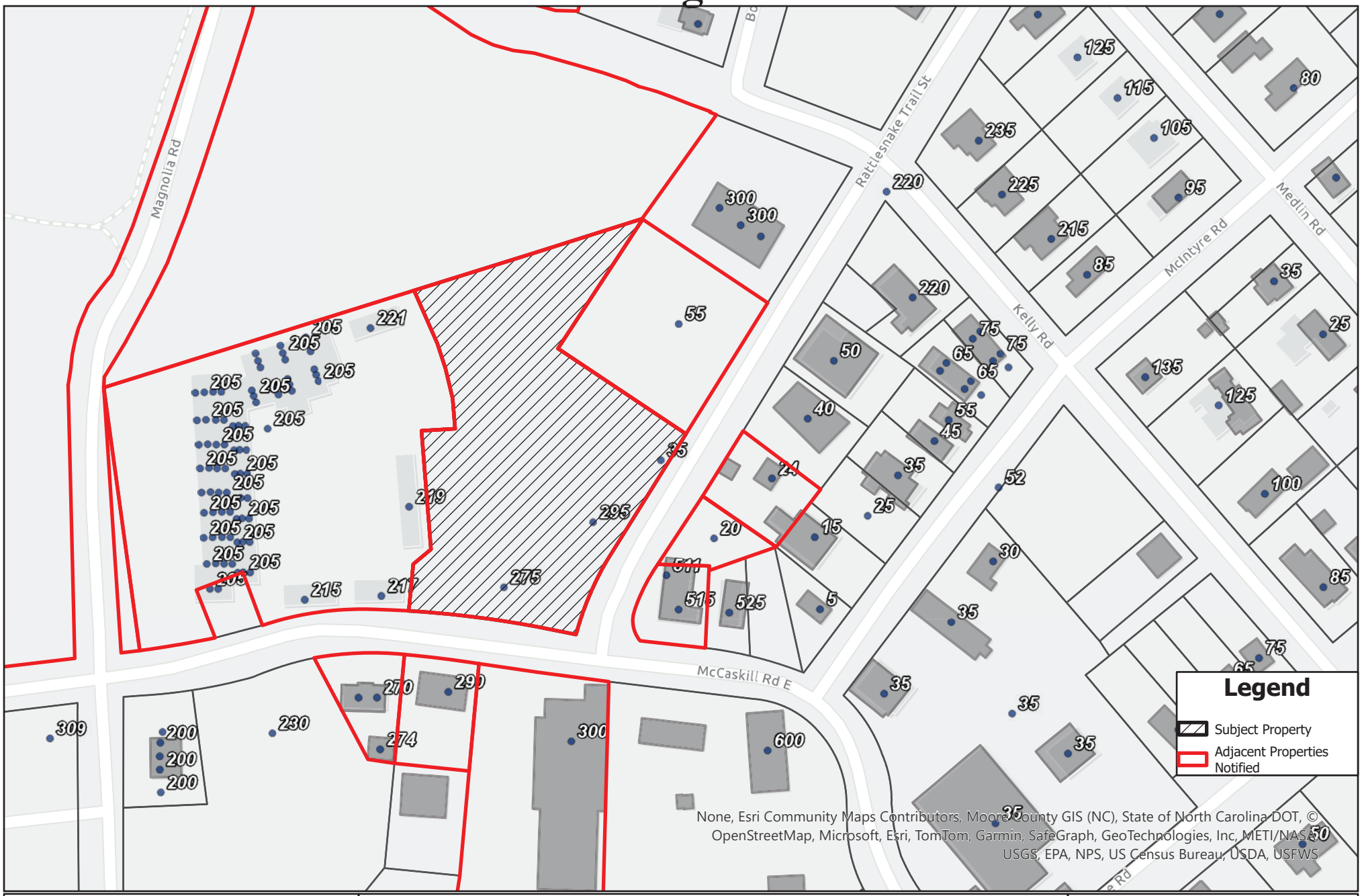
The Village of Pinehurst Planning and Zoning Board will be holding a Public Hearing on:

Thursday, December 4, 2025
4:00 PM
Village Assembly Hall
395 Magnolia Road, Pinehurst, N.C.
Livestreamed at: www.vopnc.org/live

The purpose of this public hearing is to consider an Official Zoning Map Amendment for approximately 2.82 acres of land located at 275 McCaskill Rd. and further identified as Parcel ID #00025962. The proposed map amendment would zone the property from VP-FBD-H&I (Village Place Form Based District Blocks H&I) to VP-FBD-H&I CD (Village Place Form Based District Blocks H&I Conditional District). The property owner is 490 Broad, LLC and the applicant is Bogle Firm Architecture.

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



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Grid is based on North Carolina State Plane Coordinate System NAD83 (feet).

11/17/2025

December 4, 2025
Planning & Zoning Board
275 McCaskill Rd.
Conditional Zoning Request

1895 Village of Pinehurst

N W E S

ATLAS INSPECTIONS, LLC
8 BRASSIE LANE
JACKSON SPRINGS,NC,27281

NINES, CARL JR
506 SUMMIT ST
CARTHAGE,NC,28327

VILLAGE OF PINEHURST
395 MAGNOLIA RD
PINEHURST,NC,28374

LEE, LAVERA KAY &
1095 MORGANTON RD
PINEHURST,NC,28374

COUNTY OF MOORE
PO BOX 905
CARTHAGE,NC,28327

490 BROAD, LLC
275 SE BROAD ST
SOUTHERN PINES,NC,28387

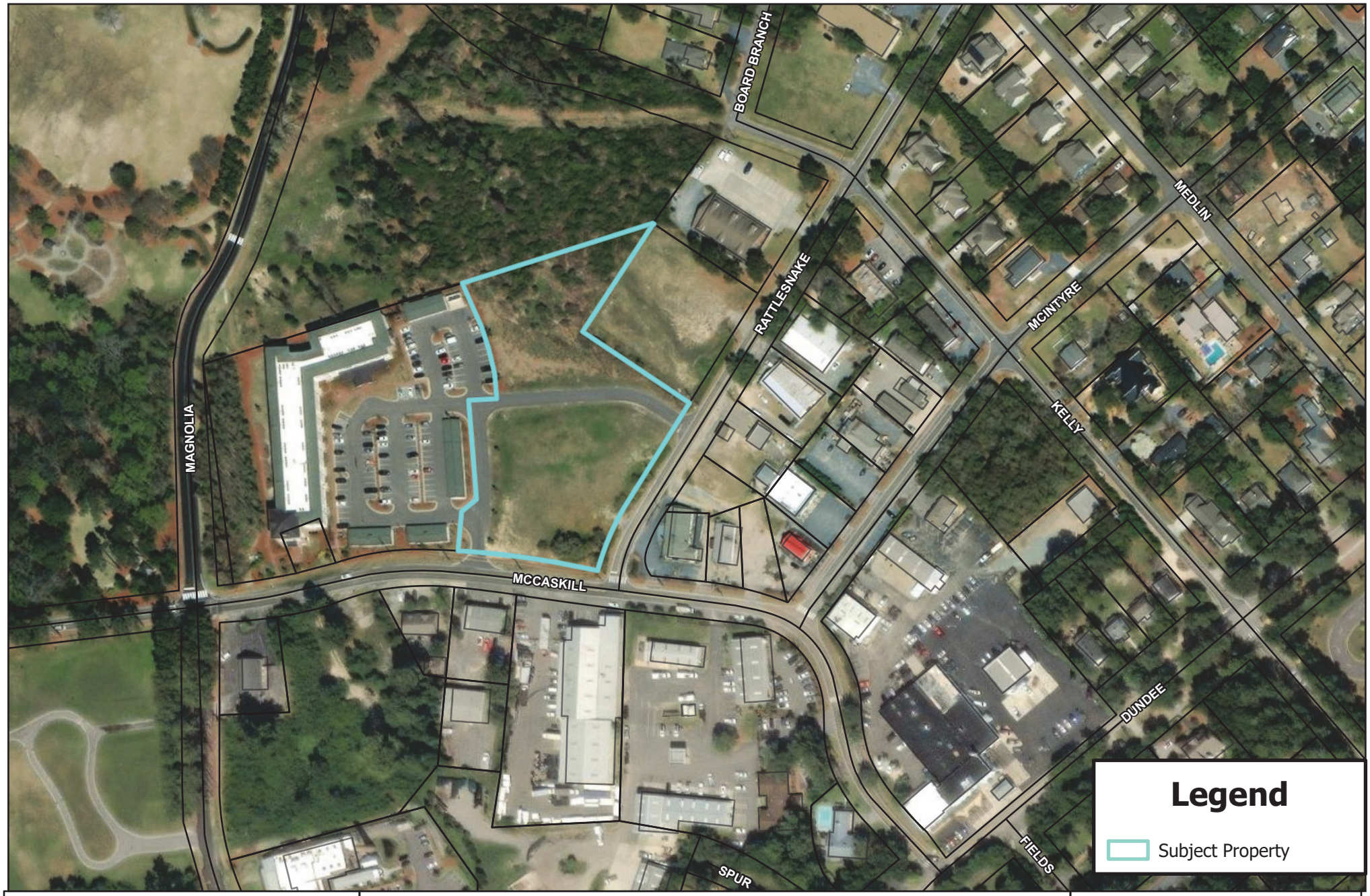
NICK MANEROS II, INC
C/O NICHOLAS MANERO JR
STAMFORD,CT,06905

SILVERSPRINGS HOLDINGS, LLC
PO BOX 4981
PINEHURST,NC,28374

VILLAGE OF PINEHURST
395 MAGNOLIA RD
PINEHURST,NC,28374

GREENS AT ARBORETUM, LLC THE
PO BOX 3340
FORT MILL,SC,29716

Aerial View



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11/17/2025

December 4, 2025
275 McCaskill Rd.
Conditional Rezoning Request

1895 Village of Pinehurst

N W E S

Zoning Map

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11/17/2025

December 4, 2025
275 McCaskill Rd.
Rezoning Request

1895 Village of Pinehurst

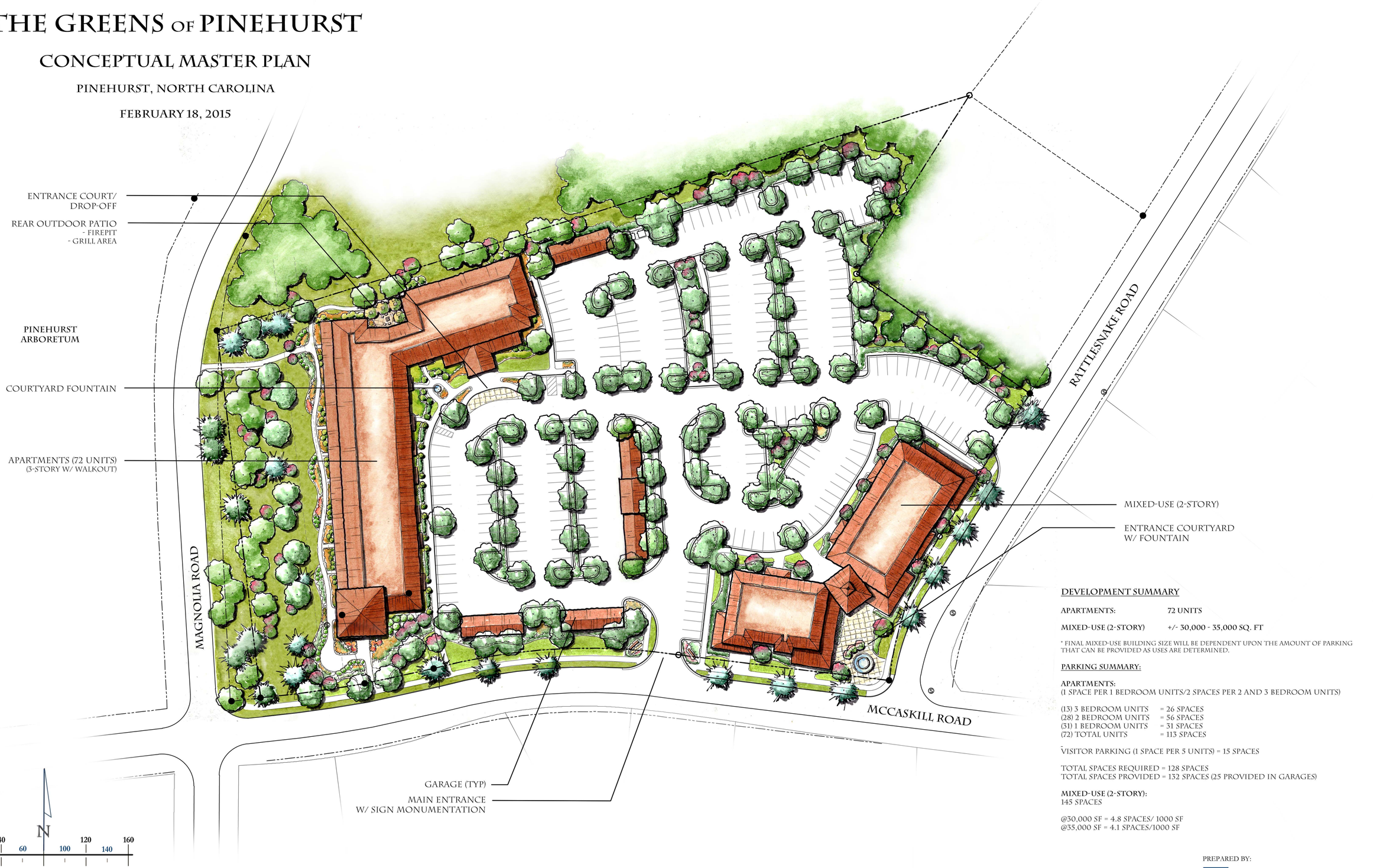
N W E S

THE GREENS OF PINEHURST

CONCEPTUAL MASTER PLAN

PINEHURST, NORTH CAROLINA

FEBRUARY 18, 2015



DEVELOPMENT SUMMARY

APARTMENTS:	72 UNITS
MIXED-USE (2-STORY)	+/- 30,000 - 35,000 SQ. FT

* FINAL MIXED-USE BUILDING SIZE WILL BE DEPENDENT UPON THE AMOUNT OF PARKING THAT CAN BE PROVIDED AS USES ARE DETERMINED.

PARKING SUMMARY:

APARTMENTS:
(1 SPACE PER 1 BEDROOM UNITS/2 SPACES PER 2 AND 3 BEDROOM UNITS)

(13) 3 BEDROOM UNITS	= 26 SPACES
(28) 2 BEDROOM UNITS	= 56 SPACES
(31) 1 BEDROOM UNITS	= 31 SPACES
(72) TOTAL UNITS	= 113 SPACES

VISITOR PARKING (1 SPACE PER 5 UNITS) = 15 SPACES

TOTAL SPACES REQUIRED = 128 SPACES
TOTAL SPACES PROVIDED = 132 SPACES (25 PROVIDED IN GARAGES)

MIXED-USE (2-STORY):
145 SPACES

@30,000 SF = 4.8 SPACES/ 1000 SF
@35,000 SF = 4.1 SPACES/1000 SF

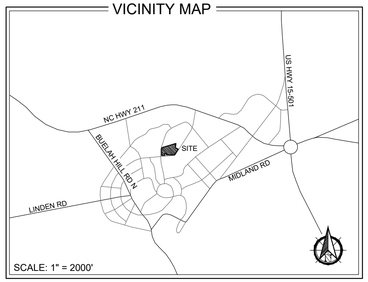
PREPARED BY:

KOONTZJONESDesign
LAND PLANNING | LANDSCAPE ARCHITECTURE

Disclaimer:
This plan is of conceptual nature and is used solely for illustrative purposes. Items depicted are subject to change.

NOT FOR RECORDATION

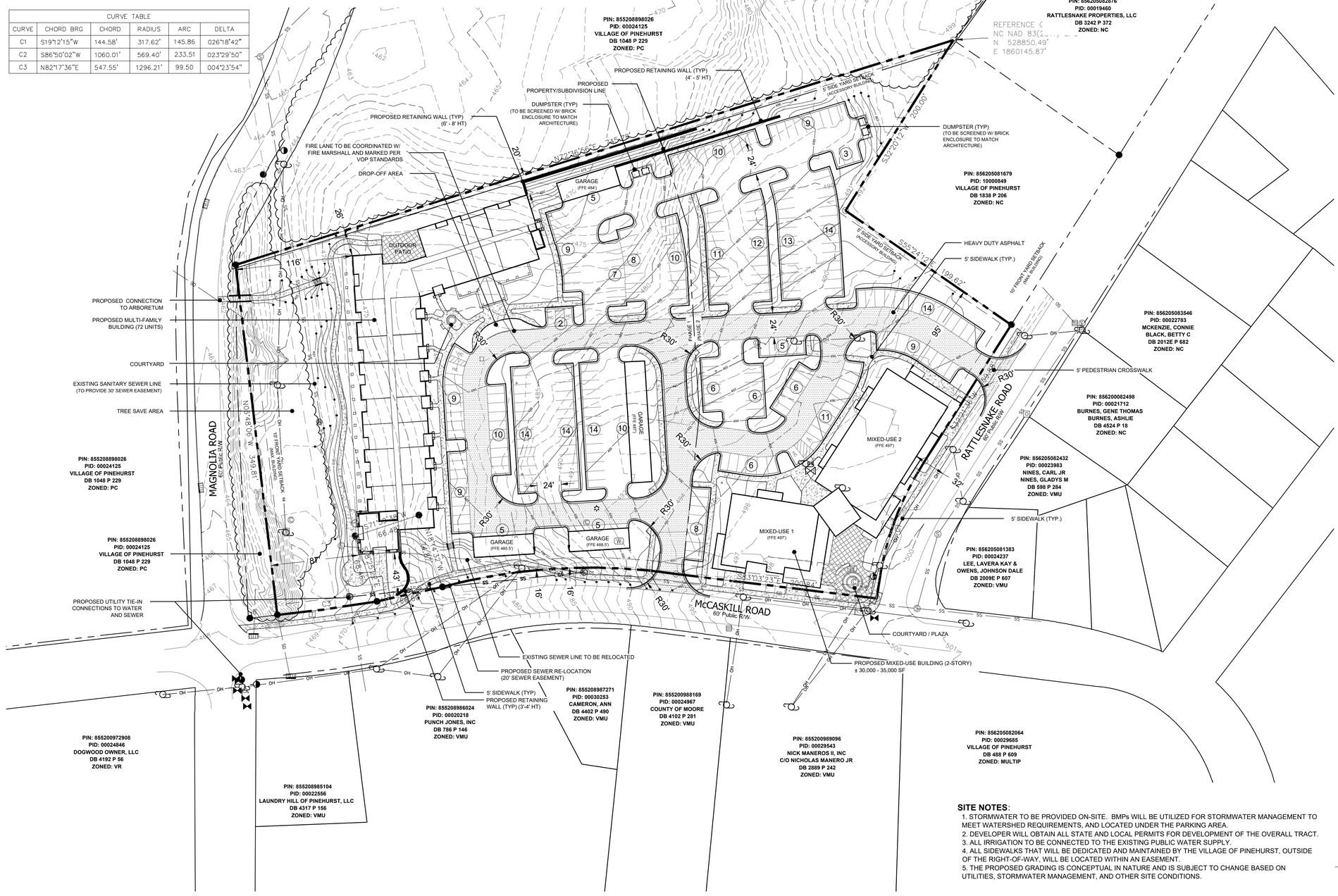
VICINITY MAP



GENERAL NOTES:

1. BASIS OF NORTH : NC GRID-NAD '83
2. AREA CALCULATIONS ARE BASED ON COORDINATE CALCULATION
3. ALL DISTANCES ARE ADJUSTED GRID DISTANCES
4. SURVEY IS OF AN EXISTING PARCEL OR LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING ONE
5. A COMPLETE TITLE SEARCH WAS NOT PROVIDED TO OR PREPARED BY THE SURVEYOR. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAYS OF RECORD
6. NO DETERMINATION HAS BEEN MADE BY THE SURVEYOR AS TO THE EXISTENCE OF THE FOLLOWING: FLOOD HAZARD SOILS, WETLANDS, UNDERGROUND UTILITIES, UNDERGROUND STORAGE FACILITIES, CEMETERIES OR BURIAL GROUNDS
7. LOCATION OF UNDERGROUND UTILITIES, IF SHOWN, ARE BASED ON VISIBLE EVIDENCE AND DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND UTILITIES AND STRUCTURES MAY VARY FROM LOCATIONS SHOWN. ADDITIONAL UTILITIES MAY EXIST. LOCAL UTILITY COMPANIES SHOULD BE CONSULTED FOR FURTHER INFORMATION PRIOR TO CONSTRUCTION.
8. EXISTING PARCEL INFORMATION OBTAINED FROM MOORE COUNTY GIS
9. THE SUBJECT PROPERTY IS NOT SHOWN IN A WETLAND AREA PER THE NATIONAL WETLANDS INVENTORY MAP

CURVE TABLE					
CURVE	CHORD BRG	CHORD	RADIUS	ARC	DELTA
C1	S19°12'15"W	144.58'	317.62'	145.86	026°18'42"
C2	S86°50'02"W	1060.01'	569.40'	233.51	023°29'50"
C3	N82°17'36"E	547.55'	1296.21'	99.50	004°23'54"



SITE NOTES:

1. STORMWATER TO BE PROVIDED ON-SITE. BMPs WILL BE UTILIZED FOR STORMWATER MANAGEMENT TO MEET WATERSHED REQUIREMENTS, AND LOCATED UNDER THE PARKING AREA.
2. DEVELOPER WILL OBTAIN ALL STATE AND LOCAL PERMITS FOR DEVELOPMENT OF THE OVERALL TRACT.
3. ALL IRRIGATION TO BE CONNECTED TO THE EXISTING PUBLIC WATER SUPPLY.
4. ALL SIDEWALKS THAT WILL BE DEDICATED AND MAINTAINED BY THE VILLAGE OF PINEHURST, OUTSIDE OF THE RIGHT-OF-WAY, WILL BE LOCATED WITHIN AN EASEMENT.
5. THE PROPOSED GRADING IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE BASED ON UTILITIES, STORMWATER MANAGEMENT, AND OTHER SITE CONDITIONS.

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: 8582 MAP(S): 3710854200J DATE: OCTOBER 17, 2006

LEGEND

- = Existing Iron Pin Found
- = New Iron Pin Set
- = Boundary Line
- = Existing Parcels
- = Existing Minor Contour
- 420 = Existing Major Contour
- OH = Existing Overhead Utility Line
- SS = Existing Sanitary Sewer Line
- X = Existing Fence Line
- = Existing Easement
- = Existing Tree Line
- = Existing Sanitary Sewer Manhole
- = Existing Sanitary Sewer Cleanout
- = Existing Pole
- = Existing Telecomm. Apparatus
- 420 = Proposed Major Contours
- = Proposed Minor Contours

ZONING INFORMATION

EXISTING ZONING CLASSIFICATION:
VMU: VILLAGE MIXED USE
NC: NEIGHBORHOOD COMMERCIAL
PC: PUBLIC CONSERVATION

PROPERTY INFORMATION

PROPERTY OWNER(S):
MOORE INVESTMENT GROUP, LLC
PO BOX 1823
PINEHURST, NC 28370

RESORTS OF PINEHURST, INC
ATTN: RICHARD HIGGINBOTHAM
P.O. BOX 4000
PINEHURST, NC 28374

TOTAL ACREAGE: 6.495 AC

TOTAL UNITS (MULTI-FAMILY): 72

MIXED-USE (2-STORY): ± 30,000 - 35,000SF
** FINAL MIXED-USE BUILDING SIZE WILL BE DEPENDENT UPON THE AMOUNT OF PARKING THAT CAN BE PROVIDED AS USES ARE DETERMINED.*

TOTAL OPEN SPACE: 89,403.42 SF (31.6%)

IMPERVIOUS SURFACE:
BUILDINGS: ± 57,619.38 SF (1.32 AC)
PARKING AREA: ± 110,436.70 SF (2.54 AC)
SIDEWALKS: ± 17,832.28 SF (0.41 AC)

TOTAL IMPERVIOUS SURFACE: ± 4.27 AC (65.7%)

PARKING SUMMARY

APARTMENTS:
(1 SPACE PER 1 BEDROOM UNITS/2 SPACES PER 2 AND 3 BEDROOM UNITS)

(13) 3 BEDROOM UNITS = 26 SPACES
(28) 2 BEDROOM UNITS = 56 SPACES
(31) 1 BEDROOM UNITS = 31 SPACES
(72) TOTAL UNITS = 113 SPACES

VISITOR PARKING (1 SPACE PER 5 UNITS) = 15 SPACES

TOTAL SPACES REQUIRED = 128 SPACES
TOTAL SPACES PROVIDED = 132 SPACES
(25 PROVIDED IN GARAGES)

MIXED-USE (2-STORY):
142 SPACES

@30,000 SF = 4.7 SPACES/1000 SF
@35,000 SF = 4.1 SPACES/1000 SF

SURVEY PROVIDED BY:

ROBERT MURPHY PLLC
PO BOX 99783
RALEIGH, NC 27624
P: (919) 302-1740

SURVEY FOR:

KUESTER DEVELOPMENT ASSOCIATES

MINERAL SPRINGS TOWNSHIP, MOORE COUNTY
PINEHURST, NORTH CAROLINA
FEBRUARY 2016

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.

SCALE: 1" = 50'-0"

KOONTZJONESDesign
LAND PLANNING | LANDSCAPE ARCHITECTURE
150 SOUTH PAGE STREET
SOUTHERN PINES, NC 28387
P: (910) 639-4058
W: www.koontzjonesdesign.com

REVISIONS:

THE GREENS OF PINEHURST
KUESTER DEVELOPMENT ASSOCIATES | PINEHURST, NORTH CAROLINA

GENERAL CONCEPT PLAN

DATE: 03-10-2016
DESIGNED BY: REK
DRAWN BY: JWS
CHECKED BY: REK
Q.C. BY: REK
SCALE: 1" = 50'-0"
PROJECT #: KJD1520

SHEET NUMBER#:
L2.0

ORDINANCE #16-10:

AN ORDINANCE AMENDING THE OFFICIAL PINEHURST ZONING MAP AS IT PERTAINS TO THE REZONING OF CERTAIN LAND LOCATED AT 205 MCCASKILL 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 May 24, 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 two parcels of land consisting of approximately .11 and 6.4 acres. These properties are addressed as 205 McCaskill Road East. These properties are further defined as being Moore County LRK #'s 00025962 and 00025798. The properties are currently zoned Neighborhood Commercial (NC), Village Mixed Use (VMU) and Public Conservation (PC). This proposed map amendment would change the zoning of the properties to Village Mixed Use-Conditional District (VMU-CD). The property contains a vacant office building and outbuilding. The proposed use of the property is 72 apartment units and a mixed use commercial building containing ±35,000 square feet, 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 applicant has agreed upon the following condition(s):

1. **The construction drawings and final approvals are based on the general concept plan submitted for the new buildings, parking areas, landscaping and all other associated improvements.**
2. **The maximum impervious surface coverage for Phase II and the subsequent subdivision is granted an exception to allow it to exceed the 70% maximum impervious surface allowed. The new maximum impervious shall not exceed 72%.**
3. **The structures within Phase I and fronting on McCaskill Road East be allowed to exceed the maximum front yard setback requirement of 10 feet.**

4. **Multi-family units within Phase I are not required to meet the minimum square footage of 1,500 square feet required in the PDO and may contain no less than 748 square feet per unit.**
5. **The proposed mixed-use structures in Phase II must come back before the Planning & Zoning Board and Village Council for review and approval.**
6. **A permanent paved access off of Rattlesnake Trail must be a part of Phase I of the development in addition to the access onto McCaskill Road East.**
7. **The garage units must be used primarily for vehicular parking.**
8. **Prepare a detailed landscaping plan which preserves, maintains and enhances the area east of Magnolia Road.**
9. **Construction of a 5-foot brick paver sidewalk meeting Village standards extending from Magnolia Road along McCaskill Road East to the intersection of Rattlesnake Trail and McCaskill Road East.**

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 a work session assembled on this 14th day of June, 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 6.5 acres addressed as 205 McCaskill Road East, further defined as being Moore County LRK #'s 00025962 and 00025798 from Neighborhood Commercial (NC), Village Mixed Use (VMU) and Public Conservation (PC) to Village Mixed Use-Conditional District (VMU-CD).

SECTION 2. The rezoning map and general 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 14th day of June, 2016.

(Municipal Seal)

VILLAGE OF PINEHURST
VILLAGE COUNCIL

By: _____
Nancy Roy Fiorillo, Mayor

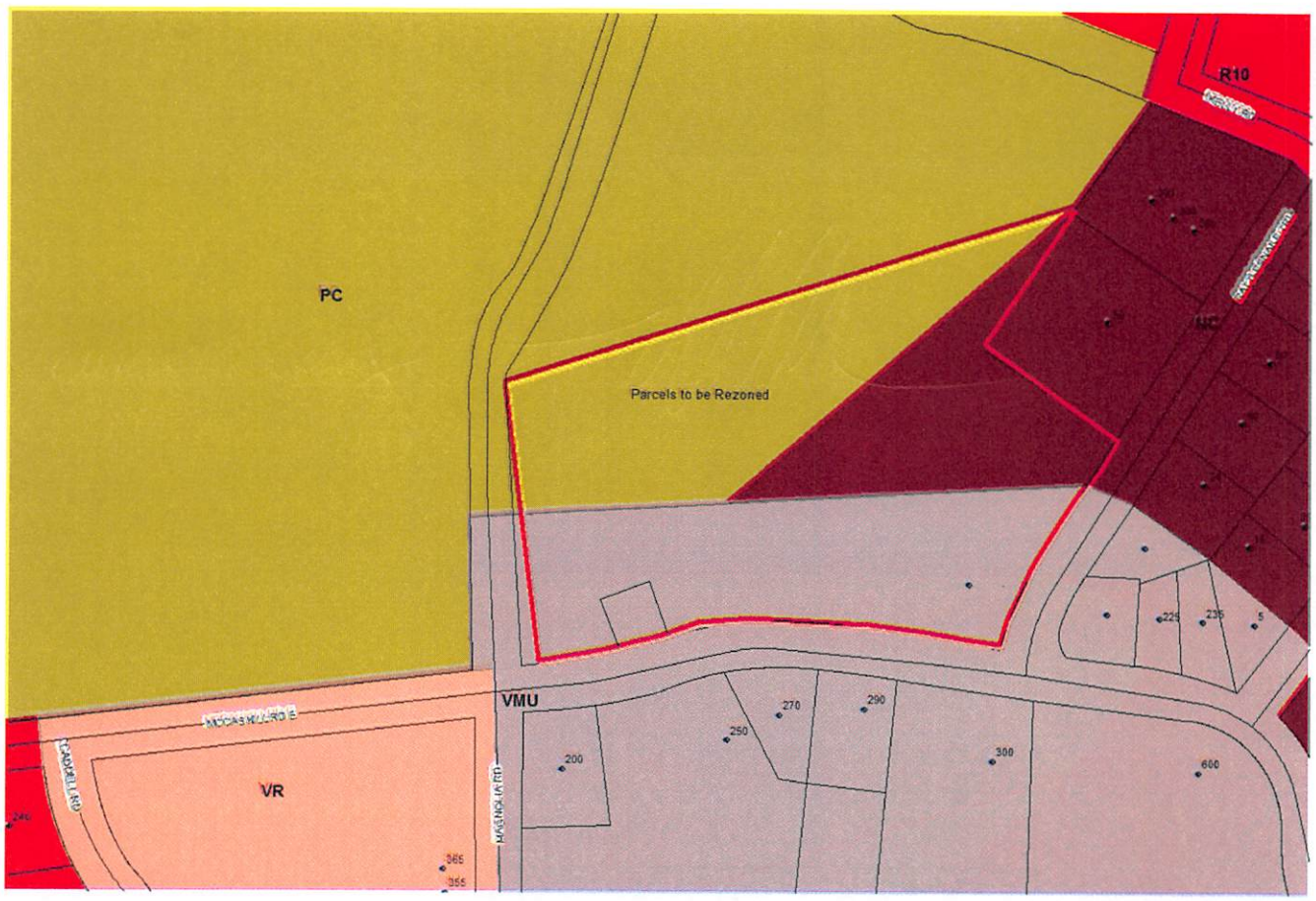
Attest:

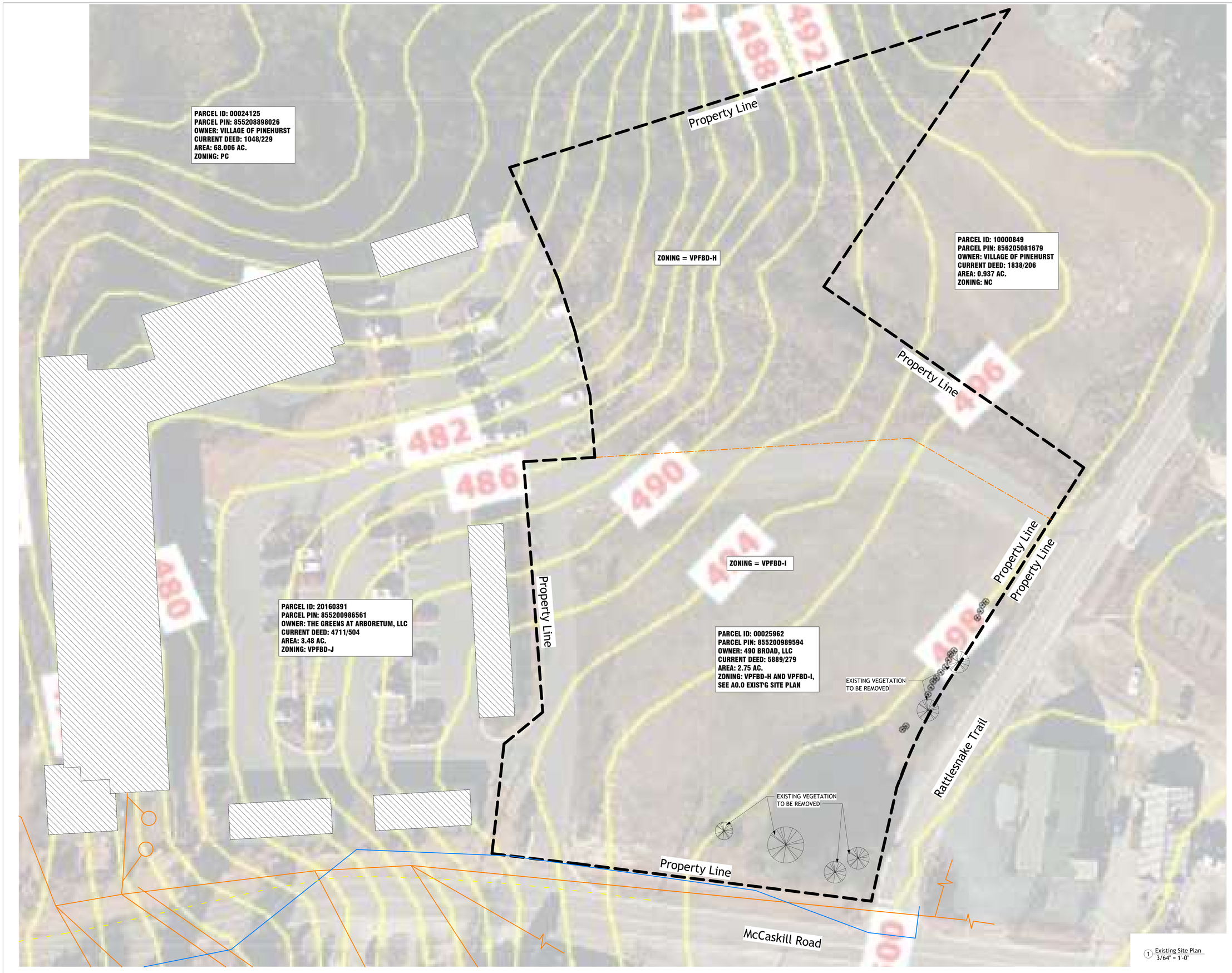
_____
Lauren M. Craig, Village Clerk

Approved as to Form:

_____
Michael J. Newman, Village Attorney

EXHIBIT A


PC
R10
Parcels to be Rezoned
VMU
VR
200
250
270
290
300
600
225
235
5
365
355



1 Existing Site Plan
3/64" = 1'-0"

the BOGLE FIRM ARCHITECTURE
110 N. MAIN ST. SUITE 200 SALISBURY, NC 28144
pete@boglefirm.com
www.boglefirm.com
704.638.2015

PUBLICATION OR REUSE OF THESE DRAWINGS OR ANY INCLUDED DETAILS MUST BE WITH THE WRITTEN CONSENT OF THE FIRM'S PRINCIPAL ARCHITECT.

Existing Site Plan

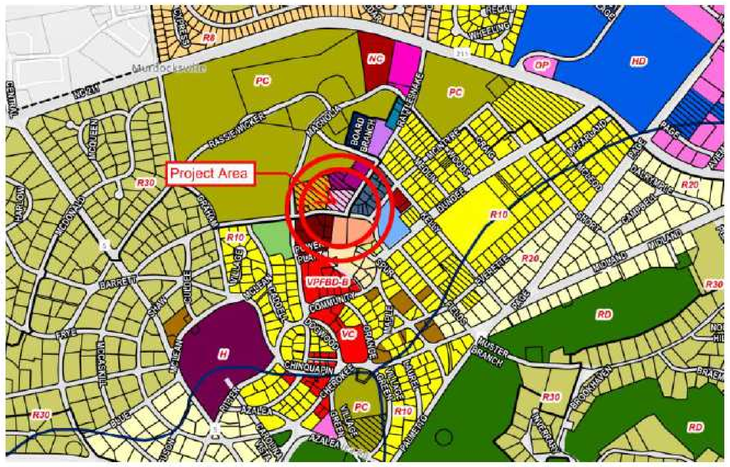
275 McCASKILL MIXED USE CONCEPT PLAN

275 McCaskill Road,
Pinehurst, NC

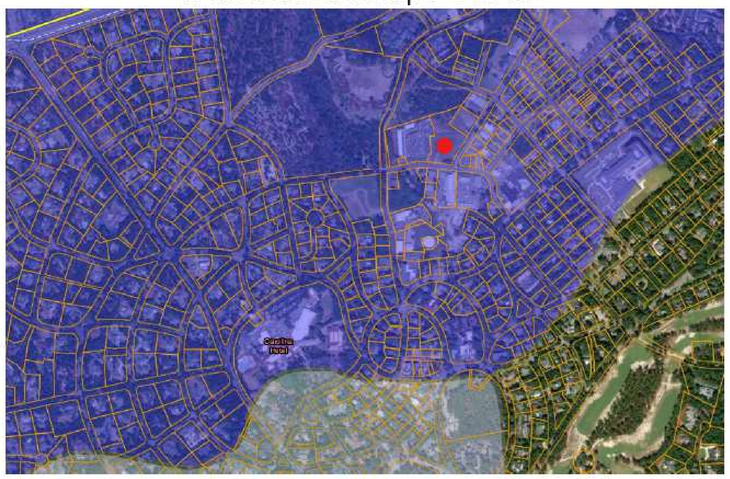
DRAWN BY: RRG
CHECKED BY: DRB
DATE: 11/11/25
PROJECT #: -

SHEET NUMBER
A0.0
OF: -

Zoning Map: VPFBD H & I



Watershed Map: WS-III



Existing Site Aerial

the BOGLE FIRM ARCHITECTURE
110 N. MAIN ST. SUITE 200 SALISBURY, NC 28144
pete@boglefirm.com www.boglefirm.com 704.638.2015

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Existing Site Information

275 McCASKILL MIXED USE CONCEPT PLAN

275 McCaskill Road,
Pinehurst, NC

DRAWN BY: RRG
CHECKED BY: DRB
DATE: 11/11/25
PROJECT #: -

SHEET NUMBER
A0.1
OF: -

GENERAL CONCEPT PLAN
ZONING: VPFBD-H AND VPFBD-I CONDITIONAL DISTRICT
CORE AREA BLOCK: LOWER RATTLESNAKE AREA
BUILDING TYPE: 1 - MIXED USE
WATERSHED: NICKS CREEK - CAPE FEAR RIVER WS-III
EXISTING USE: N/A - VACANT
PROPOSED ZONING USES: DWELLING-MIXED USE, MEDICAL OFFICE, OFFICE, RETAIL
PROVIDED LOT SIZE = 124,529 SF
PROPOSED BUILDING AREA:
- BUILDING 1 = 15,400 SF
- BUILDING 2 = 19,600 SF
- GARAGE 1 = 1,197 SF
- GARAGE 2 = 1,596 SF

TOTAL PROPOSED BUILDING AREA = 37,793 SF
EXISTING BUILDING AREA = N/A

FRONT BUILD TO LINE: 10'
LOT WIDTH: MIN = 34' → PROVIDED = 237'
LOT DEPTH: MIN = 60' → PROVIDED = 495'
PERCENT FRONTAGE ON BUILD-TO LINE: 75% = 140' x 50% = 105' → PROVIDED = 140'
INTERIOR SIDE SETBACK: 0-5'
SIDE STREET BUILD TO LINE: 10'
REAR YARD SETBACK FOR PRINCIPLE STRUCTURE: 15' MIN; 20'
BUILDING HEIGHT: 2 STORIES 35'; 3 STORIES 50' → PROVIDED = 2 STORIES 34'
IMPERVIOUS SURFACE = 70%, PROVIDED = 66.87% (82,147 SF = 1.89 acres)
MIN. SEPARATION BETWEEN ACCESSORY AND PRIMARY STRUCTURE: 5' → PROVIDED = 64'

OPEN SPACE: MIN = 8% = 9,962 SF→ PROVIDED = 15% = 18,658 SF

TOTAL SITE WITHIN PROPERTY LINES = 122,839 SF
TOTAL BUILDABLE AREA WITHIN SETBACKS = 102,463 SF

PARKING:
TOTAL PARKING AREA = 56,736 SF

SCENARIO 1:
APARTMENTS: 14 w/ 2 BDR EA. (17,500 SF) = 28 SPACES
GENERAL RETAIL/OFFICES: 12,849 SF = 43 SPACES
TOTAL REQUIRED PARKING = 71

SCENARIO 2:
APARTMENTS: 14 w/ 2 BDR EA. (17,500 SF) = 28 SPACES
GENERAL RETAIL/OFFICES: 6,425 SF = 21 SPACES
RESTAURANTS: 261 SEATS (6,424 SF) = 87 SPACES
TOTAL REQUIRED PARKING = 136

TOTAL PROVIDED PARKING = 137
TOTAL REQUIRED HC PARKING = 5
TOTAL PROVIDED HC PARKING = 6

PARCEL ID: 00024125
PARCEL PIN: 855208898026
OWNER: VILLAGE OF PINEHURST
CURRENT DEED: 1048/229
AREA: 68.006 AC.
ZONING: PC

PARCEL ID: 10000849
PARCEL PIN: 856205081679
OWNER: VILLAGE OF PINEHURST
CURRENT DEED: 1838/206
AREA: 0.937 AC.
ZONING: NC

PARCEL ID: 00025962
PARCEL PIN: 855200989594
OWNER: 490 BROAD, LLC
CURRENT DEED: 5889/279
AREA: 2.75 AC.
ZONING: VPFBD-H AND VPFBD-I, SEE A0.0 EXIST'G SITE PLAN

PARCEL ID: 20160391
PARCEL PIN: 855200986561
OWNER: THE GREENS AT ARBORETUM, LLC
CURRENT DEED: 4711/504
AREA: 3.48 AC.
ZONING: VPFBD-J

PARCEL ID: 00021712
PARCEL PIN: 856200082498
OWNER: BURNES, GENE THOMAS, BURNES, ASHLIE
CURRENT DEED: 4524/18
AREA: 2.75 AC.
ZONING: VPFBD-G

PARCEL ID: 00023983
PARCEL PIN: 856205082432
OWNER: NINES, CARL JR, NINES, GLADYS M
CURRENT DEED: 598/284
AREA: 2.75 AC.
ZONING: VPFBD-G

PARCEL ID: 00024237
PARCEL PIN: 856205081383
OWNER: LEE, LAVERA KAY & OWENS, JOHNSON DALE
CURRENT DEED: 2009E/607
AREA: 2.75 AC.
ZONING: VPFBD-G

PARCEL ID: 00030253
PARCEL PIN: 855208987271
OWNER: SILVERSPRINGS HOLDINGS, LLC
CURRENT DEED: 5114/269
AREA: 0.25 AC.
ZONING: VPFBD-A

PARCEL ID: 00024967
PARCEL PIN: 855200988169
OWNER: COUNTY OF MOORE
CURRENT DEED: 4102/281
AREA: 0.33 AC.
ZONING: VPFBD-A

PARCEL ID: 00029543
PARCEL PIN: 855200989096
OWNER: NICK MANEROS II, INC
CURRENT DEED: 2889/242
AREA: 1.48 AC.
ZONING: VPFBD-D

Property Line
Rattlesnake Trail
McCaskill Road
137 PARKING SPACES
PROPOSED MIXED-USE 1
FOOTPRINT: 7,700 SF
TOTAL: 15,400 SF
PROPOSED MIXED-USE 2
FOOTPRINT: 9,800 SF
TOTAL: 19,600 SF
GARAGE
1-STORY
MULTIFAMILY
2-STORY
UNDERGROUND STORMWATER DETENTION
DUMPSTER ENCLOSURE W/ BRICK WALLS MATCHING BUILDING AND OPAQUE PAINTED METAL GATES
OPEN AREA
EXISTING CONNECTION
EXISTING ENTRANCE AND DRIVE
NEW BRICK PAVER SIDEWALK
EXISTING BRICK PAVER SIDEWALK
EXISTING GAS LINE
EXISTING WATER LINE
EXISTING SEWER LINE
60' PUBLIC ROW
SETBACK
HC

1 Site Plan
3/64" = 1'-0"

the BOGLE FIRM ARCHITECTURE
110 N. MAIN ST. SUITE 200 SALISBURY, NC 28144
pete@boglefirm.com
www.boglefirm.com
704.638.2015

PUBLICATION OR REUSE OF THESE DRAWINGS OR ANY INCLUDED DETAILS MUST BE WITH THE WRITTEN CONSENT OF THE FIRM'S PRINCIPAL ARCHITECT.

Proposed Site Plan

275 McCASKILL MIXED USE CONCEPT PLAN

275 McCaskill Road,
Pinehurst, NC

DRAWN BY: RRG
CHECKED BY: DRB
DATE: 11/11/25
PROJECT #: -

SHEET NUMBER
A0.2
OF: -

the BOGLE FIRM
ARCHITECTURE
110 N. MAIN ST. pete@boglefirm.com
SUITE 200 www.boglefirm.com
SALISBURY, NC 28144 704.638.2015

PUBLICATION OR REUSE OF THESE DRAWINGS OR ANY INCLUDED DETAILS MUST BE WITH THE WRITTEN
CONSENT OF THE FIRM'S PRINCIPAL ARCHITECT.

1 McCaskill Road Elevation
1/8" = 1'-0"

2 Rattlesnake Trail Elevation
1/8" = 1'-0"

3 Rattlesnake Trail Elevation
1/4" = 1'-0"

Proposed Elevations

275 McCASKILL MIXED USE CONCEPT PLAN

275 McCaskill Road,
Pinehurst, NC

DRAWN BY: RRG
CHECKED BY: DRB
DATE: 11/11/25
PROJECT #: -

SHEET NUMBER
A2.1
OF: -

Subject: Narrative for Conditional District - VPFBD Block H&I
Project: 275 McCaskill Road Development, Rhetson Companies
Date: 10.22.25

Narrative:

Applicant seeks a Conditional Zoning for Parcel 00025962 located in VPFBD - Block H and I, in order to develop the vacant parcel at 275 McCaskill Road, Pinehurst. The proposed use includes two buildings. One structure will face McCaskill Road and the other will face Rattlesnake Trail. All proposed structures are located on the portion of the parcel zoned Block I.

McCaskill Building: This 2 story structure has a 9,800 sf footprint and 9,800 sf 2nd floor. Proposed as a Mixed Use building, the upper floor will include 8 two-bedroom apartments, and the lower level will be a mix of commercial use tenant spaces.

Rattlesnake Building: This 2 story structure has a 7,700 sf footprint and 7,700 sf 2nd floor. Proposed as a Mixed Use building, the upper floor will include 6 two-bedroom apartments, and the lower level will be a mix of commercial use tenant spaces.

Both main buildings will have brick façades with aluminum storefront first floor windows and aluminum clad apartment windows. Awnings and balconies will create additional depth and visual interest along the facades.

Two Accessory Structures are proposed for private parking garages. These are proposed at 1,600 sf and 1,200 sf, and will be constructed of similar materials to the two main buildings.

VPFBD-I is an appropriate zoning district for this development. The client intends to meet all of the requirements of the VPFBD-I district as written without any modifying Conditions.

General Concept Plan Information

General Concept Plan

1. Required information to be included on the general concept plan:

✓ a. The present zoning classification(s) of the tract;

✓ b. Adjoining property lines;

✓ c. The height, size and location of existing and proposed structure(s);

✓ d. Proposed use of land and structures;

✓ e. Building elevation drawings;

✓ f. Proposed planting areas including walls and fences and the treatment of any existing natural features;

✓ g. The owner names, addresses, LRK #, zoning and deed references of adjoining property;

✓ h. All existing and proposed easements, reservations, rights-of-way and all setbacks required for the zoning district;

✓ i. General location and size of existing utilities both on-site and to the site, proposed tie-in location to existing public utilities (including water, sewer, drainage, etc.) and proposed location of utilities to serve the site;

✓ j. General location and type of existing and proposed stormwater facilities;

✓ k. Delineation of the 100-year flood plain; [No flood plain]

l. Development Intensity:

i. For residential uses this shall include number of units and outline of area within which structures will be located.

✓ ii. For nonresidential uses, this shall include approximate square footage of structures and outline of area within which the structure(s) will be located;

✓ m. Parking and circulation plan, showing location, arrangement and number of existing and proposed parking spaces. Parking calculations shall also be shown;

✓ n. Ingress and egress to adjacent areas;

o. Proposed dimension and number of signs and their locations; [Signage will be separatly submitted]

p. Proposed phasing and approximate completion time of the project; [Phase is not proposed.]

q. Survey base map that provides legal metes and bounds including location of regulated (e.g., US Fish and Wildlife designated red-cockaded woodpecker trees) and specimen trees. [No pines on site. Single mature oak to be removed]

✓ r. Trip generation based on ITE standards and the Village's Engineering Standards and Specifications Manual for the proposed uses.

s. Roadway/signal improvements for the development proposal. [None]

✓ t. Proposed pedestrian improvements including sidewalks, greenways, etc.

✓ u. ISO computations based on the approximate/proposed square footages for each type of use.

✓ v. Current and proposed topography. Use of LIDAR data is acceptable for conceptual plans, however, actual surveyed topography shall be required for formal site plan submittal.

✓ w. Indicate driveway connections on adjacent properties along and across adjacent rights-of- way.

(Ord. 14-35, passed 09-24-2014) [Existing Driveways to remain]

MOORE COUNTY

Wednesday, March 26, 2025 by Moore County GIS Department

Ownership Data

Pin:	855200989594
Parcel Id:	00025962
Owner Name:	490 BROAD, LLC
Tax Address:	275 SE BROAD ST SOUTHERN PINES, NC,28387
Deed/Bk Page:	5889 / 279
Trans Date:	7/29/2022
Sale Amt:	$900,000.00
Accessed Acres:	2.8200
Cal. Acreage:	2.7500

Location Data

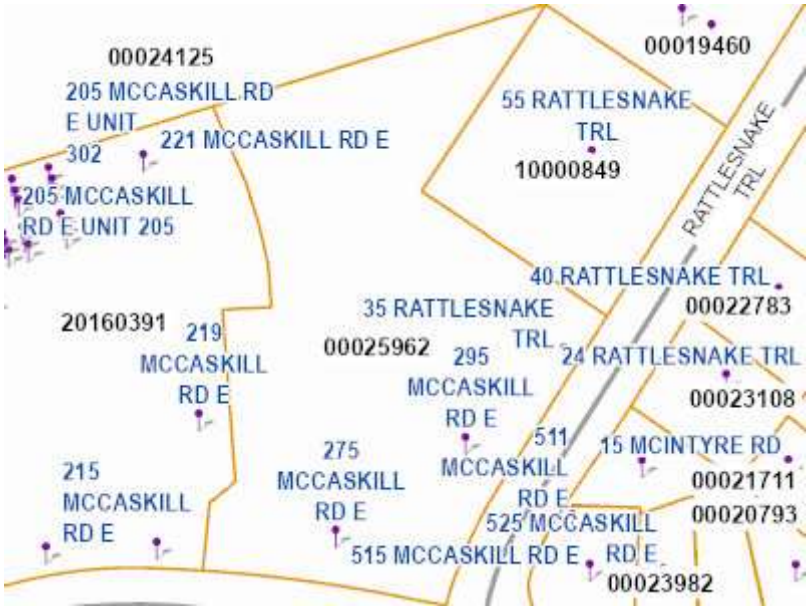
City Code:	PH
Fire District:	N
Class Code:	CV
Land Use Type:	C00
Zoning:	NC
NBHD#:	655D
Property Desc.:	LOT 2

Assessment Summary/ Rates Per $100 Value

Values

Land Value:	$908,850.00
Assessed Value:	$908,850.00
Bldg Imp Value:	N/A

Parcel Map



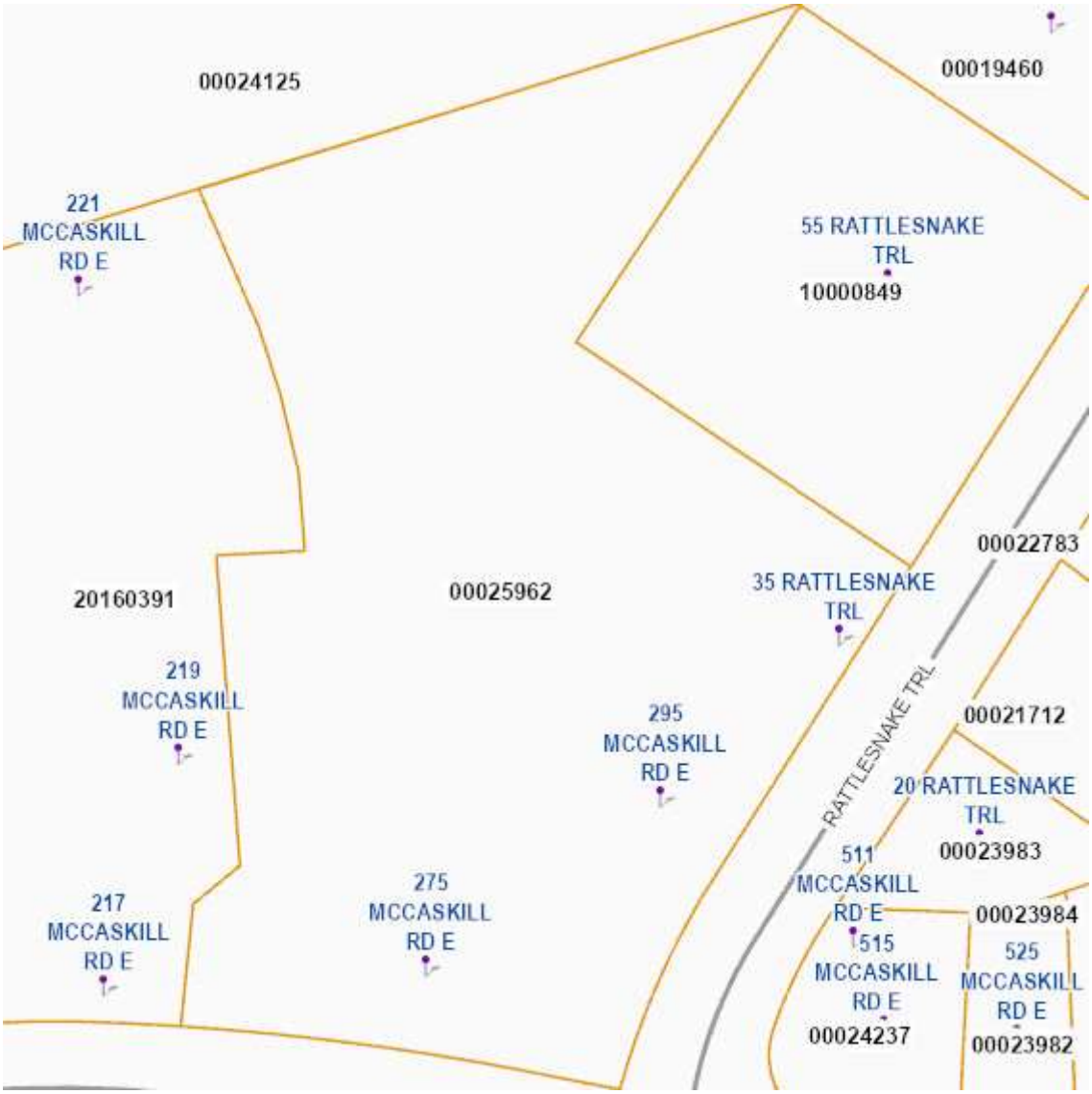
Moore County GIS Disclaimer

All the information contained on this media is prepared for the inventory of real property found within Moore. All data is compiled from recorded deeds, plats, and other public records and data. Users of this data are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. information contained herein was created for the County's internal use. MOORE COUNTY, ITS OFFICIALS, AGENTS AND EMPLOYEES MAKE NO WARRANTY AS TO THE CORRECTNESS OR ACCURACY OF THE INFORMATION SET FORTH ON THIS MEDIA WHETHER EXPRESS OR IMPLIED, IN FACT OR IN LAW, INCLUDING WITHOUT LIMITATION THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR USE.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).

MOORE COUNTY

Wednesday, March 26, 2025 by Moore County GIS Department

Property Map



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Printable page

PARID: 00025962
TOWNSHIP: 063
490 BROAD, LLC

CITYNAME: SOUTHERN PINES

205 MCCASKILL RD
NBHD: 655D
ROLL: REAL

Parcel

ParID / PIN:	00025962 / 855200989594
Record Type:	REAL
Tax Year:	2025
Tax Jurisdiction:	PH : PH
Township:	06 : MINERAL SPRINGS

Owner

Account Number:	97020105
Name:	490 BROAD, LLC
Mailing Address:	275 SE BROAD ST
	SOUTHERN PINES NC 28387

Legal

Physical Address:	205 MCCASKILL RD E
Legal Description 1:	LOT 2
Zoning:	NC
Plat Cabinet:	17
Slide:	101

Recorded Transaction

Date	Book	Page	Sale Price	Validity Code
29-JUL-2022	5889	279	900,000	VS
24-FEB-1994	982	153	0	
27-FEB-1987	557	708	0	

Description

NBHD Code / Name:	655D :
Class:	CV : COM VACANT
Land Use:	C00 : COMMERCIAL VACANT LAND
Living Units:	0
Topography:	1 : LEVEL
Location:	5 :
Parking:	1 : OFF STREET
Traffic:	:
Utilities:	1 :
	:
Restrictions:	:
Deeded Acres:	2.84
Calculated Acres:	2.82
VC Notice / VC Date:	R : 17-MAR-23

Field Notes

Note:	Number:
FOR 2017 SO 20160391 / BUILDINGS DEMOLISHED IN 2016	1

Valuation

Appraised Land:	908,850
Appraised Building:	0
Appraised Total:	908,850

Deferred:	0
Exempts/Excluded:	0
Assessed Real:	908,850
Personal:	
Total Assessed:	908,850

Legal Description

Tax Jurisdiction:	PH :
Township:	06 : MINERAL SPRINGS
Property Address:	205 MCCASKILL RD
Unit Desc:	
Unit #:	
Legal Desc 1:	LOT 2
Legal Desc 2:	
Legal Desc 3:	59878300 00001
Note 1:	SO-20160391
Note 2:	
Deeded Acres:	2.84
Calculated Acres:	2.82
Sq Ft:	
Plat Book-Page/Subd #:	
Subdivision Name:	
Subd Block:	
Subd Lot:	
Condo Bldg #:	
Condo Unit #:	
Subd Code:	

Sales

Sale Date	Book	Page	Sale Price	Grantor	Grantee
29-JUL-2022	5889	279	900,000	MOORE INVESTMENT GROUP, LLC	490 BROAD, LLC
24-FEB-1994	982	153	0		MOORE INVESTMENT GROUP, LLC
27-FEB-1987	557	708	0		REGIONAL INVESTMENTS OF MOORE

Sale Details

1 of 3

Sales Date:	29-JUL-2022
Transfer Date:	
Book:	5889
Page:	279
Sales Price:	900,000
Sales Adjustment:	
Adjusted Reason:	:
Adjusted Sales Price:	900,000
Market:	:
Total Assessment:	
Instrument Type:	01 : WARRANTY DEED
Instrument No:	
Qualify or Disqualify Code:	VS : VALID SALE
Sales Type:	:
Source:	:
Grantor:	MOORE INVESTMENT GROUP, LLC
Grantee:	490 BROAD, LLC
Notes:	

Land

1 of 2

Land Line #:	1
Land Type:	A : Acreage
Land Code:	2 :
PUV:	N
Acres:	2
Sq Ft:	87,120
Lots/Units:	
Influence Reason:	9 : CORNER/ALLEY +
Influence %:	10
Influence Reason:	:
Influence %:	
Notes:	

Summary Totals

Total Land Value	Total Acres	$ / Acre	/ SF	$ / Unit
908,850	2	322287.23	7.4	.08
908,850	.82			.08

Real Values

Land Value:	908,850
Building Value:	0
Appraised Real Value:	908,850
Appraised Personal:	
Total Appraised Value	908,850
Property Class:	CV
Reason Code:	35 : Code Change with Value Change
LUC:	C00

Exemptions and Exclusions

Deferred Value:	0
Senior / Disabled:	0
Veteran:	0
Historic:	0
100% E Class Ex:	0
Partial E Class Ex:	0
Total Exempt/Excluded/Deferred:	0

Assessed Valuation

Total Appraised Value (Real and Personal):	908,850
Total Exempt/Excluded/Deferred:	0
Total Assessed (Taxable):	908,850

Parcel

ParID / PIN:	00025962 / 855200989594
Record Type:	REAL
Tax Year:	2025
Tax Jurisdiction:	PH : PH
Township:	06 : MINERAL SPRINGS

Owner

Account Number:	97020105
Name:	490 BROAD, LLC
Mailing Address:	275 SE BROAD ST
	SOUTHERN PINES NC 28387

Legal

Physical Address:	205 MCCASKILL RD E
Legal Description 1:	LOT 2
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Description

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Land Use:	C00 : COMMERCIAL VACANT LAND
Living Units:	0
Topography:	1 : LEVEL
Location:	5 :
Parking:	1 : OFF STREET
Traffic:	:
Utilities:	1 :
	:
Restrictions:	:
Deeded Acres:	2.84
Calculated Acres:	2.82
VC Notice / VC Date:	R : 17-MAR-23

Field Notes

Note:	Number:
FOR 2017 SO 20160391 / BUILDINGS DEMOLISHED IN 2016	1

Valuation

Appraised Land:	908,850
Appraised Building:	0
Appraised Total:	908,850
Deferred:	0
Exempts/Excluded:	0
Assessed Real:	908,850
Personal:	
Total Assessed:	908,850

Sorry, no sketch available for this record

Item	Area

MOORE COUNTY

Wednesday, March 26, 2025 by Moore County GIS Department

Soil/Landuse Report by Parcel

Name: 490 BROAD, LLC
PIN: 855200989594
Parcel ID: 00025962

Class:6		
Soil Type	Acreage Type	Acreage Amount
CbC	WOODED	0
CbC	WATER	0.02
CbC	CLEARED	0
CbC	WOODED	0.57
CbC	CLEARED	1.21
CbC	CLEARED	0.01
CbC	CLEARED	0.08
CbC	WOODED	0
CbC	CLEARED	0
CbC	WOODED	0.01
CbC	WATER	0.08
CbC	WOODED	0.03
CbC	WOODED	0
Summaries of Class 6		
Total Wooded	0.71	35.32%
Total Cleared	1.3	64.68%
Total Acreage	2.01	

Class:5		
Soil Type	Acreage Type	Acreage Amount
VuD	WOODED	0.68
VuD	CLEARED	0
VuD	CLEARED	0.16
Summaries of Class 5		
Total Wooded	0.68	80.95%
Total Cleared	0.16	19.05%
Total Acreage	0.84	

Summary of Parcel		
Total Wooded	1.39	48.77%
Total Cleared	1.46	51.23%
Total Acreage	2.85	

October 20, 2025

Project: 275 McCaskill Rd. Rezoning

From: Rhetson Companies, Inc.
Joe Rosario
jrosario@rhetson.com
(845) 536-3567

Trip Generation based on ITE standards as described in the ITE Trip Generation Manual 11th Edition Volume 3, 4, 5 [Land Use 220 and 221 are in Vol. 3. Land Use 720 is in Volume 4. 822 is in Volume 5:

Land Use 220

Multifamily Housing (Low-Rise), Weekday AM Peak Hour (7-9am):
Average Rate – 0.40
Number of Units – 14
Directional Distribution – 24% entering – 76% exiting

Apartments – 0.40 x 14 x 0.24 = 1.34 inbound trips during AM peak hour – 4.26 outbound trips

Multifamily Housing (Low-Rise), Weekday PM Peak Hour (4-6pm):
Average Rate – 0.51
Number of Units – 14
Directional Distribution – 63% entering – 37% exiting

Apartments – 0.51 x 14 x 0.63 = 4.50 inbound trips during PM peak hour – 2.64 outbound trips

Multifamily Housing (Low-Rise), Saturday Peak Hour of Generator:
Average Rate – 0.41
Number of Units – 14
Directional Distribution – 50% entering – 50% exiting

Apartments – 0.41 x 14 x 0.50 = 2.87 inbound & outbound trips

Multifamily Housing (Low-Rise), Sunday Peak Hour of Generator:
Average Rate – 0.36

2075 Juniper Lake Road
West End, NC 27376
910-944-0881 | www.rhetson.com

Number of Units – 14
Directional Distribution – 50% entering– 50% exiting
Apartments – 0.36 x 14 x 0.50 = 2.52 inbound & outbound trips

Land Use 720*

Medical-Dental Office Building, Weekday AM Peak Hour (7-9am):
Average Rate – 3.10
Vehicle Trip Generation per 1,000 sq. ft. GFA – 4,000sf/1,000sf = 4.00
Directional Distribution – 79% entering – 21% exiting

Medical – 3.10 x 4.00 x 0.79 = 9.80 inbound trips during AM peak hour – 2.60 outbound trips

Medical-Dental Office Building, Weekday PM Peak Hour (4-6pm):
Average Rate – 3.93
Vehicle Trip Generation per 1,000 sq. ft. GFA – 4,000sf/1,000sf = 4.00
Directional Distribution – 30% entering – 70% exiting

Medical – 3.93 x 4.00 x 0.3 = 4.72 inbound trips during PM peak hour – 11.00 outbound trips

Land Use 822**

Strip Retail Plaza (<40k), Weekday AM Peak Hour (7-9am):
Average Rate – 2.36
Vehicle Trip Generation per 1,000 sq. ft. GFA – 13,600sf/1,000sf = 13.60
Directional Distribution – 60% entering – 40% exiting

Retail – 2.36 x 13.60 x 0.60 = 19.26 inbound trips – 12.84 outbound trips

Strip Retail Plaza (<40k), Weekday PM Peak Hour (4-6pm):
Average Rate – 6.59
Vehicle Trip Generation per 1,000 sq. ft. GFA 13,600sf/1,000sf = 13.60*
Directional Distribution – 50% entering & exiting

Retail – 6.59 x 13.60 x 0.50 = 44.81 inbound and outbound trips during PM peak hour (4-6pm)

2075 Juniper Lake Road
West End, NC 27376
910-944-0881 | www.rhetson.com

Strip Retail Plaza (<40k), Saturday Peak Hour:

Average Rate – 6.57
Vehicle Trip Generation per 1,000 sq. ft. GFA – 13,600sf/1,000sf = 13.60
Directional Distribution – 51% entering – 49% exiting

Retail – 6.57 x 13.60 x 0.51 = 45.57 inbound trips- 43.78 outbound trips

**Medical/Dental not anticipated to be used on Weekends.*
***Calculations subject to change based on Retail uses **if** they operate on Weekends and their corresponding hours of operations.*
NOTE: All Land Use assumptions are subject to change as the project is still in very early development stage.

2075 Juniper Lake Road
West End, NC 27376
910-944-0881 | www.rhetson.com

ITE TRIP GENERATION						
DESCRIPTION	UNITS or AREA	AVG. RATE	DIRECTIONAL DISTRIBUTION	PEAK HOUR TRIPS	PEAK INBOUND TRIPS	PEAK OUTBOUND TRIPS
220: MF HOUSING (LOW-RISE > 2-3 FLOORS)	14	0.4	24% IN, 76% OUT	WEEKDAYS 7-9 AM	14x0.40x0.24=1.34	14x0.40x0.76=4.26
		0.51	63% IN, 37% OUT	WEEKDAYS 4-6 PM	14x0.51x0.63=4.50	14x0.51x0.37=2.64
		0.41	50% IN, 50% OUT	SATURDAY	14x0.41x0.50=2.87	14x0.41x0.50=2.87
		0.36	50% IN, 50% OUT	SUNDAY	14x0.36x0.50=2.52	14x0.36x0.50=2.52
720: MEDICAL[1]	4,000 sf[2]	3.1	79% IN, 21% OUT	WEEKDAYS 7-9 AM	4.00x3.1x0.79=9.80	4.00x3.1x0.21=2.60
		3.93	30% IN, 70% OUT	WEEKDAYS 4-6 PM	4.00x3.93x0.3=4.72	4.00x3.93x0.7=11.00
822: STRIP RETAIL PLAZA[3]	13,600 sf[2]	2.36	60% IN, 40% OUT	WEEKDAYS 7-9 AM	13.60x2.36x0.60=19.26	13.60x2.36x0.40=12.84
		6.59	50% IN, 50% OUT	WEEKDAYS 4-6 PM	13.60x6.59x0.50=44.81	13.60x6.59x0.50=44.81
		6.57	51% IN, 49% OUT	SATURDAY	13.60x6.57x0.51=45.57	13.60x6.57x0.49=43.78

NOTE: CALCULATIONS BASED ON ITE STANDARDS AS DESCRIBED IN THE NCDOT TRIP GENERATION MANUAL 11th EDITION VOL. 3

[1] MEDICAL/DENTAL NOT ANTICIPATED TO USED ON WEEKENDS.

[2] GENERAL ASSUMPTION BEING MADE AD ACTUAL SQUARE FOOTAGE IS SUBJECT TO CHANGE.

[3] CALCULATIONS SUBJECT TO CHANGE BASED ON RETAIL USES THAT OPERATE ON WEEKENDS.

FIRE & RESCUE

ISO Fire Flow Worksheet

Needed Fire Flow Work Sheet (ISO formulas)

NFF = (Ci)(Oi)(Xi+Pi)
C=18F(Ai)^0.5

Address:	**275 McCaskill Road**		
Project Name:	**McCaskill Mixed Use Development**	Occupancy Type:	**Mixed**
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	17500	Sq. Ft. @ 100%
Additional Floors		
Enter total area in sq. ft for all other floors	17500	Combined Buildings
Total Area Entire Building	26250	

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	3	
Square Root of the Area x F x 18	2250	= C Value

Note: The proposed McCaskill Mixed Use Development project has two buildings, separated by 25 feet. There will be one parcel, thus no property lines between buildings. Development could be approached as "one building" with one fire suppression riser, or as "two buildings" with a fire riser in each building.

THIS APPROACH is COMBINED
Building A (facing McCaskill) = 9,800 sf footprint + 9,800 sf 2nd floor
Building B (facing Rattlesnake) = 7,700 sf footprint + 7,700 sf 2nd floor
Total Combined Building Area = 35,000 sf

FIRE & RESCUE

ISO Fire Flow Worksheet

Needed Fire Flow Work Sheet (ISO formulas)

STEP 3	Multiply result of rounded off GPM by the Occupancy Factor (Oi)	**Occupancy Factor**
	Noncombustible (C-1) = No active fuel loads such as storage of asbestos, clay, glass, marble, stone, or metal products.	**0.75**
	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.	**0.85**
	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 ocuppancies.	**1.0**
	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.	**1.15**
	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.	**1.25**
	Occupancy Class Selected (1 thru 5) 3	
	GPM x Oi 2250	

FIRE & RESCUE

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	77
Xi (from table)	0.09
Multiply GPM from step 4 by (1+Xi)	
Total From Step 4	2453

STEP 5 **Approved Fire Sprinkler System? (Y or N)** y

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

Sprinkler credit	613

Now subtract sprinkler credit from fire flow in step 4

NEEDED FIRE FLOW	**1750 GPM**

FIRE & RESCUE

ISO Fire Flow Worksheet

Needed Fire Flow Work Sheet (ISO formulas)

NFF = (Ci)(Oi)(Xi+Pi)
C=18F(Ai)^0.5

Address:	**275 McCaskill Road**		
Project Name:	**McCaskill Mixed Use Development**	Occupancy Type:	**Mixed**
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	7700	Sq. Ft. @ 100%
Additional Floors		
Enter total area in sq. ft for all other floors	7700	
Total Area Entire Building	11550	

Building B: Rattlesnake Tr.

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	3	
Square Root of the Area x F x 18	1500	= C Value

Note: The proposed McCaskill Mixed Use Development project has two buildings, separated by 25 feet. There will be one parcel, thus no property lines between buildings. Development could be approached as "one building" with one fire suppression riser, or as "two buildings" with a fire riser in each building.

THIS APPROACH is TWO BUILDINGS
Building A (facing McCaskill) = 9,800 sf footprint + 9,800 sf 2nd floor
Building B (facing Rattlesnake) = 7,700 sf footprint + 7,700 sf 2nd floor

FIRE & RESCUE

ISO Fire Flow Worksheet

Needed Fire Flow Work Sheet (ISO formulas)

STEP 3	Multiply result of rounded off GPM by the Occupancy Factor (Oi)	**Occupancy Factor**
	Noncombustible (C-1) = No active fuel loads such as storage of asbestos, clay, glass, marble, stone, or metal products.	**0.75**
	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.	**0.85**
	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 ocuppancies.	**1.0**
	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.	**1.15**
	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.	**1.25**
	Occupancy Class Selected (1 thru 5) 3	
	GPM x Oi 1500	

FIRE & RESCUE

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	25
Xi (from table)	0.18
Multiply GPM from step 4 by (1+Xi)	
Total From Step 4	1770

STEP 5 **Approved Fire Sprinkler System? (Y or N)** y

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

Sprinkler credit 443

Now subtract sprinkler credit from fire flow in step 4

NEEDED FIRE FLOW	**1250 GPM**

FIRE & RESCUE

ISO Fire Flow Worksheet

Needed Fire Flow Work Sheet (ISO formulas)

NFF = (Ci)(Oi)(Xi+Pi)
C=18F(Ai)^0.5

Address:	**275 McCaskill Road**		
Project Name:	**McCaskill Mixed Use Development**	Occupancy Type:	**Mixed**
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	9800	Sq. Ft. @ 100%
Additional Floors		
Enter total area in sq. ft for all other floors	9800	
Total Area Entire Building	14700	

Building A: McCaskill Rd.

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	3	
Square Root of the Area x F x 18	1750	= C Value

Note: The proposed McCaskill Mixed Use Development project has two buildings, separated by 25 feet. There will be one parcel, thus no property lines between buildings. Development could be approached as "one building" with one fire suppression riser, or as "two buildings" with a fire riser in each building.

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FIRE & RESCUE

ISO Fire Flow Worksheet

Needed Fire Flow Work Sheet (ISO formulas)

STEP 3	Multiply result of rounded off GPM by the Occupancy Factor (Oi)	**Occupancy Factor**
	Noncombustible (C-1) = No active fuel loads such as storage of asbestos, clay, glass, marble, stone, or metal products.	**0.75**
	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.	**0.85**
	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 ocuppancies.	**1.0**
	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.	**1.15**
	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.	**1.25**
	Occupancy Class Selected (1 thru 5) 3	
	GPM x Oi 1750	

FIRE & RESCUE

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	25
Xi (from table)	0.18
Multiply GPM from step 4 by (1+Xi)	
Total From Step 4	2065

STEP 5 **Approved Fire Sprinkler System? (Y or N)** y

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

Sprinkler credit	516

Now subtract sprinkler credit from fire flow in step 4

NEEDED FIRE FLOW	**1500 GPM**

N

UNDERGROUND DETENTION

GARAGE
FFE 495

GARAGE
FFE 495.50

PROPOSED
MIXED-USE 1,
SEE PLANS
BY OTHERS
FFE 497

PROPOSED MIXED-USE 2,
SEE PLANS BY OTHERS
FFE 498

EXTENDED 12" WATER
MAIN AS REQUIRED BY
MOORE COUNTY UTILITIES

6" SPRINKLER MAIN AND
BFP, 2" DOMESTIC WATER
SERVICE, METER, AND BFP

6" SPRINKLER MAIN AND
BFP, 2" DOMESTIC WATER
SERVICE, METER, AND BFP

6" SANITARY SEWER
SERVICE, TYP.

EX. SSMH
N. 528,833.99'
E. 1,859,458.75'
RIM= 466.39'
15" INV. IN= 458.64'

EX. SSMH
N. 528,286.99'
E. 1,860,110.09'
RIM= 500.22'
8" INV. OUT= 495.47'

EX. SSMH
N. 528,293.96'
E. 1,859,560.43'
RIM= 470.46'
8" INV. IN= 462.83'
15" INV. IN= 462.46'
15" INV. OUT= 462.31'

EX. SSMH
N. 528,301.05'
E. 1,859,601.82'
RIM= 472.74'
8" INV. IN= 464.74'
4" INV. IN= 463.62'
8" INV. OUT= 463.44'

EX. SSMH
N. 528,315.76'
E. 1,859,722.48'
RIM= 480.74'
8" INV. IN= 472.10'
8" INV. OUT= 472.04'

EX. SSMH
N. 528,319.10'
E. 1,859,782.63'
RIM= 486.01'
4" INV. IN= 478.68'
8" INV. IN= 478.17'
8" INV. OUT= 477.45'

WATER LINE
LOWERED AT
CROSSING

EX. GAS LINE
LOCATION

RATTLESNAKE TRAIL
60' PUBLIC RIGHT-OF-WAY

McCASKILL ROAD
60' PUBLIC RIGHT-OF-WAY

GRAPHIC SCALE
40 20 0 40 80
1" = 40 FEET

PROPERTY OWNER, DEVELOPER AND APPLICANT:
RHETSON COMPANIES, INC.
E-MAIL: richardv@rhetson.com
2075 JUNIPER LAKE ROAD
WEST END, NC 27376

CIVIL GENERAL CONCEPT PLAN (GCP)

FIRE & RESCUE

ISO Fire Flow Worksheet

Needed Fire Flow Work Sheet (ISO formulas)

NFF = (Ci)(Oi)(Xi+Pi)
C=18F(Ai)^0.5

Address:	**275 McCaskill Road**		
Project Name:	**McCaskill Mixed Use Development**	Occupancy Type:	**Mixed**
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	17500	Sq. Ft. @ 100%
Additional Floors		
Enter total area in sq. ft for all other floors	17500	Combined Buildings
Total Area Entire Building	26250	

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	3	
Square Root of the Area x F x 18	2250	= C Value

Note: The proposed McCaskill Mixed Use Development project has two buildings, separated by 25 feet. There will be one parcel, thus no property lines between buildings. Development could be approached as "one building" with one fire suppression riser, or as "two buildings" with a fire riser in each building.

THIS APPROACH is COMBINED
Building A (facing McCaskill) = 9,800 sf footprint + 9,800 sf 2nd floor
Building B (facing Rattlesnake) = 7,700 sf footprint + 7,700 sf 2nd floor
Total Combined Building Area = 17,500 sf

FIRE & RESCUE

ISO Fire Flow Worksheet

Needed Fire Flow Work Sheet (ISO formulas)

STEP 3	Multiply result of rounded off GPM by the Occupancy Factor (Oi)	**Occupancy Factor**
	Noncombustible (C-1) = No active fuel loads such as storage of asbestos, clay, glass, marble, stone, or metal products.	**0.75**
	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.	**0.85**
	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 ocuppancies.	**1.0**
	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.	**1.15**
	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.	**1.25**
	Occupancy Class Selected (1 thru 5) 3	
	GPM x Oi 2250	

FIRE & RESCUE

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	77
Xi (from table)	0.09
Multiply GPM from step 4 by (1+Xi)	
Total From Step 4	2453

STEP 5 **Approved Fire Sprinkler System? (Y or N)** y

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

Sprinkler credit	613

Now subtract sprinkler credit from fire flow in step 4

NEEDED FIRE FLOW	**1750 GPM**

Note: Preliminary fire flow calculations herein to be considered and referenced during rezoning efforts only. Fire flow data to be confirmed during final design and subject to additional approval prior to construction.

FIRE & RESCUE

ISO Fire Flow Worksheet

Needed Fire Flow Work Sheet (ISO formulas)

NFF = (Ci)(Oi)(Xi+Pi)
C=18F(Ai)^0.5

Address:	**275 McCaskill Road**		
Project Name:	**McCaskill Mixed Use Development**	Occupancy Type:	**Mixed**
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	9800	Sq. Ft. @ 100%
Additional Floors		
Enter total area in sq. ft for all other floors	9800	
Total Area Entire Building	14700	

Building A: McCaskill Rd.

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	3	
Square Root of the Area x F x 18	1750	= C Value

Note: The proposed McCaskill Mixed Use Development project has two buildings, separated by 25 feet. There will be one parcel, thus no property lines between buildings. Development could be approached as "one building" with one fire suppression riser, or as "two buildings" with a fire riser in each building.

THIS APPROACH is TWO BUILDINGS
Building A (facing McCaskill) = 9,800 sf footprint + 9,800 sf 2nd floor
Building B (facing Rattlesnake) = 7,700 sf footprint + 7,700 sf 2nd floor

FIRE & RESCUE

ISO Fire Flow Worksheet

Needed Fire Flow Work Sheet (ISO formulas)

STEP 3	Multiply result of rounded off GPM by the Occupancy Factor (Oi)	**Occupancy Factor**
	Noncombustible (C-1) = No active fuel loads such as storage of asbestos, clay, glass, marble, stone, or metal products.	**0.75**
	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.	**0.85**
	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 ocuppancies.	**1.0**
	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.	**1.15**
	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.	**1.25**
	Occupancy Class Selected (1 thru 5) 3	
	GPM x Oi 1750	

FIRE & RESCUE

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	25
Xi (from table)	0.18
Multiply GPM from step 4 by (1+Xi)	
Total From Step 4	2065

STEP 5 **Approved Fire Sprinkler System? (Y or N)** y

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

Sprinkler credit	516

Now subtract sprinkler credit from fire flow in step 4

NEEDED FIRE FLOW	**1500 GPM**

Note: Preliminary fire flow calculations herein to be considered and referenced during rezoning efforts only. Fire flow data to be confirmed during final design and subject to additional approval prior to construction.

FIRE & RESCUE

ISO Fire Flow Worksheet

Needed Fire Flow Work Sheet (ISO formulas)

NFF = (Ci)(Oi)(Xi+Pi)
C=18F(Ai)^0.5

Address:	**275 McCaskill Road**		
Project Name:	**McCaskill Mixed Use Development**	Occupancy Type:	**Mixed**
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	7700	Sq. Ft. @ 100%
Additional Floors		
Enter total area in sq. ft for all other floors	7700	
Total Area Entire Building	11550	

Building B: Rattlesnake Tr.

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	3	
Square Root of the Area x F x 18	1500	= C Value

Note: The proposed McCaskill Mixed Use Development project has two buildings, separated by 25 feet. There will be one parcel, thus no property lines between buildings. Development could be approached as "one building" with one fire suppression riser, or as "two buildings" with a fire riser in each building.

THIS APPROACH is TWO BUILDINGS
Building A (facing McCaskill) = 9,800 sf footprint + 9,800 sf 2nd floor
Building B (facing Rattlesnake) = 7,700 sf footprint + 7,700 sf 2nd floor

FIRE & RESCUE

ISO Fire Flow Worksheet

Needed Fire Flow Work Sheet (ISO formulas)

STEP 3	Multiply result of rounded off GPM by the Occupancy Factor (Oi)	**Occupancy Factor**
	Noncombustible (C-1) = No active fuel loads such as storage of asbestos, clay, glass, marble, stone, or metal products.	**0.75**
	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.	**0.85**
	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 ocuppancies.	**1.0**
	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.	**1.15**
	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.	**1.25**
	Occupancy Class Selected (1 thru 5) 3	
	GPM x Oi 1500	

FIRE & RESCUE

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	25
Xi (from table)	0.18
Multiply GPM from step 4 by (1+Xi)	
Total From Step 4	1770

STEP 5 **Approved Fire Sprinkler System? (Y or N)** y

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

Sprinkler credit 443

Now subtract sprinkler credit from fire flow in step 4

NEEDED FIRE FLOW	**1250 GPM**

Note: Preliminary fire flow calculations herein to be considered and referenced during rezoning efforts only. Fire flow data to be confirmed during final design and subject to additional approval prior to construction.

RHETSON COMPANIES, INC

11/13/25

Notice of Community Meeting regarding a New Development

Dear Property Owner:

Rhetson Companies, Inc. is proposing the development of two commercial mixed-use buildings located at **275 McCaskill Road**, at the intersection of McCaskill Road and Rattlesnake Trail, on approximately **2.82 acres** (Moore County PID #00025962).

We will be hosting a **Neighborhood Meeting on Tuesday, December 2, 2025, at 5:30 PM** in the **Assembly Hall at Pinehurst Village Hall**, located at **395 Magnolia Road, Pinehurst, NC**. The purpose of this meeting is to share information about the project, answer questions, and hear feedback from our neighbors.

The proposed buildings will feature:

- **Ground-floor commercial tenant spaces**, suitable for retail, office, restaurants, or other compatible uses
- **Second-floor residential units**, totaling **14 planned apartments**

This project is anticipated to be presented to the **Pinehurst Planning Board at 4:00 PM on Thursday, December 4, 2025**, and subsequently to the **Village Council** at a meeting to be scheduled in early 2026.

As an adjacent property owner, you are invited to attend the Neighborhood Meeting to discuss any questions or concerns prior to the public hearings.

If you are unable to attend but would like to offer comments or ask questions, please email **jrosario@rhetson.com** or call **845-536-3567**.

Best Regards,

Joe Rosario, Real Estate Manager

2075 Juniper Lake Road
West End, NC 27376
910-944-0881 | www.rhetson.com