



**Planning & Zoning Board
Agenda for Regular Meeting of January 8, 2026
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 12-04-2025 P&Z Regular Meeting Minutes

3. Public Hearing

- A. PLN-2025-00087 (Village Walk on Murdocksville Rd)

The purpose of the public hearing is to consider an Official Zoning Map Amendment for approximately 8.33 acres of land located at 4084 Murdocksville Rd. and further identified as Parcel ID #00018223. The proposed map amendment would rezone the property from R-10 (High Density Residential) to R-MF-CD (Residential Multi-family Conditional District) and allow for the construction of 37 single-family detached homes with associated roadways and amenities. The property owner is Moore HL Properties, Inc and the applicant is Travis Greene.

4. General Business

- A. 2026 Organizational Items

5. Next Meeting Date

- A. 02-05-2026 P&Z Regular Meeting

6. 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 12-04-2025 P&Z Regular Meeting Minutes
ADDITIONAL AGENDA DETAILS:

FROM: Jeanann Dawson, Administrative Specialist
CC: Planning & Zoning Board;
DATE OF MEMO: 12/29/2025

MEMO DETAILS

ATTACHMENTS

1. 12-04-2025 PZ Draft Minutes



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

Board Members Present:

Matt Jones, Chair
Bill Colmer
Bruce Hironimus
Ed Krogulski
Devin Macfarlane

Board Members Absent:

Louise Mercurio
Carol Henry
Amy Foushee

Staff Present:

Alex Cameron, Planning & Inspections
Director
Maria Klein, Senior Planner
Michael Mandeville, Senior Planner

Approximately 21 members of the public were in attendance.

I. Call to Order

Mr. Jones called the meeting to order at 04:01 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. 11-06-2025 Regular Meeting Minutes

Mr. Colmer moved to approve the minutes of November 6th, 2025, Regular Meeting. Seconded by Mr. Macfarlane. Approved by a vote of 4-0.

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

III. Public Hearing

A. 7941 US Highway 15-501 Conventional Rezoning (PLN-2025-00125)

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 #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.

Mr. Mandeville presented a Power Point presentation outlining the request to rezone approximately 12.27 acres from R-5 (High Density Residential) and R-20 (Medium Density Residential) to NC (Neighborhood Commercial). Mr. Mandeville explained the property includes an existing service station and an adjacent undeveloped parcel. Mr. Mandeville stated the proposed zoning would make the existing service station conform and allow future development. Mr. Mandeville stated the site is subject to topography, floodplains, wetlands, and watershed constraints and is served by public water but not sewer. Mr. Mandeville advised staff recommends approval, as rezoning would formalize the long-standing non-conforming use, allow higher-quality redevelopment, and ensure compatibility with surrounding commercial uses along the highway,

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

Mr. Cameron clarified that the presentation may have unintentionally suggested the rezoning is not supported by the guiding principles. He explained that the primary concern is the proposal's inconsistency with the Conservation & Growth Map, which designates the area as Suburban Neighborhood based on current zoning. He further noted the guiding principles in the Comprehensive Plan could reasonably be interpreted in support of, or in opposition to, the request. Mr. Cameron emphasized that staff was not indicating the guiding principles are unsupportive, and that if the rezoning is approved the future land use map would be updated to reflect the new zoning designation.

Mr. Jones asked the applicant to come forward.

Cody Norad of Raeford Development and Carlo Pardo, the civil engineer introduced themselves. Mr. Norad explained that the existing gas station would be demolished and replaced with a new modern station, along with 19 small retail units to create additional shopping opportunities in the area. Mr. Pardo added that the new station would fully comply with the Pinehurst Ordinance, remaining within the 3,500 square-foot maximum, and the fuel pumps would be located to the side of the building rather than between the store and the roadway, as they are now.

Mr. Jones asked if the Board had questions for the applicant.

Mr. Colmer inquired about the positioning of the smaller units to Hwy 15/501. Mr. Norad advised they would be parallel.

Mr. Macfarlane asked if the retail units would be sold as outparcels or developed directly. Mr. Norad confirmed Raeford Development would be developing the retail units.

Mr. Jones opened the public hearing to public comments.

Patricia Gatling, 207 Richmond Street, Taylortown inquired about the setback of the development from the road.

Pauline Ross, 311 Pine Hill Road, West End, requested a copy of the zoning application and asked about the rezoning of Lea Road and Brookside Road. She also sought confirmation regarding the notification process and the size of the public notice sign used by the Village. Additionally, Ms. Ross expressed concern about the number of proposed retail units, noting that the area is dangerous and referencing a history of fatal accidents at the location.

Mr. Mandeville confirmed the Village does not have any request for rezoning of Brookside and advised Lea Road is Moore County jurisdiction.

Mr. Cameron responded to Ms. Gatlings' inquiry, explaining that any building would be required to have a minimum 10-foot side setback and a 20-foot rear setback. He also addressed Ms. Ross's question regarding sign regulations, noting that the Village aims to limit sign clutter and generally follows temporary signage standards of 12x18 inches and exclusively green and white.

Mr. Jones asked for a motion to close the public hearing to reenter the regular meeting for the purpose of board deliberation.

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

The Board entered deliberation.

Mr. Jones asked for an explanation of the next steps in the process so that the public would understand how the rezoning request will proceed.

Mr. Cameron explained, since this is a conventional rezoning and not conditional zoning, there is no fixed building footprint at this stage. Any future development would need to follow standard approval procedures and public notification requirements. If the rezoning is approved and a site plan is submitted, a major site plan review would be triggered for disturbances of 3 acres or more, requiring both Planning Board and Village Council public hearing.

Each board member expressed their opinions and how they align with the Comprehensive Plan and guiding principles.

Mr. Macfarlane moved the Planning and Zoning Board to *recommend approval* to the Pinehurst Village Council and find that the proposed rezoning is consistent with the 2019 Comprehensive Plan. Guiding Principle 2: Balancing Conservation and Growth, Guiding Principle 5: Taking Care of Business and Implementation Strategy 7.9. Seconded by Mr. Hironimus. The request was approved by a vote of 4-0.

Mr. Jones called for a five minute recess.

Mr. Jones reconvened the meeting.

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

B. 275 McCaskill Rd. Conditional Zoning (PLN-2025-00142)

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.

Ms. Klein presented a PowerPoint presentation outlining the request to rezone approximately 2.82 acres from VP-FBD-H&I to VP-FBD-H&I CD to allow the development of two 2- story mixed use buildings with commercial/office on the first floor and residential units on the second floor, along with 137 on-site parking spaces and detached garages. Ms. Klein confirmed the proposal is consistent with the previously approved 2016 General Concept Plan, the Village Small Area Plan (2023), and the Village Place Form Based Guidance Plan (FBGP). Ms. Klein stated staff recommends approval of the conditional zoning, as it is consistent with the 2019 Comprehensive Plan, Village Place Small Area Plan, Village Place Form based Guidance Plan, and the 2016 approved general concept plan.

Mr. Cameron added that the applicant is not requesting any conditions, all new development within the Form-Based District is still required to follow the

conditional zoning process. He noted that the property received an approval in 2016, however, the vesting for that approval has since lapsed. When the zoning was later updated, the Village maintained consistency with the earlier approval, with the exception of changes to the required development review process.

Mr. Cameron also stated that a Special Intensity Allocation was granted in 2016 as part of the previous conditional district rezoning, and the site continues to benefit from that allocation. He further explained that the 70% built-upon limit is tied to the prior approval, current zoning, and watershed regulations, and the proposed plan remains below that threshold at approximately 67%.

Mr. Jones invited the applicant to come forward.

Pete Bogle, applicant and Architect presented the conditional district rezoning request, noting no conditions are being proposed. Mr. Bogle reported the required neighborhood meeting was held, notifications were sent to all adjacent property owners, and no attendees or objections were received; however, one supportive email was submitted. He reviewed the existing site layout and presented the proposed mixed-use development consisting of two buildings located in the same general areas shown in prior plans. Mr. Bogle reviewed preliminary grading plans, acknowledged the need for an extended water line for fire protection and sidewalk improvements. Architectural rendering, materials, and 3D views were shown.

Mr. Jones asked if the Board had questions for the applicant.

Mr. Macfarlane inquired about the stormwater management plans. Mr. Bogle stated that preliminary engineering indicates underground stormwater facilities can be accommodated on site.

Rihanna Smith, Attorney, 127 West Target Street, Raleigh, NC reiterated that the proposed plan is substantially similar to the development approved in 2016, explaining that the recent zoning reclassifications created an interim step but the current request aligns with the earlier approval and conforms with applicable small area plans and the Pinehurst Development Ordinance.

Mr. Jones inquired about how parking requirements would be applied given the mixed-use nature of the proposed development and the two scenarios presented by the applicant. Ms. Klein explained that parking is reviewed based on the specific uses proposed; if a restaurant or higher-demand use is added in the future, additional parking may be required. Conversely, removing a high-demand use could reduce required parking. The current plan includes 137

spaces, which accommodates the higher-demand scenario. Mr. Cameron added that while the development is consistent with prior approvals and applicable standards, parking requirements may need to be revisited if the mixed uses changes over time. Staff and the applicant could negotiate an appropriate parking range to balance adequate off-street parking with minimizing excess impervious surface, ensuring flexibility for future tenants while maintaining compliance.

Richard Vincent, 130 Short Road, Rhetson Development, addressed the Board. He explained that final uses are difficult to predict this far in advance because the project has not yet been publicly marketed and tenant interest cannot be confirmed. He noted they do not anticipate large restaurants occupying the space; instead, expected uses include small cafes, bakeries, delis, and a significant amount of office space, which generates lower parking demand. He stated the project meets all conditions established in the area plan and that the proposed 137 parking spaces exceed what is provided on most Village sites. Based on anticipated small-scale tenants, he believes the site will be adequately parked.

Mr. Jones opened the public hearing to public comment. No member so the public came forward.

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

The Board entered deliberation and shared their comments and concerns.

Mr. Colmer moved the Planning and Zoning Board to recommend **approval** to the Pinehurst Village Council and find that the proposed rezoning is **consistent** with the 2019 Comprehensive Plan and in particular **consistent** with the Conservation and Growth Map contained within the Comprehensive Plan along with Guiding Principle 2, Implementation Strategies 2.8 and Consistent with Village Place Small Area Plan and approved General Concept Plan from 2016. Seconded by Mr. Macfarlane. Approved by a vote of 4-0.

- IV. Next Meeting Date
 - A. **01-08-2026 Regular Meeting**

- V. **Motion to Adjourn**

Mr. Hironimus moved to adjourn the Regular Meeting at 5:40 PM. Seconded by Mr. Colmer. Approved by a vote of 4-0.

Respectfully Submitted,

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

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

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.

DRAFT



PLN-2025-00087 (Village Walk on Murdocksville Rd)

ADDITIONAL AGENDA DETAILS:

The purpose of the public hearing is to consider an Official Zoning Map Amendment for approximately 8.33 acres of land located at 4084 Murdocksville Rd. and further identified as Parcel ID #00018223. The proposed map amendment would rezone the property from R-10 (High Density Residential) to R-MF-CD (Residential Multi-family Conditional District) and allow for the construction of 37 single-family detached homes with associated roadways and amenities. The property owner is Moore HL Properties, Inc and the applicant is Travis Greene.

FROM: Maria Klein, Senior Planner
CC: Planning & Zoning Board;
DATE OF MEMO: 12/29/2025

MEMO DETAILS

ATTACHMENTS

1. Staff Report (Village Walk on Murdocksville Rd - Rezoning)
2. 4084 Murdocksville Rd Aerial
3. 4084 Murdocksville Zoning Map
4. Narrative
5. Site Plan
6. Elevations
7. Hydrant & Fire Flow
8. Neighborhood Meeting Info
9. Draft Comp Plan Consistency Statement with Conditions



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: December 30, 2025
Subject: Staff Report for Conditional District Rezoning request for (+/- 8.33 acres)
Parcel ID #00018223 currently addressed as 4084 Murdocksville Rd.

Applicant:	Travis Greene, Koontz Jones Design + V3
Owner:	Moore HL Properties, Inc.
Current Zoning	R-10 (High Density Residential District) The R-10 Residential District is established as a district in which the principal use of land is for high-density residential uses. This district is further intended to discourage any use which would be detrimental to the predominately residential nature of the areas included within the district.
Proposed Zoning:	R-MF-CD (Residential – Multi-Family Conditional District) The Residential Multi-Family District is established as a district in which the principal use of land is for multi-family and/or single-family dwellings. This district is further intended to discourage any use which would be detrimental to the predominately residential nature of the areas included within the district.
Current Land Use:	Single-family Detached Residential
Proposed Land Use:	Single-family Detached Residential

Request:

The applicant requests an official zoning map amendment for a conditional district zoning of 8.33 acres of land currently zoned R-10 Residential to R-MF-CD (Residential Multi-family Conditional District). Koontz Jones Design, on behalf of the owner, Moore HL Properties, Inc., is seeking to develop 37 single-family detached lots with associated roads, sidewalks, and open space. The proposed General Concept Plan consists of 37 lots laid out into 4 sections facing common green space and connected with walking paths. The proposed cottages would face inward with detached garages or carports in the rear accessing the streets.

Per the application, the goal is to provide a new residential community with cottage housing in a “Cottage Courtyard” or “Pocket Neighborhood” development pattern. Along with the conditional rezoning, the applicant is also seeking annexation into the Village from the Extraterritorial Jurisdiction (ETJ).

Included with this conditional district rezoning request is the application for rezoning, General Concept Plan, proposed architectural elevations, Existing and Proposed Conditions map, trip generation information, ISO calculations, and the neighborhood meeting report.

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 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.

Analysis:

Background/Location

The subject property is located within the Village’s Extraterritorial Jurisdiction (ETJ) and defined as being Moore County Parcel ID #00018223. The parcel has approximately 510’ of road frontage along Murdocksville Rd with residential zoned properties to the north, west, and south, and across Murdocksville Rd. to the east.

The adjacent properties to the north and west are zoned R-10, the property to the south is zoned R-MF, and R-8 zoning is located across Murdocksville Rd.

The property meets the dimensional requirements for the 5,500 sf minimum lot size, with 36’ minimum width at the street line and 50’ minimum width at the setback line for the R-MF zoning district. The existing R-10 zoning district has a minimum lot size of 10,000 sf, with 75’ minimum width at the setback line and minimum 20’ width at the street line.

Both the R-MF and R-10 Districts are geared toward higher density residential uses and differ with regards to allowable uses only as indicated in the table below. Special requirements are listed in the PDO Section 8.6

Use Type	R-10 (Existing Zoning)	R-MF (Proposed Zoning)
Dwelling – Two Family	Not allowed	Allowed by right
Dwelling – Multifamily	Not allowed	Allowed with special requirements
Dwelling – Townhouse/Clustered Dwellings	Not allowed	Allowed with special requirements
Dry Cleaning/Laundry Service	Not allowed	Allowed by right
Golf Course	Not allowed	Special Use Permit Required
Community Shared Facilities	Allowed with special requirements	Not allowed
Religious Institution	Special Use Permit Required	Not allowed
Schools – Elementary & Secondary	Special Use Permit Required	Not allowed
Temporary Expansion of School Facilities	Allowed with special requirements	Not allowed
Cemetery	Special Use Permit Required	Not allowed
Accessory Dwelling	Special Use Permit Required	Allowed with special requirements

The request includes approximately 30% open space which meets the minimum requirement of 15%. The open space will include common space between the cottages, community gardens, and amenity areas.

Access and Connectivity

Access to the site will be from Murdocksville Rd. with private streets within the community. The private streets will consist of 30’ wide rights-of way and 20’ wide pavement for emergency access. The applicant is seeking a condition on the road width, as the required private road right-of-way width is 50’.

Pedestrian connectivity will be through a series of walking paths connecting the common spaces and amenities throughout the neighborhood. Per Section 9.17.1.19, sidewalks are required on one side of all new streets in residential developments when they serve 8 or more dwelling units. The applicant is seeking a condition to have the sidewalks located within the community courtyards instead of along the private streets. The applicant is also seeking a condition to not install the required sidewalk along Murdocksville Rd. per Section 9.16.1.8 of the PDO.

Parking

The proposal includes 2 parking spaces per dwelling unit to be provided as a combination of garages, carports, and driveways/courtyards totaling 74 spaces. There are also an additional 21 on-street parking spaces provided for community shared facilities and guests for a total of 95 parking spaces provided. The proposal meets the parking requirements.

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 applicant is meeting the required setbacks for the project area, but is seeking conditions on the individual lot setback dimensional criteria, as seen in the Conditions Table.

Landscaping

Per section 9.5.1 of the Pinehurst Development Ordinance, buffer yards are required along the adjoining residential zoning properties to the north, west, and east. The submitted General Concept Plan is only

required to show the general location and dimensions of the required landscaping while the construction documents will have the total required number, sizes, and species of plant material. The applicant is requesting a condition that the landscape buffer requirements not apply to the individual lots.

Density

The proposed R-MF zoning would allow up to 6 dwelling units per acre, but the applicant is proposing a density of 4.4 dwelling units per acre. This is in line with what the current R-10 zoning allows for density. It is also similar to the surrounding properties to the north (R-10), west (R-10), and east (R-8), which although R-8 would allow a higher density, is only at approximately 4.1 dwelling units per acre. To the south is R-MF which has approximately 6 units per acre.

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 Proposed Utility Layout. It is proposed that the stormwater runoff will be controlled on-site by utilizing multiple detention ponds located at the northwest corner, the southwest corner, and the eastern corner of the property. 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 435' in the center and slopes slightly to the corners of the property, most noticeably to the northwest. There are no wetlands on the property. The property is wooded. A Red Cockaded Woodpecker habitat analysis has not yet been completed but will be required during construction drawing review and before work is permitted.

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.

Neighborhood Meeting

A neighborhood meeting was required of the applicant prior to submitting the conditional rezoning request. An informal neighborhood meeting was held at the Village of Pinehurst Village Hall on Thursday, July 17, 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. According to the submitted sign in sheet, a total of two residents attended the neighborhood meeting. The neighborhood meeting was informal in nature to allow adjoining property owners the opportunity to review preliminary plans, discuss the project, and ask questions to the development team. Please find the results of that meeting as reported by the applicant.

Applicant's Requested Conditions

Conditions Table			
	Type	Requirement	Requested Condition
1	Engineering Standards Manual Section 3.03 (a)(6)	Private Street R/W Width 50' Private	Private Street R/W Width 30' min.
2	Dimensional Requirements Table 9.2a	Min. Lot Size (5,500 SF)	Min. Lot Size (2,975 SF)
3	Dimensional Requirements Table 9.2a	Min. Lot Depth SFD= 110'	Min. Lot Depth SFD= 85'
4	Dimensional Requirements Table 9.2a	Min. Lot Width SFD= 50'	Min. Lot Width SFD= 35'
5	Dimensional Requirements Table 9.2a	(Sub-Lot Setbacks) Front setback SFD= 30'	(Lots) Front setback SFD= 10' Front porches may extend up to 50% into the front setback
6	Dimensional Requirements Table 9.2a	(Sub-Lot Setbacks) Side setback SFD= 0'	(Lot Setbacks) Side setback SFD= 5'
7	Dimensional Requirements Table 9.2a	(Sub-Lot Setbacks) Rear setback SFD= 25'	(Lot Setbacks) Rear setback SFD= 5'
8	Dimensional Requirements Table 9.2a	Max. Residential Density 6 Units per Acre	Max. Residential Density (To remain per underlying R-10 district) 4.4 Units per Acre
9	Dimensional Requirements Table 9.2a	Max. Impervious Surface per Lot 60%	Sub Lots may be developed up to 100% impervious surface <i>*Note: Due to the amount of permeable surface in open space and stormwater management areas, developing the lots to 100% impervious surface would result in an overall development with less than</i>

			<i>60% impervious surface for the overall site. +/- 107,000 sf of the permeable surface is outside the individual lots. Refer to the Open Space Plan (Exhibit D; Sheet L-1.2)</i>
10	Required Open Space Table 9.17.1.11a	Existing R-10 Open Space 15%	Proposed Village Walk R-MF CD Open Space 30%
11	Single-Family Dwelling Buffer Yard Standards Table 9.5.1.4	Buffer Yard Landscape Standards	Not applicable to individual lots
12	Fences, Walls and Columns Section 9.13	Fences Walls and Similar Structures Within (Lot) Front Setback 3.5' max height	Archway Garden Trellis Structures shall be allowed to encroach within (Lot) Front Setback (See Site Features Character Board – Exhibit H) 8.5' max height
13	Subdivision Standards Sidewalks Section 9.17.1.19	Sidewalks are required on one (1) side of all new streets in all residential developments when they serve eight (8) or more dwelling units	Sidewalks shall not be required along private streets; pedestrian access shall instead be provided via sidewalks located within the community garden courtyards between dwelling units.
14	Required Improvements for Major and Minor Site Plans Section 9.16.1.8	Install sidewalks along the frontage of existing streets.	Due to the steep slope and existing vegetation within the Murdocksville Road right-of-way, a sidewalk shall not be required along this frontage. <i>*Note: Preserving the rural character and utilizing existing vegetation for privacy screening is a</i>

			<i>priority, and the substantial clearing and grading needed for sidewalk installation would conflict with this goal.</i>
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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. Staff does have some concerns with the proposed HOA/Property Owners CC&R’s as to who will be maintaining landscaping and public utilities. 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 proposed project is located in the extra-territorial jurisdiction (ETJ) that falls under “Suburban Neighborhood” on the Conservation and Growth Map on page 61 of the 2019 Village of Pinehurst Comprehensive Plan. “Suburban Neighborhoods” calls for conventional suburban development patterns of primarily detached single-family homes.

The 2019 Village of Pinehurst Comprehensive Plan also contains Guiding Principles to help guide development within the Village. Guiding Principle #2, Balancing Conservation & Growth (page 50) says, “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.”

Guiding Principle #3, Places to Live says to “Seek opportunities to offer a variety of housing types that appeal to a wide range of households and enable residents to live in Pinehurst throughout all stages of life. Ensure neighborhoods are connected to walkable destinations such as parks, open spaces, recreational facilities, and other activity centers.”

On page 115, Implementation Strategy 2.18 indicates that the Village should explore ways to enhance the overall quality of new housing in the Village. On page 225, Implementation Strategy 3.6 states the Village should “create new open spaces and neighborhood amenities to continue to meet the community’s needs for both active and passive recreation that are connected with sidewalks, paths or trails.”

Staff Recommendation:

Staff believe this proposal is consistent with the 2019 Comprehensive Plan. Achieving goals in accordance with the Comprehensive Plan of the Village is considered reasonable and in the best interest of the public. In addition, there is no change in use and the proposed density is staying the same as the current R-10 zoning, no increase in density is proposed. The applicant is asking for conditions on the roadway network, but with the roads being private, they don’t have to meet the Village requirements. Therefore, Staff recommends approval of the request as submitted with conditions.

Attachments:

- Hearing Notification Packet
- Applicant’s General Concept Plan and Site Information
- Zoning and Aerial Maps
- Draft Consistency Statement



HISTORY, CHARM, AND SOUTHERN HOSPITALITY

**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:

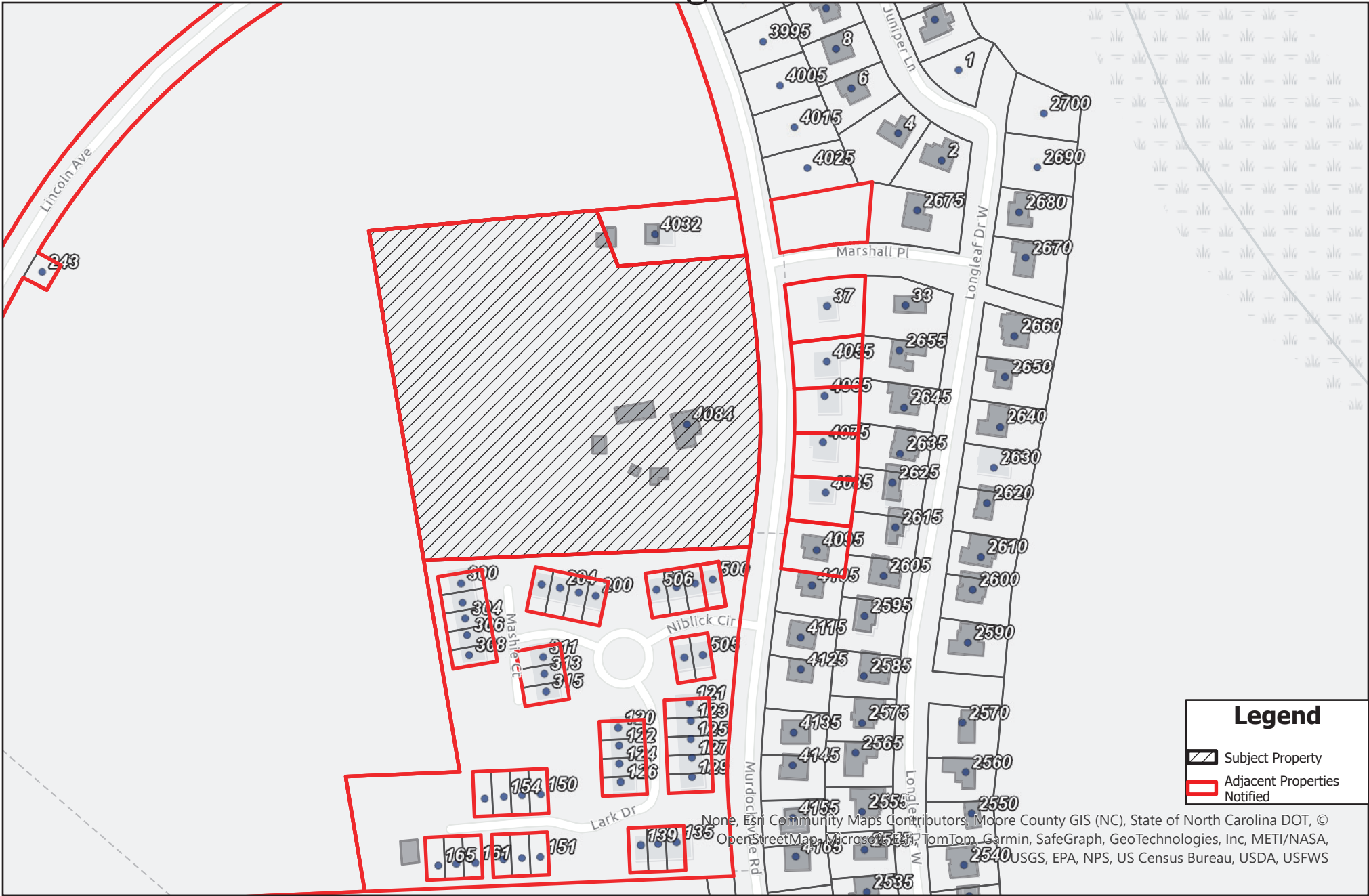
Thursday, January 8, 2026
4:00 PM

Village Assembly Hall
395 Magnolia Road, Pinehurst, N.C.
Livestreamed at: www.vopnc.org/live

The purpose of the public hearing is to consider an Official Zoning Map Amendment for approximately 8.33 acres of land located at 4084 Murdocksville Rd. and further identified as Parcel ID #00018223. The proposed map amendment would rezone the property from R-10 (High Density Residential) to R-MF-CD (Residential Multi-family Conditional District) and allow for the construction of 37 single-family detached homes with associated roadways and amenities. The property owner is Moore HL Properties, Inc and the applicant is Travis Greene.

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



0 355 710 Feet

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

11/17/2025

January 8, 2026
 Planning & Zoning Board
 4084 Murdocksville Rd.
 Conditional Zoning Request

VILLAGE OF PINEHURST 1895

Page 20 of 57

GIFFORD, BRANDON SCOTT
37 MARSHALL PL
PINEHURST,NC,28374-8280

CARTER, JAMES AARON
3052 CORE DRIVE
CLARKSVILLE,TN,37040

ROYAL OAK TOWN HOMES
C/O ROYAL OAK OF PINEHURST
GREENSBORO,NC,27406

SCHIRO, MATTHEW BENSON
4075 MURDOCKSVILLE ROAD
WEST END,NC,27376

MOORE HL PROPERTIES, INC
PO BOX 901
ELLERBE,NC,28338

BLACKSTONE, JOAN E
75 PINE VALLEY RD
PINEHURST,NC,28374

HECHT, EVAN I
70 CYPRESS POINT DR
PINEHURST,NC,28374

MCKENZIE, MARTY R
PO BOX 1553
PINEHURST,NC,28370

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MALDJIAN, TAKOUHIE
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39 FERN DRIVE
JERICHO,NY,11753-2512

COLEMAN, JAMES PRESTON
4095 MURDOCKSVILLE ROAD
WEST END,NC,27376

Aerial View



Legend

 Subject Property



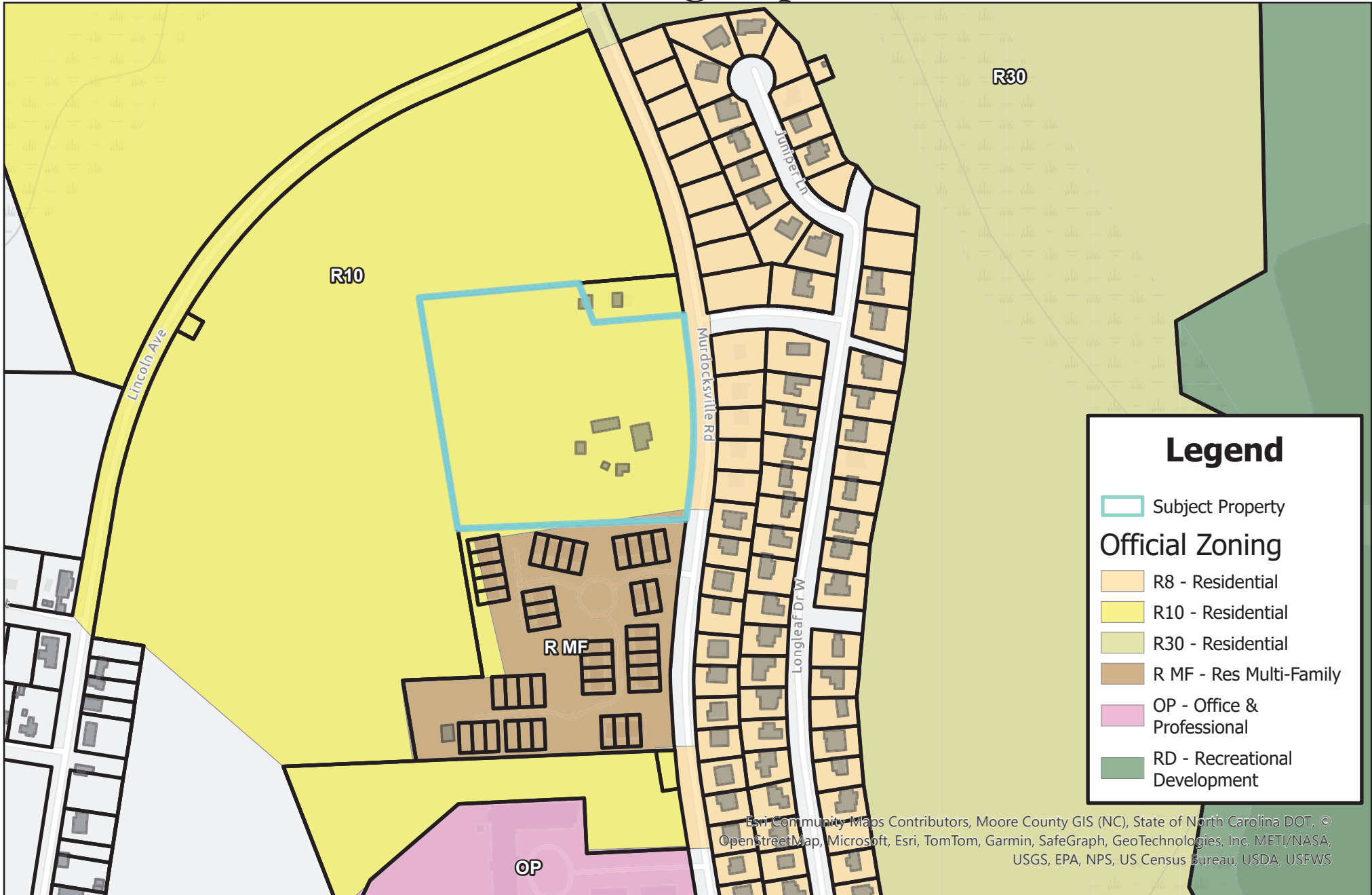
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11/17/2025



January 8, 2026
4084 Murdocksville Rd.
Village Walk on Murdocksville Rd.
Conditional Rezoning Request



Zoning Map



Legend

-  Subject Property
- Official Zoning**
-  R8 - Residential
-  R10 - Residential
-  R30 - Residential
-  R MF - Res Multi-Family
-  OP - Office & Professional
-  RD - Recreational Development

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11/17/2025

January 8, 2026
4084 Murdocksville Rd.
Rezoning Request



**VILLAGE WALK ON MURDOCKSVILLE ROAD (R-MF CZD)
CONDITIONAL DISTRICT NARRATIVE**
(Revised 2025-12-16)

The development of the property described as “Village Walk on Murdocksville Road” in the submitted exhibits is planned to be a new residential community with cottage housing in a “Cottage Courtyard” or “Pocket Neighborhood” development pattern within the ETJ of Pinehurst. The ±8.33 acre site located off Murdocksville Road across Marshall Pl is comprised of one (1) parcel zoned High Density Residential (R-10). The Applicant is seeking to rezone the parcel to a Residential Multi-Family Conditional District (R-MF CZD). We are also seeking annexation into the Village with this rezoning application. The tract, known as “Murdocksville Road,” will allow for single-family detached dwellings land use. Under the Pinehurst Planned Development Ordinance (the “PDO”), the R-MF zoning district is “established as a district in which the principal use of land is for multi-family and/or single-family dwellings. This district is further intended to discourage any use which would be detrimental to the predominately residential nature of the areas included within the district.” Under an R-MF district, the PDO permits a denser development pattern, where residential units and lots can be clustered closer together. However, the proposed conditional district rezoning would maintain the current zoning density under the R-10 district of 4.4 units per acre and allow for a maximum of 37 single-family detached cottage lots.

The conditional zoning district application proposes a “Cottage Courtyard” style development with 37 single-family detached residential lots/units, equating to 4.4 units per acre. The lots are laid out into 4 interconnected clusters and oriented towards common green space gardens and shared amenities, with interconnected walking paths to foster community interaction and engagement amongst residents. Detached garages and/or car ports are located behind the inward-facing cottages, connected to the main home via a covered breezeway, with decorative gate entrances that face out to private streets that circulate throughout the project. The unique design is consistent with the Town’s 2019 Comprehensive Plan’s goals to “offer a variety of housing types that appeal to a wide range of households and enable residents to live in Pinehurst throughout all stages of life.” Village Walk on Murdocksville Road offers attractive housing options for owners at a scale that is compatible with the surrounding neighborhood. The development will meet the Town’s standards for an R-MF district and offer a quality design with unique conditions and dimensional standards that support this unique and community inclusive development pattern. The architectural character of the single-family dwellings will reflect the historic homes within Pinehurst’s historic downtown, with materials and color palettes consistent with the Village Historic District standards.

Community amenities may potentially include covered open-air pavilions with grilling areas, outdoor seating, firepits and fireplaces, an artificial golf putting green complex, screen golf simulators, common space seating areas, open lawn play areas, trellis/ pergola shade structures, and interconnected community paths. The property is within the Nicks Creek WS-IIIP watershed and there is no floodplain. The overall impervious surface to be developed on site will fall below the permitted 60% (see PDO 9.2a Table of Dimensional Requirements).

There will be one main entrance to the site off Murdocksville Road from the southeastern corner of the site. A network of private streets will circulate throughout the site with vehicular access to the cottages from the rear via garages/carports and surface parking. Adequate parking for the development will be provided per the Village’s parking requirements (see PDO 9.4a Table of Required Parking).

Development and Design standards for the project are described below:

- **Development Standards**
 - o Overall project buffers and setbacks will be provided per the Village PDO requirements of the R-MF district standards.
 - o Due to the unique site layout and design of a “Cottage Courtyard” development we are requesting reduced setbacks for the subdivided lots. This will be critical for the layout and design of the units and ensure that we can provide a total unit count consistent with the permitted density of the existing R-10 district.
 - o In some cases, the proposed standards are exceeded. Deviations to the PDO’s development standards for the proposed Conditional District are as follows:

Dimensional Requirements Conditions Table			
	Type	Requirement	Requested Condition
1	Engineering Standards Manual Section 3.03 (a)(6)	Private Street R/W Width 50’	Private Street R/W Width 30’ min.
2	Dimensional Requirements Table 9.2a	Min. Lot Size (5,500 SF)	Min. Lot Size (2,975 SF)
3	Dimensional Requirements Table 9.2a	Min. Lot Depth SFD= 110’	Min. Lot Depth SFD= 85’
4	Dimensional Requirements Table 9.2a	Min. Lot Width SFD= 50’	Min. Lot Width SFD= 35’
5	Dimensional Requirements Table 9.2a	(Sub-Lot Setbacks) Front setback SFD= 30’	(Lots) Front setback SFD= 10’ Front porches may extend up to 50% into the front setback
6	Dimensional Requirements Table 9.2a	(Sub-Lot Setbacks) Side setback SFD= 0’	(Lot Setbacks) Side setback SFD= 5’
7	Dimensional Requirements Table 9.2a	(Sub-Lot Setbacks) Rear setback SFD= 25’	(Lot Setbacks) Rear build-to-line SFD= 5’
8	Dimensional Requirements Table 9.2a	Max. Residential Density 6 Units per Acre	Max. Residential Density (To remain per underlying R-10 district) 4.4 Units per Acre

9	Dimensional Requirements Table 9.2b	Max. Impervious Surface per Lot 60%	Sub Lots may be developed up to 100% impervious surface <i>*Note: Due to the amount of permeable surface in open space and stormwater management areas, developing the lots to 100% impervious surface would result in an overall development with less than 60% impervious surface for the overall site. +/- 107,000 sf of the permeable surface is outside the individual lots. Refer to the Open Space Plan (Exhibit D; Sheet L-1.2)</i>
10	Required Open Space Table 9.17.1.11a	Existing R-10 Open Space 15%	Proposed Village Walk R-MF CD Open Space 30%
11	Single-Family Dwelling Buffer Yard Standards Table 9.5.1.4	Buffer Yard Landscape Standards	Not applicable to individual lots
11	Fences, Walls and Columns Section 9.13	Fences Walls and Similar Structures Within (Lot) Front Setback 3.5' max height	Archway Garden Trellis Structures shall be allowed to encroach within (Lot) Front Setback <i>(See Site Features Character Board – Exhibit H)</i> 8.5' max height
12	Subdivision Standards Sidewalks Section 9.17.1.19	Sidewalks are required on one (1) side of all new streets in all residential developments when they serve eight (8) or more dwelling units	Sidewalks shall not be required along private streets; pedestrian access shall instead be provided via sidewalks located within the community garden courtyards between dwelling units.
13	Required Improvements for Major and Minor Site Plans Section 9.16.1.8	Install sidewalks along the frontage of existing streets.	Due to the steep slope and existing vegetation within the Murdocksville Road right-of-way, a sidewalk shall not be required along this frontage. <i>*Note: Preserving the rural character and utilizing existing vegetation for privacy screening is a priority, and the substantial clearing and grading needed for</i>

			<i>sidewalk installation would conflict with this goal.</i>
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- **Single-Family Detached Cottages**

- The proposed plan includes 37 single family detached cottages. Each cottage will be 2-4 bedrooms per unit. The cottages will be sold as single units to potential homeowners.
- It is intended that the cottages will be one and a half (1 ½) – two (2) stories and will not exceed the Town’s standard for residential building height of thirty-five (35) feet.
- The cottages will be a combination of cementitious siding, brick, stone and/or wood structures on brick/stone foundations. Design character elevations of the cottages have been provided within the application. Each cottage will be of a varied design style and color.
- Cottage units will have a minimum of 10’ separation between buildings.

- **Architectural Character**

- The single-family residential units will be designed to reflect the character of historic homes in the Village of Pinehurst downtown. All buildings are intended to both compliment and add to the surrounding neighborhood. Though not required, the project has left much of the eastern property boundary fronting Murdocksville Rd unimpacted. This was done to preserve as many existing trees along this edge as possible to shield views both into and out of the site. We believe this will help to maintain the rural character of this property along Murdockville Rd and to the surrounding neighborhoods.
- Cottages will be designed to reflect the traditional New England style, Georgian Revival, Craftsman, and Queen Anne architectural styles found within the Village of Pinehurst and around Moore County.
- The cottages will be designed to reflect the character of historic homes in the Village of Pinehurst downtown, per the architectural elevations shown in Exhibit G.
 - It is the intent that both the front and rear of the cottages will have a similar look to ensure an attractive entry from both the community open space in the front and the private streets in the rear.

- **Pedestrian Connectivity**

- Pedestrian connectivity will be provided both throughout the community with a series of walking paths connecting the common open space gardens and amenities throughout the neighborhood.
- These community utilized pedestrian paths will be owned and maintained by the community HOA.

- **Streets and Access**

- The main entrance to the site will be provided off Murdocksville Rd.
- Vehicular circulation within the site will be via private streets. The streets will be private and designed with a minimum 30’ right-of-way and 20’ wide pavement for emergency access.

- It has not been determined whether entrance into the community will be gated or un-gated. If a gate is designed and constructed, it will conform to Village PDO requirements as it relates to vehicle stacking and emergency access to the gate.
- If gated, it will be an unmanned gate with remote access for all residents and their guests.

- **Parking Areas**

- The community will have a combination of on-street surface parking and detached garages/carports plus off-street parking at a ratio that meets PDO standards per section 9.4a, Table of Required Parking. The applicable standards are as follows:

Use Type	Minimum Required Parking
RESIDENTIAL	
Single Family Dwellings	2 spaces per Dwelling Unit
CIVIC	
Community Shared Facilities	1 per 300 square feet gross floor area

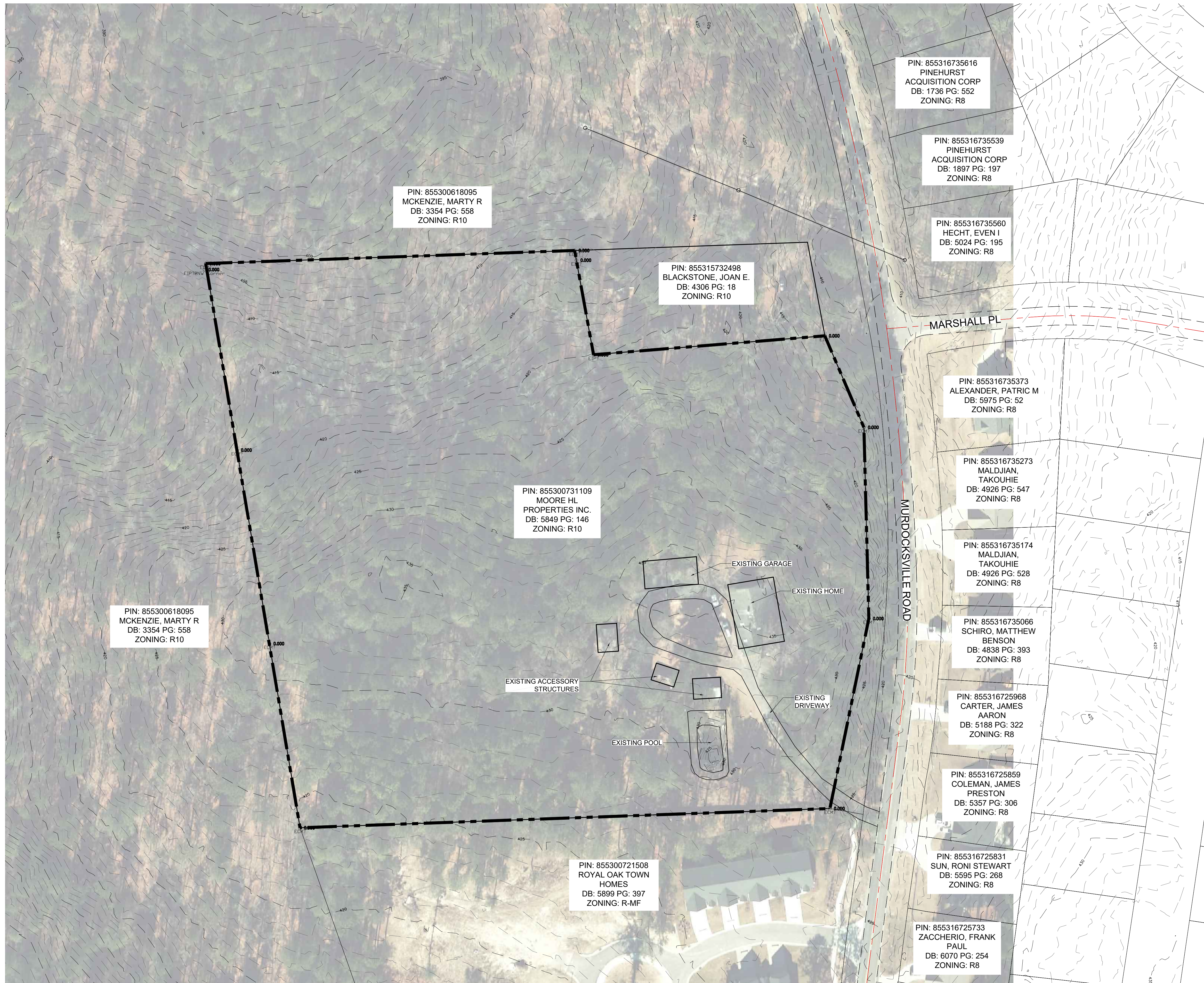
- Each single-family detached lot will contain a combination of garages, carports, and off-street driveways/courtyards and be calculated as 2 parking spaces each.
 - These areas will provide at minimum a 1-car garage/carport and an additional parking space within an off-street courtyard/driveway.
 - These structures will be designed to reflect the architectural style of the adjacent single-family cottage.

- **Landscaping and Fencing**

- To ensure a high character landscape is sustained, all common areas and landscape within the community will be maintained by the HOA.
- Landscaping will be provided as required by the Village of Pinehurst PDO. Much of the site is currently wooded. Due to the topography of the site and the dense nature of a “Cottage Courtyard” development, many trees within the property boundary will be removed.
- Planting buffers and screening will be provided on adjacent property boundaries where necessary and required by the Village’s PDO. Efforts will be made to preserve existing trees in the buffer areas of the project and the existing trees fronting Murdocksville road along the eastern side of the tract. Any trees saved in the buffer areas may count toward planting credit as permitted in the PDO.
- It has not yet been determined whether there will be fences around the perimeter of the overall community. If fencing is designed, it will follow the Fences, Walls, and Column standards in Section 9.13 of the Village PDO.
 - For all landscape buffers that have fencing, we will request a reduction in the required plantings by up to 30%, per Section 9.5.2.3.E.3 of the PDO.
- A combination of decorative wood fences, gates, walls, columns, and/or landscaped hedges will run in the front and rear of the single-family cottage units and the community open space to help define the uniqueness of each cottage unit.

- Fences, walls, and columns will be designed with materials and colors to match the approved Village of Pinehurst palette and reflect the character of the historic Village downtown area.
 - The height of these features will be consistent with those found in the historic Pinehurst downtown area.
 - Garden trellis entry arches may be positioned at the entry walk into each cottage unit. They will be designed with materials and colors to match the approved Village of Pinehurst palette and reflect the character of the historic Village downtown area.
 - Landscaping for parking areas, overall project buffers, and other areas of the site will be provided as required by the Village of Pinehurst PDO.
 - Due to the dense layout and site design of a Cottage Courtyard Development, buffer yard standards, per Section 9.5.1.4 of the Village UDO will not apply to individual lots.
- **Open Space and Common Areas**
 - Multi-family residential development is required to have 15% open space. The development will provide approximately $\pm 42\%$ (± 3.54 acres) open space as indicated on the site plan. This open space has been calculated to include all common open space areas between the cottages in buffer areas, community gardens and amenity areas throughout the property as indicated on the General Concept Plan.
 - To ensure a high-quality landscape and open space is created, all exterior spaces outside the cottages will be maintained by the community's HOA.
- **Stormwater**
 - Stormwater management best practices will be applied on the site as necessary and required to control and treat stormwater runoff throughout the project. All stormwater will be handled on site in a series of ponds, basins, rain gardens, bioswales or other devices.
 - Any required stormwater management devices will be permitted as required by the appropriate state and local agencies.
- **Utility Service**
 - Adequate water and sewer services can be provided by Moore County to service this development. Utilities are currently within proximity, along the streets and adjacent properties near the proposed site or located directly on the property. All utilities on the site will be located underground.
- **Signage**
 - A main-entrance community sign monument for the development will be placed at the main entrance from Murdocksville Rd. In addition, small signs may be provided in front of each cottage unit, designed to reflect residential signs within the Village's Historic District.
 - The main-entrance sign monument will indicate the name and/or logo of the community and follow the sign standards in Section 9.7 of the Village PDO. Any additional directional or on-site signage for cottage units, parking areas, open space or amenities will follow the Village of Pinehurst PDO sign standards for size, materials, and height.

The descriptions and conditions described above will apply to the entire project as indicated in the Conditional Zoning District plan document.



PIN: 855300618095
MCKENZIE, MARTY R
DB: 3354 PG: 558
ZONING: R10

PIN: 855315732498
BLACKSTONE, JOAN E.
DB: 4306 PG: 18
ZONING: R10

PIN: 855300731109
MOORE HL
PROPERTIES INC.
DB: 5849 PG: 146
ZONING: R10

PIN: 855300618095
MCKENZIE, MARTY R
DB: 3354 PG: 558
ZONING: R10

PIN: 855300721508
ROYAL OAK TOWN
HOMES
DB: 5899 PG: 397
ZONING: R-MF

PIN: 855316735616
PINEHURST
ACQUISITION CORP
DB: 1736 PG: 552
ZONING: R8

PIN: 855316735539
PINEHURST
ACQUISITION CORP
DB: 1897 PG: 197
ZONING: R8

PIN: 855316735560
HECHT, EVEN I
DB: 5024 PG: 195
ZONING: R8

PIN: 855316735373
ALEXANDER, PATRIC M
DB: 5975 PG: 52
ZONING: R8

PIN: 855316735273
MALDJIAN,
TAKOUHIE
DB: 4926 PG: 547
ZONING: R8

PIN: 855316735174
MALDJIAN,
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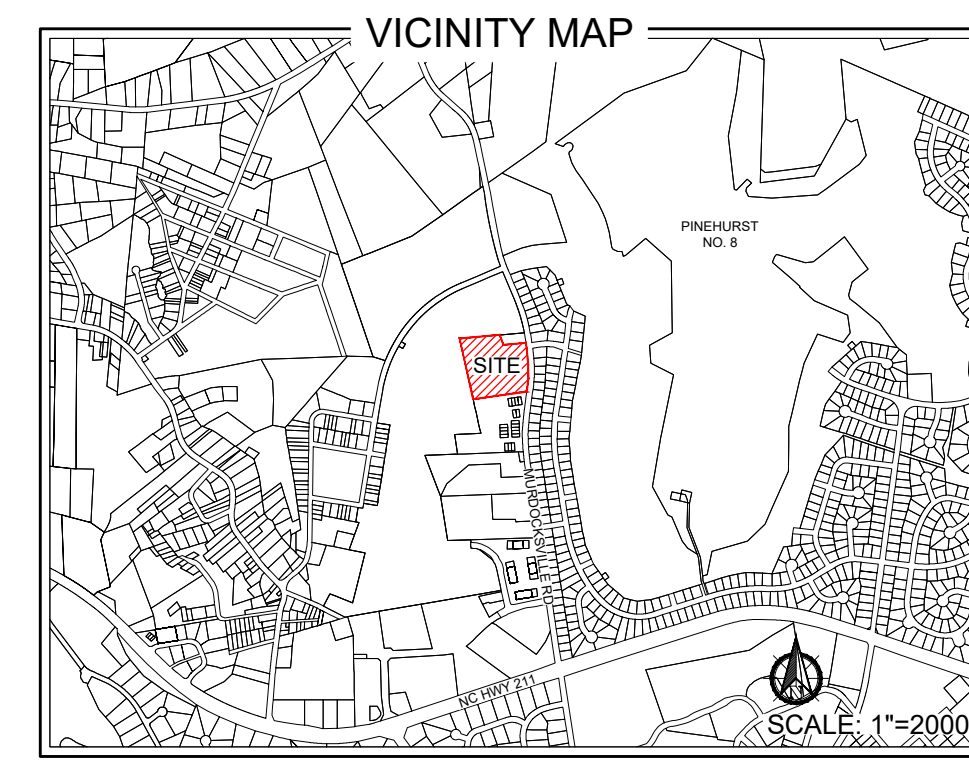
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SCHIRO, MATTHEW
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CARTER, JAMES
AARON
DB: 5188 PG: 322
ZONING: R8

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PRESTON
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ZONING: R8

PIN: 855316725831
SUN, RONI STEWART
DB: 5595 PG: 268
ZONING: R8

PIN: 855316725733
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PAUL
DB: 6070 PG: 254
ZONING: R8

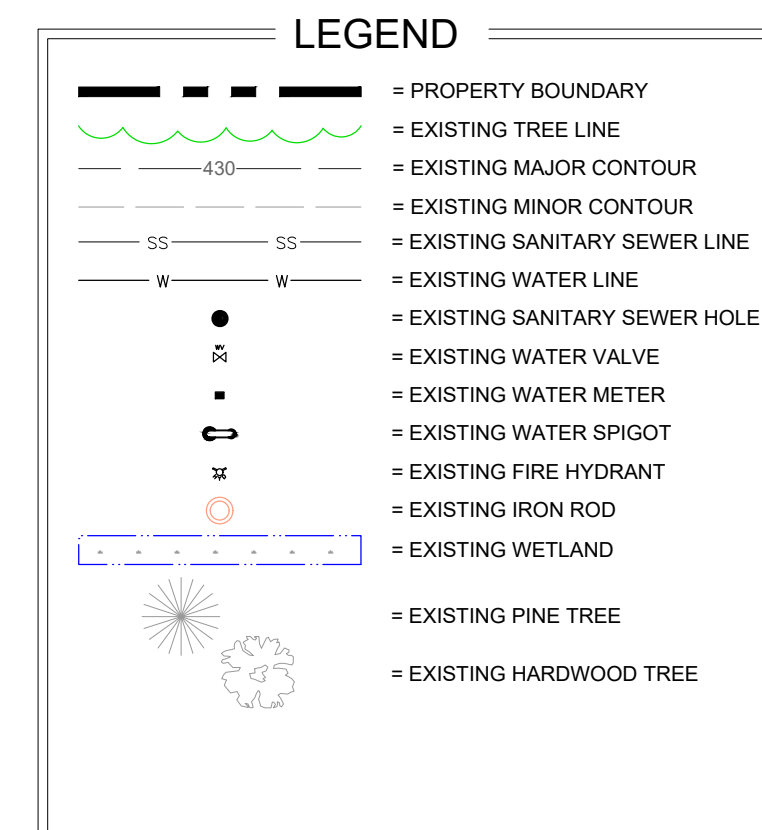


FLOODPLAIN DATA
THIS PROPERTY IS LOCATED IN FLOOD ZONE 'X'
(AREAS OF MINIMAL FLOODING)
THE LOCATION OF THE 100-YEAR FLOODPLAIN PER
NFIP FIRM COMMUNITY
PANEL(S) NO: 8542, 8563
MAP(S): 3710854200J, 3710856300J
DATE: OCTOBER 17, 2006

WATERSHED INFORMATION
BASIN: CAPE FEAR
STREAM: NICKS CREEK
TYPE: WS-IIIP
THIS PROPERTY IS IN A WATER SUPPLY WATERSHED

ZONING INFORMATION
EXISTING ZONING CLASSIFICATION:
R10 - RESIDENTIAL

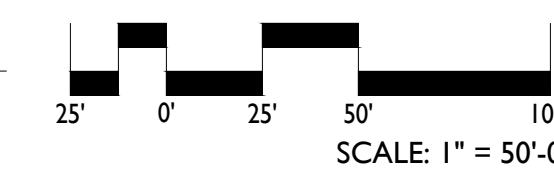
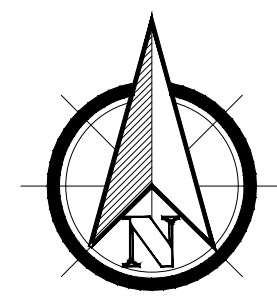
PROPERTY INFORMATION
PROPERTY OWNER / APPLICANT:
MOORE HL PROPERTIES, INC.
4084 MURDOCKSVILLE RD
PINEHURST, NC 28374
PARCEL ID: 00018223
PIN: 855300731109
DB: 5849 PG: 146
TOTAL PARCEL ACREAGE: ±8.33 AC



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.

SURVEY PROVIDED BY:
EMMETT S. RAYNOR, PLS
PER A CHARLES D. WARD, PLS
SURVEY DATED MARCH 1982
265 E CONNECTICUT AVE.
SOUTHERN PINES, NC 28387
P(910) 295-1703

SURVEY FOR:
MOORE HL PROPERTIES, INC.
MOORE COUNTY
PINEHURST, NORTH CAROLINA
SEPTEMBER 2024



PRELIMINARY PLANS - NOT RELEASED FOR CONSTRUCTION (FOR REVIEW ONLY)

140 APPECROSS RD, STE B
PINEHURST, NC 28374
P: (910) 684-0487
W: www.koonitzjonesdesign.com

REVISIONS:

VILLAGE WALK ON MURDOCKSVILLE ROAD
CONDITIONAL ZONING DISTRICT
PINEHURST, NORTH CAROLINA
EXISTING CONDITIONS

DATE: 2025-06-27
DESIGNED BY: TH
DRAWN BY: AA
CHECKED BY: REK
SCALE: 1" = 50'-0"
PROJECT #: KID24-048
SHEET NUMBER:
L-1.0



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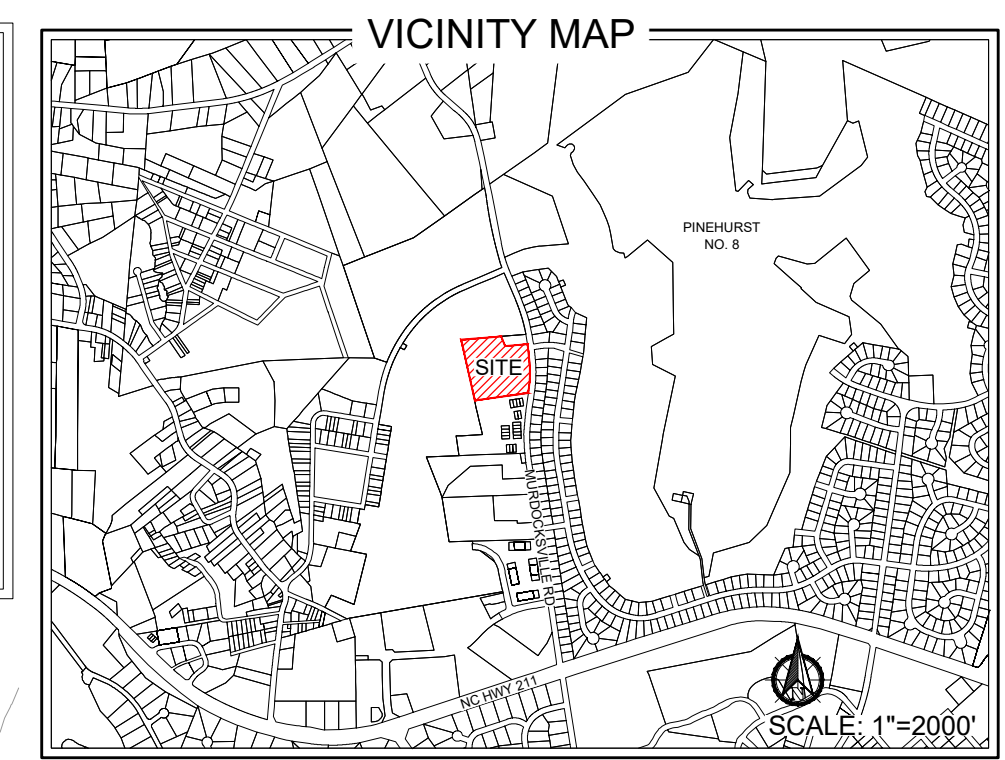
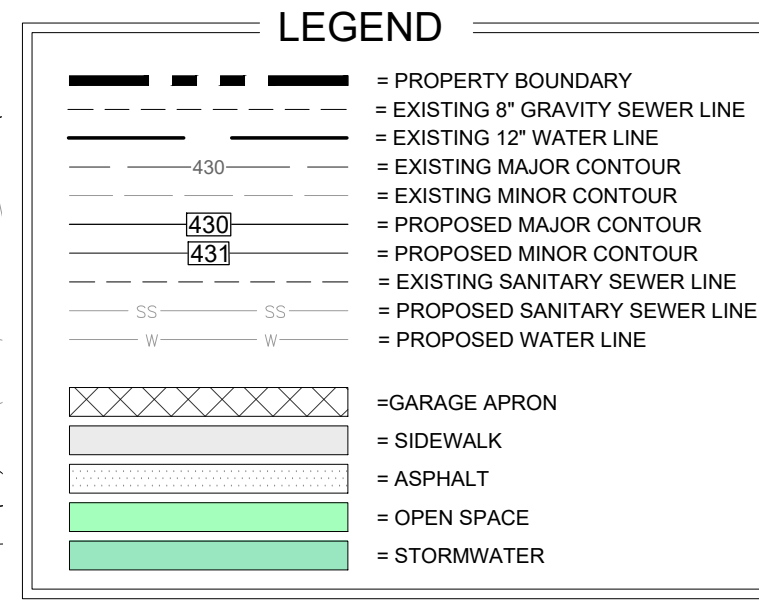
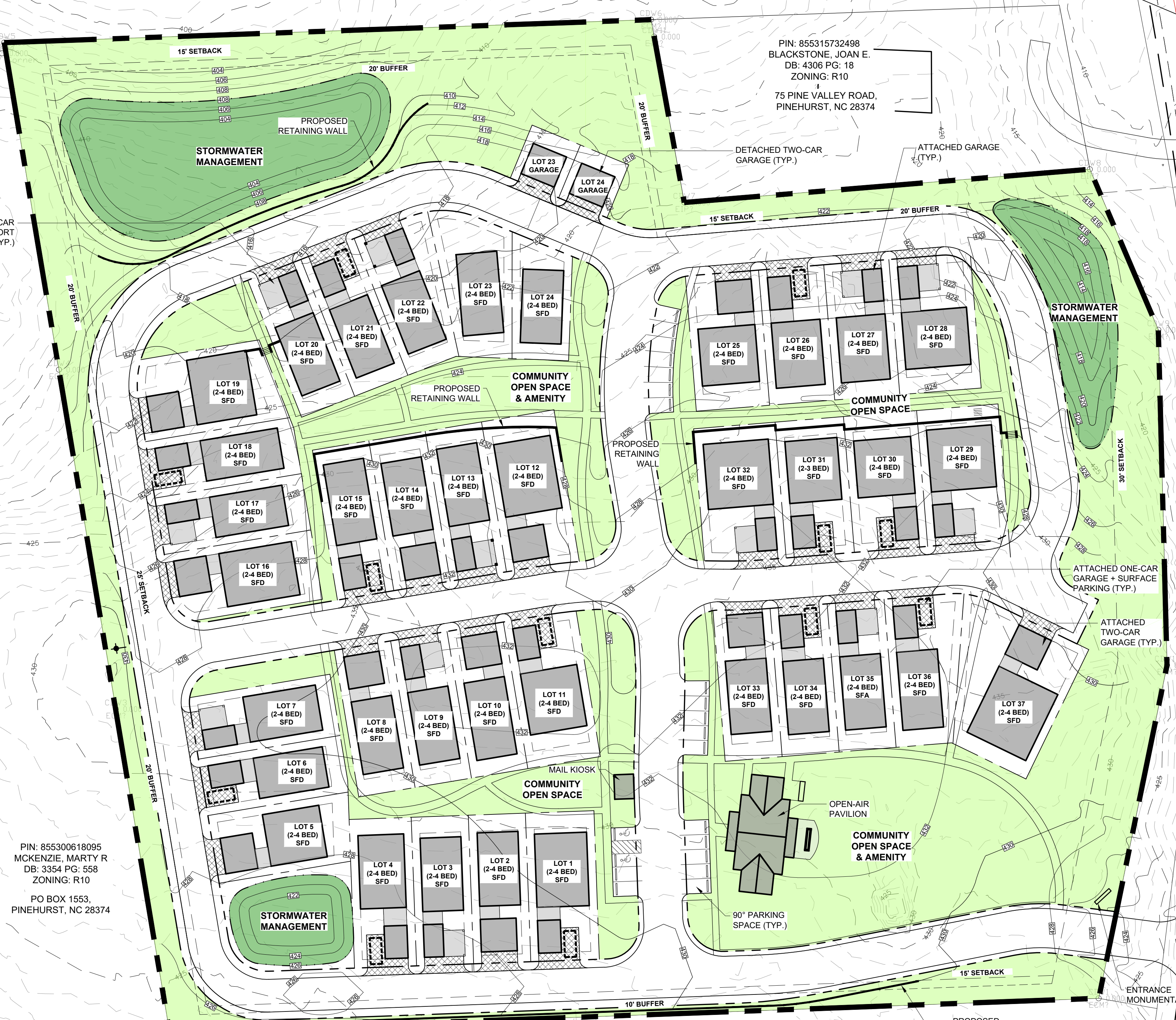
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SUN, RONI STEWART
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4105 MURDOCKSVILLE
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27376

PIN: 855316725733



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BASIN: CAPE FEAR
STREAM: NICKS CREEK
TYPE: WS-IIIP
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ZONING INFORMATION
EXISTING ZONING CLASSIFICATION:
R10 - RESIDENTIAL
PROPOSED ZONING CLASSIFICATION:
R-MF - CD
RESIDENTIAL MULTI-FAMILY
CONDITIONAL DISTRICT
MAX BUILDING HEIGHT:
35'
PROJECT SETBACKS:
FRONT YARD - 30'
SIDE YARD - 15'
REAR YARD - 25'

PROPERTY INFORMATION
PROPERTY OWNER / APPLICANT:
MOORE HL PROPERTIES, INC.
4084 MURDOCKSVILLE RD
PINEHURST, NC 28374
PARCEL ID: 00018223
PIN: 855300731109
DB: 5849 PG: 146
TOTAL PARCEL ACREAGE: ±8.33 AC
MAX PERMITTED IMPERVIOUS AREA: ±217,713 SF
(±5.00 AC) 60% OF OVERALL PARCEL
PROPOSED IMPERVIOUS AREA: ±212,853 SF
(±4.89 AC) 58.7% OF OVERALL PARCEL
REQUIRED OPEN SPACE: ±2.50 AC (30% OF SITE)
PROPOSED OPEN SPACE: ±2.50 AC (30% OF SITE)
RESIDENTIAL
2.4 BEDROOM UNITS: 37
TOTAL UNITS: 37 UNITS / 4.4 DUA
REQUIRED PARKING:
DWELLING- SINGLE FAMILY (2 SPACES/ UNIT):
= 74 SPACES
COMMUNITY SHARED FACILITY (2,700 SF) @ 1
SPACES PER 300 SF:
= 9 SPACES
TOTAL PARKING REQUIRED
= 83 SPACES
PROVIDED PARKING:
GARAGE / CAR PORT/ SURFACE (2 PER UNIT):
= 74 SPACES
ON STREET PARKING:
= 21 SPACES
TOTAL PARKING PROVIDED
= 95 SPACES (2.56 SPACES / UNIT)

PIN: 855300618095
MCKENZIE, MARTY R
DB: 3354 PG: 558
ZONING: R10
PO BOX 1553,
PINEHURST, NC 28374

PIN: 855300721508
ROYAL OAK TOWN HOMES
DB: 5899 PG: 397
ZONING: R-MF
C/O ROYAL OAK OF PINEHURST 2236 KIVETT
DRIVE, GREENSBORO, NC 27406



PRELIMINARY PLANS - NOT RELEASED FOR CONSTRUCTION (FOR REVIEW ONLY)

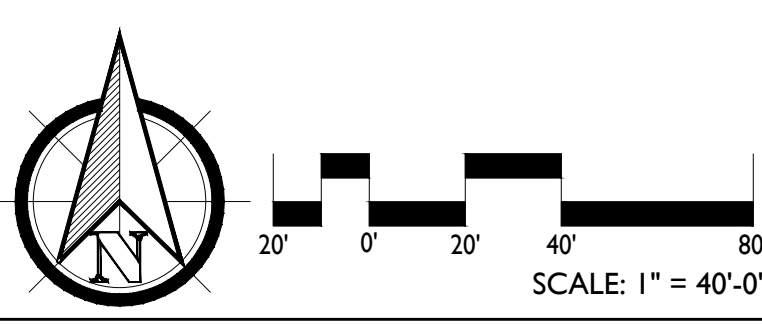
140 APPLECROSS RD, STE B
PINEHURST, NC 28374
P: (910) 684-0487
W: www.koontzjonesdesign.com

REVISIONS:

VILLAGE WALK ON MURDOCKSVILLE ROAD
CONDITIONAL ZONING DISTRICT
PINEHURST, NORTH CAROLINA
OPEN SPACE PLAN

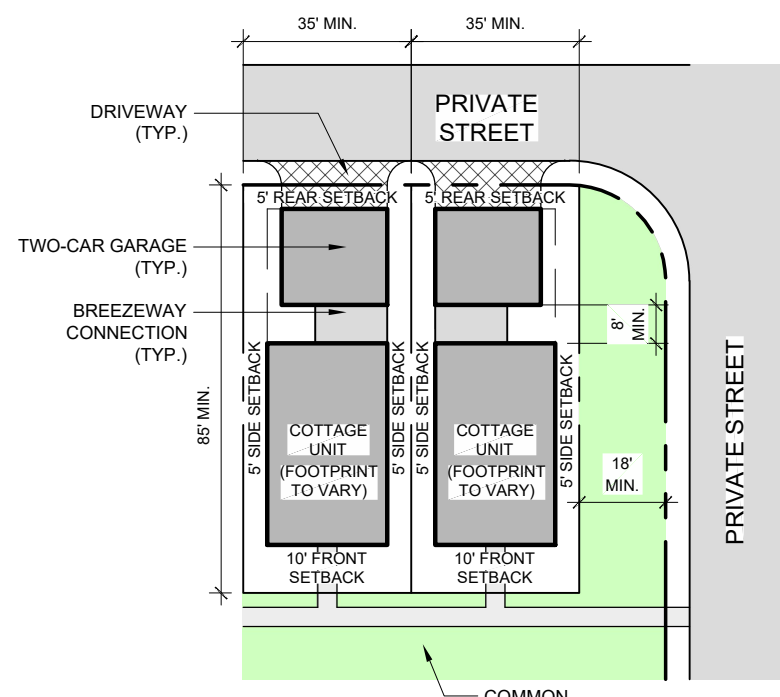
DATE: 2025-08-26
DESIGNED BY: TWH
DRAWN BY: AAD/DM
CHECKED BY: TWH
SCALE: 1" = 40'-0"
PROJECT #: KDS-4048
SHEET NUMBER:
L-1.2

SURVEY PROVIDED BY:
EMMETT S. RAYNOR, PLS
PER A CHARLES D. WARD, PLS
SURVEY DATED MARCH 1982
265 E CONNECTICUT AVE.
SOUTHERN PINES, NC 28387
P: (910) 256-1703
SURVEY FOR:
MOORE HL PROPERTIES, INC.
MOORE COUNTY
PINEHURST, NORTH CAROLINA
SEPTEMBER 2024

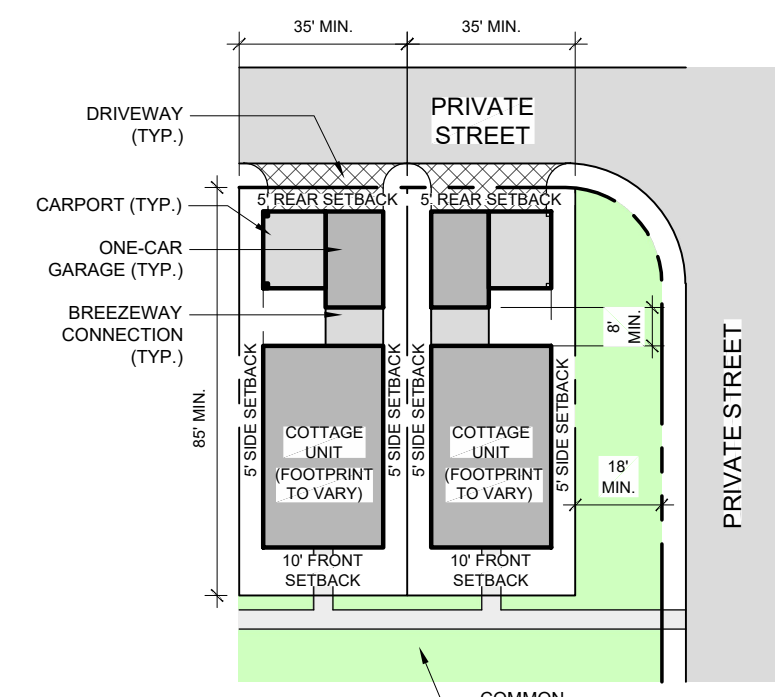


LOT TYPICAL NOTES:

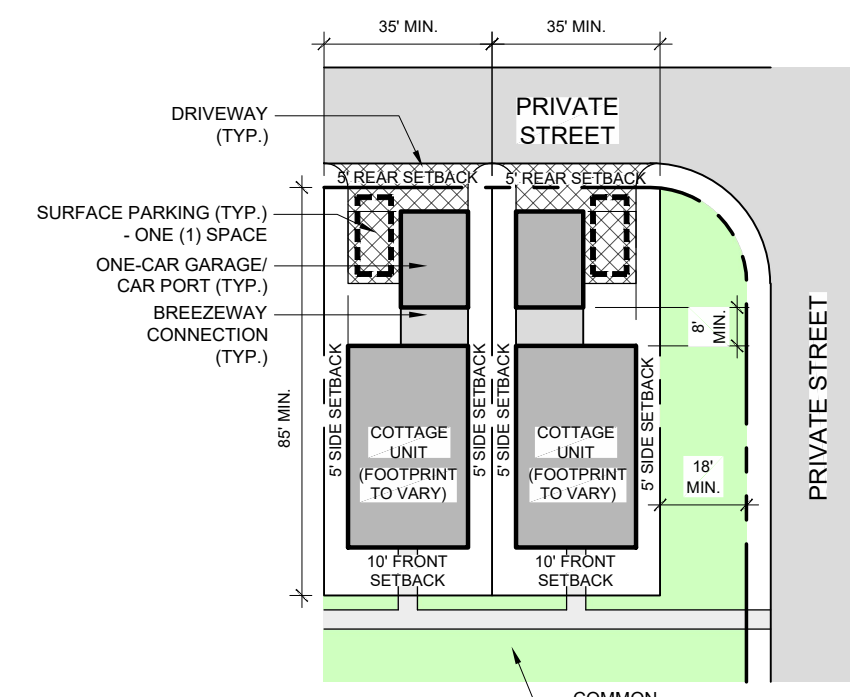
1. A MINIMUM OF TWO (2) PARKING SPACES SHALL BE PROVIDED ON EACH LOT, WITHIN A GARAGE, CARPORT, OR ON A HARDCAPE SURFACE
2. DEPICTED FOOTPRINT IS MEANT TO SERVE AS A PLACEHOLDER ONLY. FINAL FOOTPRINT AND PLACEMENT ON THE LOT TO BE DETERMINED WHEN SUBMITTED FOR BUILDING PERMIT.



SINGLE-FAMILY DETACHED LOT TYPICAL (TWO-CAR GARAGE OPTION)



SINGLE-FAMILY DETACHED LOT TYPICAL (ONE-CAR GARAGE + CARPORT OPTION)

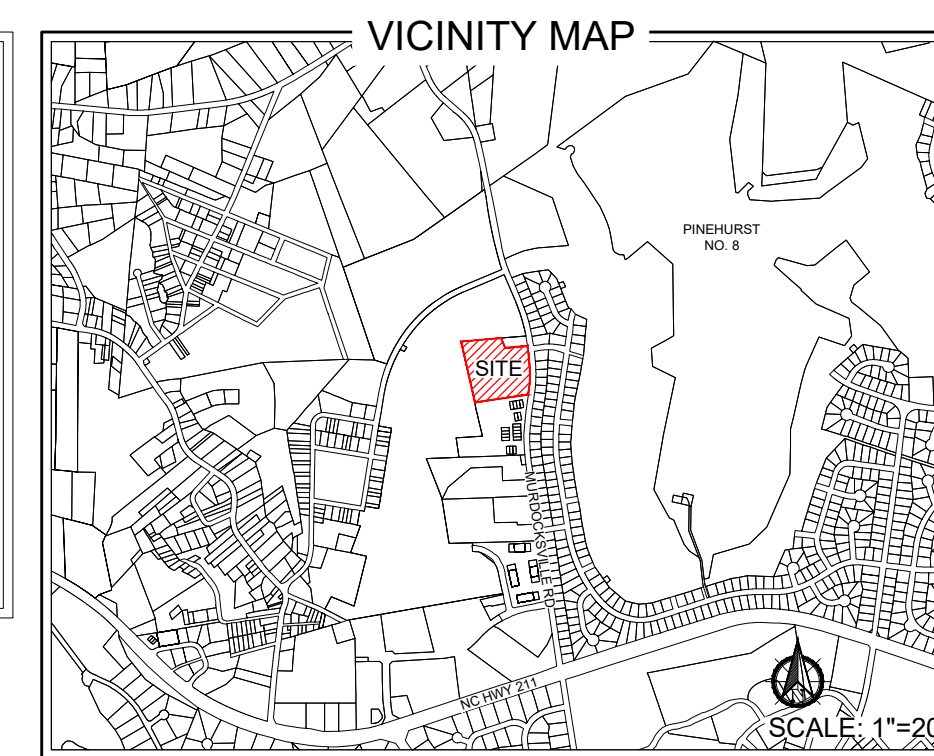
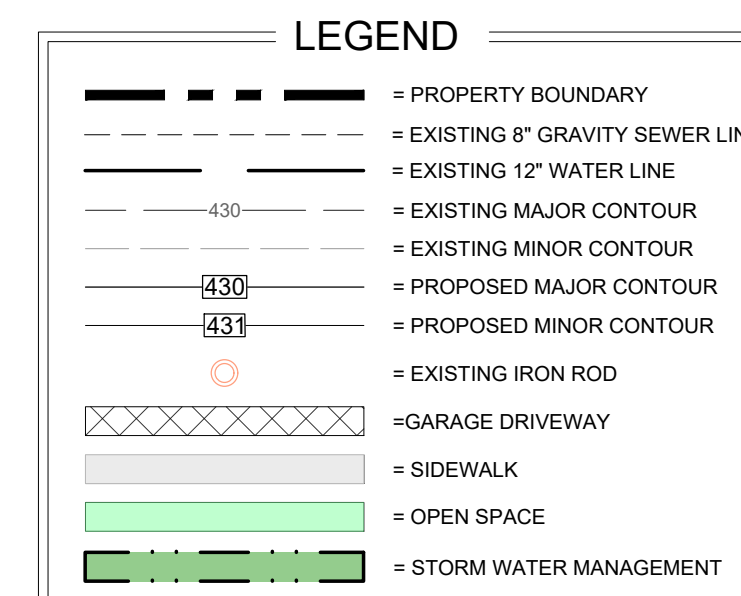


SINGLE-FAMILY DETACHED LOT TYPICAL (GARAGE/CARPORT + SURFACE PARKING OPTION)

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: 8542, 8563
MAP(S): 3710854200J, 3710856300J
DATE: OCTOBER 17, 2006

WATERSHED INFORMATION
BASIN: CAPE FEAR
STREAM: NICKS CREEK
TYPE: WS-IIIP
THIS PROPERTY IS IN A WATER SUPPLY WATERSHED



LANDSCAPE NOTES:

1. ALL REQUIRED LANDSCAPE AND PLANTING REQUIREMENTS WILL BE MET AND WILL FOLLOW THE STANDARDS AS DESCRIBED IN THE PINEHURST DEVELOPMENT ORDINANCE.
2. DETAILED LANDSCAPE PLANS WILL BE PROVIDED DURING THE PERMITTING OF THE DEVELOPMENT.

GRADING / DRAINAGE NOTES:

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

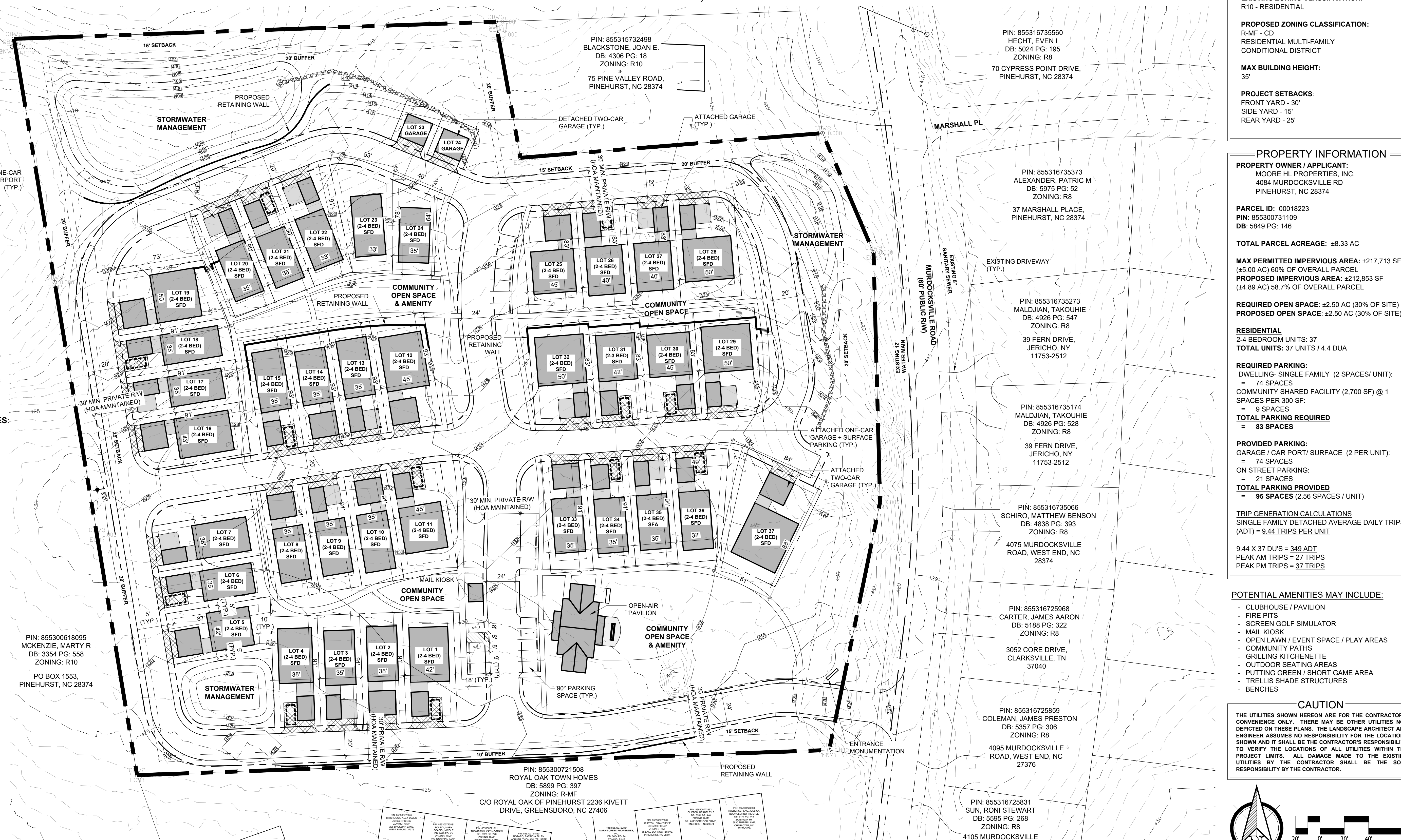
SIGNAGE NOTES:

1. ALL SIGNAGE IS TO MEET THE STANDARDS AS DESCRIBED IN SECTION 9.7 OF THE PINEHURST DEVELOPMENT ORDINANCE.
2. GROUND SIGNS ARE TO MEET THE SIZE REQUIREMENTS PER THE RMF ZONING DISTRICT AND ARE NOT TO EXCEED 4' IN HEIGHT AND 16 SQUARE FEET IN SIZE.
3. DETAILED SIGNAGE PLANS WILL BE PROVIDED DURING THE PERMITTING OF THE DEVELOPMENT.

PIN: 855300618095
MCKENZIE, MARTY R
DB: 3354 PG. 558
ZONING: R10
PO BOX 1553,
PINEHURST, NC 28374

SURVEY PROVIDED BY:
EMMETT S. RAYNOR, PLS
PER A CHARLES D. WARD, PLS
SURVEY DATED MARCH 1982
265 E CONNECTICUT AVE
SOUTHERN PINES, NC 28387
P: (910) 295-1703

SURVEY FOR:
MOORE HL PROPERTIES, INC.
MOORE COUNTY
PINEHURST, NORTH CAROLINA
SEPTEMBER 2024



PIN: 855300721508
ROYAL OAK TOWN HOMES
DB: 5899 PG. 397
ZONING: R-MF
C/O ROYAL OAK OF PINEHURST 2236 KIVETT
DRIVE, GREENSBORO, NC 27406

PIN: 855316735560
HECHT, EVEN I
DB: 5024 PG. 195
ZONING: R8
70 CYPRESS POINT DRIVE,
PINEHURST, NC 28374

PIN: 855316735373
ALEXANDER, PATRIC M
DB: 5975 PG. 52
ZONING: R8
37 MARSHALL PLACE,
PINEHURST, NC 28374

PIN: 855316735273
MALDJIAN, TAKOUHIE
DB: 4926 PG. 547
ZONING: R8
39 FERN DRIVE,
JERICHO, NY
11753-2512

PIN: 855316735174
MALDJIAN, TAKOUHIE
DB: 4926 PG. 528
ZONING: R8
39 FERN DRIVE,
JERICHO, NY
11753-2512

PIN: 855316735066
SCHIRO, MATTHEW BENSON
DB: 4838 PG. 393
ZONING: R8
4075 MURDOCKSVILLE
ROAD, WEST END, NC
28374

PIN: 855316725968
CARTER, JAMES AARON
DB: 5198 PG. 322
ZONING: R8
3052 CORE DRIVE,
CLARKSVILLE, TN
37040

PIN: 855316725859
COLEMAN, JAMES PRESTON
DB: 5357 PG. 306
ZONING: R8
4095 MURDOCKSVILLE
ROAD, WEST END, NC
27376

PIN: 855316725831
SUN, RONI STEWART
DB: 5595 PG. 268
ZONING: R8
4105 MURDOCKSVILLE
ROAD, WEST END, NC
27376

ZONING INFORMATION

EXISTING ZONING CLASSIFICATION:
R10 - RESIDENTIAL

PROPOSED ZONING CLASSIFICATION:
R-MF - CD
RESIDENTIAL MULTI-FAMILY
CONDITIONAL DISTRICT

MAX BUILDING HEIGHT:
35'

PROJECT SETBACKS:
FRONT YARD - 30'
SIDE YARD - 15'
REAR YARD - 25'

PROPERTY INFORMATION

PROPERTY OWNER / APPLICANT:
MOORE HL PROPERTIES, INC.
4084 MURDOCKSVILLE RD
PINEHURST, NC 28374

PARCEL ID: 00018223
PIN: 855300731109
DB: 5849 PG. 146

TOTAL PARCEL ACREAGE: ±8.33 AC

MAX PERMITTED IMPERVIOUS AREA: ±217,713 SF
(±5.00 AC) 80% OF OVERALL PARCEL
PROPOSED IMPERVIOUS AREA: ±212,853 SF
(±4.89 AC) 58.7% OF OVERALL PARCEL

REQUIRED OPEN SPACE: ±2.50 AC (30% OF SITE)
PROPOSED OPEN SPACE: ±2.50 AC (30% OF SITE)

RESIDENTIAL
2-4 BEDROOM UNITS: 37
TOTAL UNITS: 37 UNITS / 4.4 DUA

REQUIRED PARKING:
DWELLING - SINGLE FAMILY (2 SPACES/ UNIT):
= 74 SPACES
COMMUNITY SHARED FACILITY (2,700 SF) @ 1
SPACES PER 300 SF:
= 9 SPACES
TOTAL PARKING REQUIRED
= 83 SPACES

PROVIDED PARKING:
GARAGE / CARPORT / SURFACE (2 PER UNIT):
= 74 SPACES
ON STREET PARKING:
= 21 SPACES
TOTAL PARKING PROVIDED
= 95 SPACES (2.56 SPACES / UNIT)

TRIP GENERATION CALCULATIONS
SINGLE FAMILY DETACHED AVERAGE DAILY TRIPS
(ADT) = 9.44 TRIPS PER UNIT

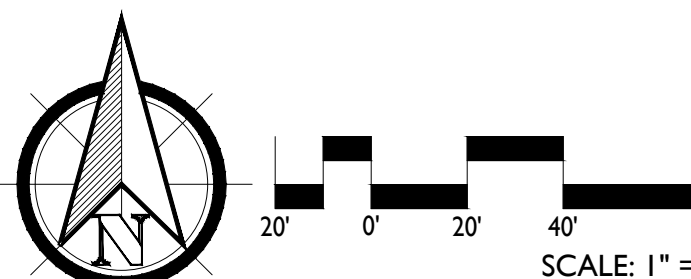
9.44 X 37 DU'S = 349 ADT
PEAK AM TRIPS = 27 TRIPS
PEAK PM TRIPS = 37 TRIPS

POTENTIAL AMENITIES MAY INCLUDE:

- CLUBHOUSE / PAVILION
- FIRE PITS
- SCREEN GOLF SIMULATOR
- MAIL KIOSK
- OPEN LAWN / EVENT SPACE / PLAY AREAS
- COMMUNITY PATHS
- GRILLING KITCHENETTE
- OUTDOOR SEATING AREAS
- PUTTING GREEN / SHORT GAME AREA
- TRELLIS SHADE STRUCTURES
- BENCHES

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.



PRELIMINARY PLANS - NOT RELEASED FOR CONSTRUCTION (FOR REVIEW ONLY)

140 APPECROSS RD, STE B
PINEHURST, NC 28374
P: (910) 684-6487
W: www.koontzjonesdesign.com

KOONTZ JONES DESIGN

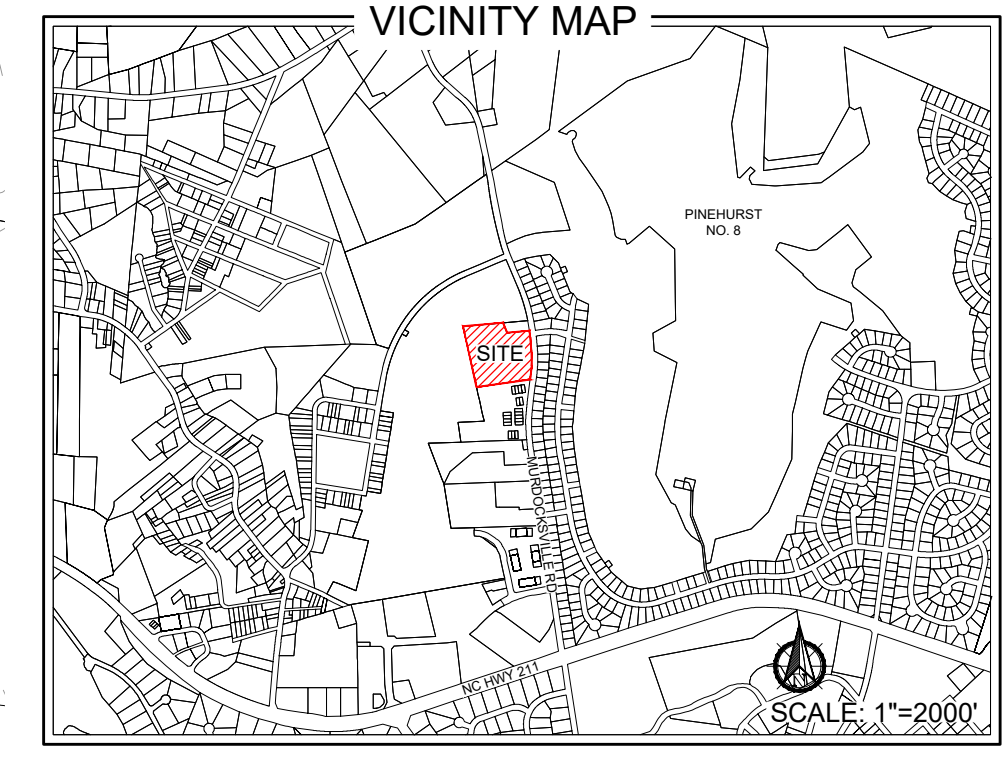
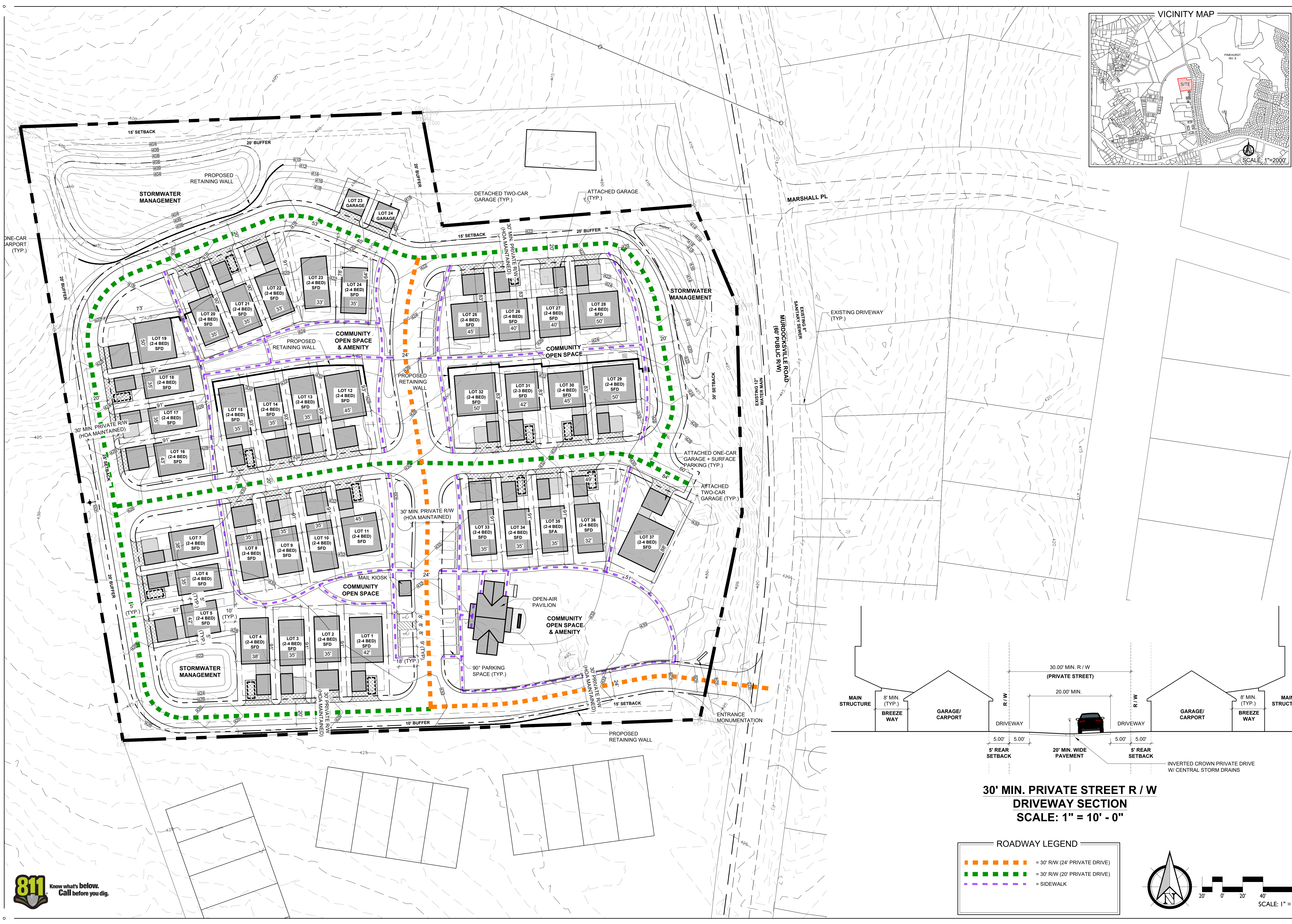
REVISIONS:

VILLAGE WALK ON MURDOCKSVILLE ROAD

CONDITIONAL ZONING DISTRICT
PINEHURST, NORTH CAROLINA

GENERAL CONCEPT PLAN

DATE: 2025-12-16
DESIGNED BY: TWH
DRAWN BY: DWM
CHECKED BY: TWH
SCALE: 1"=40'-0"
PROJECT #: KDD-24-048
SHEET NUMBER:
L-1.1



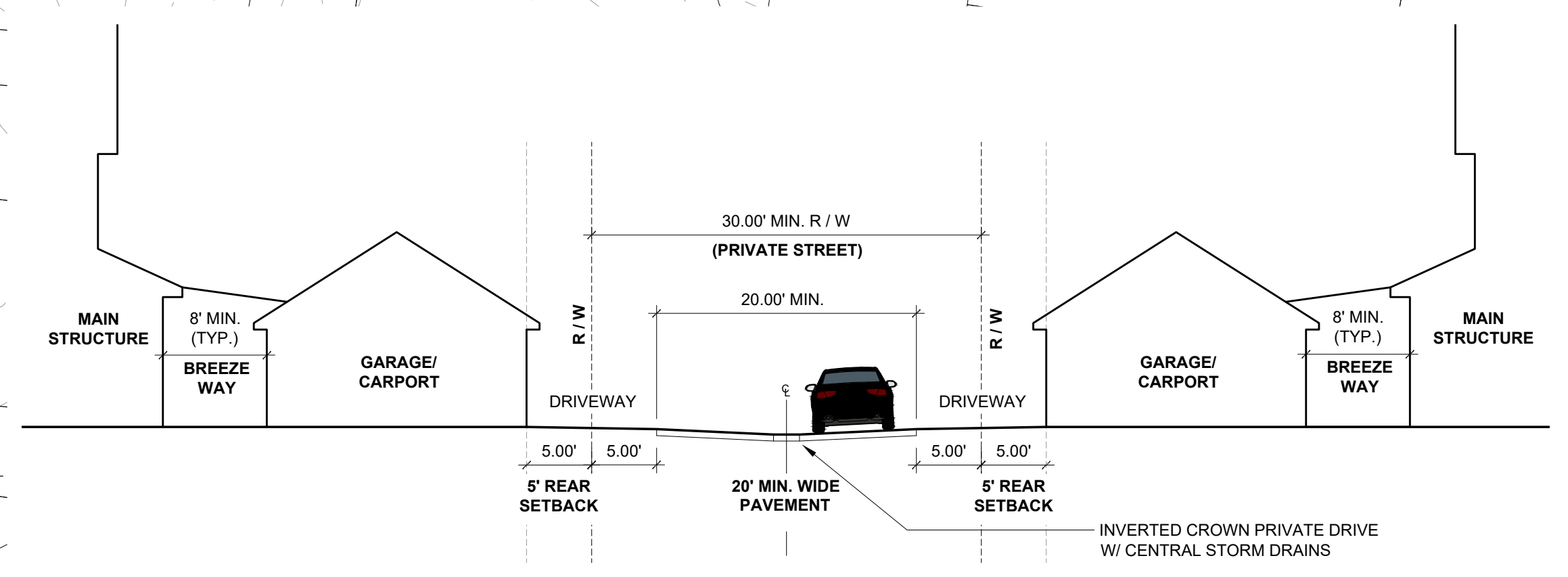
PRELIMINARY PLANS - NOT RELEASED FOR CONSTRUCTION (FOR REVIEW ONLY)

KOONTZ JONES DESIGN

140 APLECROSS RD, STE B
PINEHURST, NC 28374
P: (910) 684-0487
W: www.koontzjonesdesign.com

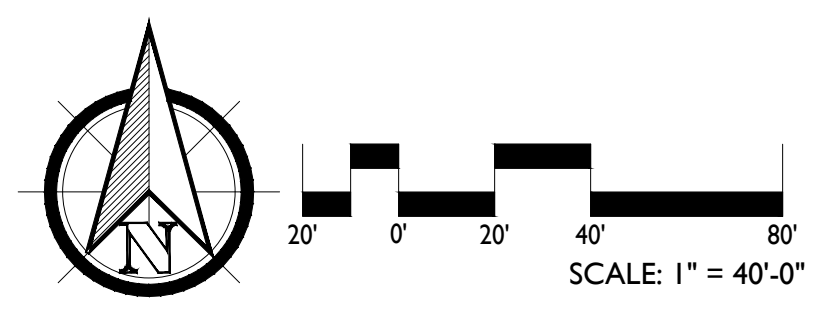
REVISIONS:

VILLAGE WALK ON MURDOCKVILLE ROAD
CONDITIONAL ZONING DISTRICT
PINEHURST, NORTH CAROLINA
ROADWAY CIRCULATION PLAN



ROADWAY LEGEND

	= 30' R/W (24' PRIVATE DRIVE)
	= 30' R/W (20' PRIVATE DRIVE)
	= SIDEWALK



DATE: 2025-08-26
DESIGNED BY: TWH
DRAWN BY: DWM
CHECKED BY: TWH
SCALE: 1" = 40'-0"
PROJECT #: KJD24048
SHEET NUMBER: **L-1.3**

PIN: 855300618095
MCKENZIE, MARTY R
DB: 3354 PG: 558
ZONING: R10

PIN: 855315732498
BLACKSTONE, JOAN E.
DB: 4306 PG: 18
ZONING: R10
75 PINE VALLEY ROAD,
PINEHURST, NC 28374

PIN: 855316735560
HECHT, EVEN I
DB: 5024 PG: 195
ZONING: R8
70 CYPRESS POINT DRIVE,
PINEHURST, NC 28374

PIN: 855316735373
ALEXANDER, PATRIC M
DB: 5975 PG: 52
ZONING: R8
37 MARSHALL PLACE,
PINEHURST, NC 28374

PIN: 855316735273
MALDJIAN, TAKOUHIE
DB: 4926 PG: 547
ZONING: R8
39 FERN DRIVE,
JERICHO, NY
11753-2512

PIN: 855316735174
MALDJIAN, TAKOUHIE
DB: 4926 PG: 528
ZONING: R8
39 FERN DRIVE,
JERICHO, NY
11753-2512

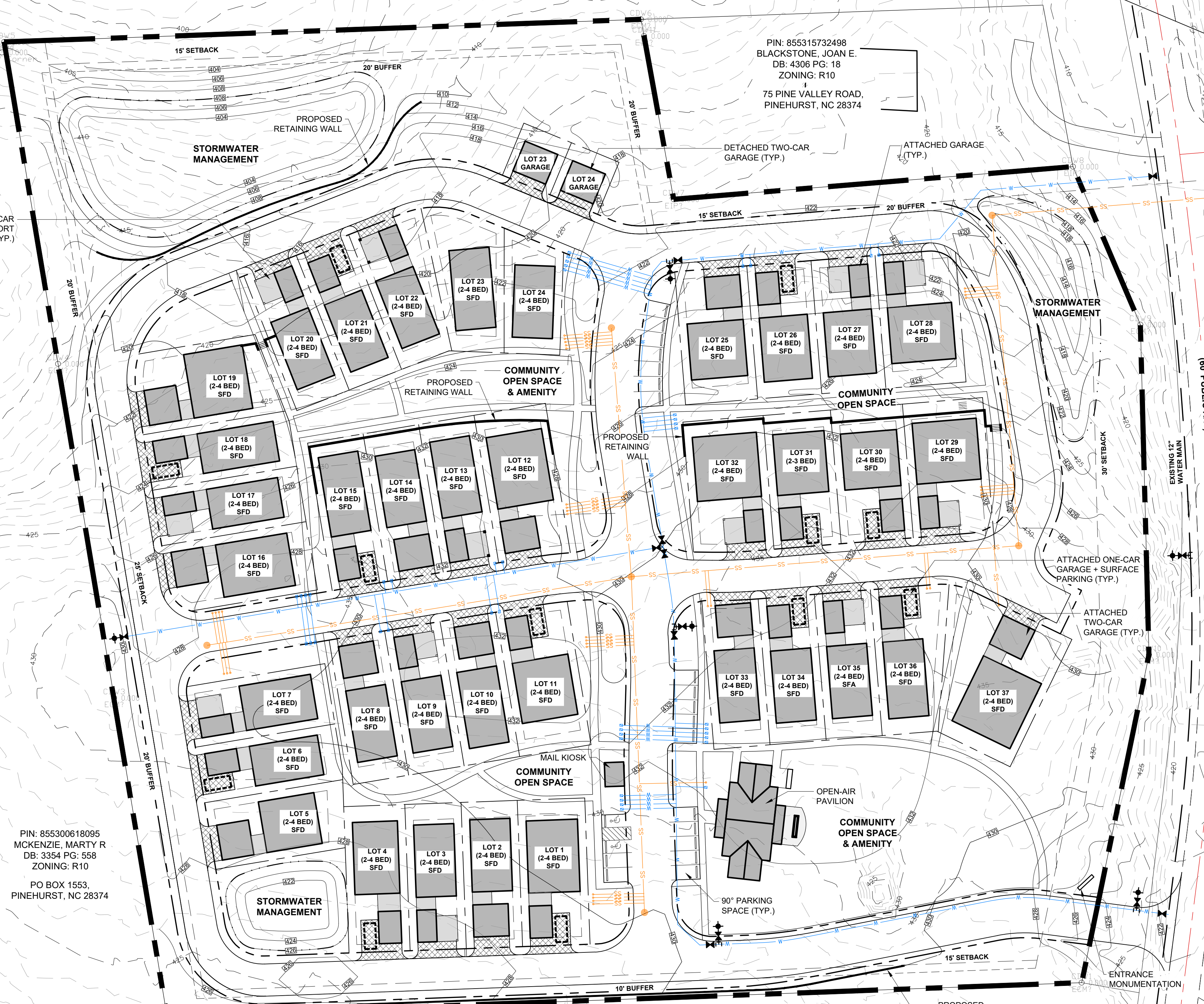
PIN: 855316735066
SCHIRO, MATTHEW BENSON
DB: 4838 PG: 393
ZONING: R8
4075 MURDOCKSVILLE
ROAD, WEST END, NC
28374

PIN: 855316725968
CARTER, JAMES AARON
DB: 5188 PG: 322
ZONING: R8
3052 CORE DRIVE,
CLARKSVILLE, TN
37040

PIN: 855316725859
COLEMAN, JAMES PRESTON
DB: 5357 PG: 306
ZONING: R8
4095 MURDOCKSVILLE
ROAD, WEST END, NC
27376

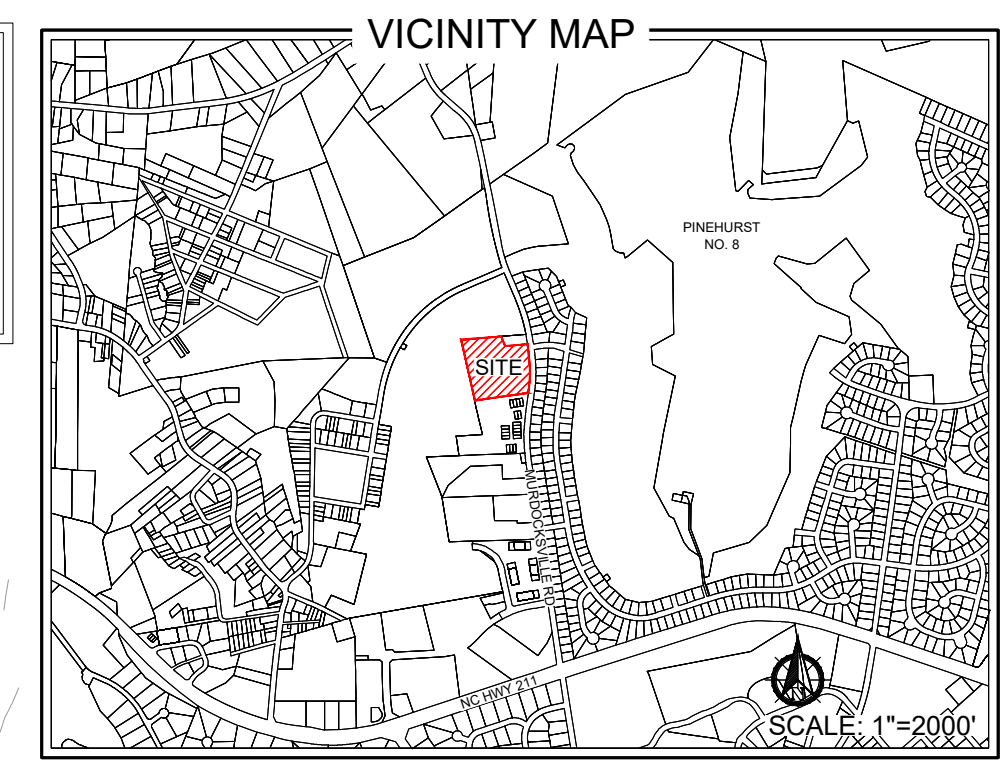
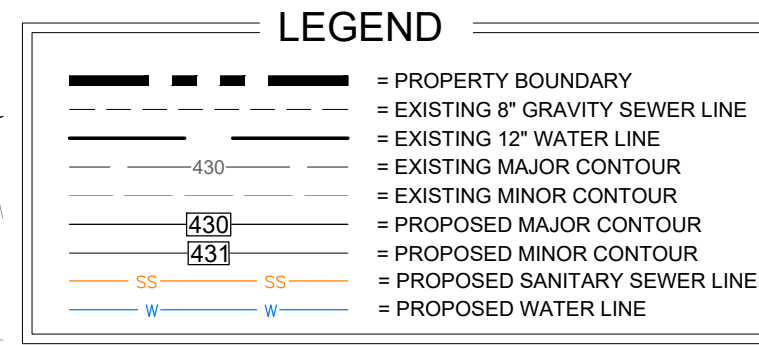
PIN: 855316725831
SUN, RONI STEWART
DB: 5595 PG: 268
ZONING: R8
4105 MURDOCKSVILLE
ROAD, WEST END, NC
27376

PIN: 855316725733



PIN: 855300618095
MCKENZIE, MARTY R
DB: 3354 PG: 558
ZONING: R10
PO BOX 1553,
PINEHURST, NC 28374

PIN: 855300721508
ROYAL OAK TOWN HOMES
DB: 5899 PG: 397
ZONING: R-MF
C/O ROYAL OAK OF PINEHURST 2236 KIVETT
DRIVE, GREENSBORO, NC 27406



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: 8542, 8563
MAP(S): 3710854200J, 3710856300J
DATE: OCTOBER 17, 2006

WATERSHED INFORMATION
BASIN: CAPE FEAR
STREAM: NICKS CREEK
TYPE: WS-IIIP
THIS PROPERTY IS IN A WATER SUPPLY WATERSHED

ZONING INFORMATION
EXISTING ZONING CLASSIFICATION:
R10 - RESIDENTIAL
PROPOSED ZONING CLASSIFICATION:
R-MF - CD
RESIDENTIAL MULTI-FAMILY
CONDITIONAL DISTRICT
MAX BUILDING HEIGHT:
35'
SETBACKS:
FRONT YARD - 30'
SIDE YARD - 15'
SIDE STREET - 20'
REAR YARD - 25'

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.

PRELIMINARY PLANS - NOT RELEASED FOR CONSTRUCTION (FOR REVIEW ONLY)

VILLAGE WALK ON MURDOCKSVILLE ROAD
CONDITIONAL ZONING DISTRICT
PINEHURST, NORTH CAROLINA
CONCEPTUAL UTILITY LAYOUT

REVISIONS:

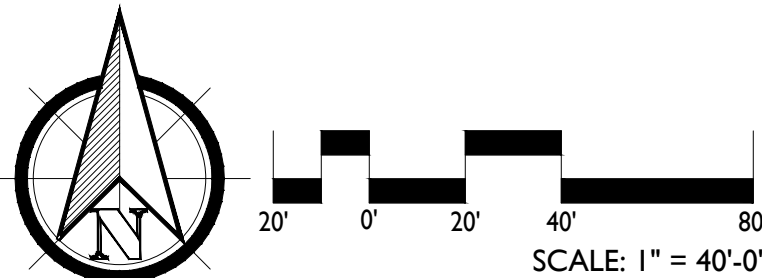
KOONITZ JONES DESIGN

140 APLECROSS RD, STE B
PINEHURST, NC 28374
P: (910) 684-0487
W: www.koonitzjonesdesign.com

DATE: 2025-08-26
DESIGNED BY: TWH
DRAWN BY: AAD/DM
CHECKED BY: TWH
SCALE: 1" = 40'-0"
PROJECT #: KDS-40-48
SHEET NUMBER:
L-1.4

SURVEY PROVIDED BY:
LKC ENGINEERING, PLLC
140 AQUA SHED CT
ABERDEEN, NC 28315
P: (910) 420-1437

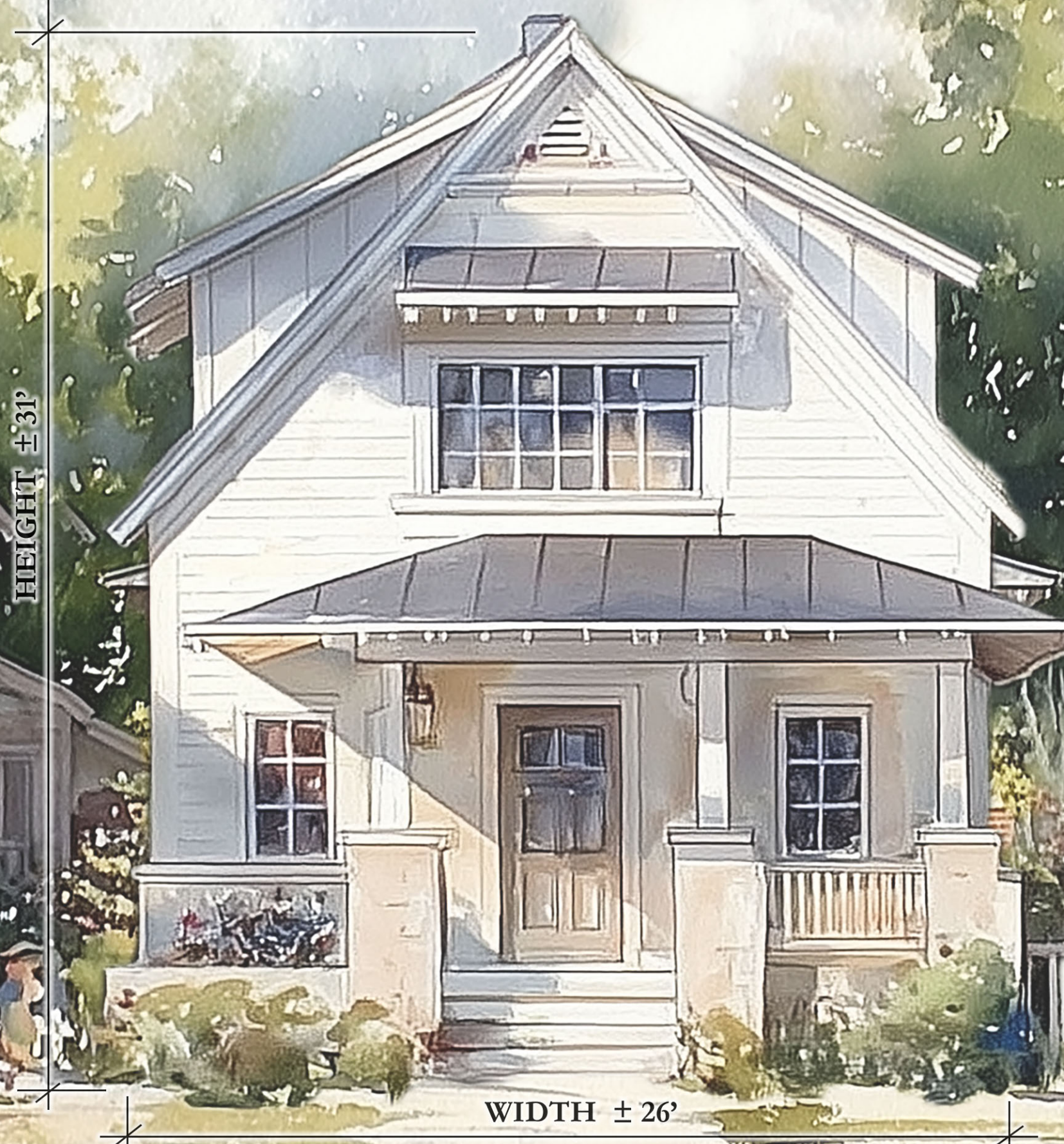
SURVEY FOR:
PINEHURST ACQUISITION CORP
MINERAL SPRINGS TOWNSHIP, MOORE COUNTY
PINEHURST, NORTH CAROLINA
SEPTEMBER 2022



VILLAGE WALK
ON MURDOCKSVILLE RD
 SINGLE-FAMILY COTTAGES
 ARCHITECTURAL CHARACTER
 PINEHURST, NORTH CAROLINA



OPTION A



OPTION B



OPTION C

PREPARED BY:



KOONTZ
JONES
DESIGN



DISCLAIMER:
 THESE DRAWINGS ARE CONCEPTUAL IN NATURE AND IS FOR ILLUSTRATIVE PURPOSES ONLY. THESE
 PLANS/ELEVATIONS ARE SUBJECT TO CHANGE.

MATERIALS TO BE A COMBINATION OF:

- CEMENTITIOUS SIDING
- BRICK VENEER
- STONE VENEER
- WOOD
- SHINGLES
- METAL SEAM ROOF

NOTE: MATERIAL COLORS TO MATCH APPROVED VILLAGE OF PINEHURST COLOR PALETTE

VILLAGE WALK
ON MURDOCKSVILLE RD
 SINGLE-FAMILY COTTAGES
 ARCHITECTURAL CHARACTER
 PINEHURST, NORTH CAROLINA



OPTION D



OPTION E



OPTION F

PREPARED BY:



DISCLAIMER:
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 PLANS/ELEVATIONS ARE SUBJECT TO CHANGE.

MATERIALS TO BE A COMBINATION OF:

- CEMENTITIOUS SIDING
- BRICK VENEER
- STONE VENEER
- WOOD
- SHINGLES
- METAL SEAM ROOF

NOTE: MATERIAL COLORS TO MATCH APPROVED VILLAGE OF PINEHURST COLOR PALETTE

VILLAGE WALK ON MURDOCKSVILLE RD

AMENITY PAVILION
ARCHITECTURAL CHARACTER
PINEHURST, NORTH CAROLINA

HEIGHT ± 25'



AMENITY PAVILION ELEVATION

PREPARED BY:



KOONTZ
JONES
DESIGN



DISCLAIMER:
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PLANS/ELEVATIONS ARE SUBJECT TO CHANGE.

MATERIALS TO BE A COMBINATION OF:

- CEMENTITIOUS SIDING
- BRICK VENEER
- STONE VENEER
- WOOD
- SHINGLES
- METAL SEAM ROOF

NOTE: MATERIAL COLORS TO MATCH APPROVED
VILLAGE OF PINEHURST COLOR PALETTE

VILLAGE WALK ON MURDOCKSVILLE RD

SITE FENCE, WALL, AND COLUMN
DESIGN CHARACTER
PINEHURST, NORTH CAROLINA

GATES



COLUMNS



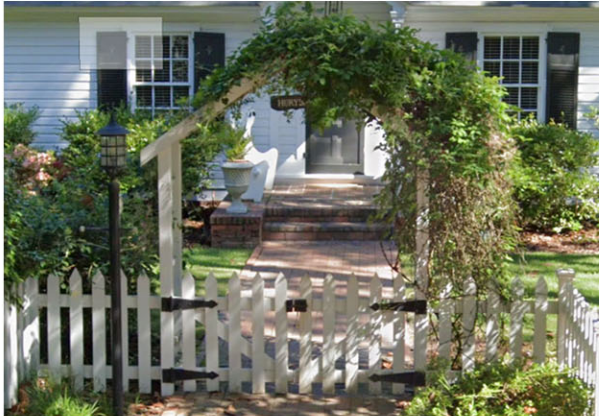
WALLS



PICKET FENCES



TRELLISES



PREPARED BY:



DISCLAIMER:
THESE DRAWINGS ARE CONCEPTUAL IN NATURE AND IS FOR ILLUSTRATIVE PURPOSES ONLY. THESE PLANS/ELEVATIONS ARE SUBJECT TO CHANGE.

MATERIALS TO BE A COMBINATION OF:

- CEMENTITIOUS SIDING
- BRICK VENEER
- STONE VENEER
- WOOD

NOTE: MATERIAL COLORS TO MATCH APPROVED VILLAGE OF PINEHURST COLOR PALETTE



HYDRANT FLOW TEST REPORT

LOCATION: 4084 MURDOCKSVILLE RD

DATE: 7/15/2025

TIME: 1:52 PM

TEST MADE BY: ADS & MW

REPRESENTATIVE OF: MOORE COUNTY PUBLIC UTILITIES

WITNESS: N/A

PURPOSE OF TEST: FIRE FLOW

CONSUMPTION RATE DURING TEST: _____ N/A _____ GPM

IF PUMPS AFFECT TEST, INDICATE PUMPS OPERATING:

FLOW HYDRANT #s	A ¹	A ²	A ³
	5007		
SIZE NOZZLE:	2 1/2	IN	
PITOT READING:	66	PSI	
TOTAL GPM:	1360	GPM	
RESIDUAL HYDRANT #	5006		
STATIC _B	110	PSI	
RESIDUAL _B	106	PSI	
PROJECTED RESULTS AT	20	PSI	RESIDUAL 7307 GPM

REMARKS:

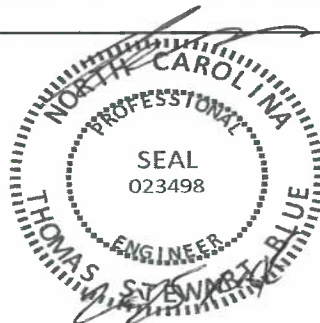
CANNON PARK TANK LEVEL: 37.4'

WELLS: OFF

THURLOW BPS: 1 PUMP ON

MCCASKILL BPS: OFF

NC73 BPS: OFF





HYDRANT FLOW TEST REPORT

LOCATION: 4084 MURDOCKSVILLE RD
 DATE: 7/15/2025
 TIME: 2:18 PM

TEST MADE BY: ADS & MW
 REPRESENTATIVE OF: MOORE COUNTY PUBLIC UTILITIES
 WITNESS: N/A

PURPOSE OF TEST: FIRE FLOW

CONSUMPTION RATE DURING TEST: _____ N/A _____ GPM
 IF PUMPS AFFECT TEST, INDICATE PUMPS OPERATING:

FLOW HYDRANT #s	A ¹	A ²	A ³
	5007		
SIZE NOZZLE:	2 1/2	IN	
PITOT READING:	66	PSI	
TOTAL GPM:	1360	GPM	
RESIDUAL HYDRANT #	1349		
STATIC _B	109	PSI	
RESIDUAL _B	104	PSI	
PROJECTED RESULTS AT	20	PSI	RESIDUAL 6438 GPM

REMARKS:

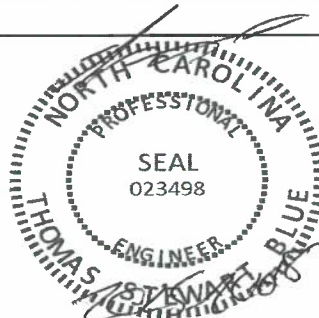
CANNON PARK TANK LEVEL: 36.7'

WELLS: OFF

THURLOW BPS: 1 PUMP ON

MCCASKILL BPS: OFF

NC73 BPS: OFF



ISO Fire Flow Worksheet

Needed Fire Flow Work Sheet (ISO formulas)

$$NFF = (C_i)(O_i)(X_i + P_i)$$

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

Address:	Murdocksville Road	Occupancy Type:	Multi Purpose
Project Name:	Village Walk	Number of Stories:	2
Construction Type:	Ordinary - Residential		

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 1520 Sq. Ft. @ 100%

Additional Floors

Enter total area in sq. ft for all other floors 1520

Total Area Entire Building 2280

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 1

Square Root of the Area x F x 18 1250 = C Value



8-26-25

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 occupancies.

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)

1

GPM x Oi

937.5

ISO Fire Flow Worksheet

Needed Fire Flow Work Sheet (ISO formulas)

STEP 4 Now consider the exposure factor (Xi) - (Separation between buildings)

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

Distance, in feet, to the exposed building

Xi (from table)

Multiply GPM from step 4 by (1+Xi)

Total From Step 4

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

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

Sprinkler credit

Now subtract sprinkler credit from fire flow in step 4

NEEDED FIRE FLOW

ISO Fire Flow Worksheet

Needed Fire Flow Work Sheet (ISO formulas)

$$NFF = (C_i)(O_i)(X_i + P_i)$$

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

Address:	Murdocksville Road	Occupancy Type:	Multi Purpose
Project Name:	Village Walk	Number of Stories:	1
Construction Type:	Ordinary - Open Air Pavilion		

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 2200 Sq. Ft. @ 100%

Additional Floors

Enter total area in sq. ft for all other floors 0

Total Area Entire Building 2200

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 1

Square Root of the Area x F x 18 1250 = C Value



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 occupancies.

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)

1

GPM x Oi

937.5

ISO Fire Flow Worksheet

Needed Fire Flow Work Sheet (ISO formulas)

STEP 4 Now consider the exposure factor (Xi) - (Separation between buildings)

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

Distance, in feet, to the exposed building

Xi (from table)

Multiply GPM from step 4 by (1+Xi)

Total From Step 4

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

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

Sprinkler credit

Now subtract sprinkler credit from fire flow in step 4

NEEDED FIRE FLOW

NEIGHBORHOOD MEETING REPORT

DATE: July 17, 2025

PROJECT: Village Walk on Murdocksville Rd

PROJECT LOCATION: 4084 Murdocksville Rd
Pinehurst, NC 28374

SUBMITTED BY: Trevor Hansen

ATTENDEES: Trevor Hansen, Koontz Jones Design + V3
Travis Greene, Moore HL Properties, Inc.

A Neighborhood Meeting was held on Thursday, July 17th, 2025, from 4:00pm to 6:00pm at Village Hall, located at 395 Magnolia Rd in Pinehurst. The Village of Pinehurst encourages applicants to hold a neighborhood meeting to provide citizens and property owners of affected areas with an opportunity to learn about applications for development approval. The owner/applicant and project team met with adjoining property owners to present the project and solicit feedback on the preliminary plans and exhibits for the proposed 8.33 acre "Village Walk on Murdocksville Rd" Conditional Zoning District. All adjoining property owners were notified by letter (see attached copy) a minimum of ten (10) days prior to the meeting.

The meeting was informal in nature, allowing property owners to attend at their convenience to review preliminary plans and exhibits and ask questions to the development team. No formal presentation was provided. The proposed Conceptual Master Plan, architectural character renderings, and project narrative were provided for review by the owner's authorized agent (Koontz Jones Design + V3). Trevor Hansen of Koontz Jones Design + V3 and Travis Greene of Moore HL Properties were in attendance to provide information and review plans with attendees.

Two individuals took the opportunity to attend the meeting, review plans, and discuss the project with the development team. A sign-in sheet requesting the name, address, and email address was kept and is attached to this document.

Questions relating to aspects of the proposed development were raised and responded to by the project team. The following is a list of the questions posed by attendees and responses made by the project team:

What is being proposed for the site?

- The project team showed plans for the proposed development, architectural character renderings, and provided a narrative of what will be included in the development. It was explained that a total of 37 dwelling units, consisting of single-family detached homes, will be developed. It was explained to attendees that one (1) entrance to the community would be provided off Murdocksville Rd, and that a network of private streets would circulate through the community to provide access to four (4) clusters of homes laid out

in a pocket neighborhood / cottage court development pattern. It was explained that the homes would be oriented to face each other, creating community gardens, amenities and areas in the “front” of the homes, while providing vehicular access from the private streets to garages, car ports, and off-street parking in the “rear.” The project team highlighted that the homes will be appealing and have depth and variety in articulation, design, and color and would reflect the architectural aesthetic of historic homes found throughout the Village. It was also explained that efforts will be made to preserve the existing vegetation along the eastern edge of the property to help maintain the rural character along Murdocksville Rd and provide privacy for the community.

Why is this project going through the Conditional Zoning District process?

- The project team explained the process of applying for a Conditional Zoning District and that going through a Conditional District rezoning would require us to establish project-specific conditions and deviations from the Village’s PDO standards, but that it was still consistent with the Village’s Comprehensive Plan goal of “offering a variety of housing types that appeal to a wide range of households and enable residents to live in Pinehurst throughout all stages of life.” It was also explained that there are no current PDO development and design standards for the Cottage Court development pattern being proposed and that the Conditional Zoning District process was the only available process to approve the proposed development pattern and create unique standards for this development.

Will the subject property be annexed into the Village and what additional services will result because of the annexation?

- The project team explained that we will be applying for annexation into the Village of Pinehurst as apart of the proposed development. The team also explained that this annexation will result in the following additional services provided by the Village:
 - Fire/emergency services
 - Trash/recycling/green waste pickup and disposal.

What is the buffer width along the southern edge of the project boundary adjacent to the Royal Oak townhome development?

- The project team explained that the proposed buffer along the edge of this property would be a 10’ wide buffer and be planted to the requirements outlined in the Landscape and Buffering Requirements of the Village’s PDO, Section 9.5.

How will stormwater be handled along this edge and will any water be directed towards the adjacent Royal Oaks townhome property to the south?

- The project team explained that we intend to design the private street along the southern edge of the project with an “inverted crown,” wherein stormwater will be directed to the center of the road, collected in storm drain inlets and then directed with drain pipe towards separate stormwater basins/structures that will be permitted according to local and state requirements. We explained that no stormwater from impervious surfaces will be directed off-site to the adjacent Royal Oaks property to the south.

What will the proposed units cost?

- The project team explained that unit costs have not been determined at this point in the process, but that the design allowed for some flexibility in the size of the units with

different square footages and that this would result in a varied range of housing prices when completed.

The project team considered all comments and feedback from the attendees; however, it was determined that this did not warrant any revisions to the layout, design, and/or proposal of the submitted application.

A handwritten signature in black ink, appearing to read 'Trevor Hansen', enclosed in a thin black rectangular border.

Trevor Hansen, PLA

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.

July 3, 2025

Dear adjoining property owner,

A Neighborhood Meeting will be held to discuss a proposed Conditional District Rezoning application for one (1) parcel totaling roughly eight (8) acres located off Murdocksville Rd, in the Village of Pinehurst ETJ. The property is currently zoned Residential District (R-10) and allows for high-density residential uses. A Conditional District rezoning application has been submitted by the applicant for development of a residential neighborhood consisting of single-family attached cottage units within a unique development pattern known as a “Cottage Courtyard.”

This meeting is not a public hearing. The purpose of the meeting is to inform neighboring property owners of the proposal and seek comments related to the proposed development. The drop-in meeting will be held on Thursday July 17th, 2025, between the hours of 4:00 pm and 6:00 pm at Village of Pinehurst Assembly Hall, located at 395 Magnolia Lane, Pinehurst, NC. This meeting will be informal, with no scheduled presentation, so feel free to come by at your convenience during the designated hours. Conceptual plans will be made available for review and discussion with members of the project team. Anyone seeking additional information regarding the application may call (435) 265-6355.

Best Regards,



Trevor Hansen, PLA



**PLANNING AND ZONING BOARD STATEMENT OF CONSISTENCY
WITH THE 2019 COMPREHENSIVE PLAN AND
OTHER ADOPTED PLANS
JANUARY 8, 2026 REGULAR MEETING**

**Conditional District Rezoning Request
to
R-MF-CD (Residential Multi-Family Conditional District)**

Property Location: 4084 Murdocksville Rd.
Parcel ID#’s: 00018223

The Village of Pinehurst Planning and Zoning Board finds that:

The proposed conditional rezoning **IS/IS NOT** consistent with the 2019 Comprehensive Plan:

The proposed project is located in the extra-territorial jurisdiction (ETJ) that falls under “Suburban Neighborhood” on the Conservation and Growth Map on page 61 of the 2019 Village of Pinehurst Comprehensive Plan. “Suburban Neighborhoods” calls for conventional suburban development patterns of primarily detached single-family homes.

The 2019 Village of Pinehurst Comprehensive Plan also contains Guiding Principles to help guide development within the Village. Guiding Principle #2, Balancing Conservation & Growth (page 50) says, “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.”

Guiding Principle #3, Places to Live says to “Seek opportunities to offer a variety of housing types that appeal to a wide range of households and enable residents to live in Pinehurst throughout all stages of life. Ensure neighborhoods are connected to walkable destinations such as parks, open spaces, recreational facilities, and other activity centers.”

On page 115, Implementation Strategy 2.18 indicates that the Village should explore ways to enhance the overall quality of new housing in the Village. On page 225, Implementation Strategy 3.6 states the Village should “create new open spaces and neighborhood amenities to continue to meet the community’s needs for both active and passive recreation that are connected with sidewalks, paths or trails.”

Therefore, the Village of Pinehurst Planning and Zoning Board recommends **APPROVAL/DENIAL** of the conditional rezoning with conditions.



Conditions:

Conditions Table			
	Type	Requirement	Requested Condition
1	Engineering Standards Manual Section 3.03 (a)(6)	Private Street R/W Width 50' Private	Private Street R/W Width 30' min.
2	Dimensional Requirements Table 9.2a	Min. Lot Size (5,500 SF)	Min. Lot Size (2,975 SF)
3	Dimensional Requirements Table 9.2a	Min. Lot Depth SFD= 110'	Min. Lot Depth SFD= 85'
4	Dimensional Requirements Table 9.2a	Min. Lot Width SFD= 50'	Min. Lot Width SFD= 35'
5	Dimensional Requirements Table 9.2a	(Sub-Lot Setbacks) Front setback SFD= 30'	(Lots) Front setback SFD= 10' Front porches may extend up to 50% into the front setback
6	Dimensional Requirements Table 9.2a	(Sub-Lot Setbacks) Side setback SFD= 0'	(Lot Setbacks) Side setback SFD= 5'
7	Dimensional Requirements Table 9.2a	(Sub-Lot Setbacks) Rear setback SFD= 25'	(Lot Setbacks) Rear setback SFD= 5'
8	Dimensional Requirements Table 9.2a	Max. Residential Density 6 Units per Acre	Max. Residential Density (To remain per underlying R-10 district) 4.4 Units per Acre



9	Dimensional Requirements Table 9.2a	Max. Impervious Surface per Lot 60%	<p>Sub Lots may be developed up to 100% impervious surface</p> <p><i>*Note: Due to the amount of permeable surface in open space and stormwater management areas, developing the lots to 100% impervious surface would result in an overall development with less than 60% impervious surface for the overall site. +/- 107,000 sf of the permeable surface is outside the individual lots. Refer to the Open Space Plan (Exhibit D; Sheet L-1.2)</i></p>
10	Required Open Space Table 9.17.1.11a	Existing R-10 Open Space 15%	Proposed Village Walk R-MF CD Open Space 30%
11	Single-Family Dwelling Buffer Yard Standards Table 9.5.1.4	Buffer Yard Landscape Standards	Not applicable to individual lots
12	Fences, Walls and Columns Section 9.13	Fences Walls and Similar Structures Within (Lot) Front Setback 3.5' max height	<p>Archway Garden Trellis Structures shall be allowed to encroach within (Lot) Front Setback</p> <p><i>(See Site Features Character Board – Exhibit H)</i></p> <p>8.5' max height</p>



13	Subdivision Standards Sidewalks Section 9.17.1.19	Sidewalks are required on one (1) side of all new streets in all residential developments when they serve eight (8) or more dwelling units	Sidewalks shall not be required along private streets; pedestrian access shall instead be provided via sidewalks located within the community garden courtyards between dwelling units.
14	Required Improvements for Major and Minor Site Plans Section 9.16.1.8	Install sidewalks along the frontage of existing streets.	Due to the steep slope and existing vegetation within the Murdocksville Road right-of-way, a sidewalk shall not be required along this frontage. <i>*Note: Preserving the rural character and utilizing existing vegetation for privacy screening is a priority, and the substantial clearing and grading needed for sidewalk installation would conflict with this goal.</i>

This is the 08th day of January , 2026

Chair of the Planning and Zoning Board

Cc: Alex Cameron



**2026 Organizational Items
ADDITIONAL AGENDA DETAILS:**

FROM: Shannon Konstantinou, Village Clerk
CC: Planning & Zoning Board;
DATE OF MEMO: 01/05/2026

MEMO DETAILS

ATTACHMENTS

None