



**Planning & Zoning Board  
Agenda for Regular of March 5, 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 02-05-2026 P&Z Regular Meeting Minutes
3. Public Hearing
  - A. PLN-2025-00087 (Village Walk on Murdocksville Rd) - CONTINUED  
*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. Next Meeting Date
  - A. 04-09-2026 P&Z Regular Meeting
5. Motion to Adjourn

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



**Approval of 02-05-2026 P&Z Regular Meeting Minutes  
ADDITIONAL AGENDA DETAILS:**

**FROM:** Jeanann Dawson, Administrative Specialist  
**CC:** Planning & Zoning Board;  
**DATE OF MEMO:** 02/25/2026

**MEMO DETAILS**

**ATTACHMENTS**

1. 02-05-26 Draft PZ Minutes



**PLANNING AND ZONING BOARD  
REGULAR MEETING  
THURSDAY, February 5th, 2026  
ASSEMBLY HALL  
395 MAGNOLIA ROAD  
PINEHURST, NORTH CAROLINA  
4:00 PM**

**Board Members Present:**

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

**Board Members Absent:**

Devin Macfarlane  
Louise Mercurio  
Carol Henry

**Staff Present:**

Alex Cameron, Planning & Inspections  
Director  
Maria Klein, Senior Planner  
Michael Mandeville, Senior Planner  
Jeanann Dawson, Administrative Specialist

Approximately 5 members of the public were in attendance.

**I. Call to Order**

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

**II. Approval of Minutes**

**A. 01-08-2026 Regular Meeting Minutes**

Mr. Hironimus moved to approve the minutes of January 8th, 2026, Regular Meeting. Seconded by Mr. Colmer. Approved by a vote of 5-0.

**III. Public Hearing**

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

**A. Village Walk on Murdocksville Road (PLN-2025-00087) Continued**

*The purpose of the 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.*

Mr. Jones noted the applicant's request to continue the public hearing to next month's meeting.

Mr. Hironimus moved to continue the Public Hearing to the next regular meeting on March 5th, 2026, at 4:00 PM. Seconded by Mr. Colmer. Approved by a vote of 5-0.

- IV. Next Meeting Date
  - A. 03-05-2026 Regular Meeting

- V. Motion to Adjourn

Mr. Colmer moved to adjourn the Regular Meeting at 4:03 PM. Seconded by Ms. Foushee. Approved by a vote of 5-0.

Respectfully Submitted,

Jeanann Dawson  
Clerk to the Board &  
Planning Administrative Specialist

*A recording of this meeting is located on the Village website: [www.vopnc.org](http://www.vopnc.org)*

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*Mission: Promote, enhance, and sustain the quality of life for residents, businesses, and visitors.*

*Values: Service, Initiative, Teamwork, and Improvement*



## **PLN-2025-00087 (Village Walk on Murdocksville Rd) - CONTINUED**

### **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.*

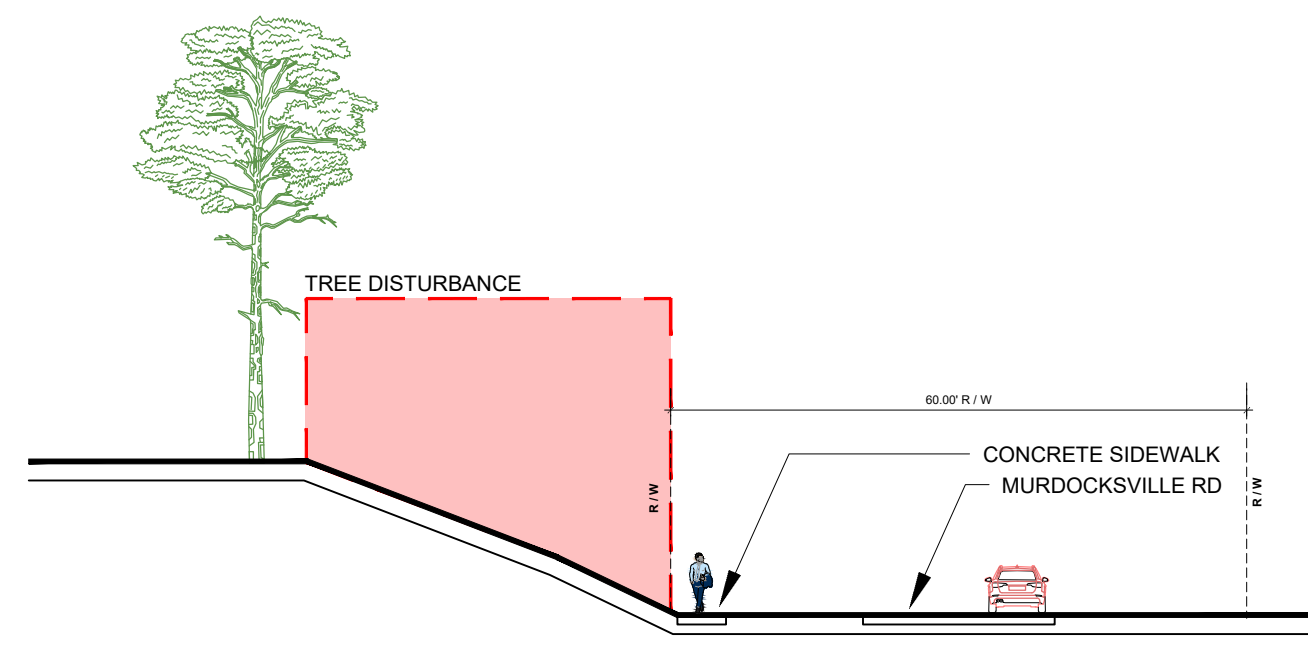
**FROM:** Maria Klein, Senior Planner  
**CC:** Planning & Zoning Board;  
**DATE OF MEMO:** 02/24/2026

### **MEMO DETAILS**

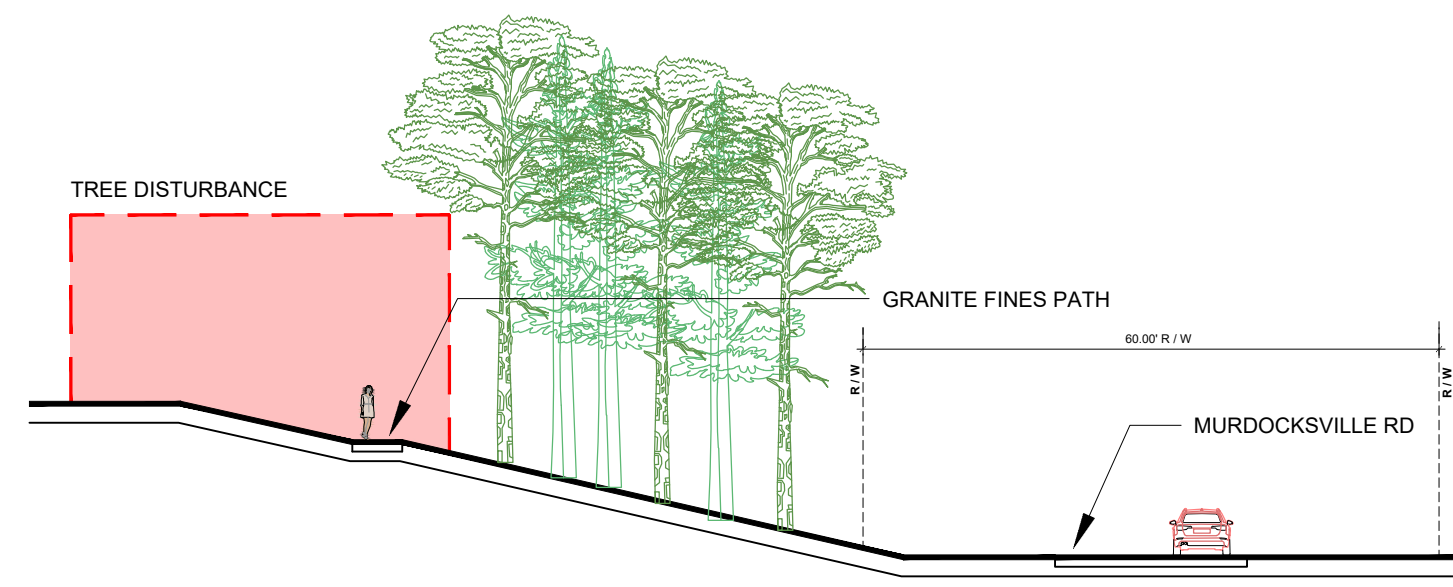
This public hearing is continued from the January 8th Planning & Zoning Board meeting. The applicant has supplied additional information requested by the Board; walking path options along Murdocksville Rd to consider, an architectural distribution plan showing how the different elevations proposed will be distributed throughout the neighborhood, and a general concept plan showing areas for additional parking on pine straw. All supplemental information is attached.

### **ATTACHMENTS**

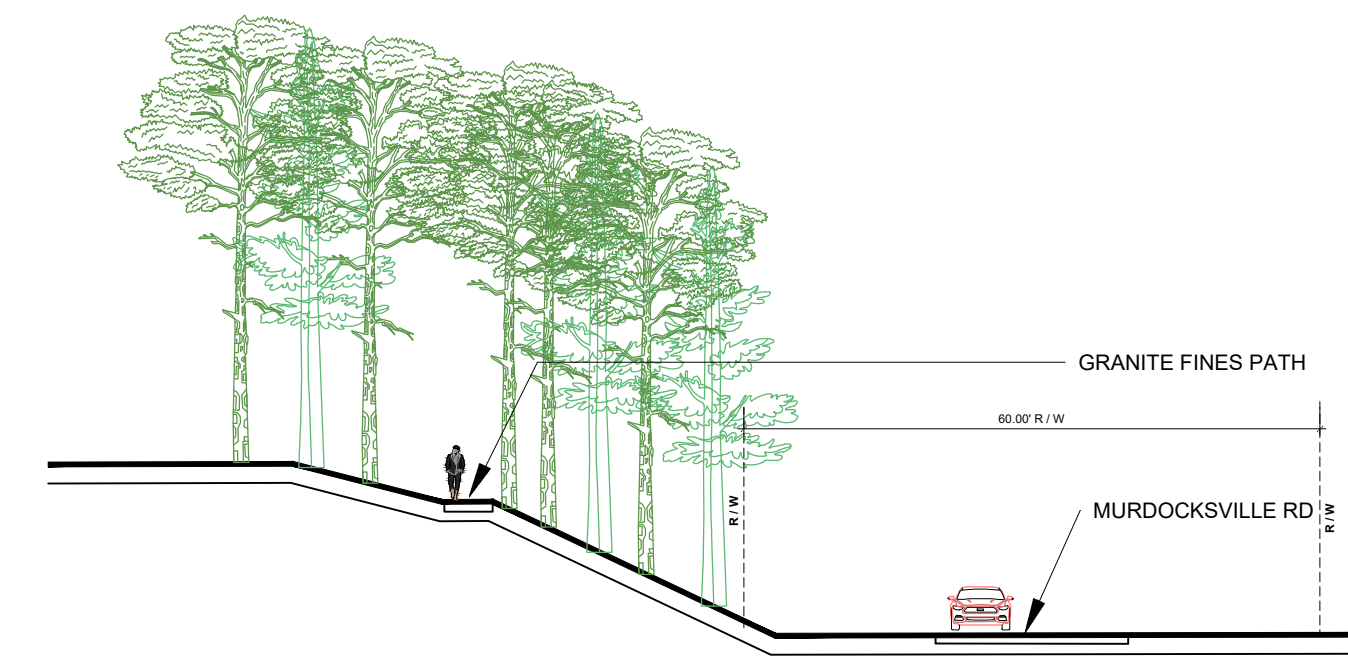
1. SUPPLEMENTAL INFO - Walking Path Options
2. SUPPLEMENTAL INFO - Architectural Distribution
3. SUPPLEMENTAL INFO - General Concept Plan Parking
4. Narrative
5. General Concept Plan
6. Elevations
7. Hydrant & Fire Flow
8. Neighborhood Meeting Information
9. Draft Comprehensive Plan Consistency Statement with Conditions



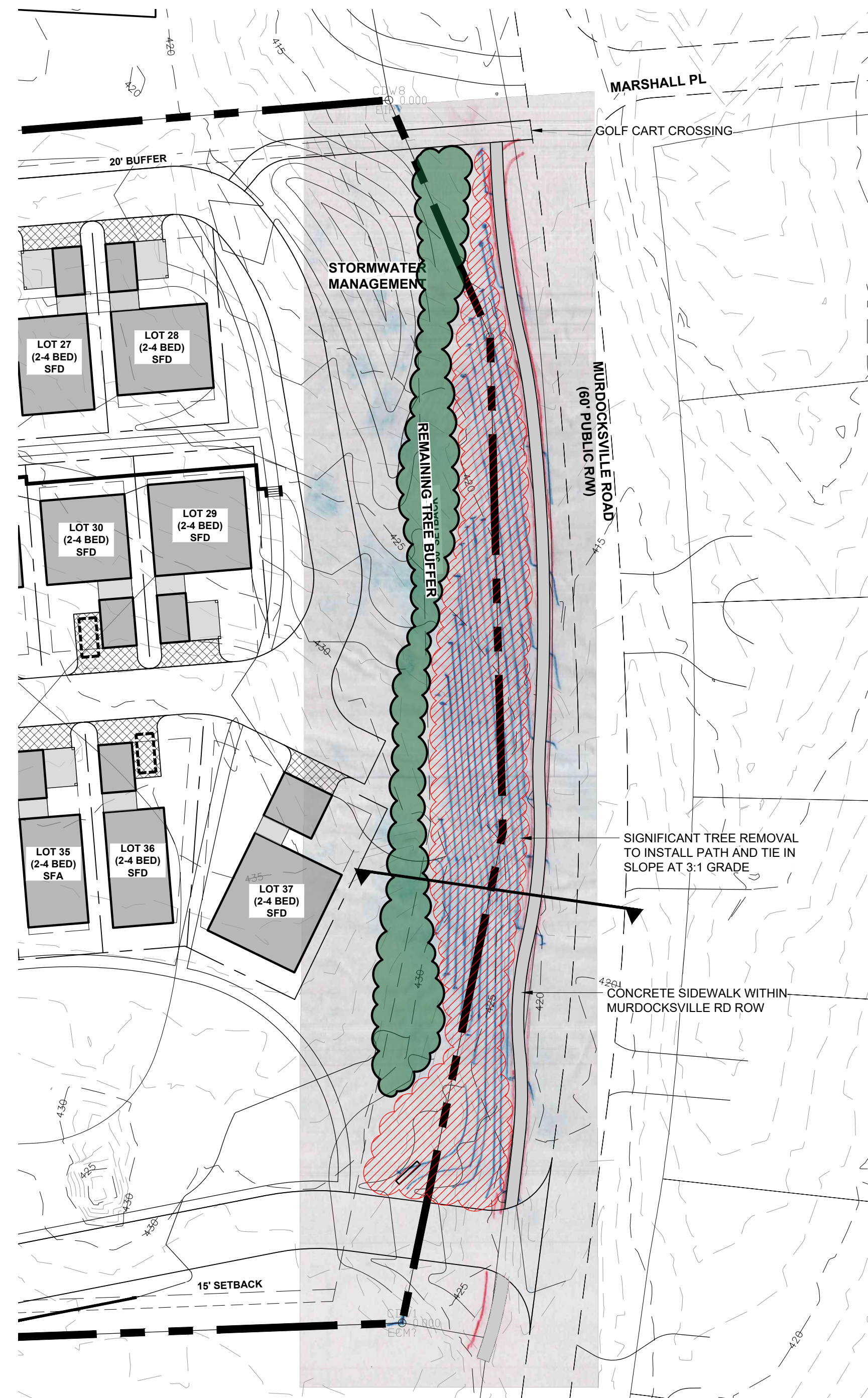
OPTION A CROSS SECTION



OPTION B CROSS SECTION



OPTION C CROSS SECTION



OPTION A PLAN  
(ROW SIDEWALK)



OPTION B PLAN  
(VILLAGE WALK  
COMMUNITY CONNECTION)



OPTION C PLAN  
(GREENWAY TRAIL)

**GENERAL NOTES:**

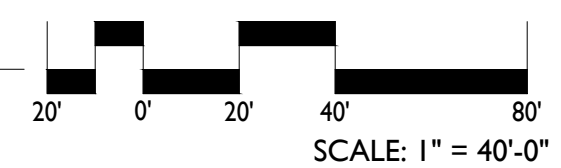
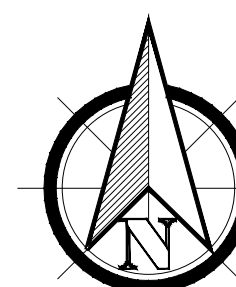
1. PATHWAY DESIGN AND CONSTRUCTION RESPONSIBILITY  
THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE CHOSEN PATHWAY OPTIONS IDENTIFIED HEREIN.
2. PEDESTRIAN ACCESS EASEMENT, LIABILITY, AND MAINTENANCE  
PATHWAY OPTION C SHALL REQUIRE THE DEDICATION OF A PEDESTRIAN ACCESS EASEMENT TO ALLOW PUBLIC ACCESS TO THE WALKING PATHS. UPON ACCEPTANCE OF SUCH EASEMENT, THE VILLAGE OF PINEHURST SHALL ASSUME ALL LIABILITY ASSOCIATED WITH THE PUBLIC USE OF THE PATHS AND SHALL BE SOLELY RESPONSIBLE FOR ALL MAINTENANCE, REPAIRS, AND FUTURE IMPROVEMENTS.

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

**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)

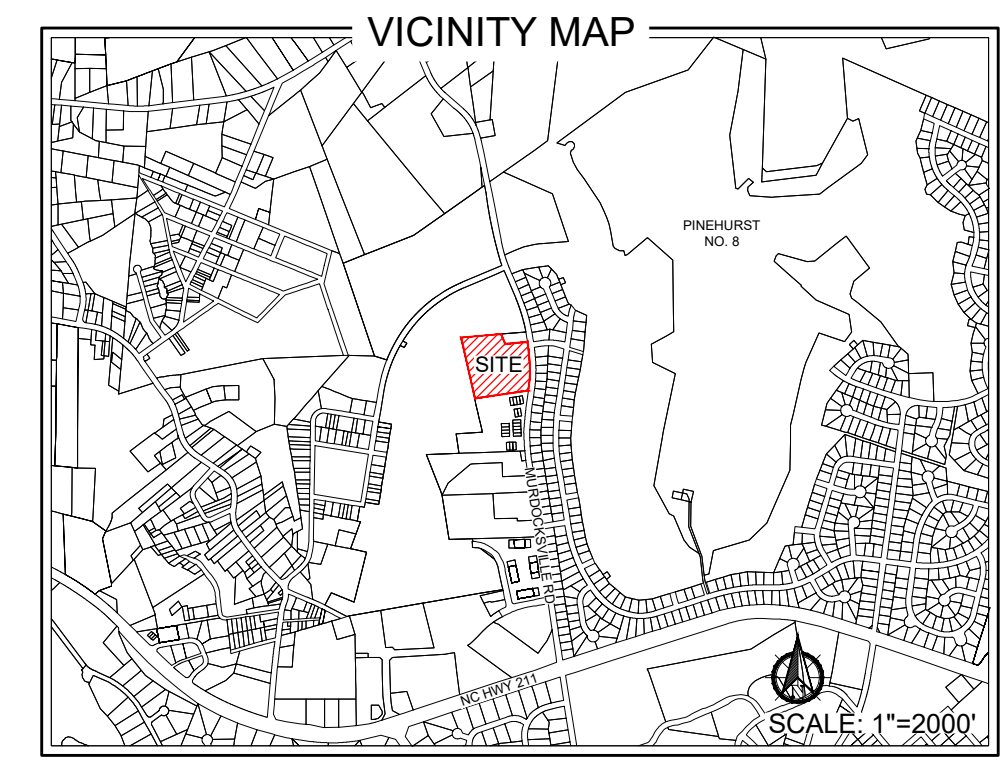
**VILLAGE WALK ON MURDOCKSVILLE ROAD**  
 CONDITIONAL ZONING DISTRICT  
 PINEHURST, NORTH CAROLINA  
**WALKING PATH OPTIONS EXHIBIT**


  
 Koonitz Jones Design  
 140 APPLECROSS RD, STE B  
 PINEHURST, NC 28374  
 P: (910) 684-6487  
 W: www.koonitzjonesdesign.com

REVISIONS:


DATE: 2024-02-18  
 DESIGNED BY: TWH  
 DRAWN BY: CHN  
 CHECKED BY: TWH  
 SCALE: 1" = 40'-0"  
 PROJECT #: KD24-048  
 SHEET NUMBER:  
**L-1.5**

LEGEND		
	35'-40' WIDE LOTS (WILL FIT ARCHITECTURAL OPTIONS A, B, C) ±1,600 - 2,100 SF	= 21 UNITS
	40'-45' WIDE LOTS (WILL FIT ARCHITECTURAL OPTIONS C & D) ±1,800 - 2,300 SF	= 8 UNITS
	45'-50' WIDE LOTS (WILL FIT ARCHITECTURAL OPTIONS E & F) ±2,000 - 2,500 SF	= 8 UNITS



**GENERAL NOTES:**  
 1. THE DEPICTED PLAN IS SCHEMATIC IN NATURE AND IS SUBJECT TO CHANGE. WHILE THE CONFIGURATION AND LAYOUT OF THE ARCHITECTURAL OPTIONS MAY BE REVISED, THE TOTAL NUMBER OF UNITS ALLOCATED TO EACH ARCHITECTURAL OPTION CATEGORY WILL REMAIN UNCHANGED.

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

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

REVISIONS:

REVISIONS:

**VILLAGE WALK ON MURDOCKSVILLE ROAD**  
 CONDITIONAL ZONING DISTRICT  
 PINEHURST, NORTH CAROLINA  
 ARCHITECTURAL DISTRIBUTION PLAN

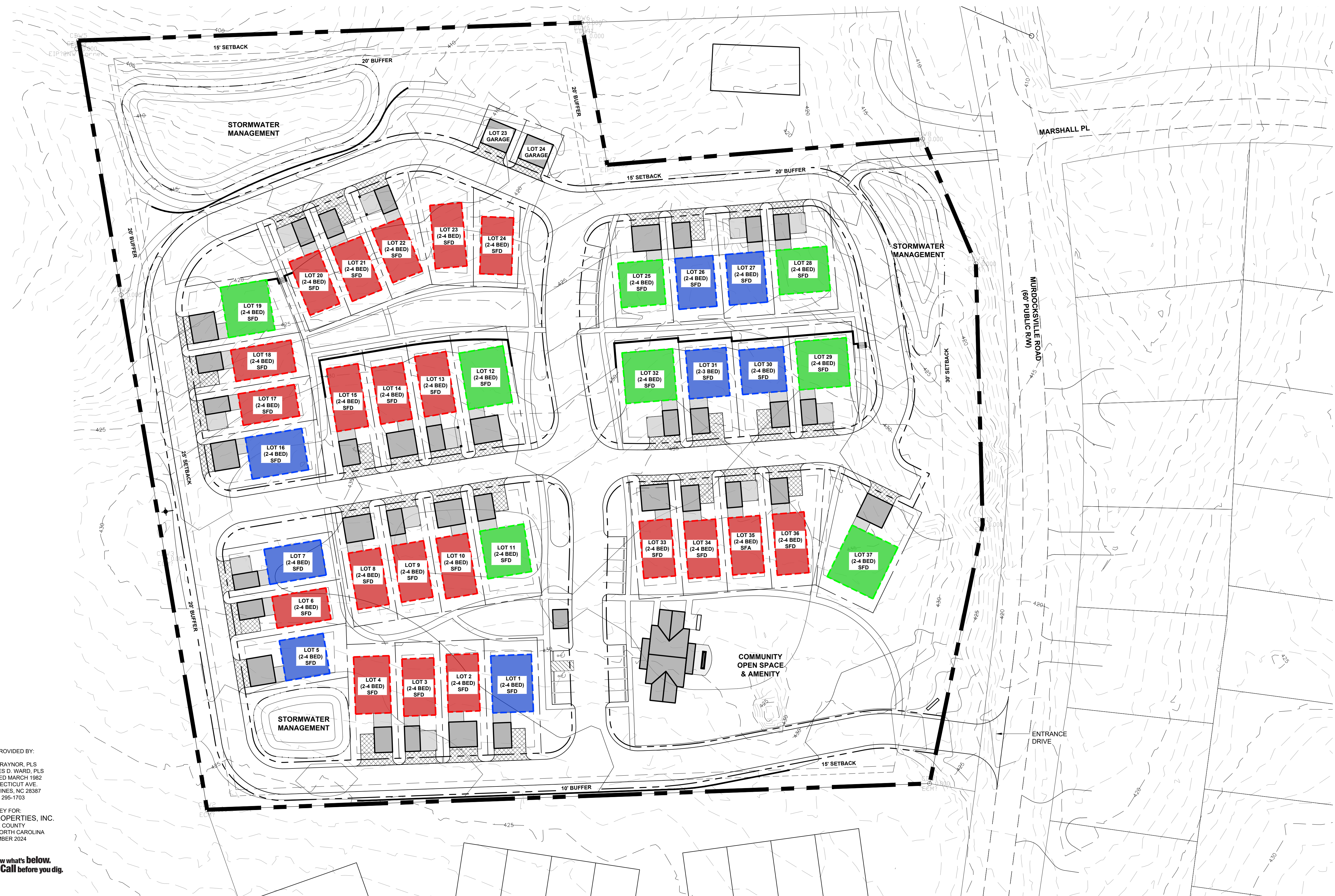
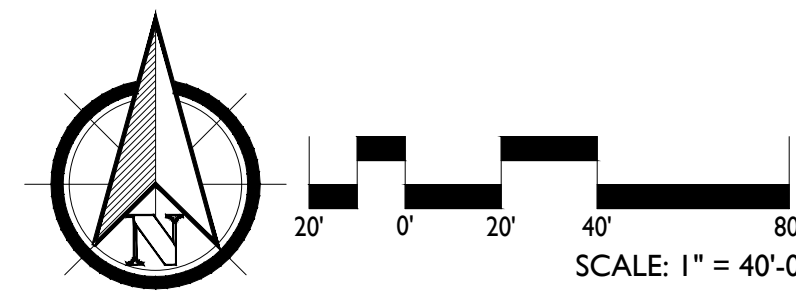
DATE: 2024-02-18  
 DESIGNED BY: TWH  
 DRAWN BY: CHN  
 CHECKED BY: TWH  
 SCALE: 1" = 40'-0"  
 PROJECT #: KDS-24-048  
 SHEET NUMBER: L-1.6

SURVEY PROVIDED BY:  
 EMMETT S. RAYNOR, PLS  
 PER A CHARLES D. WARD, PLS  
 SURVEY DATED MARCH 1992  
 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

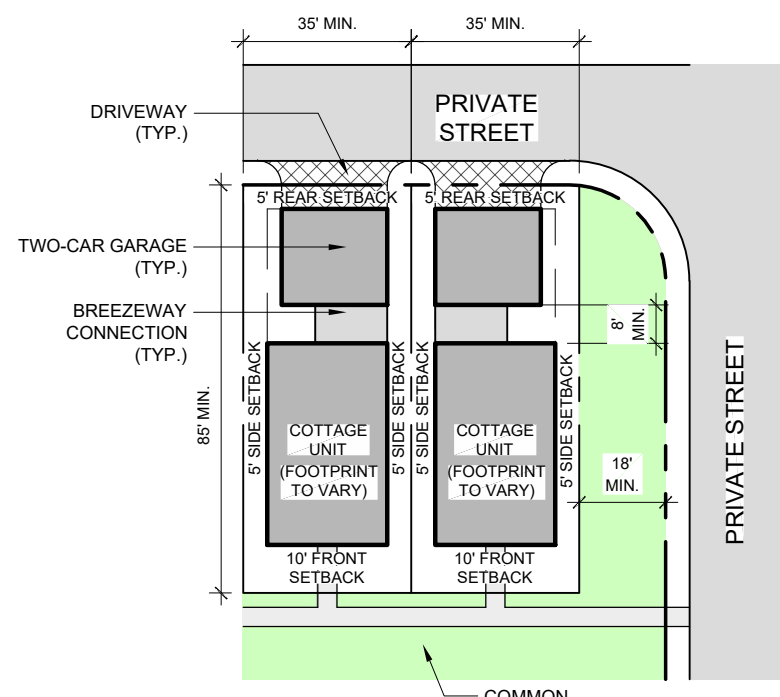


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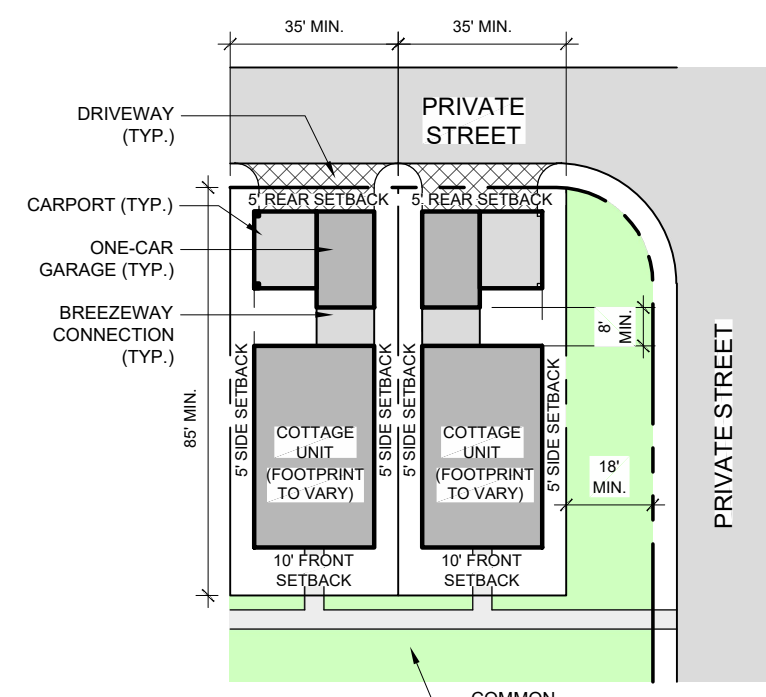


**LOT TYPICAL NOTES:**

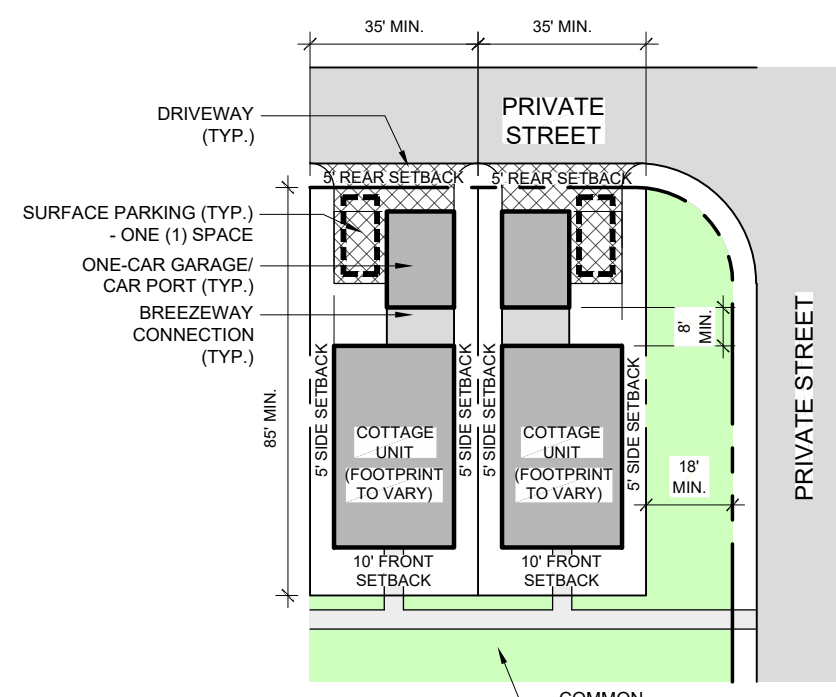
1. A MINIMUM OF TWO (2) PARKING SPACES SHALL BE PROVIDED ON EACH LOT, WITHIN A GARAGE, CARPORT, OR ON A HARDCAPE SURFACE
2. DEPICTED FOOTPRINT IS MEANT TO SERVE AS A PLACEHOLDER ONLY. FINAL FOOTPRINT AND PLACEMENT ON THE LOT TO BE DETERMINED WHEN SUBMITTED FOR BUILDING PERMIT.



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



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

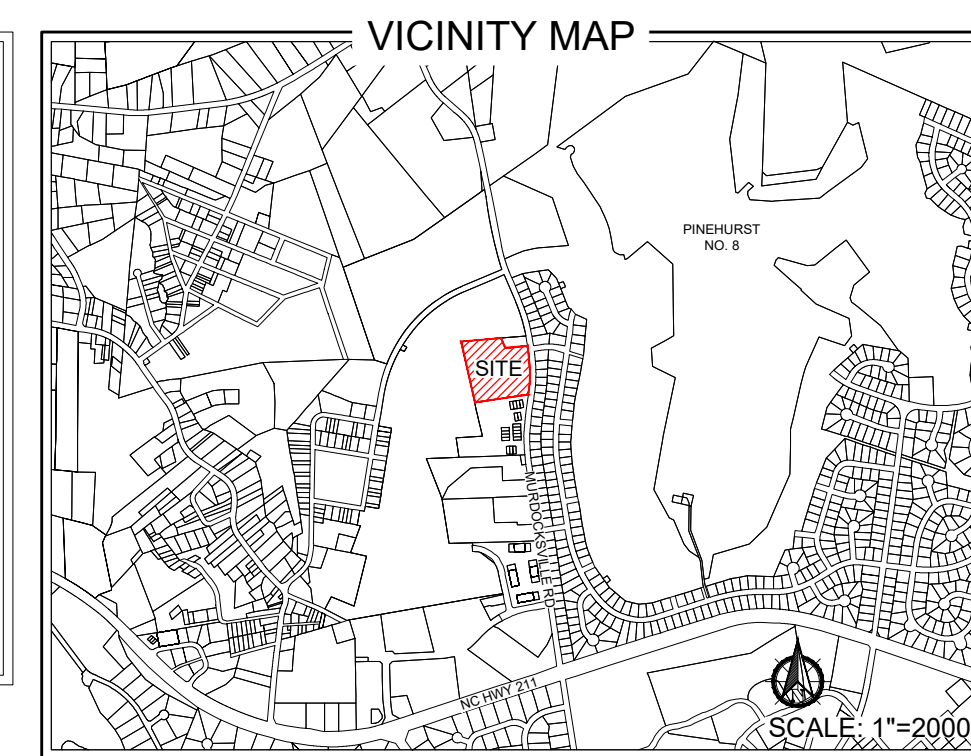
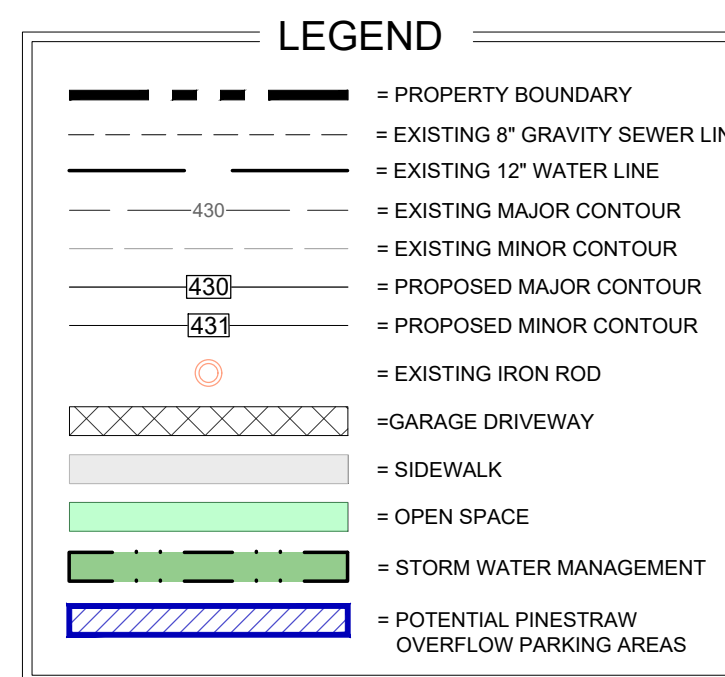


**SINGLE-FAMILY DETACHED LOT TYPICAL (GARAGE/CARPORT + SURFACE PARKING OPTION)**

**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:**

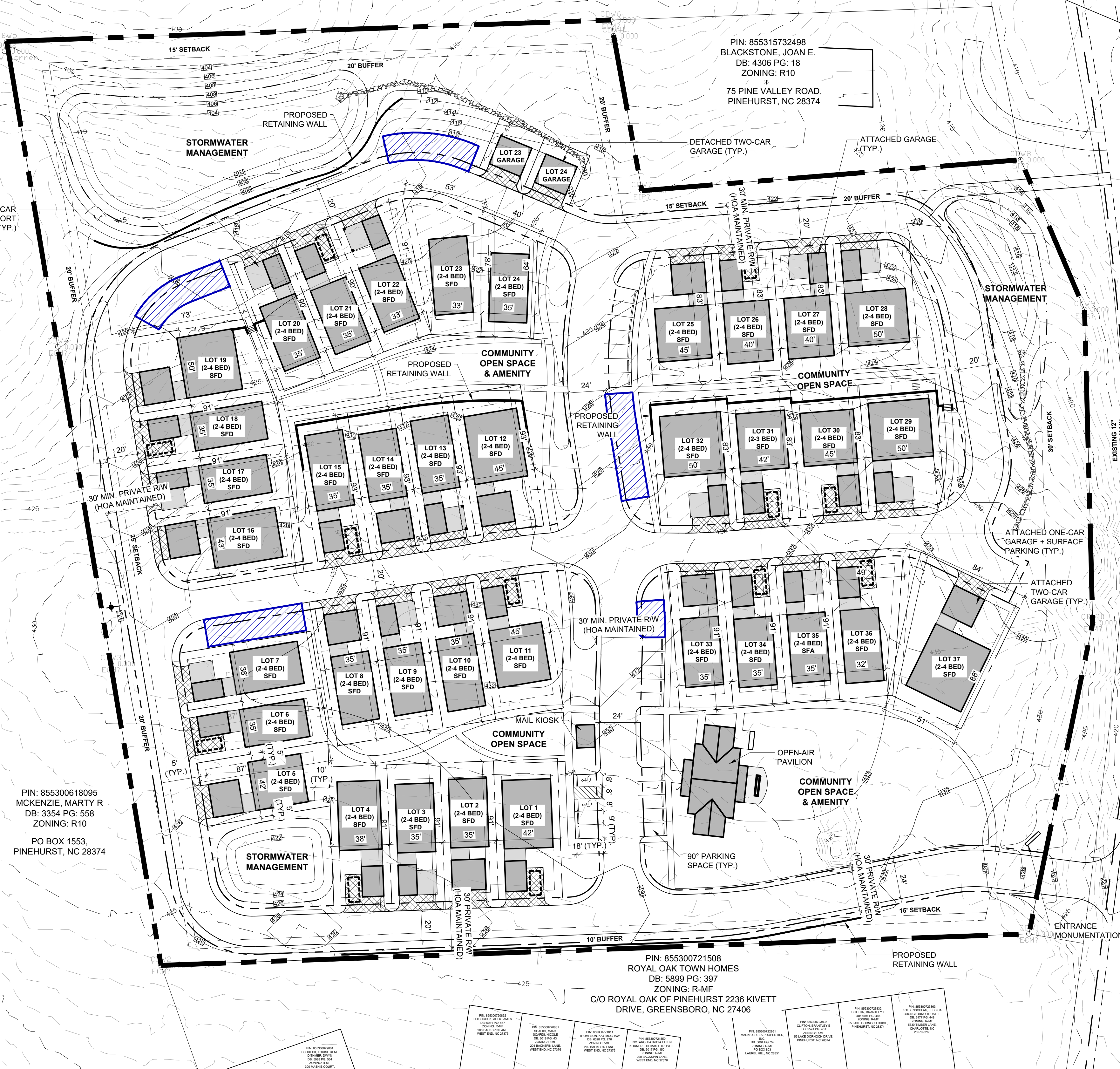
1. ALL REQUIRED LANDSCAPE AND PLANTING REQUIREMENTS WILL BE MET AND WILL FOLLOW THE STANDARDS AS DESCRIBED IN THE PINEHURST DEVELOPMENT ORDINANCE.
2. DETAILED LANDSCAPE PLANS WILL BE PROVIDED DURING THE PERMITTING OF THE DEVELOPMENT.

**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

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

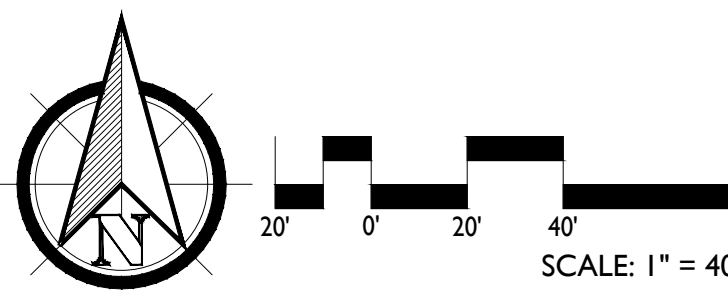
9.44 X 37 DU'S = 349 ADT  
PEAK AM TRIPS = 27 TRIPS  
PEAK PM TRIPS = 37 TRIPS

**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

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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) 684-6487  
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**

**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:

<b>Dimensional Requirements Conditions Table</b>			
	<b>Type</b>	<b>Requirement</b>	<b>Requested Condition</b>
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:

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

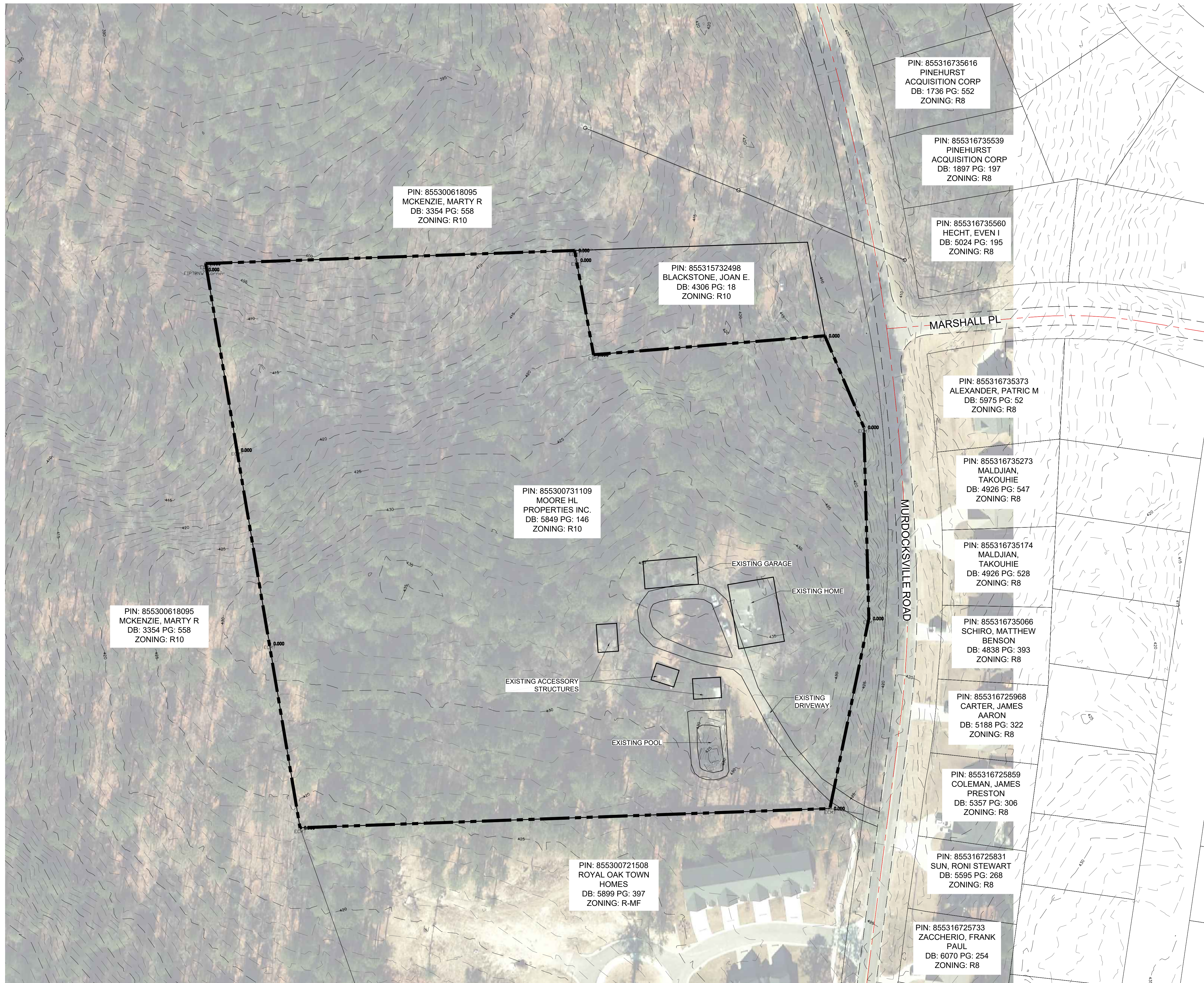
- Each single-family detached lot will contain a combination of garages, carports, and off-street driveways/courtyards and be calculated as 2 parking spaces each.
  - These areas will provide at minimum a 1-car garage/carport and an additional parking space within an off-street courtyard/driveway.
  - 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  $\pm 42\%$  ( $\pm 3.54$  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,  
TAKOUHIE  
DB: 4926 PG: 528  
ZONING: R8

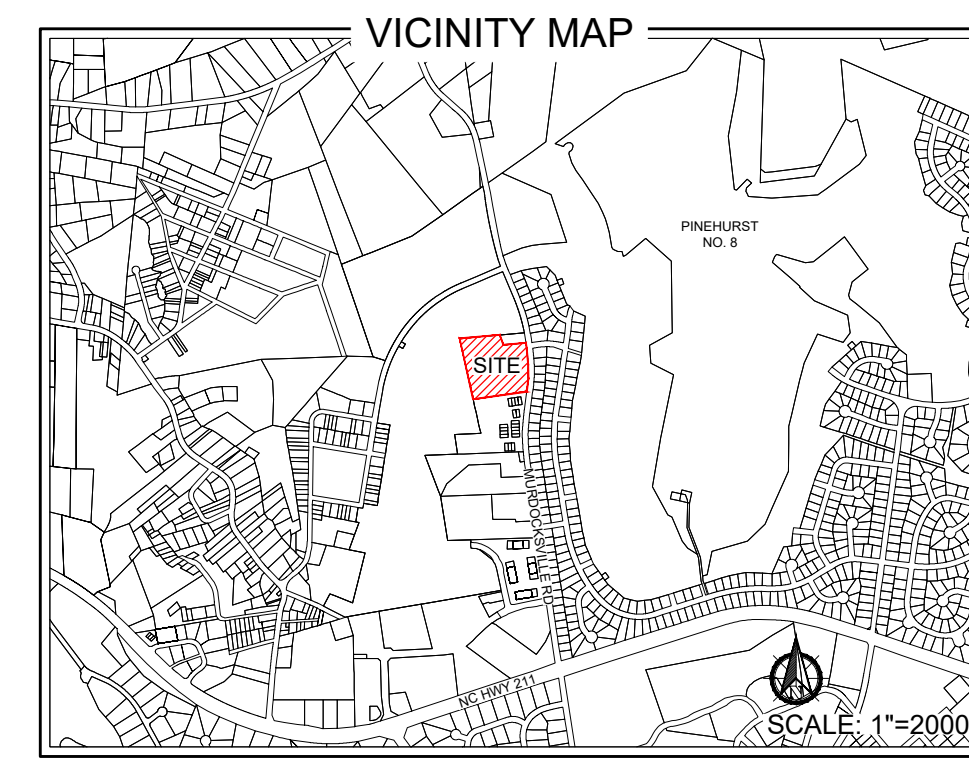
PIN: 855316735066  
SCHIRO, MATTHEW  
BENSON  
DB: 4838 PG: 393  
ZONING: R8

PIN: 855316725968  
CARTER, JAMES  
AARON  
DB: 5188 PG: 322  
ZONING: R8

PIN: 855316725859  
COLEMAN, JAMES  
PRESTON  
DB: 5357 PG: 306  
ZONING: R8

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

PIN: 855316725733  
ZACCHERIO, FRANK  
PAUL  
DB: 6070 PG: 254  
ZONING: R8

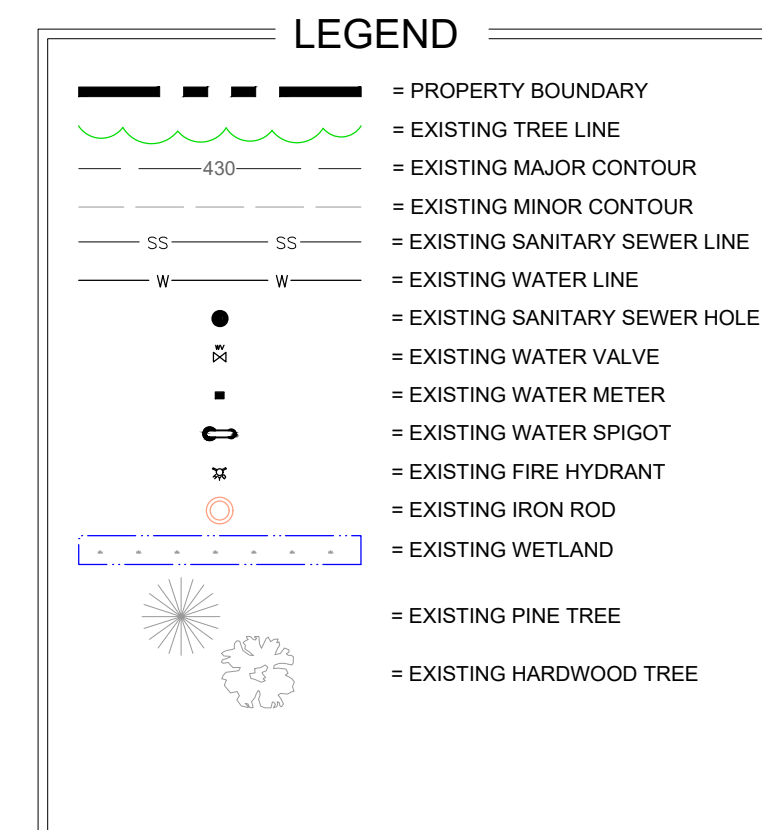


**FLOODPLAIN DATA**  
THIS PROPERTY IS LOCATED IN FLOOD ZONE 'X'  
(AREAS OF MINIMAL FLOODING)  
THE LOCATION OF THE 100-YEAR FLOODPLAIN PER  
NFIP FIRM COMMUNITY  
PANEL(S) NO: 8542, 8563  
MAP(S): 3710854200J, 3710856300J  
DATE: OCTOBER 17, 2006

**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

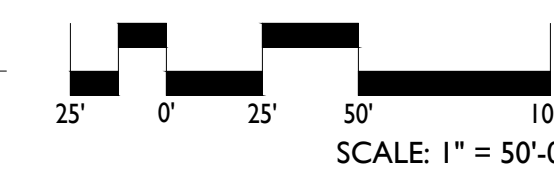
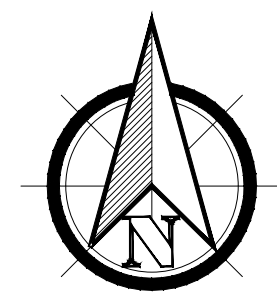
**PROPERTY INFORMATION**  
PROPERTY OWNER / APPLICANT:  
MOORE HL PROPERTIES, INC.  
4084 MURDOCKSVILLE RD  
PINEHURST, NC 28374  
PARCEL ID: 00018223  
PIN: 855300731109  
DB: 5849 PG: 146  
TOTAL PARCEL ACREAGE: ±8.33 AC



**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)

**KOONITZ  
JONES  
DESIGN**

140 APPLECROSS 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 #: KID24048  
SHEET NUMBER:  
**L-1.0**



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,  
JERICO, NY  
11753-2512

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

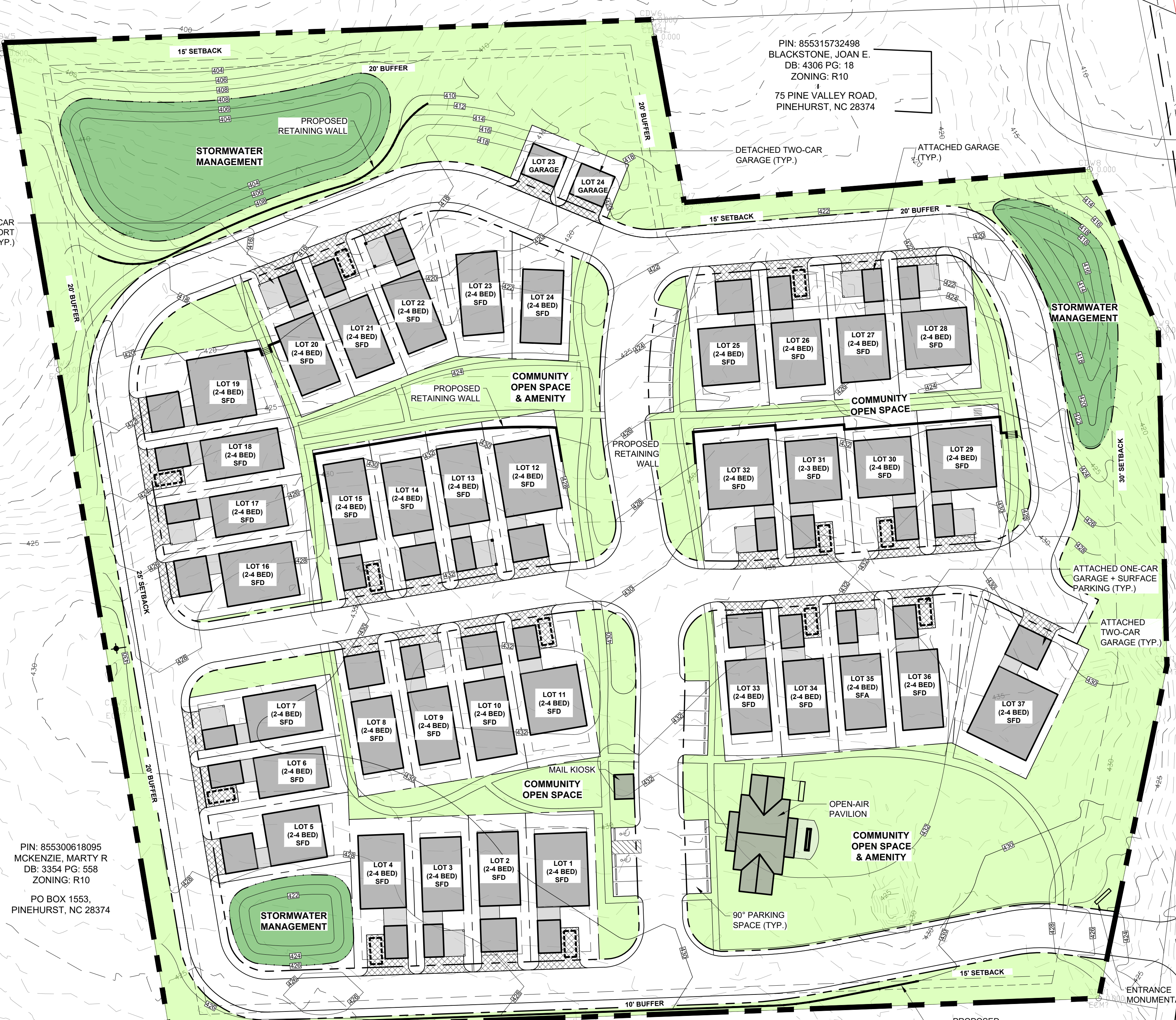
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SCHIRO, MATTHEW BENSON  
DB: 4838 PG: 393  
ZONING: R8  
4075 MURDOCKSVILLE  
ROAD, WEST END, NC  
28374

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

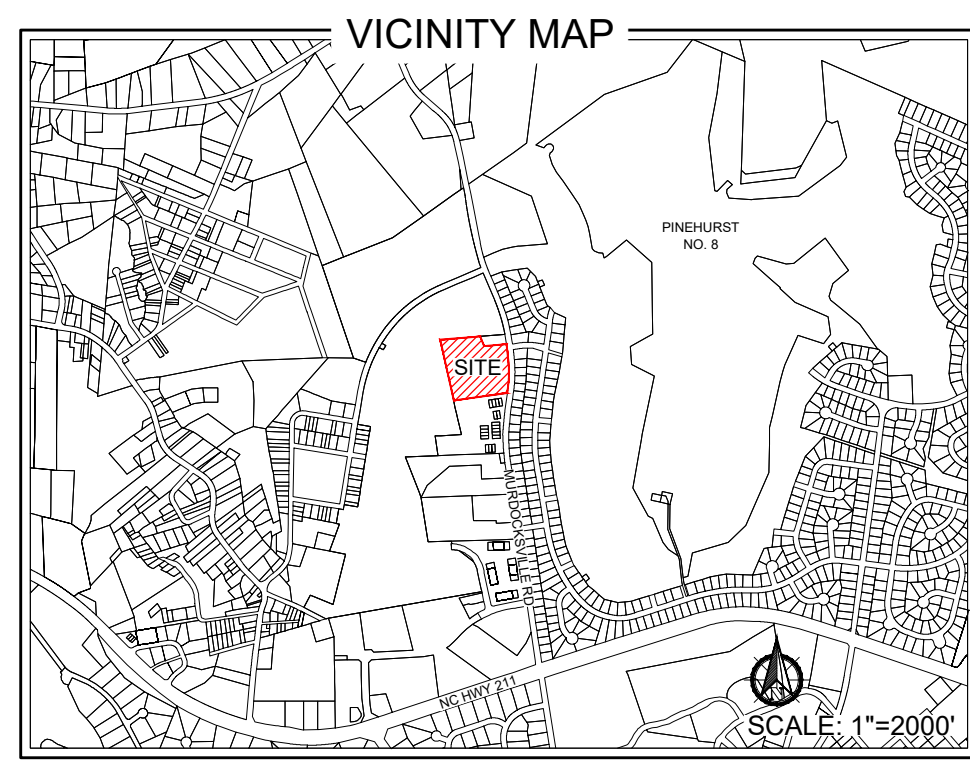
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SUN, RONI STEWART  
DB: 5595 PG: 268  
ZONING: R8  
4105 MURDOCKSVILLE  
ROAD, WEST END, NC  
27376

PIN: 855316725733



**LEGEND**

- PROPERTY BOUNDARY
- EXISTING 8" GRAVITY SEWER LINE
- EXISTING 12" WATER LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- GARAGE APRON
- SIDEWALK
- ASPHALT
- OPEN SPACE
- STORMWATER



**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'  
**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)

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

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

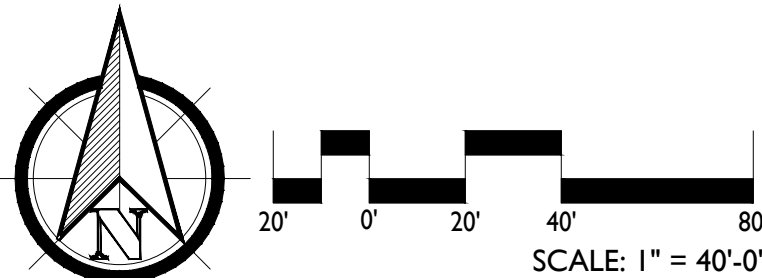
**KOONITZ JONES DESIGN**

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

REVISIONS:

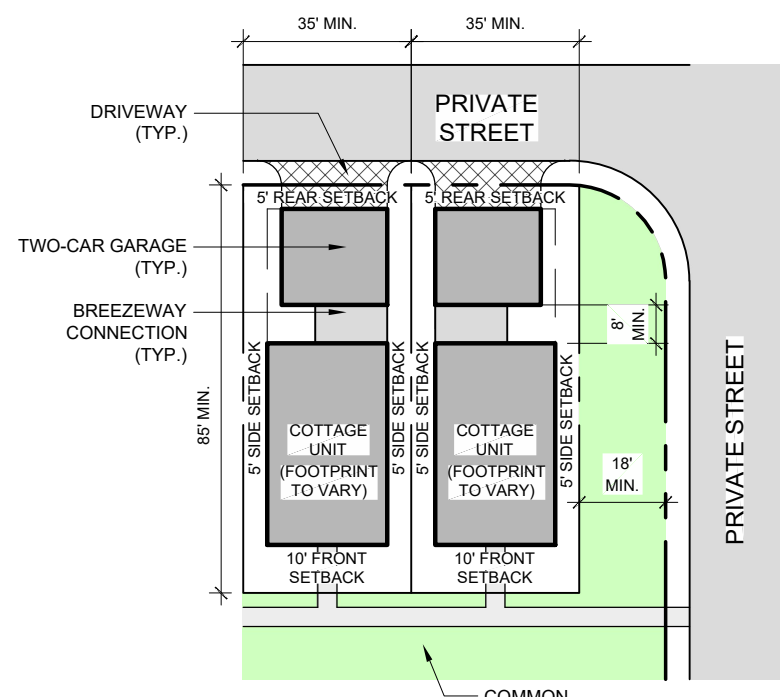
DATE: 2025-08-26  
DESIGNED BY: TWH  
DRAWN BY: AAD/DM  
CHECKED BY: TWH  
SCALE: 1"=40'-0"  
PROJECT #: KDS-24-048  
SHEET NUMBER:  
**L-1.2**

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

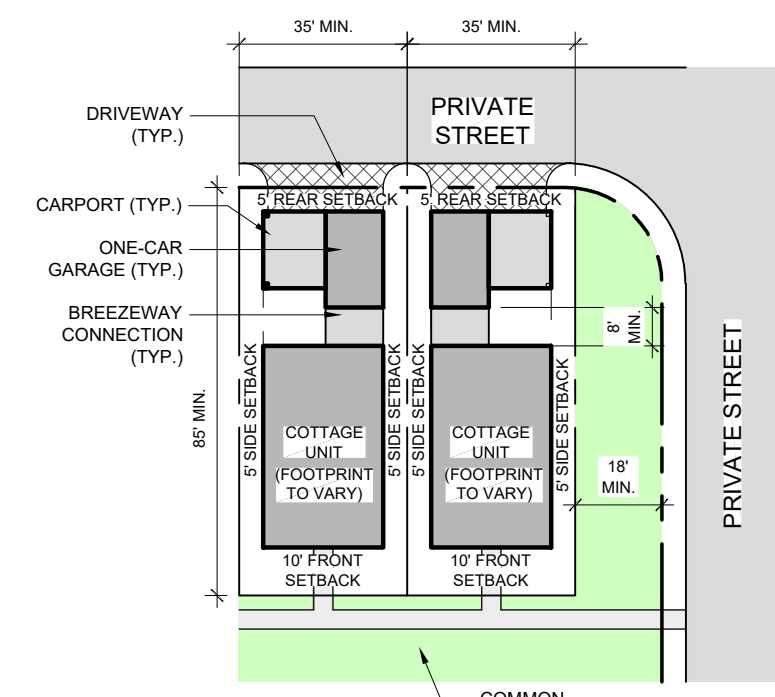


**LOT TYPICAL NOTES:**

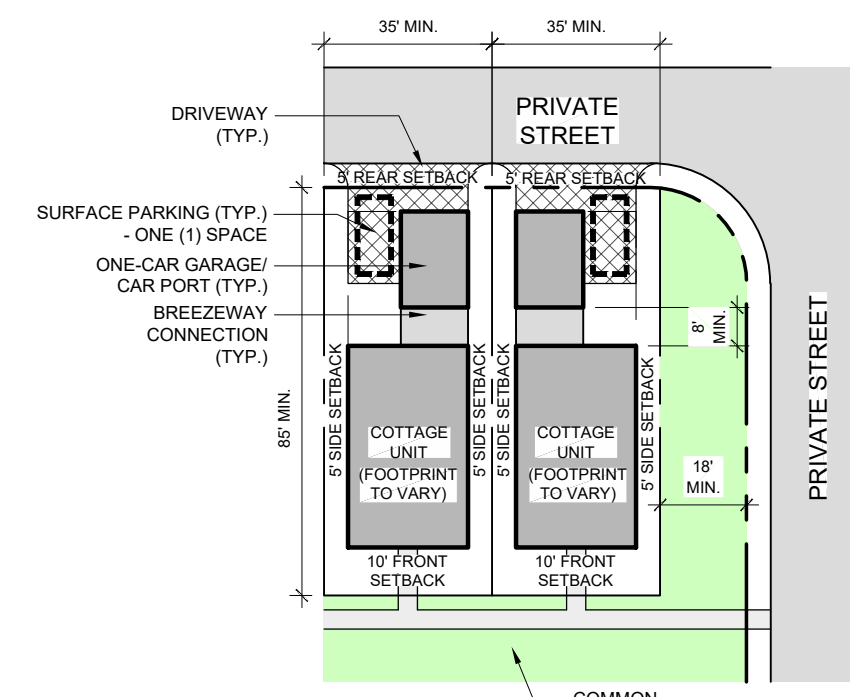
1. A MINIMUM OF TWO (2) PARKING SPACES SHALL BE PROVIDED ON EACH LOT, WITHIN A GARAGE, CARPORT, OR ON A HARDCAPE SURFACE
2. DEPICTED FOOTPRINT IS MEANT TO SERVE AS A PLACEHOLDER ONLY. FINAL FOOTPRINT AND PLACEMENT ON THE LOT TO BE DETERMINED WHEN SUBMITTED FOR BUILDING PERMIT.



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



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

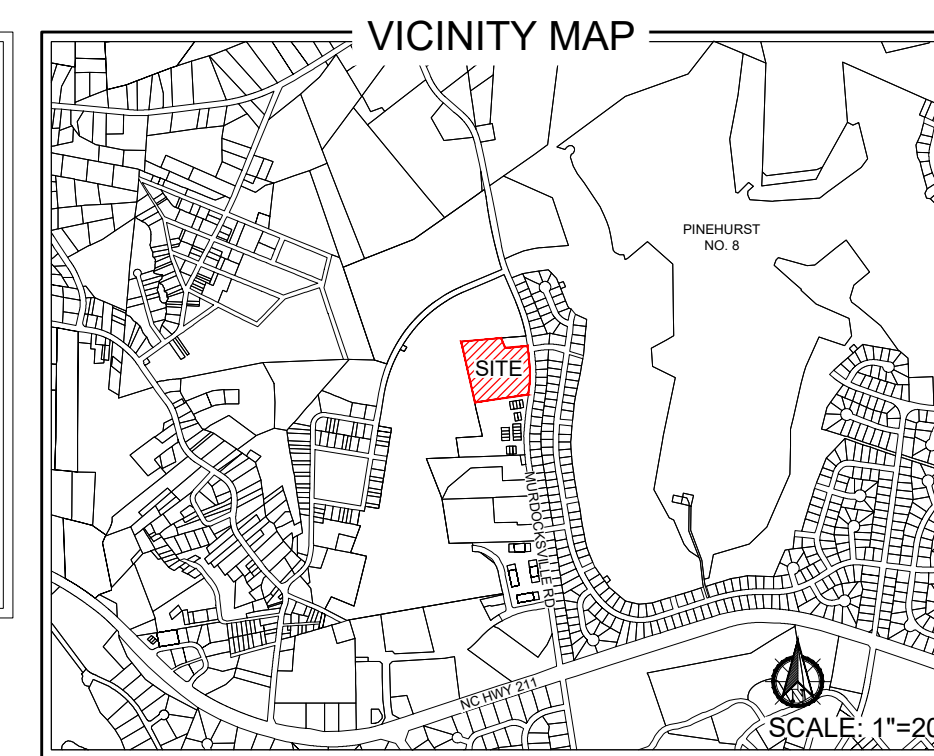
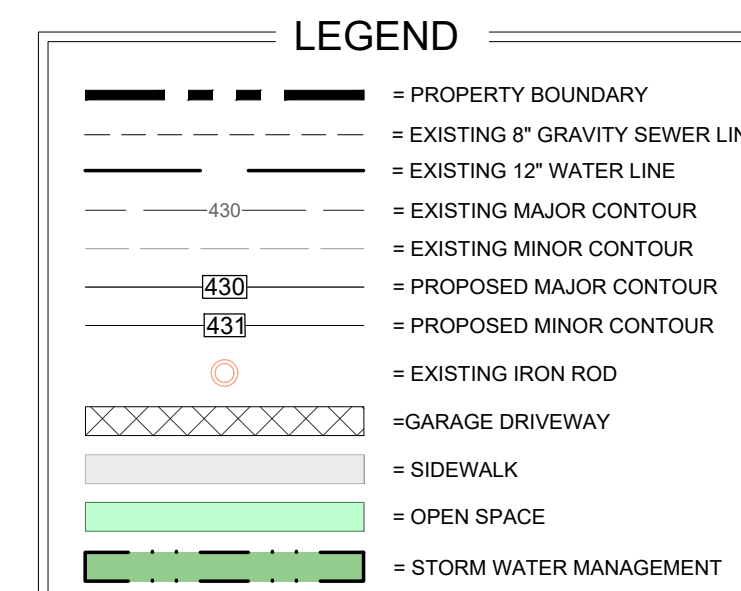


**SINGLE-FAMILY DETACHED LOT TYPICAL (GARAGE/CARPORT + SURFACE PARKING OPTION)**

**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.

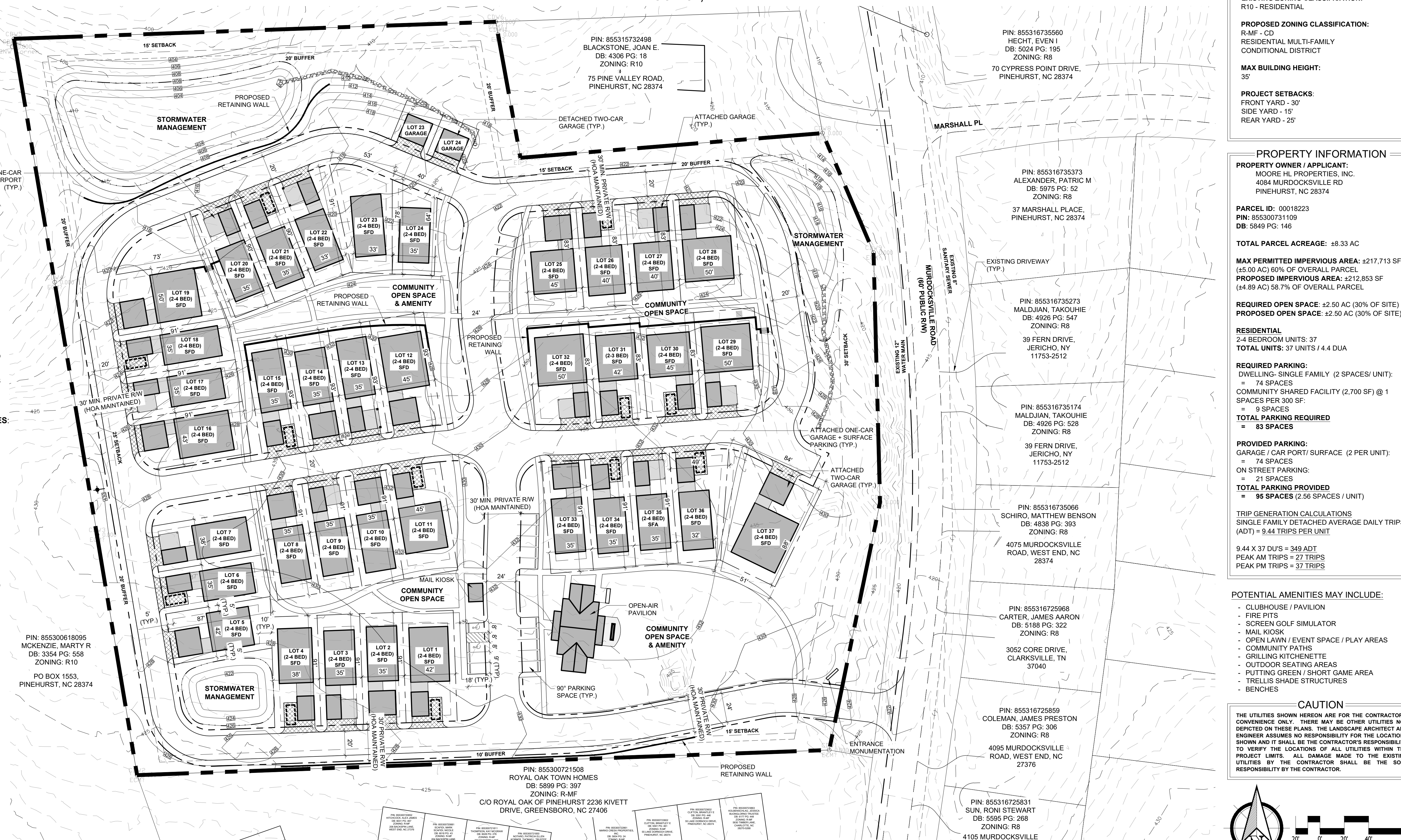
**SIGNAGE NOTES:**

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

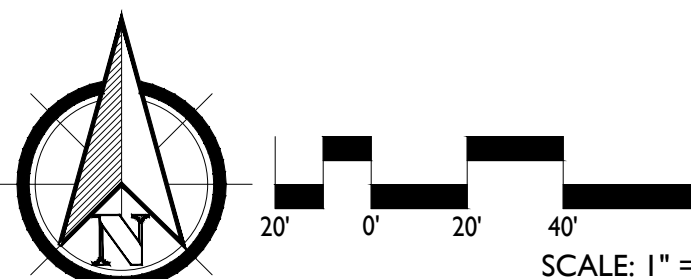
9.44 X 37 DU'S = 349 ADT  
PEAK AM TRIPS = 27 TRIPS  
PEAK PM TRIPS = 37 TRIPS

**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**

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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

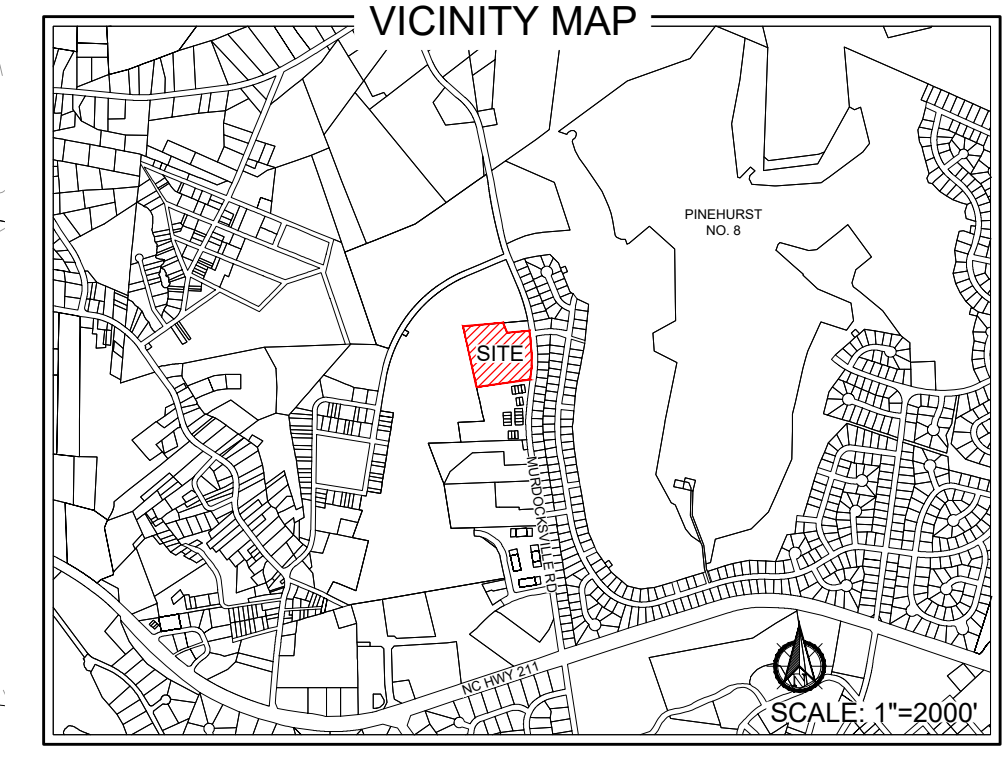
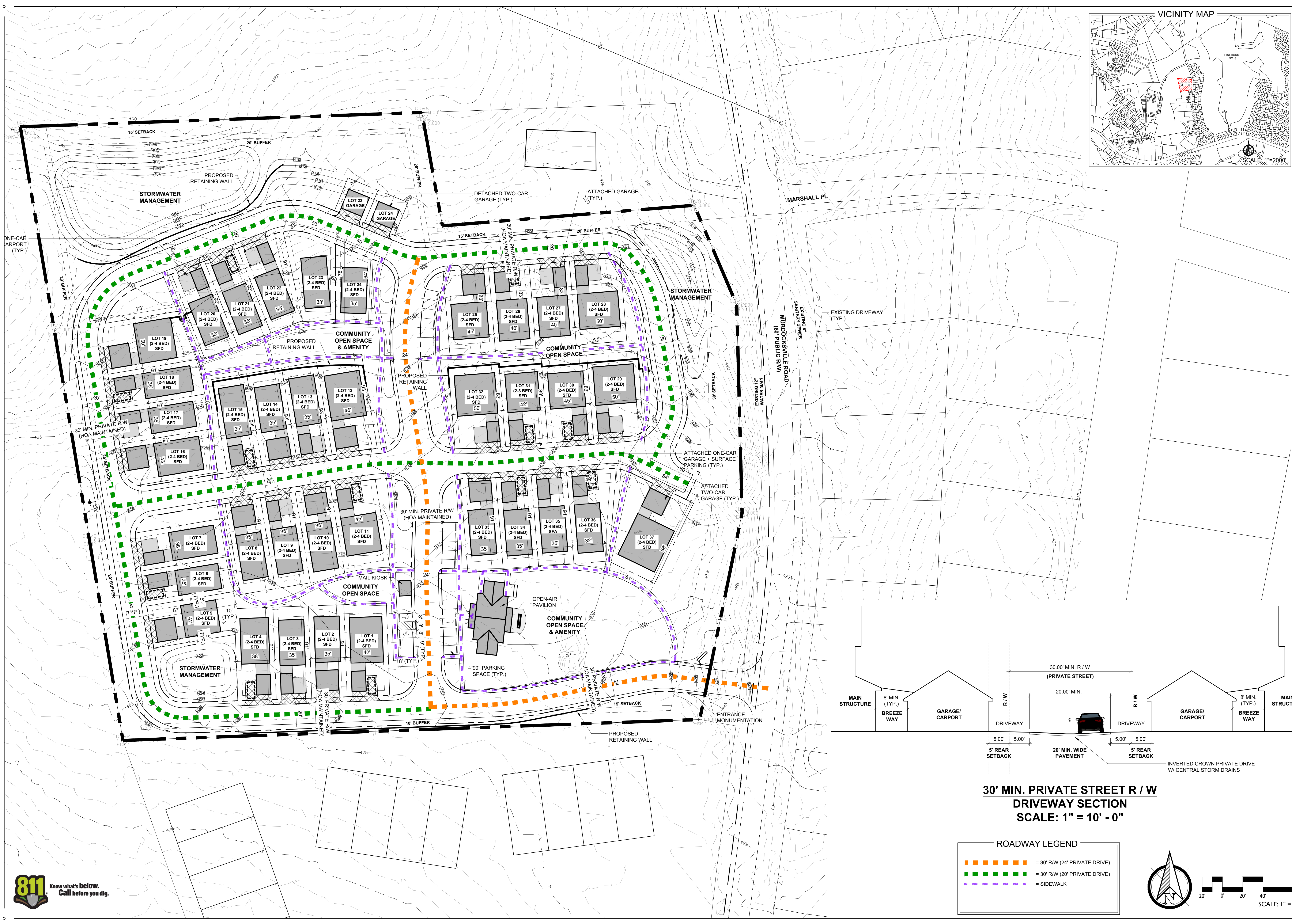
**KOONTZ JONES DESIGN**

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-4048  
SHEET NUMBER:  
**L-1.1**



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

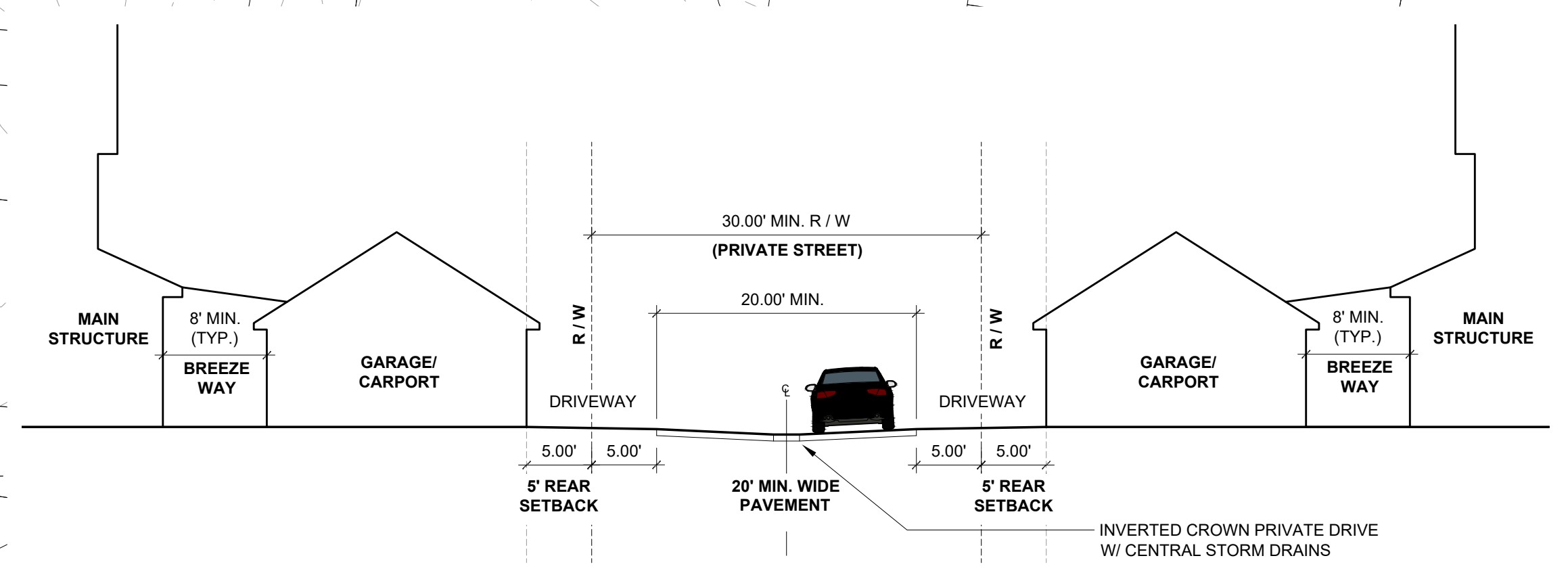
**KOONTZ JONES DESIGN**

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

REVISIONS:

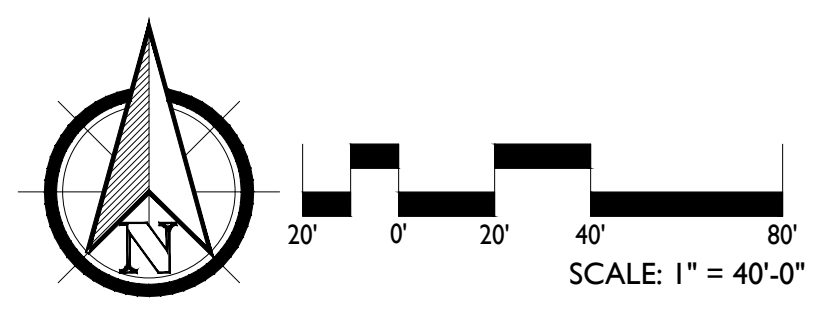
NO.	DATE	DESCRIPTION

**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

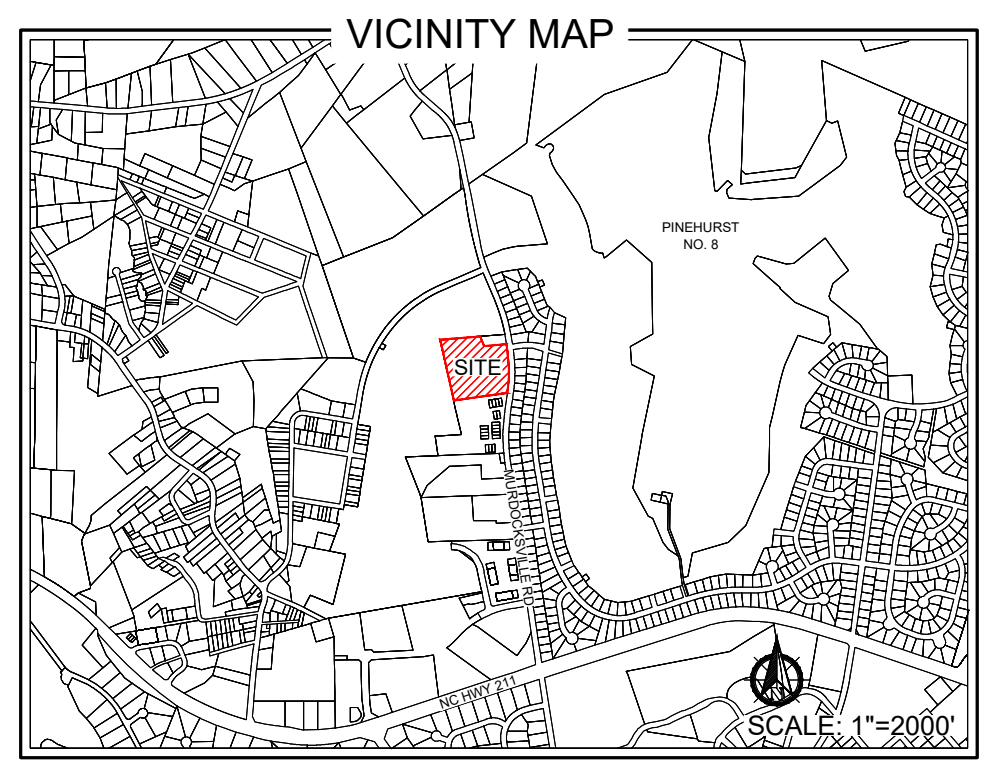
PIN: 855316725733

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

**LEGEND**

- PROPERTY BOUNDARY
- EXISTING 8" GRAVITY SEWER LINE
- EXISTING 12" WATER LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE



**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

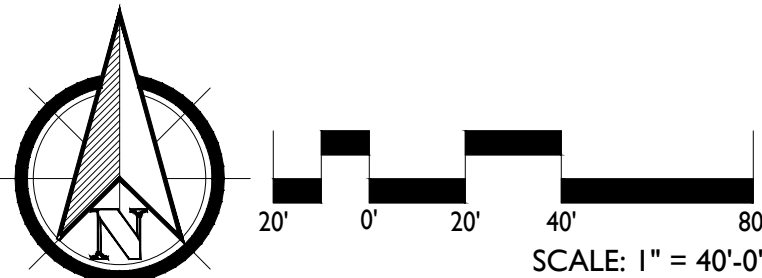
**KOONITZ JONES DESIGN**

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-24-048  
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 <sup>1</sup>	A <sup>2</sup>	A <sup>3</sup>
	5007		
<b>SIZE NOZZLE:</b>	2 1/2	IN	
<b>PITOT READING:</b>	66	PSI	
<b>TOTAL GPM:</b>	1360	GPM	
<b>RESIDUAL HYDRANT #</b>	5006		
<b>STATIC<sub>B</sub></b>	110	PSI	
<b>RESIDUAL<sub>B</sub></b>	106	PSI	
<b>PROJECTED RESULTS AT</b>	20	PSI	<b>RESIDUAL</b> <u>7307</u> <b>GPM</b>

**REMARKS:**

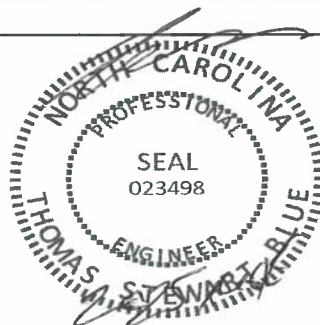
CANNON PARK TANK LEVEL: 37.4'

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

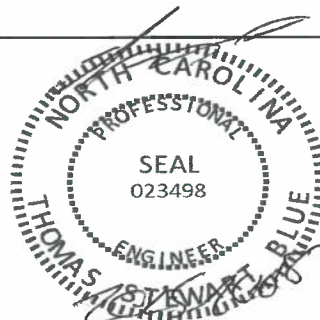
**PURPOSE OF TEST:** FIRE FLOW

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

FLOW HYDRANT #s	A <sup>1</sup>	A <sup>2</sup>	A <sup>3</sup>
	5007		
<b>SIZE NOZZLE:</b>	2 1/2	IN	
<b>PITOT READING:</b>	66	PSI	
<b>TOTAL GPM:</b>	1360	GPM	
<b>RESIDUAL HYDRANT #</b>	1349		
<b>STATIC<sub>B</sub></b>	109	PSI	
<b>RESIDUAL<sub>B</sub></b>	104	PSI	
<b>PROJECTED RESULTS AT</b>	20	PSI	<b>RESIDUAL</b> <u>6438</u> <b>GPM</b>

**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)**

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

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

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

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

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 17<sup>th</sup>, 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

VILLAGE WALK ON MURDOCKSVILLE RD – CONDITIONAL REZONING  
NEIGHBORHOOD MEETING SIGN-IN SHEET

**Name** **Address** **Email Address**

Jean Bleckton 75 Pine Valley Rd.

Dawn Grant



**PLANNING AND ZONING BOARD STATEMENT OF CONSISTENCY  
WITH THE 2019 COMPREHENSIVE PLAN AND  
OTHER ADOPTED PLANS  
MARCH 5, 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:**

<b>Conditions Table</b>			
	<b>Type</b>	<b>Requirement</b>	<b>Requested Condition</b>
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 05<sup>th</sup> day of March , 2026

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**Chair of the Planning and Zoning Board**

Cc: Alex Cameron