



Village Council
Agenda for Regular Meeting of April 14, 2026
Assembly Hall
395 Magnolia Road, Pinehurst, NC 28374
Pinehurst, North Carolina
4:30 PM

1. Call to Order
2. Invocation and Pledge of Allegiance
3. Reports
 - A. Manager
 - B. Council
4. Motion to Approve Consent Agenda

All items listed below are considered routine or have been discussed at length in previous meetings and will be enacted by one motion. No separate discussion will be held unless requested by a member of the Village Council.

- A. Approval of Village Council Meeting Minutes
 1. March 24, 2026, Regular Meeting Minutes
 2. March 24, 2026, Work Session Minutes

End of Consent Agenda

5. Mayoral Proclamations
 - A. 2026 Arbor Day Proclamation (April 24, 2026)
 - B. 2026 National Volunteer Week Proclamation (April 19–25, 2026)
 - C. 2026 National Library Week Proclamation (April 19–25, 2026)
 - D. 2026 Administrative Professionals Day Proclamation (April 22, 2026)
6. Resolutions
 - A. Consideration of Resolution 26-18 Resolution Expressing Support for an Express Lane Trench Concept as an Alternative to the Current NCDOT Design
 - B. Consideration of Resolution 26-17 Appointing Members to the Senior Advisory Committee
7. New Business

- A. Dornoch & Pinehurst Partnership Update
- B. Recognition of Dornoch and the Donald Ross Legacy
- 8. Public Comments
- 9. Public Hearing
 - A. Public Hearing — Conditional Zoning Map Amendment (Village Walk on Murdocksville)

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.

- 10. Ordinance
 - A. Consider Ordinance 26-09 Conditional Zoning Map Amendment for Village Walk on Murdocksville
- 11. Other Business
- 12. 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.



**March 24, 2026, Regular Meeting Minutes
ADDITIONAL AGENDA DETAILS:**

FROM: Shannon Bonecutter, Village Clerk
CC: Village Council;
DATE OF MEMO: 04/06/2026

MEMO DETAILS

ATTACHMENTS

1. 03.24.2026 DRAFT Regular Meeting Minutes



Village Council
Minutes for the Regular Meeting of March 24, 2026
Assembly Hall
395 Magnolia Road
Pinehurst, North Carolina
4:30 p.m.

The Village of Pinehurst Village Council held a Regular Meeting at 04:30 p.m., Tuesday, March 24, 2026, in the Assembly Hall of Village Hall, 395 Magnolia Road, Pinehurst, North Carolina.

The following were present:

Mr. Patrick Pizzella, Mayor

Mr. John Taylor, Mayor Pro Tem

Ms. Barb Ficklin, Councilmember

Mr. Jeramy Hooper, Councilmember

Mr. Doug Willardson, Village Manager

Ms. Shannon Bonecutter, Village Clerk

Mr. Paul Conners, IT Systems Specialist

And approximately 10 members of the audience in attendance, in addition to 3 staff and 1 press. There were approximately 26 remote views.

1. Call to Order.

Mayor Pizzella called the Village Council Regular Meeting to order at 04:31 p.m.

Mayor Pizzella noted a request was made to amend the order of the agenda and asked for a motion.

Upon a motion by Mayor Pro Tem Taylor, seconded by Councilmember Hooper, Council unanimously approved amending the March 24, 2026, Regular Meeting agenda to add "Discussion of the NCDOT Letter Regarding the Proposed Redesign of the Pinehurst Traffic Circle" as Item 8 by a vote of 4-0.

Mayor Pizzella noted the approved absence of Mr. Kevin Fitzpatrick, Councilmember.

2. Invocation and Pledge of Allegiance.

A. Invocation by Ms. Katie Hoerster, Associate Pastor, Pinehurst United Methodist Church

B. Pledge of Allegiance by Ms. Helen Neil

3. Reports:

A. Manager

Mr. Doug Willardson reported on the March 28, 2026, Easter Egg Hunt at Cannon Park; the new "Library Lookout" page on the Village's website (<https://www.vopnc.org/our-government/departments/administration/hot-topics/given-memorial-library-construction-updates>); and provided safety tips for the use of golf carts within the Village (follow the traffic laws, must have a valid driver's license to operate a golf cart on the roadways, secure children when riding in the golf cart, and remember golf carts do not offer the same protections as an automobile).

B. Council

- Mayor Pizzella reported on the March 24, 2026, dedication of a historic marker at the Pinehurst

Race Track (Harness Track) & Fair Barn by the Beautification Committee; the March 14, 2026, St. Patrick's Day parade; a recent meeting with the Honorable Luke Farley, North Carolina Commissioner of Labor; the April 11, 2026, Matinee Races at the Harness Track; and the Village of Honor Project (<https://www.vopnc.org/our-community/living-in-pinehurst/a-village-of-honor>).

- Mayor Pro Tem Taylor supported and expanded on Mr. Willardson's comments on golf cart safety within the Village; reported on the March 17, 2026, Moore County Board of Commissioners meeting; and noted residents should be vigilant against email phishing scams that are circulating.
- Councilmember Hooper supported and expanded on Mr. Willardson's comments on golf cart safety within the Village, and reported on the March 17, 2026, Moore County Board of Commissioners meeting and the March 14, 2026, St. Patrick's Day Parade.
- Councilmember Ficklin reported on the March 14, 2026, St. Patrick's Day Parade; the March 23, 2026, Pinehurst Business Partner's After Business Meet & Greet; the April 11, 2026, Sandhills Dog Fair at the Arboretum; and the applications for the Village Heritage Foundation's historic plaque program being due April 15, 2026.
- Councilmember Fitzpatrick was absent.

4. **Motion to Approve Consent Agenda.**

All items listed below are considered routine or have been discussed at length in previous meetings and will be enacted by one motion. No separate discussion will be held unless requested by a member of the Village Council.

A. Approval of Village Council Meeting Minutes

- 1. March 10, 2026, Regular Meeting Minutes**
- 2. March 10, 2026, Work Session Minutes**
- 3. March 10, 2026, Closed Session Minutes**

B. FY 2026 Budget Amendments Report as of March 19, 2026

End of Consent Agenda.

Upon a motion by Councilmember Ficklin, seconded by Mayor Pro Tem Taylor, Council unanimously approved all items listed under Item A and considered routine on the Consent Agenda by a vote of 4-0.

Council briefly verified the reason for the FY 2026 budget amendment reported as Item B on the Consent Agenda.

Upon a motion by Councilmember Ficklin, seconded by Mayor Pro Tem Taylor, Council unanimously approved Item B on the Consent Agenda by a vote of 4-0.

5. **Mayoral Proclamation**

A. Mayoral Proclamation of Public Safety Telecommunicators Week (April 12th - 18th, 2026)

Mayor Pizzella read aloud the Mayoral Proclamation of Public Safety Telecommunicators Week (April 12th - 18th, 2026).

Mayoral Proclamation

Village of Pinehurst

Whereas, Public Safety Telecommunicators are the first and most critical contact our citizens have with emergency services; and

Whereas, these dedicated professionals serve as the vital link between the community and emergency responders, ensuring that police, fire, and emergency medical services are dispatched quickly,

efficiently, and accurately; and

Whereas, Public Safety Telecommunicators handle emergency and non-emergency calls with professionalism, compassion, and calm under pressure, often providing lifesaving instructions and reassurance to callers during times of crisis; and

Whereas, the work performed by Public Safety Telecommunicators requires extensive training, knowledge, and the ability to make rapid decisions that can impact the safety and well-being of the public and first responders alike; and

Whereas, the safety of police officers, firefighters, emergency medical personnel, and the citizens they serve is greatly enhanced by the dedication and service of these highly skilled professionals; and

Whereas, the second full week of April has been designated as National Public Safety Telecommunicators Week to recognize the invaluable service provided by these communications specialists.

Now, Therefore, I, Patrick Pizzella, Mayor of the Village of Pinehurst, North Carolina, do hereby proclaim April 12–18, 2026, as Public Safety Telecommunicators Week in the Village of Pinehurst, and encourage all residents to join in recognizing the critical role these professionals play in protecting our community.

6. Public Comments.

Mr. Bob Coates, Pinehurst resident, expressed concerns regarding the regulation of Short-Term Rentals within the Village of Pinehurst.

Mr. Peter Mamozich, Pinehurst resident, spoke in opposition to the proposed NCDOT redesign of the Pinehurst Traffic Circle.

7. Public Hearing.

A. Public Hearing - Monticello Drive Conditional Zoning Map Amendment

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

Upon a motion by Mayor Pro Tem Taylor, seconded by Councilmember Hooper, Council unanimously approved to enter into the Public Hearing by a vote of 4-0 at 04:59 p.m.

Mr. Alex Cameron, Planning & Inspections Director, reviewed and discussed a Public Hearing – Monticello Dr. Conditional Zoning Map Amendment PowerPoint presentation highlighting the Conditional Rezoning Request, Analysis, Adjacent Land Uses and Zoning, 2019 Comprehensive Plan, Planning & Zoning Board Recommendation, Staff Recommendation, Village Council Action, and Conclusion.

Council and Mr. Cameron discussed the size of the developable area, the number of homes able to be developed under the current zoning without additional conditional zoning approval (approximately 5-6), the Planning & Zoning Board recommendation to deny the proposed conditional zoning map amendment due to inconsistency with the 2019 Comprehensive Plan, and past cases where Council decided against the Planning & Zoning Board recommendation.

Mr. John Greenbacker, applicant, and Mr. Paul Saathoffs, project consultant, stated the adjacent neighborhoods are predominately zoned R10 and the proposed R15 zoning is more compatible with

surrounding lot sizes; the proposal includes increased setbacks to help buffer between the development and existing homes; the net increase from 5-6 by-right lots to the proposed 8 lots is minimal; the concerns regarding the width of the right-of-way, stormwater maintenance, and mail kiosk maintenance would be addressed through a future HOA; and development of the parcels will proceed regardless of the rezoning outcome.

Council expressed further concerns regarding the potential stress additional lots would have on the infrastructure, specifically the sewer system maintenance and easements required.

Mayor Pro Tem Taylor verified the Public Hearing is Legislative and not Quasi-Judicial in nature.

Mayor Pizzella noted Council received a letter in opposition to the proposed zoning map amendment from Mr. Peter Collins, Pinehurst resident and nearby property owner, and asked if any member of the audience wished to speak.

Ms. Sharon May, Pinehurst resident and adjacent property owner, spoke in opposition to the proposed zoning map amendment and provided historical context for the property's current zoning. Ms. May stated the parcel originated as the result of surplus acreage from the Country Club of North Carolina (CCNC) with the 60-foot access strip being added in 1979, the existing R30 zoning provides the only appropriate density transition between R10 lots along Monticello Dr. and the larger CCNC properties, the proposed R15 lots would be smaller than the adjacent lots, the proposed development does not include any usable open space and nearby developments provide smaller lot properties with considerable greenspace, and the increased density would contribute to the already heavy traffic along Monticello Dr. Ms. May asked that Council uphold the Planning & Zoning Board's recommendation to deny the zoning map amendment and to retain the current R30 zoning.

Council deliberated whether to reject the Planning & Zoning Board's recommendation to deny the request, whether the proposed conditional rezoning would or would not improve the conditions both within and adjacent to the development, and the impact on infrastructure an increase in density may have.

Upon a motion by Councilmember Hooper, seconded by Mayor Pro Tem Taylor, Council unanimously denied the requested zoning map amendment for approximately 5.19 acres of land located along Monticello Drive and further identified by Parcel ID # 00019245; found the requested amendment inconsistent with the Village of Pinehurst 2019 Comprehensive Plan due to the sewer infrastructure to the development is not compatible with the increased density of the application versus the current R30 zoning, due to the condition of no sidewalks contradicts Village efforts to create a safe, walkable neighborhood and PDO Chapter 9.17.19, and due to being inconsistent with Guiding Principles 2: Balance Conservation & Growth, Guiding Principle 3: Places to Live, Guiding Principle 4: Moving Around the Village – Transportation, Mobility, and Parking, and Guiding Principle 6: Supporting Infrastructure & Utilities; and further found that the requested amendment is not considered reasonable and is not in the best interest of the public by a vote of 4-0.

Upon a motion by Mayor Pro Tem Taylor, seconded by Councilmember Ficklin, Council unanimously approved to adjourn the Public Hearing by a vote of 4-0 at 05:49 p.m.

8. Regular Business.

A. FY 2026 Audit Contract

Ms. Dana Van Nostrand, Financial Services Director, reviewed a memo outlining the reason for issuing a Request for Proposals for audit services, the responses received, and the recommendation to pursue a contract with Mauldin & Jenkins.

Council and Ms. Van Nostrand discussed the reasons for a contract term of only 1 year, the possible reasons why the previous firm didn't respond to the request, and the reasons for selecting Mauldin &

Jenkins over the other firms that responded.

Upon a motion by Mayor Pro Tem Taylor, seconded by Councilmember Ficklin, Council unanimously approved the FY 2026 Audit Contract with Mauldin & Jenkins in the amount of \$40,000 and authorized the mayor to execute the contract by a vote of 4-0.

9. Discussion of the NCDOT Letter Regarding the Proposed Redesign of the Pinehurst Traffic Circle.

Mayor Pizzella provided a brief history and timeline of the proposed NCDOT redesign of the Pinehurst Traffic Circle.

Mayor Pro Tem Taylor reviewed and discussed an Alternative Design for the Pinehurst Traffic Circle PDF presentation outlining The Search for “Next Best”, Quick Background, 2024 Traffic Analysis Technical Memorandum, Other Analytical Issues, Public Reaction, NCDOT Goals & Values, NCDOT Goals for the Traffic Circle, NCDOT Goal: Improve “Level of Service”, How Does the Flyover Compare to the CFI?, NCDOT Flyover Concept 14 – History, Concept 14 Diagram with Tweaks, Flyover Tweaks, Benefits of the Express Concept, Express vs. Current NCDOT Proposal, Where Are We Now?, Conclusion, and Appendix: Projected 2050 Origin – Destination Data.

Council provided feedback on pursuing the Express Concept redesign option instead of the current proposed NCDOT redesign option for the Pinehurst Traffic Circle and the importance of gathering public support for any proposed redesign.

Council agreed to continue discussions with NCDOT regarding alternative redesign options for the Pinehurst Traffic Circle.

10. Other Business.

None.

11. Motion to Adjourn.

Upon a motion by Mayor Pro Tem Taylor, seconded by Councilmember Hooper, Council unanimously approved to adjourn the Regular Meeting by a vote of 4-0 at 06:50 p.m.

Respectfully Submitted,

Shannon Bonecutter
Village Clerk

*A recording of this meeting is located on the Village website: 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*



**March 24, 2026, Work Session Minutes
ADDITIONAL AGENDA DETAILS:**

FROM: Shannon Bonecutter, Village Clerk
CC: Village Council;
DATE OF MEMO: 04/06/2026

MEMO DETAILS

ATTACHMENTS

1. 03.24.2026 DRAFT Work Session Minutes



**Village Council
Minutes for the Work Session of March 24, 2026
Assembly Hall
395 Magnolia Road
Pinehurst, North Carolina
04:30 p.m.**

The Village of Pinehurst Village Council held a Work Session Meeting at 06:50 p.m., Tuesday, March 24, 2026, in the Assembly Hall of Village Hall, 395 Magnolia Road, Pinehurst, North Carolina.

The following were present:

Mr. Patrick Pizzella, Mayor
Mr. John Taylor, Mayor Pro Tem
Ms. Barb Ficklin, Councilmember
Mr. Jeramy Hooper, Councilmember

Mr. Doug Willardson, Village Manager
Ms. Shannon Bonecutter, Village Clerk
Mr. Paul Conners, IT Systems Specialist

And approximately 1 member of the audience in attendance, in addition to 0 staff and 1 press. There were approximately 19 remote views.

Mr. Kevin Fitzpatrick, Councilmember, was absent.

1. Call to Order.

Mayor Pizzella called the Village Council Work Session to order at 07:04 p.m.

2. General Business.

A. Celebration of 20 Years as a Tree City USA Community and Arbor Day 2026

Mr. Willardson reviewed a memo on the Village's upcoming celebration of 20 years as a Tree City USA Community noting a reception will be held before the April 14, 2026, Regular Meeting when the Mayor will proclaim Friday, April 24, 2026, as Arbor Day within the Village of Pinehurst and the Village's annual Arbor Day celebration will be held on Thursday, April 23, 2026.

B. Update on IAPs

Mr. Willardson reviewed and discussed a memo with updates on the Villages Individual Action Plans (IAPs) consisting of the Given Memorial Library Construction (Archives Component and Next Steps) and Village Place Redevelopment (Current Status and Next Steps).

Council discussed considering the formation of a Friends of the Library & Archives group at a future meeting, current and potential future development / redevelopment occurring in the Village Place area, current and potential future development / redevelopment occurring in the Pinehurst South and south of Blake Boulevard on Hwy 5 areas, and a stormwater management IAP slated for Fiscal Year 2027.

C. Update on Granicus and STR Monitoring

Mr. Willardson reviewed and discussed a memo with updates on short-term rental regulations within the Village, which highlighted Enforcement Approach (Monitoring Rental

Activity, Discontinuation of Use, Occupancy Limits, Prohibited Cooking Facilities, and Minimum Housing Standards), Ongoing STR Management Efforts, and Summary.

Mayor Pro Tem noted that a resident provided the information that 28% of roundabouts have two travel lanes and that the community is interested in the fate of the Pinehurst Traffic Circle.

Council and Mr. Willardson discussed potential topics for future meetings, which included the regulation of unpermitted work within the Village, the Sandhills Women's Exchange, and the Community Survey draft.

3. Motion to Adjourn.

Upon a motion by Mayor Pro Tem Taylor, seconded by Councilmember Hooper, Council unanimously approved to adjourn the Work Session by a vote of 4-0 at 07:37 p.m.

Respectfully submitted,

Shannon Bonecutter
Village Clerk

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

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**2026 Arbor Day Proclamation (April 24, 2026)
ADDITIONAL AGENDA DETAILS:**

FROM: Shannon Bonecutter, Village Clerk
CC: Village Council;
DATE OF MEMO: 04/06/2026

MEMO DETAILS

ATTACHMENTS

1. Arbor Day DRAFT Proclamation 2026

Mayoral Proclamation

Village of Pinehurst

Whereas, in 1872 J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees; and

Whereas, this holiday called Arbor Day was first observed with the planting of more than a million trees in Nebraska; and

Whereas, Arbor Day is now observed throughout the nation and the world; and

Whereas, trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce oxygen and provide habitat for wildlife; and

Whereas, trees are a renewable resource; and

Whereas, trees in our village increase property values, enhance the economic vitality of business areas, and beautify our community; and

Whereas, trees are a source of joy and spiritual renewal; and

Whereas, Pinehurst strives to be recognized as a Tree City USA by the National Arbor Day Foundation.

Now Therefore, I, Patrick Pizzella, Mayor of the Village of Pinehurst, do hereby proclaim April 24, 2026, as “Arbor Day” in the Village of Pinehurst, and urge all citizens to support efforts to care for our trees and woodlands and to support our Village’s community forestry program; and

Further, I urge all citizens to plant trees to promote the well-being of present and future generations.

In Witness Whereof, I have hereunto set my hand and caused to be affixed the official seal of the Village of Pinehurst, this the 14th day of April 2026.

Patrick Pizzella, Mayor



**2026 National Volunteer Week Proclamation (April 19–25, 2026)
ADDITIONAL AGENDA DETAILS:**

FROM: Shannon Bonecutter, Village Clerk
CC: Village Council;
DATE OF MEMO: 04/06/2026

MEMO DETAILS

Village of Pinehurst Volunteer Programs:

- Beautification Committee
- Bicycle & Pedestrian Advisory Committee
- Citizens on Patrol
- Given Memorial Library Circulation Desk
- Given Memorial Library Storytime
- Greenway Wildlife Habitat Committee
- Historic Preservation Commission
- Neighborhood Advisory Committee
- Planning & Zoning Board / Board of Adjustment
- Park & Recreation Athletics
- Parks & Recreations Programs
- Pinehurst Fire Department Relief Fund Board
- Risk Management Committee
- Senior Advisory Committee
- Tufts Archives
- Welcome Center

ATTACHMENTS

1. National Volunteer Week DRAFT Proclamation 2026

Mayoral Proclamation

Village of Pinehurst

Whereas, National Volunteer Week is an annual celebration recognizing the countless individuals whose volunteer service strengthens communities across our nation; and

Whereas, the Village of Pinehurst proudly benefits from dedicated volunteers who give their time, energy, and talents to support local programs, community events, public safety initiatives, boards and commissions, and numerous nonprofit organizations; and

Whereas, these volunteers embody the spirit of service that defines Pinehurst, fostering a sense of unity, compassion, and civic pride; and

Whereas, their contributions enhance the quality of life for all who live, work, and visit our Village, proving that even small acts of kindness can make a meaningful and lasting difference; and

Whereas, it is fitting and proper that the Village of Pinehurst recognizes and expresses heartfelt gratitude to all volunteers for their remarkable commitment and generosity.

Now, therefore, I, Patrick Pizzella, Mayor of the Village of Pinehurst, do hereby proclaim April 19–25, 2026 as “National Volunteer Week” in the Village of Pinehurst and encourage all residents to join in celebrating and thanking the volunteers who enrich our community through their selfless service.

In Witness Whereof, I have hereunto set my hand and caused to be affixed the official seal of the Village of Pinehurst, this the 14th day of April 2026.

Patrick Pizzella, Mayor



**2026 National Library Week Proclamation (April 19–25, 2026)
ADDITIONAL AGENDA DETAILS:**

FROM: Shannon Bonecutter, Village Clerk
CC: Village Council;
DATE OF MEMO: 04/06/2026

MEMO DETAILS

ATTACHMENTS

1. National Library Week DRAFT Proclamation 2026

Mayoral Proclamation

Village of Pinehurst

Whereas, National Library Week is an annual celebration honoring the valuable role libraries, librarians, and library workers play in strengthening communities across the nation; and

Whereas, libraries are more than buildings that house books; they are dynamic centers for learning, exploration, and connection, serving people of all ages and backgrounds; and

Whereas, the Village of Pinehurst is proud to be home to the Given Memorial Library and Tufts Archives, a cherished community institution that enriches Village life by offering access to information, educational programs, cultural resources, and historical preservation; and

Whereas, the Given Memorial Library provides vital services, resources, and opportunities that support literacy, lifelong learning, and personal enrichment for residents, students, and visitors; and

Whereas, the Tufts Archives preserves and shares the unique history of Pinehurst—its founding, its growth, and the people and traditions that have shaped its identity—ensuring that future generations can understand and appreciate the village’s rich heritage; and

Whereas, libraries foster a spirit of curiosity, innovation, and community engagement, helping individuals pursue knowledge, engage with one another, and build connections that strengthen the fabric of our village; and

Whereas, it is fitting and proper that the Village of Pinehurst join communities across the country in recognizing the essential contributions of libraries and those who support and maintain them.

Now, therefore, I, Patrick Pizzella, Mayor of the Village of Pinehurst, do hereby proclaim April 19–25, 2026, as “National Library Week” in the Village of Pinehurst and encourage all residents to celebrate our libraries, visit the Given Memorial Library and Tufts Archives, and express appreciation for the dedicated staff, volunteers, and supporters who help these invaluable institutions thrive.

In Witness Whereof, I have hereunto set my hand and caused to be affixed the official seal of the Village of Pinehurst, this the 14th day of April 2026.

Patrick Pizzella, Mayor



**2026 Administrative Professionals Day Proclamation (April 22, 2026)
ADDITIONAL AGENDA DETAILS:**

FROM: Shannon Bonecutter, Village Clerk
CC: Village Council;
DATE OF MEMO: 04/06/2026

MEMO DETAILS

ATTACHMENTS

1. Administrative Professionals Day DRAFT Proclamation 2026

Mayoral Proclamation

Village of Pinehurst

Whereas, Administrative Professionals Day recognizes and celebrates the dedicated individuals whose skills, professionalism, and commitment are essential to the efficient and successful operation of workplaces across the nation; and

Whereas, administrative professionals play a vital role in supporting organizational operations by managing communications, coordinating schedules, maintaining records, providing customer service, and ensuring that daily activities run smoothly; and

Whereas, the Village of Pinehurst is fortunate to have exceptional administrative professionals who demonstrate reliability, adaptability, and strong organizational abilities that significantly contribute to the effectiveness of village departments and services; and

Whereas, their work strengthens the village's ability to serve residents, support staff, and uphold the high standards of excellence that the community expects; and

Whereas, administrative professionals embody dedication, discretion, and commitment to service, reflecting the values that help make the Village of Pinehurst a responsive, efficient, and welcoming community; and

Whereas, it is appropriate to acknowledge and express sincere appreciation for the contributions of administrative professionals and to recognize the important role they play within the Village of Pinehurst.

Now Therefore, I, Patrick Pizzella, Mayor of the Village of Pinehurst, do hereby proclaim April 22, 2026, as "Administrative Professionals Day" in the Village of Pinehurst.

In Witness Whereof, I have hereunto set my hand and caused to be affixed the official seal of the Village of Pinehurst, this the 14th day of April 2026.

Patrick Pizzella, Mayor



**Consideration of Resolution 26-18 Resolution Expressing Support for an Express Lane Trench Concept as an Alternative to the Current NCDOT Design
ADDITIONAL AGENDA DETAILS:**

FROM: Doug Willardson, Village Manager
CC: Village Council;
DATE OF MEMO: 04/07/2026

MEMO DETAILS

Based on Council’s discussion at the previous meeting, staff has prepared the attached resolution expressing support for an alternative concept for improvements to the Pinehurst Traffic Circle. Council articulated clear concerns with the current NCDOT proposed design, particularly related to impacts on safety, character, and overall community fit.

In response, Council discussed an alternative approach derived from prior NCDOT analysis—specifically a modified version of the “Flyover with Turbo Hybrid” concept that replaces the elevated structure with below-grade express lanes (trench). This approach is intended to maintain the existing character of the Traffic Circle while addressing traffic flow and safety considerations.

The proposed Express Lane Trench Concept reflects the direction provided by Council and is intended to position the Village constructively in ongoing discussions with NCDOT. The resolution does not attempt to finalize a design, but rather:

- Clearly communicates Council’s concerns with the current proposal
- Identifies a preferred alternative concept for further evaluation
- Requests that NCDOT analyze this concept using updated data and modeling
- Encourages a transparent, side-by-side comparison of viable alternatives

This approach keeps the Village engaged in the process while reinforcing the importance of balancing transportation efficiency with preservation of the Traffic Circle’s defining character.

ATTACHMENTS

None



Consideration of Resolution 26-17 Appointing Members to the Senior Advisory Committee

ADDITIONAL AGENDA DETAILS:

FROM: Doug Willardson, Village Manager
CC: Village Council;
DATE OF MEMO: 04/07/2026

MEMO DETAILS

The purpose of this agenda item is to consider adoption of a resolution appointing nine members to the Village's newly established Senior Advisory Committee (SAC). Council formally created the SAC on February 24, 2026 as part of an ongoing effort to make Pinehurst a more age-friendly community and to provide a dedicated forum for communication between Village leadership and senior residents.

The response to the call for applications was strong. The Village received a large number of highly qualified and well-credentialed applicants representing a wide range of backgrounds, experiences, and interests. As a result, the selection process was competitive and required careful consideration. The recommended appointments reflect a balanced group intended to represent diverse perspectives within the senior community while supporting the goals and purpose of the committee.

The SAC is designed to identify trends, needs, and opportunities affecting older adults in Pinehurst and to provide input on policies, programs, and facilities that support accessibility, engagement, and overall well-being. The committee will also serve as a resource to the Village in identifying barriers to participation and in promoting initiatives that enhance quality of life for senior residents. In practice, this group will function as both a sounding board and a forward-looking advisory body as the Village continues to evaluate services, infrastructure, and community programming.

Membership is limited to nine individuals who are permanent residents of the Village or its ETJ and are at least 55 years of age. Members will serve three-year terms and may serve a maximum of two consecutive terms. The committee will meet on the first Monday of each month at 3:00 p.m. in Assembly Hall, with no meetings scheduled in July, August, or December. All meetings will be open to the public.

The attached resolution includes the recommended slate of appointees for Council consideration. Adoption of the resolution will formally establish the initial membership of the Senior Advisory Committee and allow the group to begin meeting and carrying out its intended role.

ATTACHMENTS

1. DRAFT Resolution 26-17 Appoint SAC Members
2. 2026 SAC Meeting Schedule

Resolution #26-17

A Resolution Appointing Members to the Senior Advisory Committee for the Village of Pinehurst

Whereas, the Village Council of the Village of Pinehurst established the Senior Advisory Committee (SAC) on February 24, 2026, as an advisory body to communicate and raise awareness of issues of importance to the senior community; and

Whereas, the SAC is intended to support the Village’s goal of fostering an age-friendly community that enables residents to age well and enhances quality of life for all; and

Whereas, the SAC serves as a forum for communication between Village government and senior residents, identifies trends and needs affecting older adults, and provides input on policies, programs, and facilities to better support accessibility, engagement, and well-being; and

Whereas, the Village received a strong pool of highly qualified and well-credentialed applicants, making the selection process both competitive and challenging; and

Whereas, the Village Council, upon recommendation of the Village Manager, a member of the Village Council, and designated Village staff, has selected a group of appointees that reflects a thoughtful mix of backgrounds, experiences, and perspectives to effectively represent the senior community; and

Whereas, membership of the SAC shall consist of up to nine (9) members who are permanent residents of the Village of Pinehurst or its Extra-Territorial Jurisdiction and are at least 55 years of age at the time of appointment; and

Whereas, members shall serve three-year terms and may serve a maximum of two consecutive terms, in accordance with the established guidelines of the Senior Advisory Committee.

Now, Therefore, Be It Resolved by the Village Council of the Village of Pinehurst, North Carolina in a Regular Meeting assembled this 14th day of April that the following individuals are hereby appointed to serve on the Senior Advisory Committee effective April 14, 2026, with said term to expire June 30, 2029:

- Kathy Beeman, RN
- Bill Grover, MD
- Marti Harrigan
- Carolyn Horton
- Suzanne LaFollette-Black
- Mike Pearce
- Lisa Smith
- Patricia Smith, RN
- The Honorable Beth Walker

This Resolution passed and adopted this 14th day of April 2026.

Village of Pinehurst
Village Council

(Municipal Seal)

By: _____
Patrick Pizzella, Mayor

Attest:

Shannon Bonecutter, Village Clerk



2026 SENIOR ADVISORY COMMITTEE MEETING SCHEDULE

BOARD/COMMITTEE	FREQUENCY	LOCATION	TIME	DATES	
SENIOR ADVISORY COMMITTEE	1 st Monday (No meetings in July, August, or December)	Assembly Hall	3:00 PM	05/04/2026 06/01/2026	09/14/2026* 10/05/2026 11/02/2026+

**Date has been changed due to a Holiday / + Room changed to Fire Department Training Room*



Dornoch & Pinehurst Partnership Update
ADDITIONAL AGENDA DETAILS:

FROM: Doug Willardson, Village Manager
CC: Village Council;
DATE OF MEMO: 04/06/2026

MEMO DETAILS

The Village of Pinehurst maintains a unique and valued international relationship with the Town of Dornoch, centered on the shared legacy of Donald Ross and a mutual commitment to preserving and promoting golf heritage, cultural exchange, and community connections.

Over the past several years, this partnership has evolved into a series of coordinated activities, events, and collaborative opportunities that strengthen ties between the two communities. Continued development of this relationship supports tourism, cultural enrichment, and reinforces Pinehurst's global identity within the game of golf.

Mr. John Strickland will provide a brief presentation outlining the ongoing development of the Dornoch–Pinehurst partnership, including a preview of the 2026–2027 schedule of events and planned initiatives.

ATTACHMENTS

1. 04.14.2026 Council_Dornoch Schedule of Events

**A Cooperative Liaison of Mutual Benevolence Agreement
between Dornoch Scotland and Pinehurst, North Carolina,
USA dated June 13, 2023.**

**Schedule of Events, 2026-27, as of April 7, 2026
Submitted by John C. Strickland**

1. Preparation and completion of the history of the Agreement and partnership. Discussions have begun with Dornoch and Pinehurst teams, interviews to be arranged.
2. Tufts Archives and Historylinks Museum begin discussions to produce a video with the theme “Forging Links: A Taste of Pinehurst and Dornoch”. Likely to defer further work until fall 2026.
3. Merchandising arrangements and possible joint logo development between PCC and RDGC.
4. March 4, 2026. Visit by Alexander Whale, collegiate golfer from RDGC, to Pinehurst.
5. April 12, 2026. Donald Ross Junior Individual Tournament at Dornoch/RDGC. PCC unable to send golfers this year.
6. April 19, 2026. In Dornoch unveiling of John Sutherland/Donald Ross statue. Statue honors the “Going Away to America” of Ross in March, 1899. This event is also meant to acknowledge the 410th anniversary of golf in Dornoch (1616), and the opening of the new RDGC clubhouse (2026).

7. May 23, 2026. Courtesy visit to Dornoch by Pinehurst Police Chief Glen Webb during his personal trip to Scotland. Chief Webb will give a Pinehurst Police Medallion to Catherine Macangus, Chair, Dornoch Area Community Council.
8. July 2026. Exchange of Annual Letters between Chair Macangus and Mayor Pizzella.
9. September 23-25, 2026. Annual RDGC vs. CCNC Team Challenge Matches in Dornoch.
10. October 11-12, 2026. Donald Ross Junior Team tournament in Dornoch. PCC has been invited to send a two person team.
11. November 23, 2026. Zoom call between Dornoch and Pinehurst teams to celebrate the 154th birth date of Donald J. Ross.
12. December 28-30, 2026. Donald Ross Junior Individual tournament in Pinehurst. RDGC likely to send two golfers.
13. Year 2027. Celebration of RDGC's 150th since founding, and Pinehurst's 120th anniversary of completion of Course #2. TBD.



Recognition of Dornoch and the Donald Ross Legacy ADDITIONAL AGENDA DETAILS:

FROM: Doug Willardson, Village Manager
CC: Village Council;
DATE OF MEMO: 04/06/2026

MEMO DETAILS

The Village has a longstanding and meaningful connection to the town of Dornoch, rooted in the legacy of Donald Ross, whose influence helped shape Pinehurst into a world-renowned golf destination. This shared heritage continues to be recognized and celebrated by both communities.

On April 19, 2026, the town of Dornoch will hold a formal dedication ceremony for a new statue depicting John Sutherland ceremonially “sending off” Donald Ross as he departed Scotland for Massachusetts—an event that ultimately led to his enduring impact on Pinehurst and American golf. The project has been organized and led by Dornoch resident David Bell, whom Village representatives met during a visit to Dornoch in November 2025.

ATTACHMENTS

1. Recognition of Dornoch and the Donald Ross Legacy 2026

Mayoral Recognition

Village of Pinehurst

Whereas, on April 19, 2026, the bronze statue of Donald Ross and John Sutherland—sculpted by David Annand MRSS and cast by Powderhall Bronze of Edinburgh—will be unveiled at the entrance of the new Royal Dornoch clubhouse, greeting members and visitors as they arrive at the first tee of the Championship Course; and

Whereas, the statue commemorates a moment in March of 1899 when Donald Ross, the club's first professional, shook hands with longtime club secretary John Sutherland before departing for America—a departure that began Ross's extraordinary career and the design of more than 450 golf courses across North America; and

Whereas, following his journey from Dornoch to the United States, Donald Ross made an indelible and defining impact on the Village of Pinehurst, serving as the resort's golf professional, greenskeeper, and architect; establishing his longtime home here; and designing the storied Pinehurst No. 2 course, now recognized worldwide as one of the greatest achievements in golf architecture; and

Whereas, Ross's influence helped shape Pinehurst into the Cradle of American Golf, setting a standard for course design, agronomy, and championship culture that continues to define the Village's identity and its international reputation more than a century later; and

Whereas, the commission of this historic sculpture was made possible by the generosity of Greg Ebel, a Royal Dornoch member based in the United States, and through the support of the Royal Dornoch Foundation (Heritage), which channels donations from members on both sides of the Atlantic to preserve and share the club's remarkable history; and

Whereas, honoring the origins of Donald Ross's career strengthens the deep and historic connections between Dornoch and Pinehurst—two communities linked by a shared heritage and the legacy of a man whose craftsmanship shaped the future of the game.

Now, Therefore, I, Patrick Pizzella, Mayor of the Village of Pinehurst, do hereby recognize and commemorate the unveiling of the Donald Ross and John Sutherland Bronze Statue and extend gratitude to the Royal Dornoch Foundation (Heritage), its benefactors, and all who work to preserve the history that unites our communities.

In Witness Whereof, I have hereunto set my hand and caused the Seal of the Village of Pinehurst to be affixed this 14th day of April 2026.

Patrick Pizzella, Mayor



Public Hearing — Conditional Zoning Map Amendment (Village Walk on Murdocksville)

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: Alex Cameron, Planning & Inspections Director
CC: Village Council;
DATE OF MEMO: 04/06/2026

MEMO DETAILS

Request:

The applicant requests an official zoning map amendment for a conditional district zoning of 8.33 acres of land currently zoned R-10 (High Density 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).

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.

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.

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. The applicant is also proposing to have additional pinestraw parking areas throughout the development.

Buffers/Setbacks

Setbacks and buffer area requirements are shown on the General Concept Plan. 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

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 has a maximum residential density of 6 dwelling units per acre, but the applicant is proposing a density of 4.4 dwelling units per acre. The area to the south is zoned R-MF and has a density of approximately 6 units per acre. The area to the east across Murdocksville Rd. is zoned R-8 and has a current density of approximately 4.1 units per acre. The remaining adjacent property in the Village's ETJ is zoned R-10 and density would be calculated using the minimum required dimensional criteria in the PDO.

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.

Conditions

The applicant is requesting the following development conditions:

1. Private street R/W width 30' min.
2. Min. lot size of 2,975 sf.
3. Min. lot depth of 85'.
4. Min. lot width of 35'.
5. Front setback of 10.'
6. Side setback of 5'.
7. Rear setback of 5'.
8. Max. density of 4.4 units per acre.
9. Sub lot may be developed up to 100% impervious surface (*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).
10. Proposed open space of 30% (R-10 required open space is 15%).
11. No buffer yards required for individual lots.
12. Archway garden trellis structures shall be allowed to encroach within the front setback and be up to 8.5' max height.
13. 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. *Due to steep slope and existing vegetation within the Murdocksville Rd right-of-way, a sidewalk meeting Village Standards shall be provided consistent with "Option C"-concrete.
15. *A minimum 10' undisturbed buffer along the perimeter of the parent tract will be provided, except along Murdocksville Rd.

*Agreed upon added conditions as part of the Planning and Zoning Board’s recommendation.

Plan Consistency

Both the existing and the proposed zoning districts for this property are consistent with the recommended land use for the area of “Suburban Neighborhood” as identified on the Conservation and Growth Map on page 62 of the 2019 Comprehensive Plan.

Other potential applicable areas of the Comprehensive Plan include:

Guiding Principle 2: Balancing Conservation & Growth. The Plan calls for the balancing of the need to conserve land while allowing purposeful, quality development in strategic locations 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.”

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.”

Planning and Zoning Board Recommendation

The Planning and Zoning Board held a public hearing during their regular meeting on January 8, 2026, to consider the zoning map amendment. The Board received a report and presentation from staff, followed by a presentation and brief discussion with the applicant before receiving public comments. Comments and items discussed included the sidewalk along Murdocksville Rd., parking, and distribution of the different types of housing elevations. The Board continued the hearing to allow the applicant to address some of these concerns. During the regular meeting on March 5, 2026, the Board reviewed updated material provided by the applicant to address the concerns. The Board received additional public comments which were related to tree removal. After carefully considering the proposal, comments from the public and the Comprehensive Plan, the Board voted unanimously to recommend approval of the zoning map amendment with added conditions. The two added conditions were to provide a concrete sidewalk consistent with Option C provided by the applicant and to provide a 10’ undisturbed buffer along the perimeter of the parent tract.

Staff Recommendation

The Planning Staff recommends the Village Council consider the proposals consistency with the Comprehensive Plan and the recommendation of the Planning and Zoning Board. Staff recommends the added condition related to the undisturbed buffer be reconsidered. The provided General Concept Plan indicates a permitter buffer. However, a buffer is not required for a single-family development adjacent to an existing multi-family development nor another single-family development. The term “undisturbed” could also have many applications and therefore creates issues with administering the condition long-term. Staff would not recommend this condition. The proposal is consistent with the land-use designation on the Conservation and Growth Map in the Comprehensive Plan. The applicant has provided material that offers how the quality of the proposed new housing would meet Guiding

Principle 2 in the Comprehensive Plan. The proposal also provides a connected walking system and with the condition to provide a sidewalk, meets Guiding Principle 3. Therefore, Staff believes the proposed conditional zoning map amendment is consistent with the Comprehensive Plan.

Village Council Action and Conditional District Zoning Process

“Conditional” zoning map amendments are legislative decisions and must follow the statutory process requiring a public hearing and final action by the governing board (Village Council) after receiving a recommendation from the Planning and Zoning Board and Staff. These map amendments are “conditional” and therefore specific development conditions may be considered.

If there are more questions or concerns that need to be addressed, Village Council may continue the public hearing to a specific date, place, and time. The Village Council may also refer the proposed amendment back to the Planning and Zoning Board. After conducting the public hearing, the Village Council may take any of the following actions:

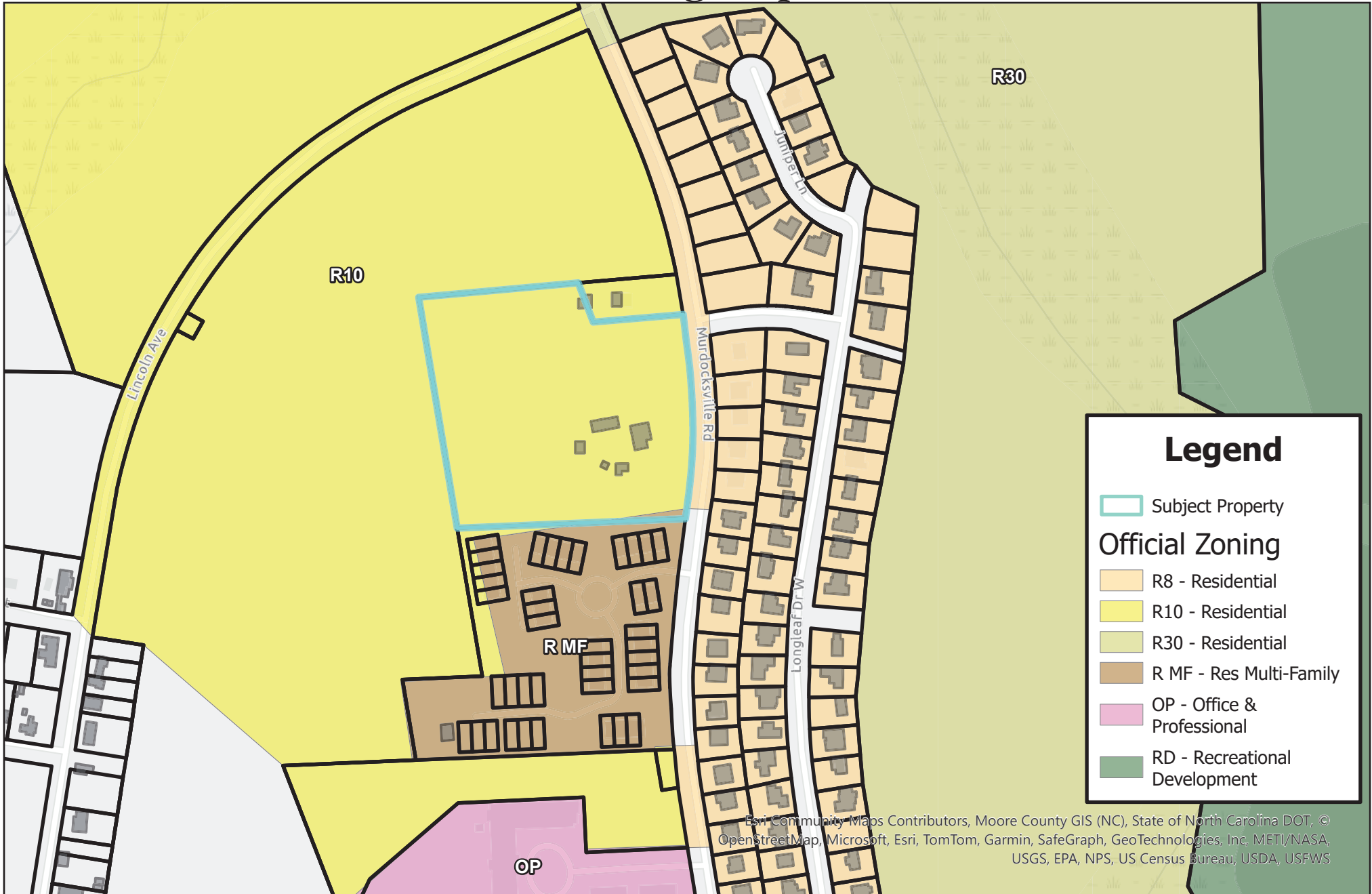
- Approve the proposed zoning map amendment
- Reject the proposed zoning map amendment
- Defer action on the proposed zoning map amendment to a later meeting

When approving or rejecting a zoning map amendment, the Village Council must approve a statement of consistency with the adopted Comprehensive Plan. When approving a statement of consistency, Village Council must also adopt a brief statement explaining why the amendment is reasonable and in the best interest of the public. These statements may be combined.

ATTACHMENTS

1. Zoning Map
2. Aerial Map
3. Project Narrative
4. General Concept Plan
5. Elevations
6. Architectural Distribution
7. Murdocksville Rd. Sidewalk Options
8. Additional Pinestraw Parking
9. Neighborhood Meeting Packet

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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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.
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11/17/2025

4084 Murdocksville Rd. Rezoning Request



Aerial View



Legend

 Subject Property



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

Village Walk on Murdocksville Rd. Conditional 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

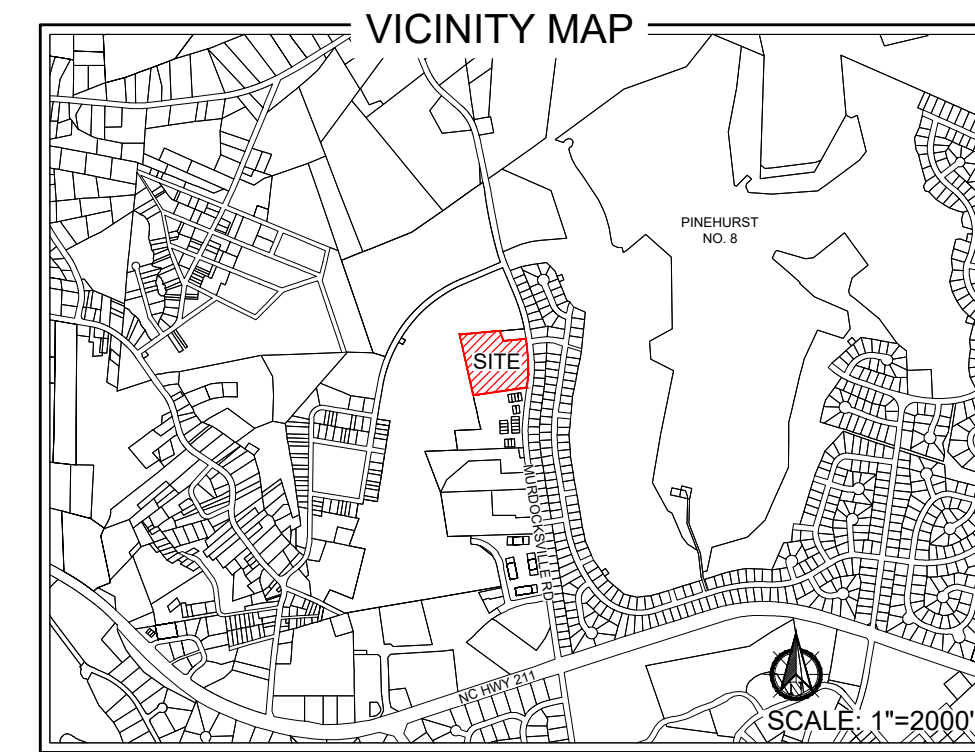
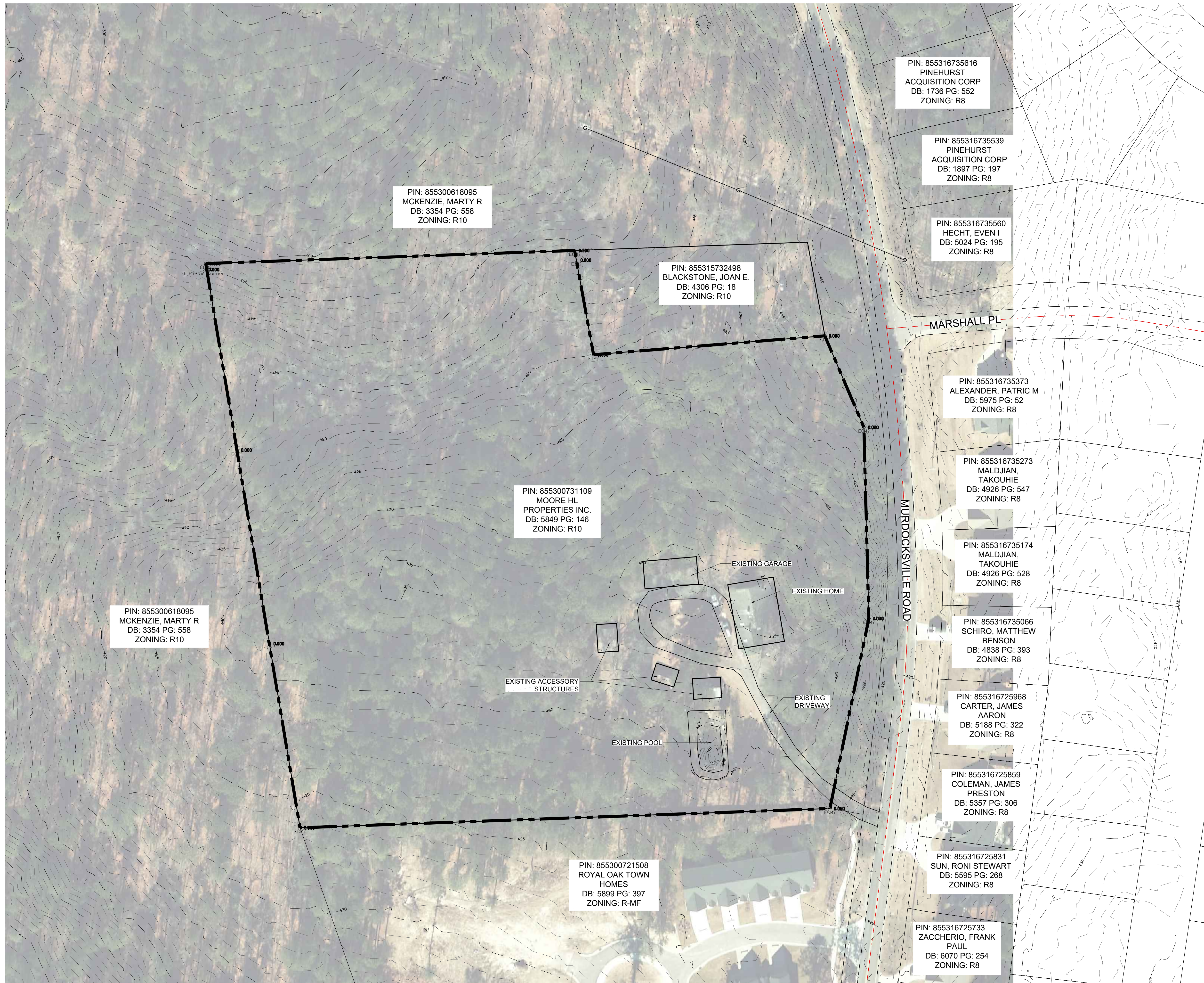
- Each single-family detached lot will contain a combination of garages, carports, and off-street driveways/courtyards and be calculated as 2 parking spaces each.
 - These areas will provide at minimum a 1-car garage/carport and an additional parking space within an off-street courtyard/driveway.
 -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

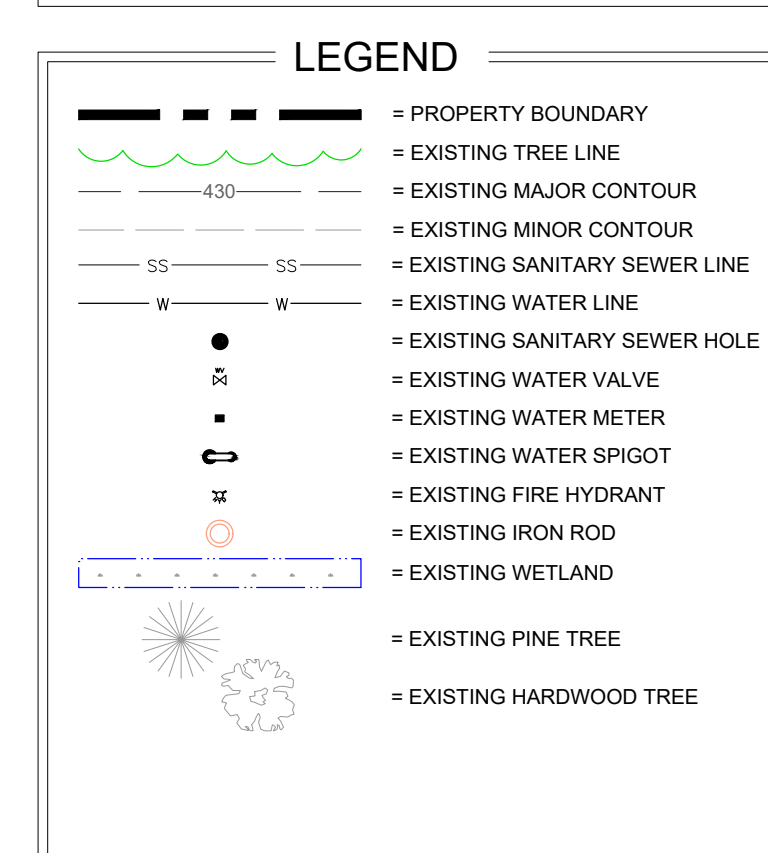


FLOODPLAIN DATA
 THIS PROPERTY IS LOCATED IN FLOOD ZONE 'X' (AREAS OF MINIMAL FLOODING)
 THE LOCATION OF THE 100-YEAR FLOODPLAIN PER NFIP FIRM COMMUNITY PANEL(S) NO: 8542, 8563
 MAP(S): 3710854200J, 3710856300J
 DATE: OCTOBER 17, 2006

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

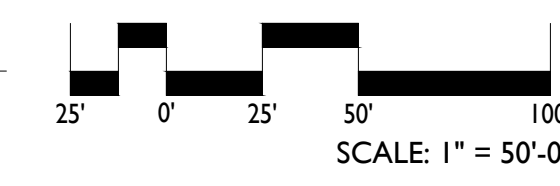
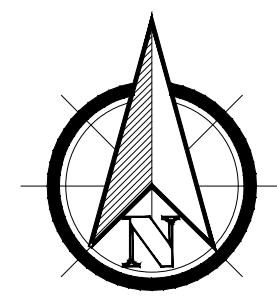
ZONING INFORMATION
EXISTING ZONING CLASSIFICATION:
 R10 - RESIDENTIAL

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



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

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

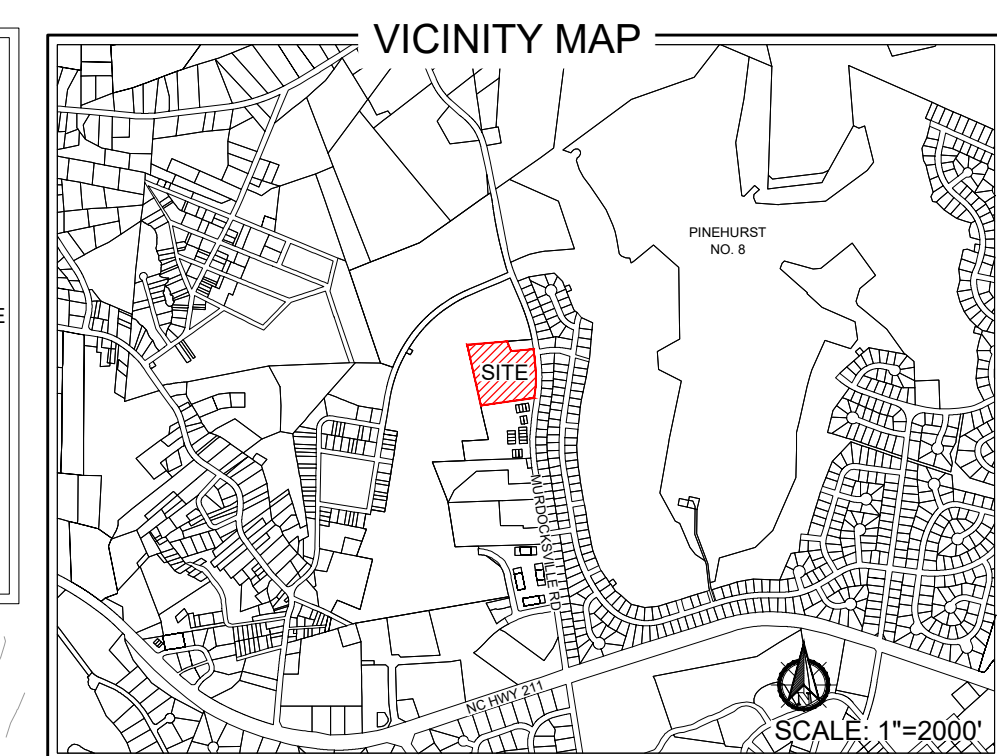
PIN: 855316725968
 CARTER, JAMES AARON
 DB: 5188 PG: 322
 ZONING: R8
 3052 CORE DRIVE,
 CLARKSVILLE, TN
 37040

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

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'

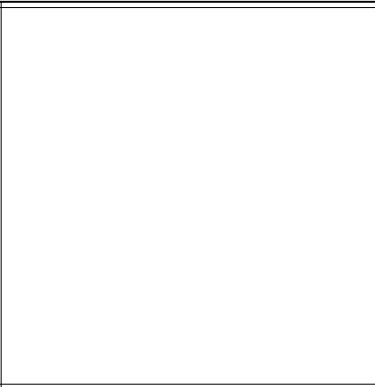
PROPERTY INFORMATION
PROPERTY OWNER / APPLICANT:
 MOORE HL PROPERTIES, INC.
 4084 MURDOCKSVILLE RD
 PINEHURST, NC 28374
PARCEL ID: 00018223
PIN: 855300731109
DB: 5849 PG: 146
TOTAL PARCEL ACREAGE: ±8.33 AC
MAX PERMITTED IMPERVIOUS AREA: ±217,713 SF
 (±5.00 AC) 60% OF OVERALL PARCEL
PROPOSED IMPERVIOUS 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

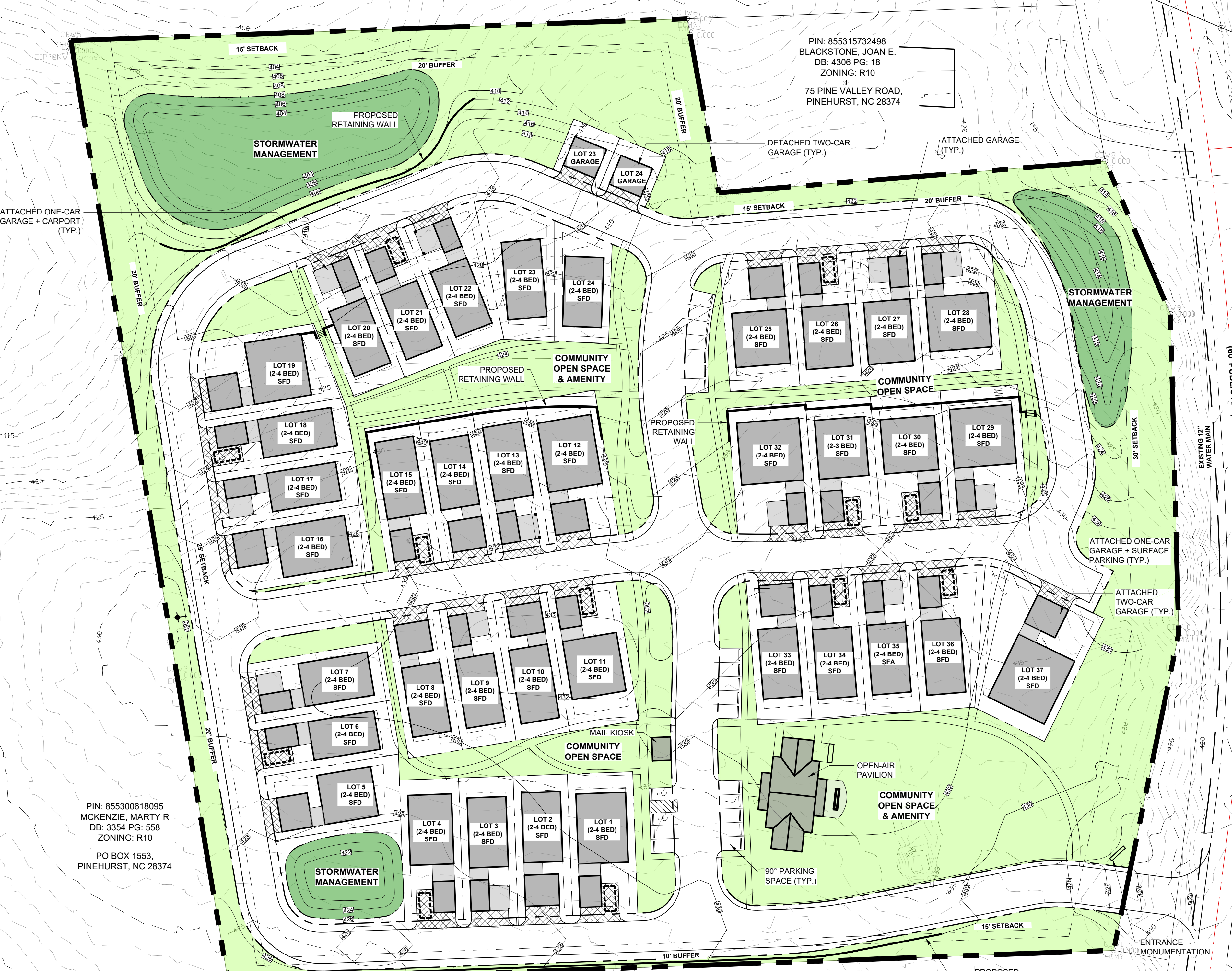
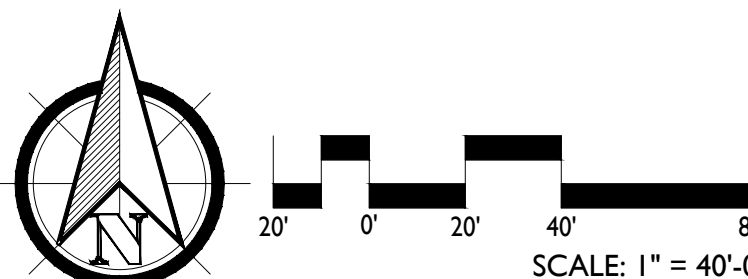
KOONITZ JONES DESIGN

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-4048
 SHEET NUMBER:
L-1.2



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

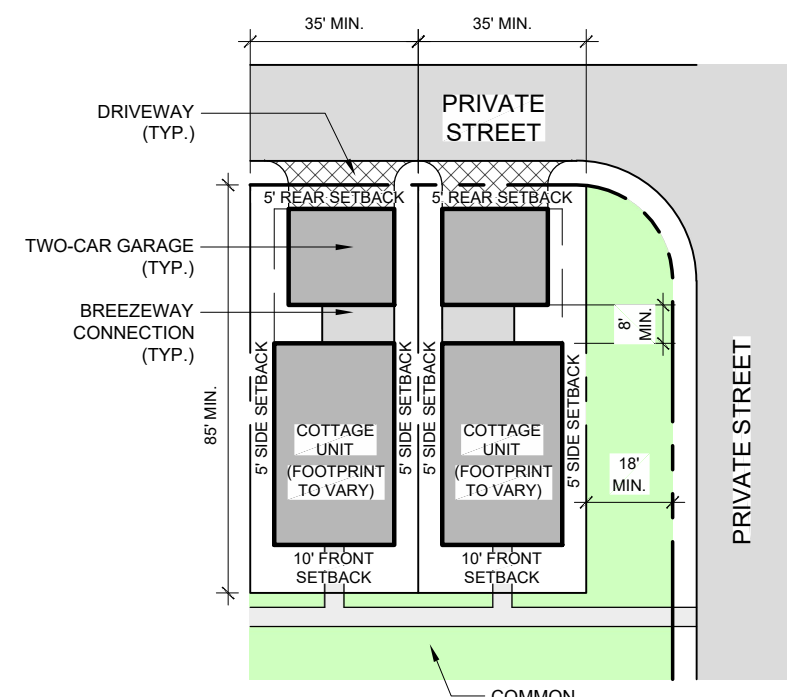
PIN: 855300721508
 ROYAL OAK TOWN HOMES
 DB: 5899 PG: 397
 ZONING: R-MF
 C/O ROYAL OAK OF PINEHURST 2236 KIVETT
 DRIVE, GREENSBORO, NC 27406

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

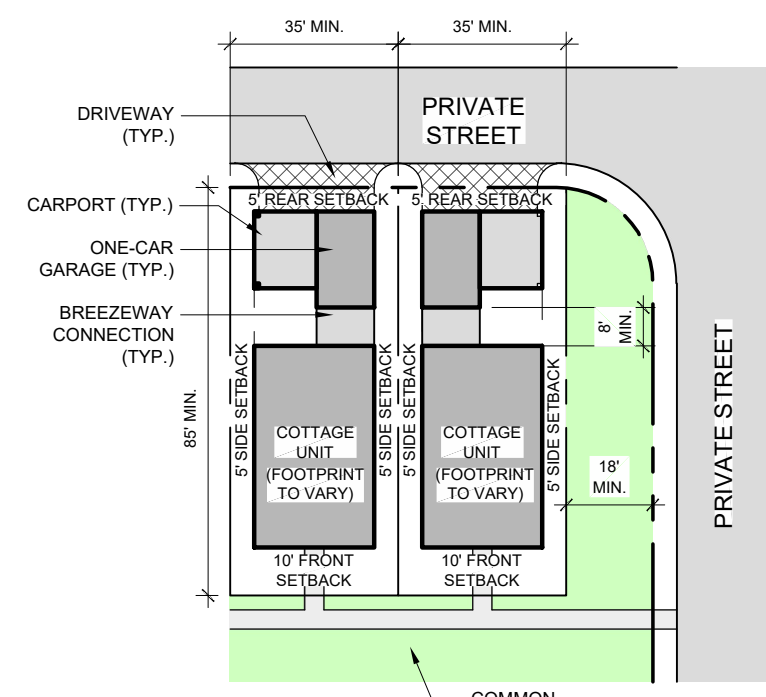


LOT TYPICAL NOTES:

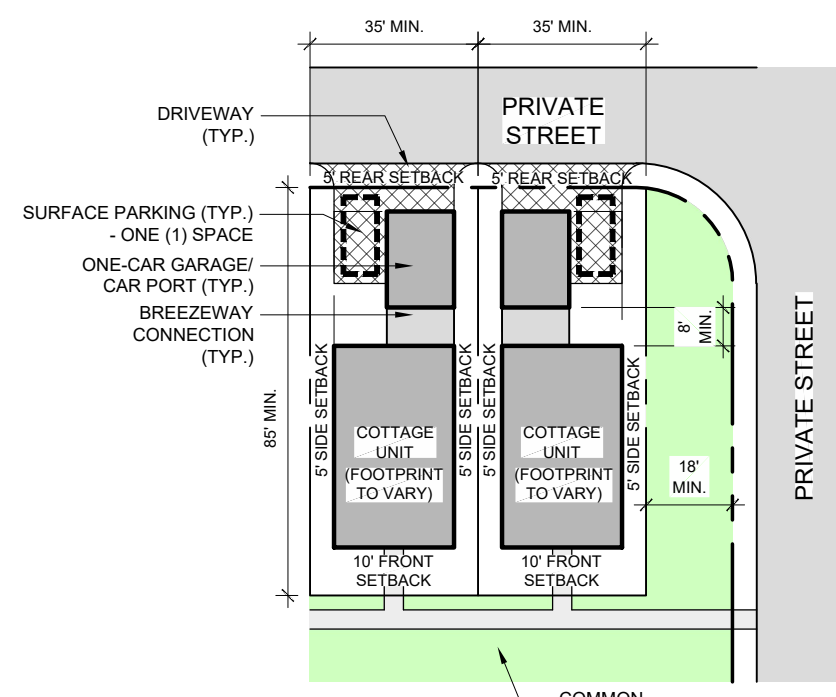
1. A MINIMUM OF TWO (2) PARKING SPACES SHALL BE PROVIDED ON EACH LOT, WITHIN A GARAGE, CARPORT, OR ON A HARDCAPE SURFACE
2. DEPICTED FOOTPRINT IS MEANT TO SERVE AS A PLACEHOLDER ONLY. FINAL FOOTPRINT AND PLACEMENT ON THE LOT TO BE DETERMINED WHEN SUBMITTED FOR BUILDING PERMIT.



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)

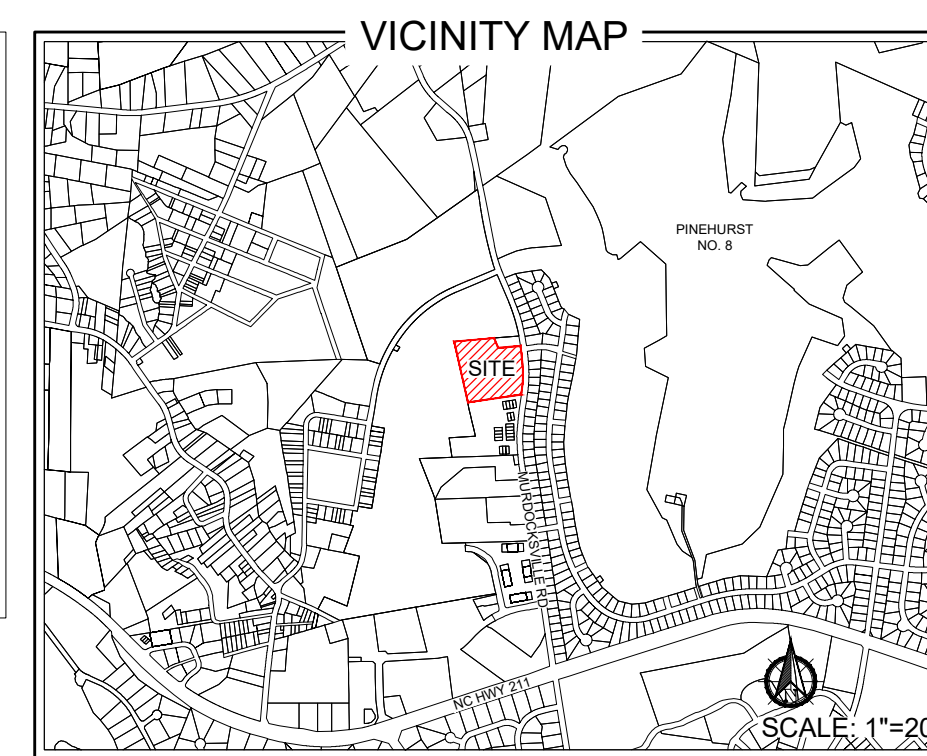
FLOODPLAIN DATA
THIS PROPERTY IS LOCATED IN FLOOD ZONE 'X' (AREAS OF MINIMAL FLOODING)

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

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 IRON ROD
- - - - - GARAGE DRIVEWAY
- - - - - SIDEWALK
- - - - - OPEN SPACE
- - - - - STORM WATER MANAGEMENT



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.

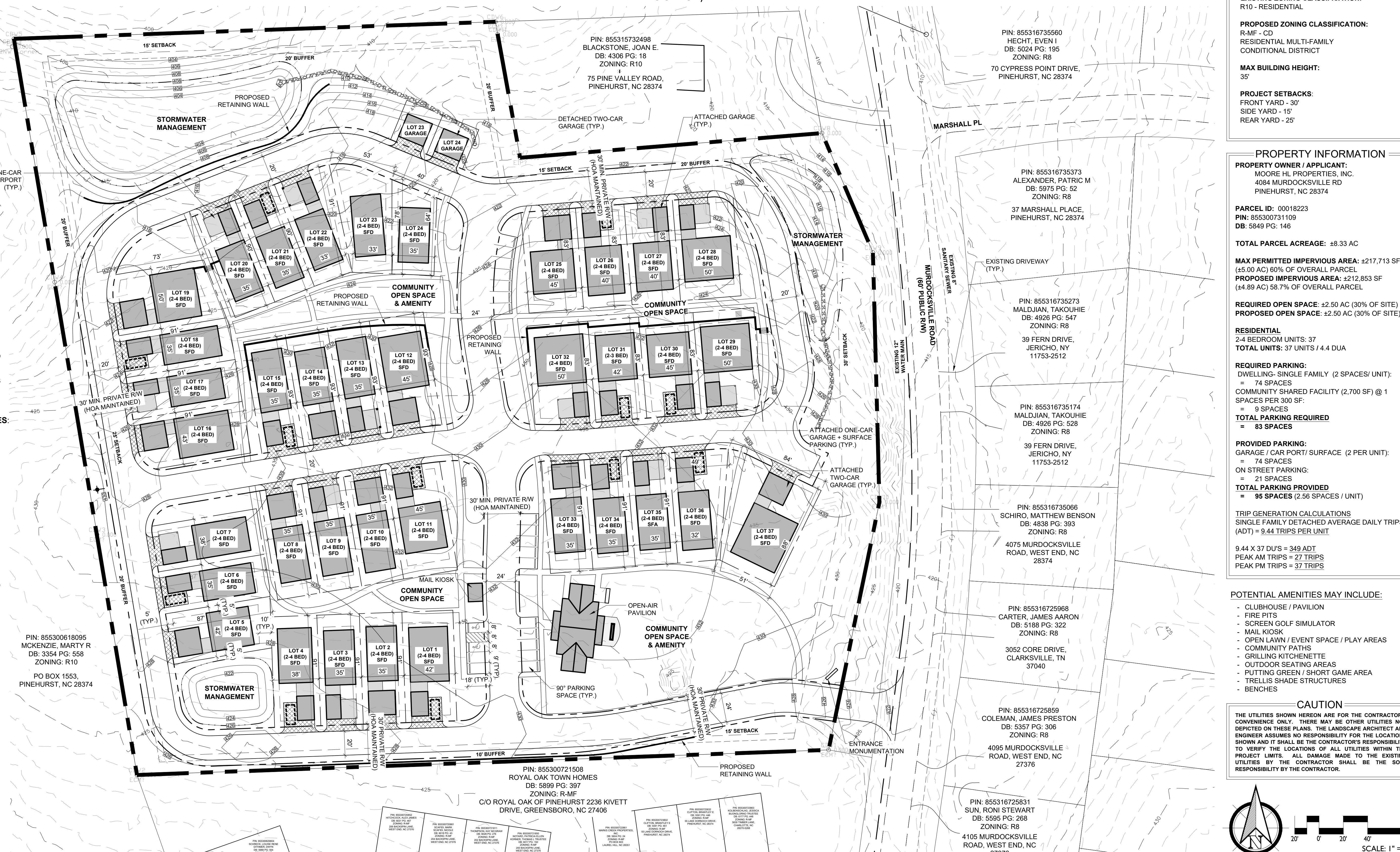
SIGNAGE NOTES:

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

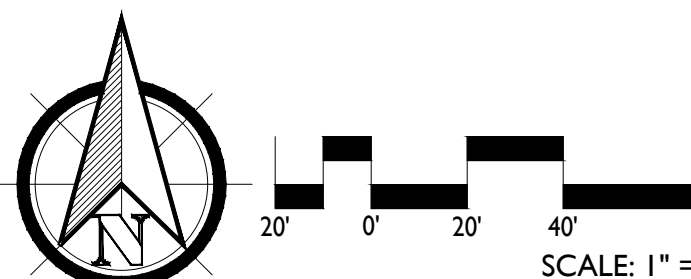
9.44 X 37 DU'S = 349 ADT
PEAK AM TRIPS = 27 TRIPS
PEAK PM TRIPS = 37 TRIPS

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

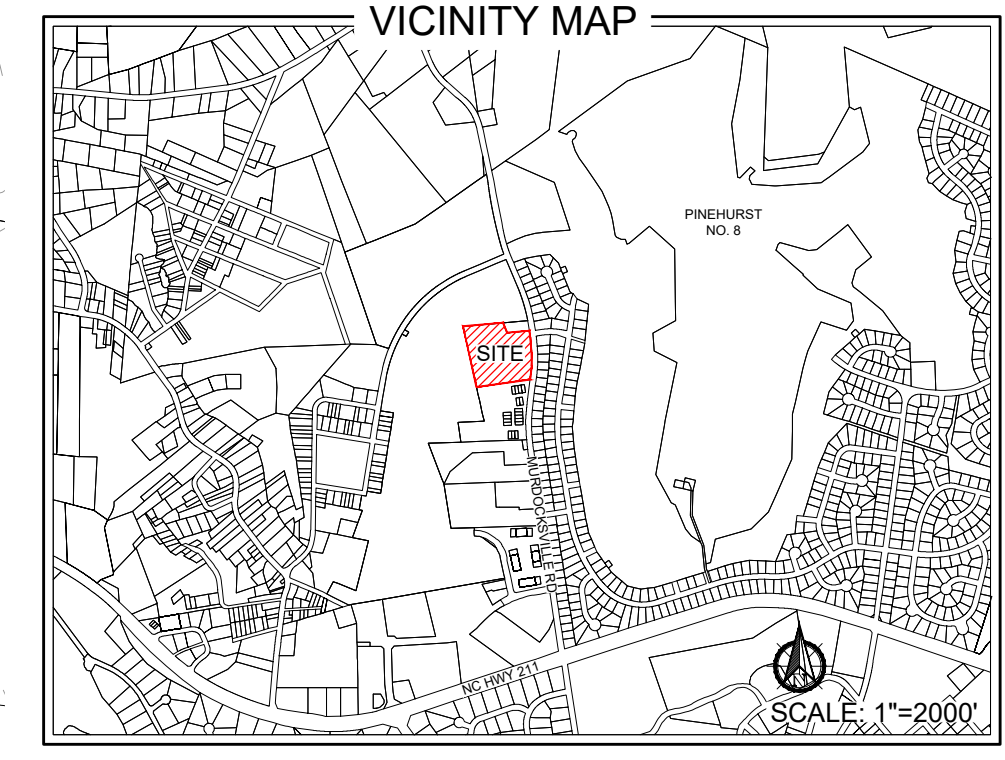
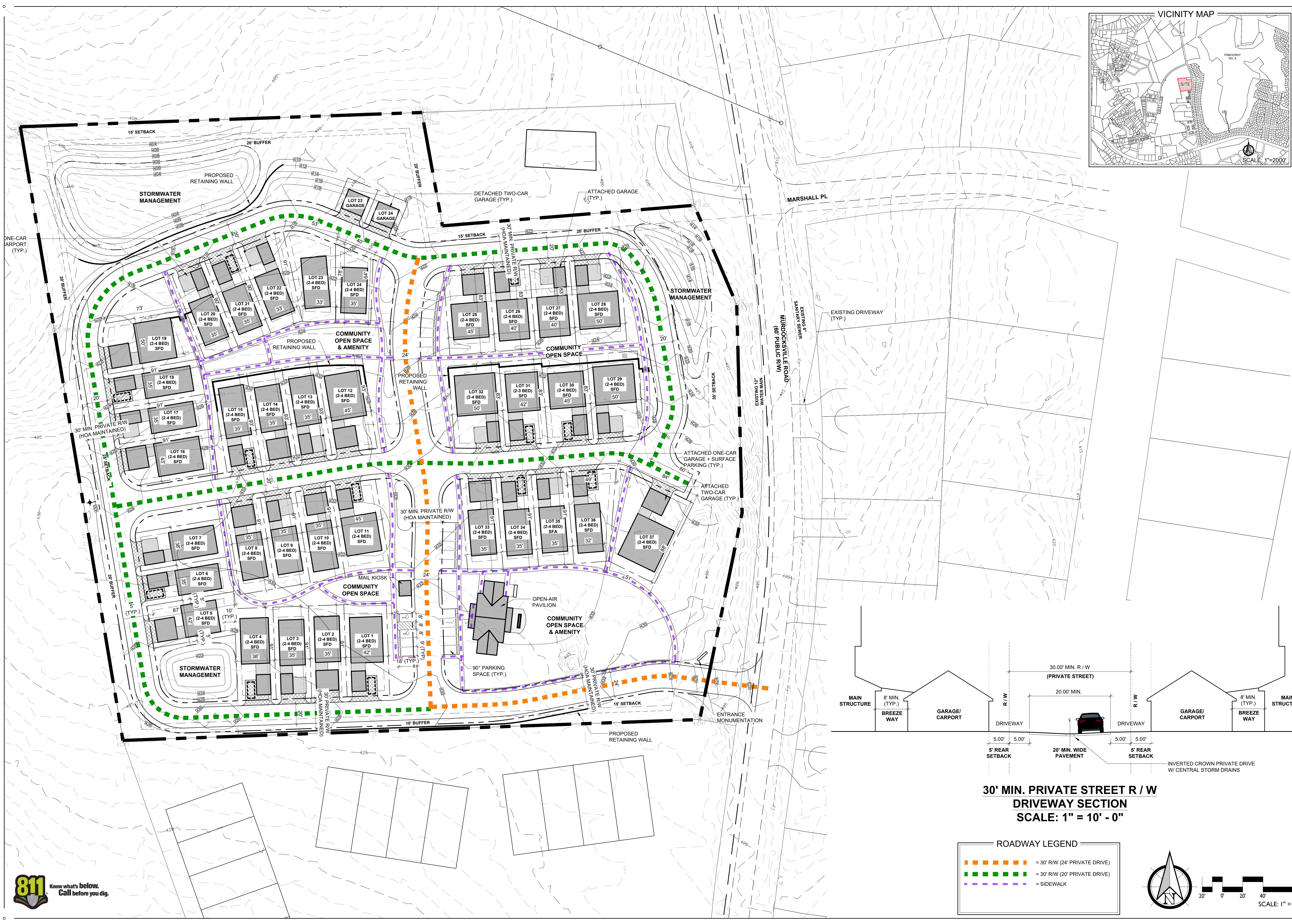
KOONTZ JONES DESIGN

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-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

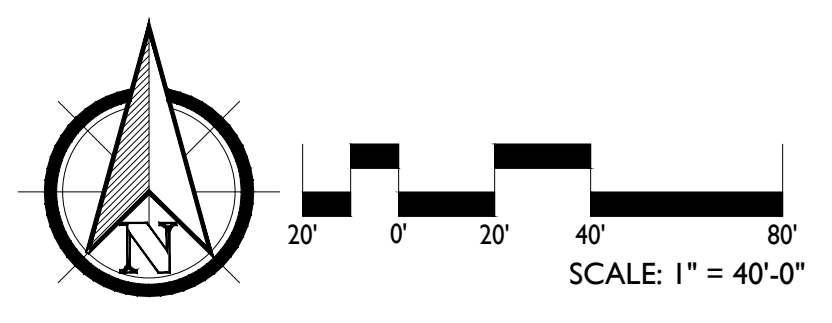
REVISIONS:

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

**30' MIN. PRIVATE STREET R / W
DRIVEWAY SECTION
SCALE: 1" = 10' - 0"**

ROADWAY LEGEND

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

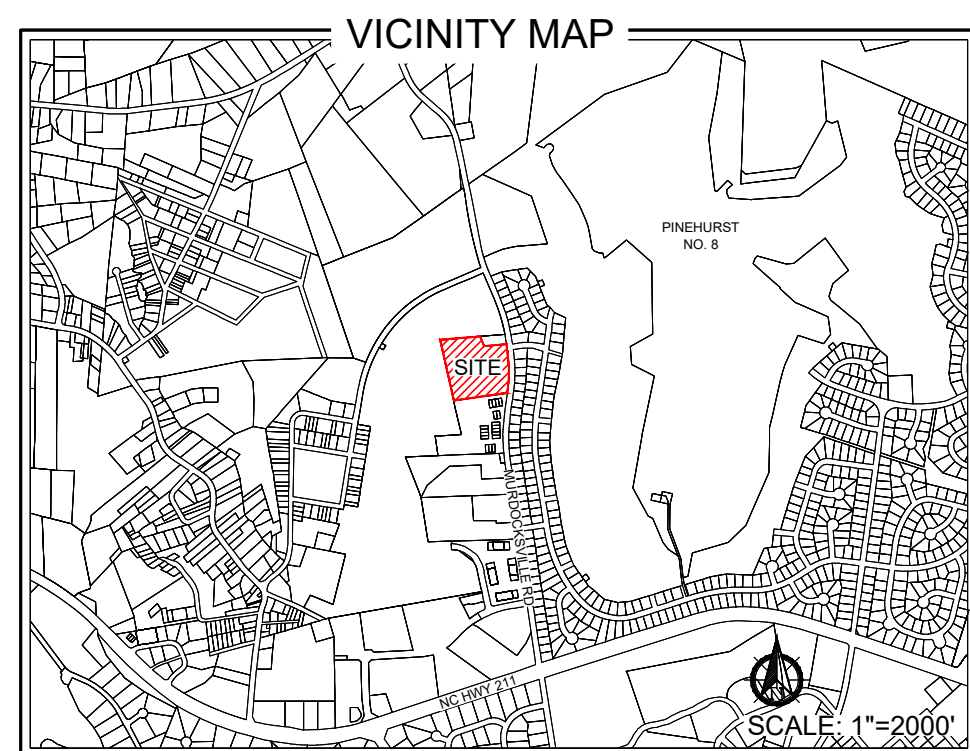
PIN: 855316725733

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

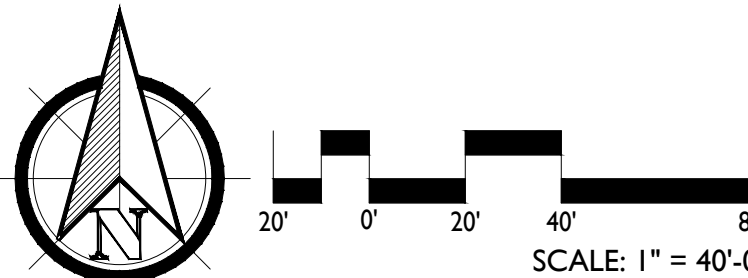
ZONING INFORMATION
EXISTING ZONING CLASSIFICATION: R10 - RESIDENTIAL
PROPOSED ZONING CLASSIFICATION: R-MF - CD RESIDENTIAL MULTI-FAMILY CONDITIONAL DISTRICT
MAX BUILDING HEIGHT: 35'
SETBACKS: FRONT YARD - 30' SIDE YARD - 15' SIDE STREET - 20' REAR YARD - 25'

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

REVISIONS:

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

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.



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

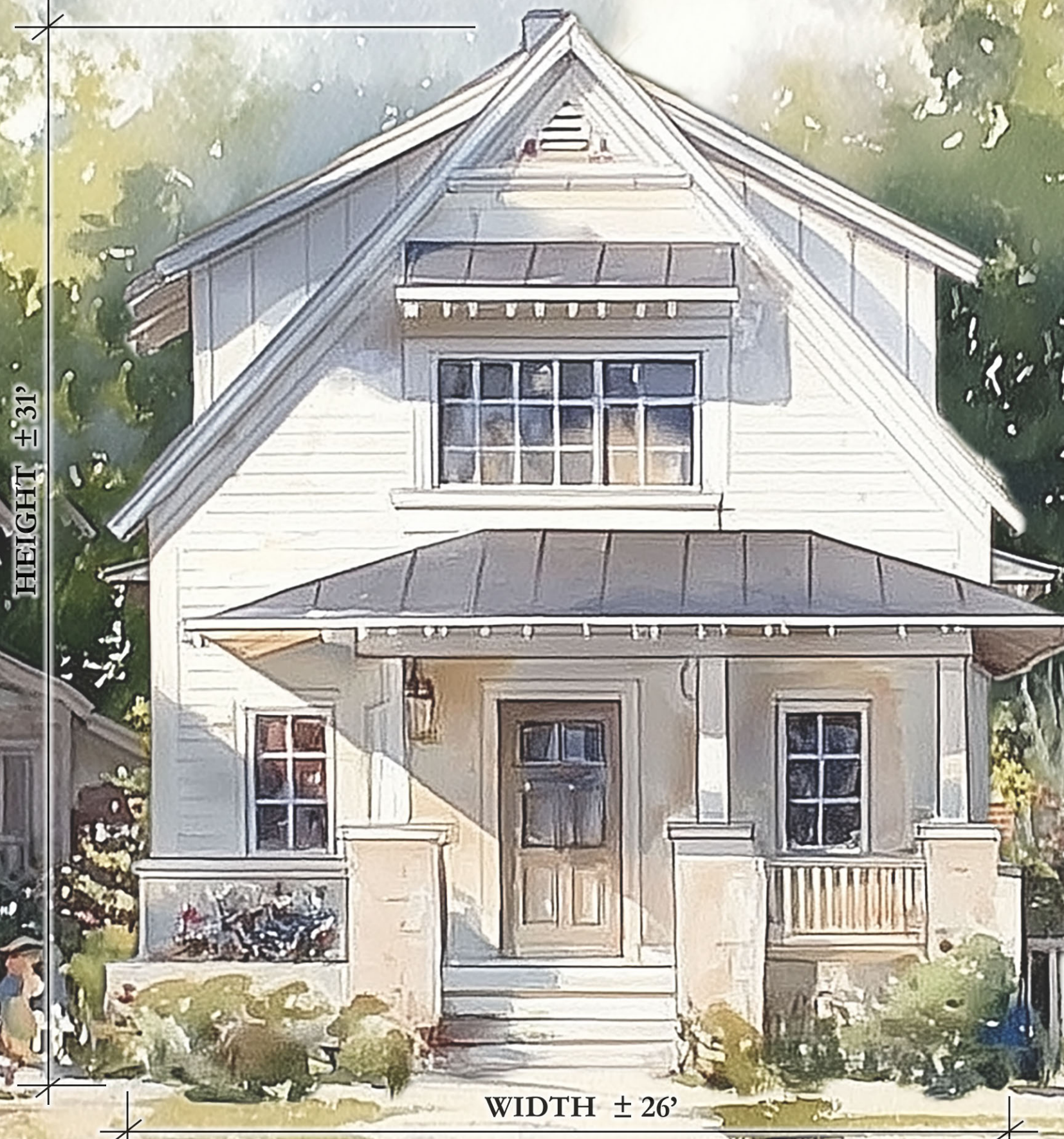
SURVEY PROVIDED BY:
LKC ENGINEERING, PLLC
140 AQUA SHED CT
ABERDEEN, NC 28315
P: (910) 420-1437
SURVEY FOR:
PINEHURST ACQUISITION CORP
MINERAL SPRINGS TOWNSHIP, MOORE COUNTY
PINEHURST, NORTH CAROLINA
SEPTEMBER 2022



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



OPTION A



OPTION B



OPTION C

PREPARED BY:



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



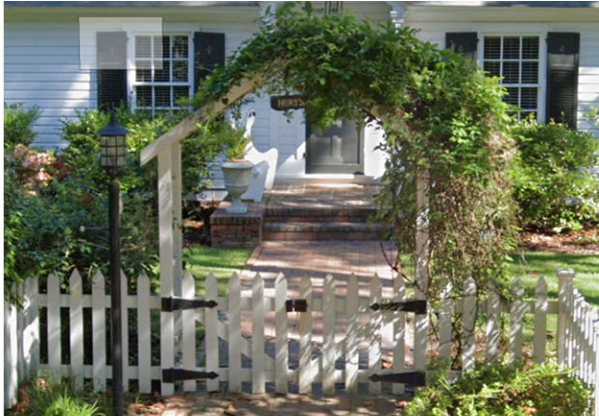
WALLS



PICKET FENCES



TRELLISES



PREPARED BY:



DISCLAIMER:
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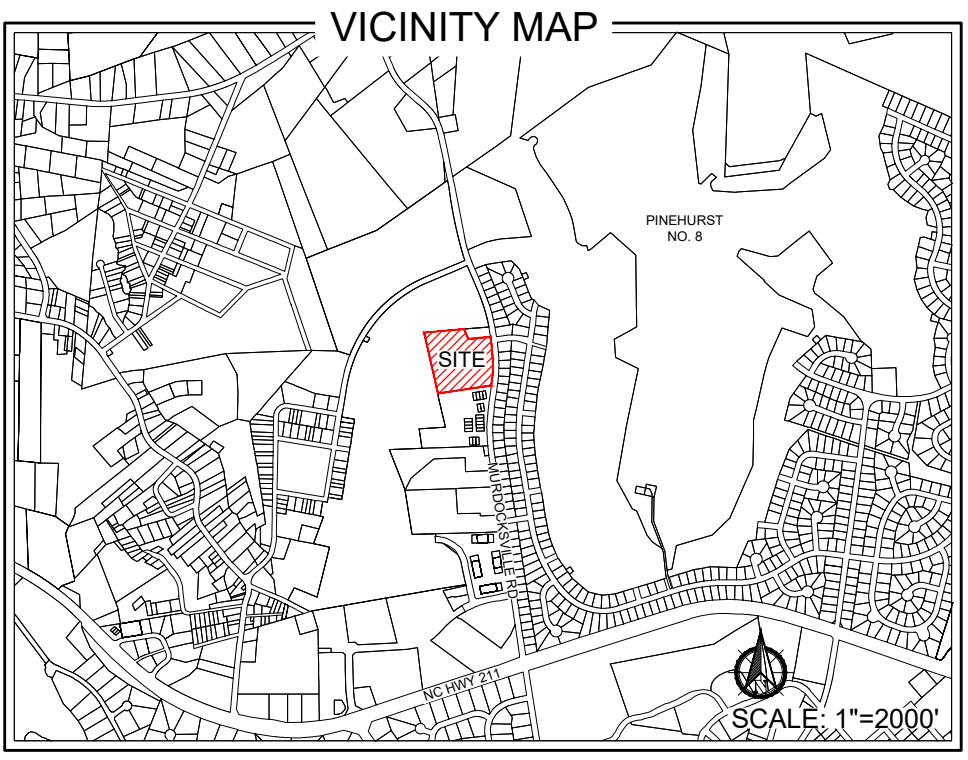
MATERIALS TO BE A COMBINATION OF:

- CEMENTITIOUS SIDING
- BRICK VENEER
- STONE VENEER
- WOOD

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

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:

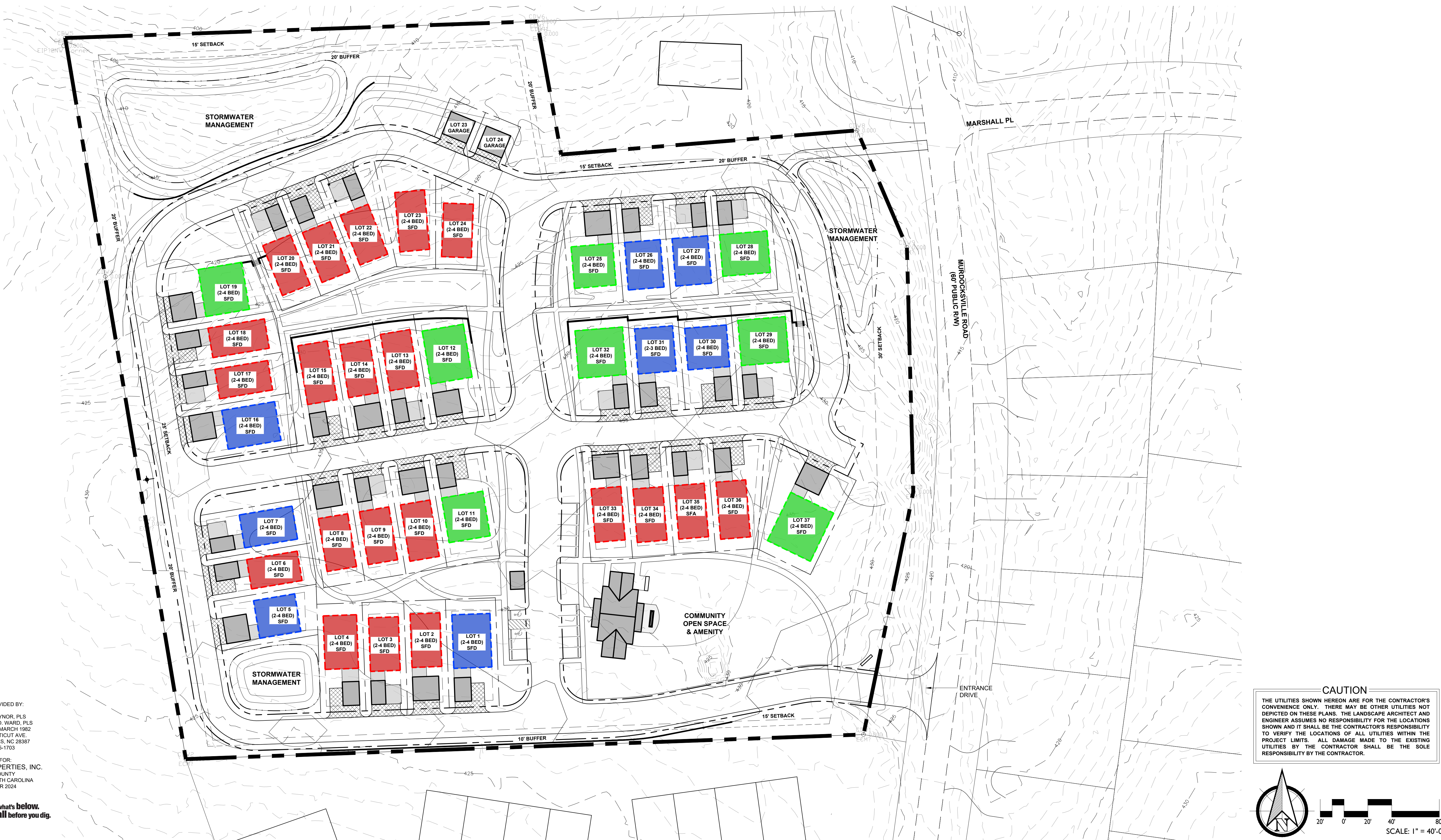
REVISIONS:

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

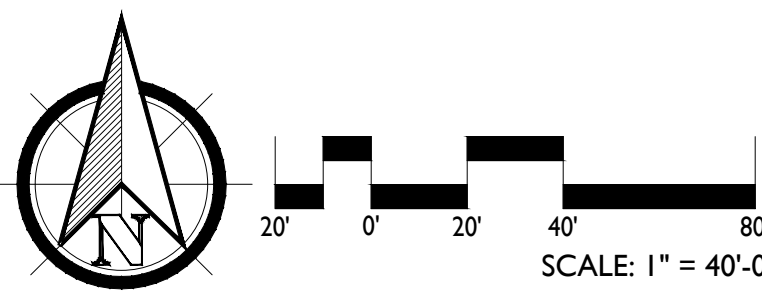
DATE: 2024-02-18
 DESIGNED BY: TWH
 DRAWN BY: CHN
 CHECKED BY: TWH
 SCALE: 1"=40'-0"
 PROJECT #: KDS-4048
 SHEET NUMBER:
L-1.6

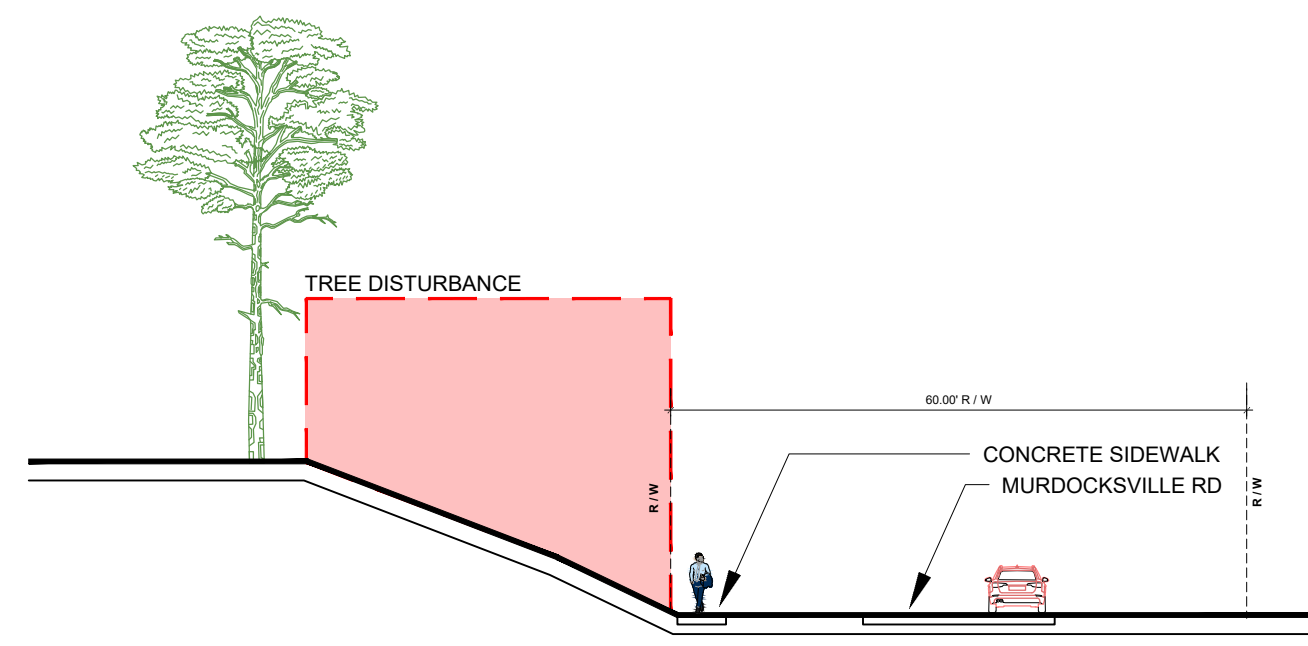
SURVEY PROVIDED BY:
 EMMETT S. RAYNOR, PLS
 PER A CHARLES D. WARD, PLS
 SURVEY DATED MARCH 1992
 265 E CONNECTICUT AVE.
 SOUTHERN PINES, NC 28387
 P: (910) 295-1703

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

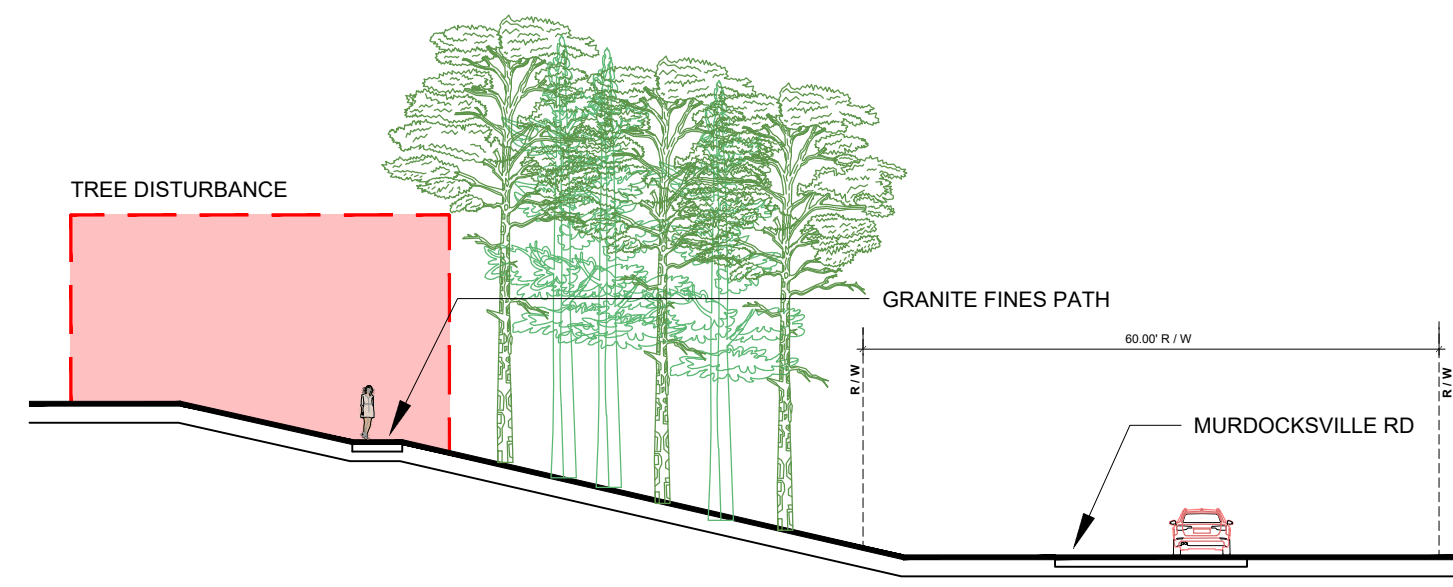


CAUTION
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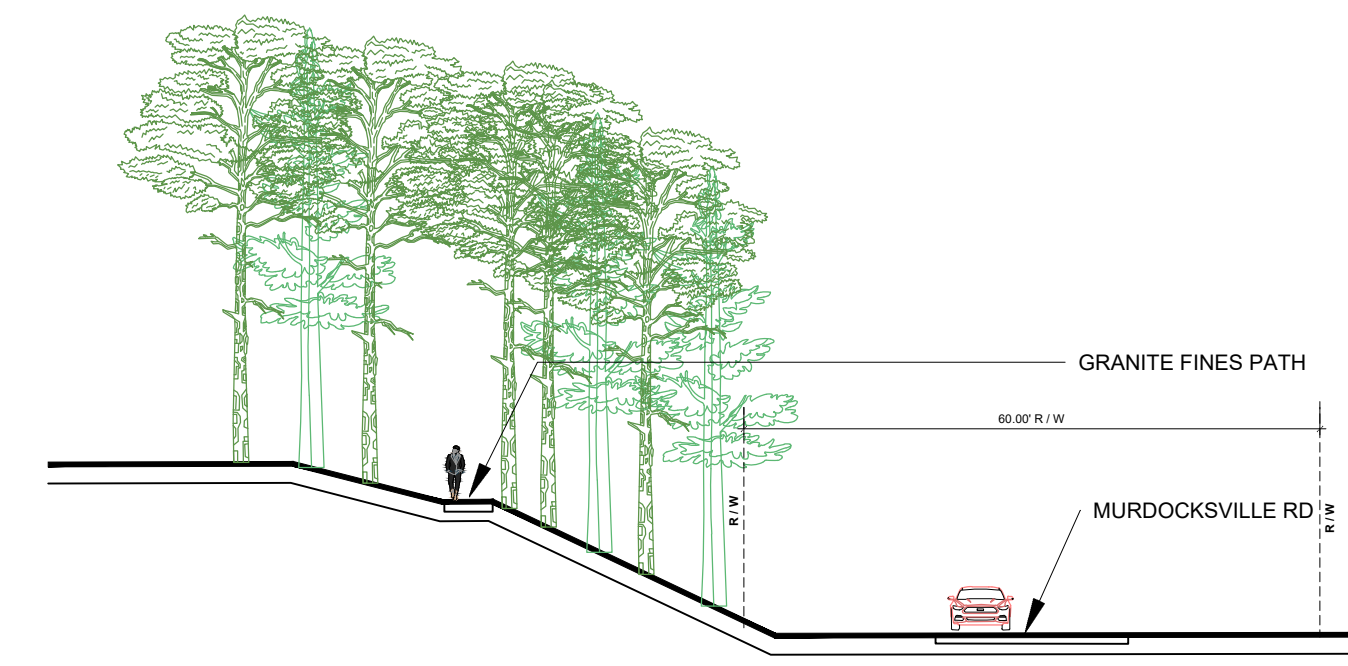




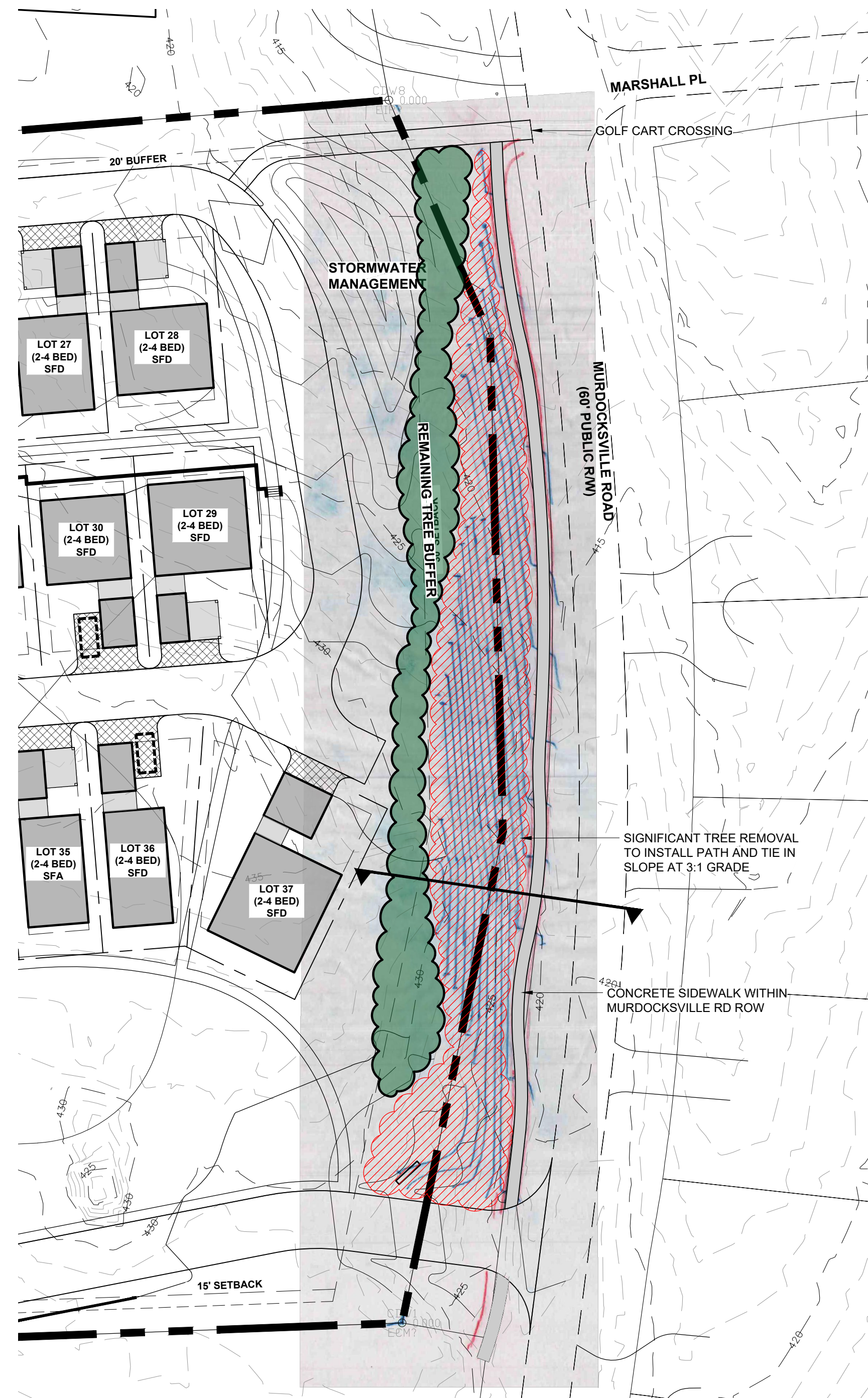
OPTION A CROSS SECTION



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:

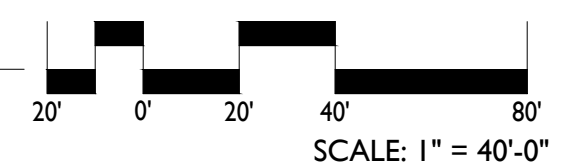
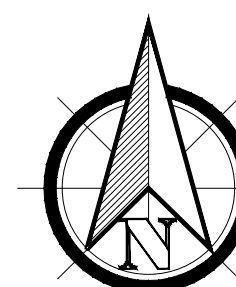
1. PATHWAY DESIGN AND CONSTRUCTION RESPONSIBILITY
THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE CHOSEN PATHWAY OPTIONS IDENTIFIED HEREIN.
2. PEDESTRIAN ACCESS EASEMENT, LIABILITY, AND MAINTENANCE
PATHWAY OPTION C SHALL REQUIRE THE DEDICATION OF A PEDESTRIAN ACCESS 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

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

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



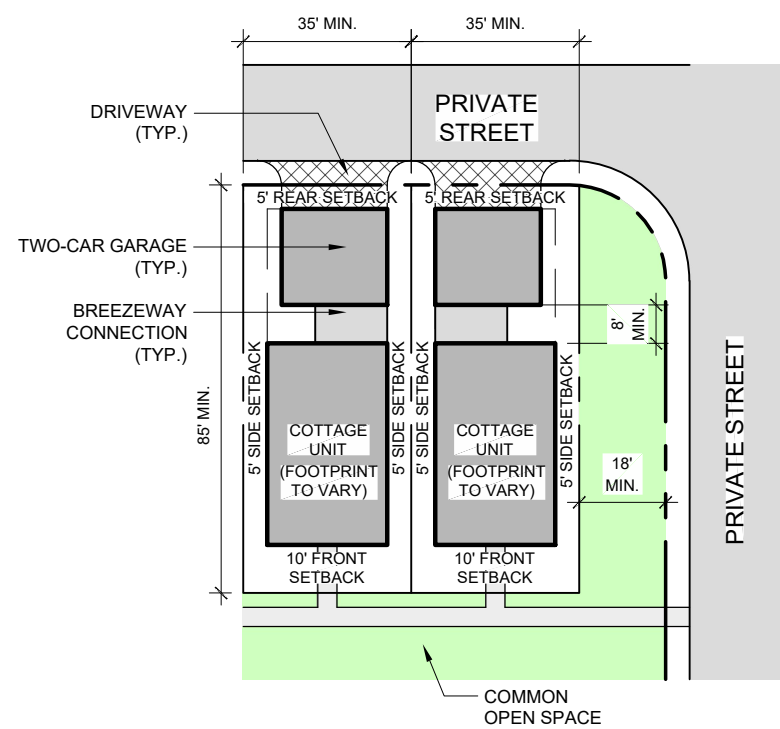
 Koonitz Jones Design
 140 APLECROSS RD, STE B
 PINEHURST, NC 28374
 P: (910) 684-6487
 W: www.koonitzjonesdesign.com

REVISIONS:

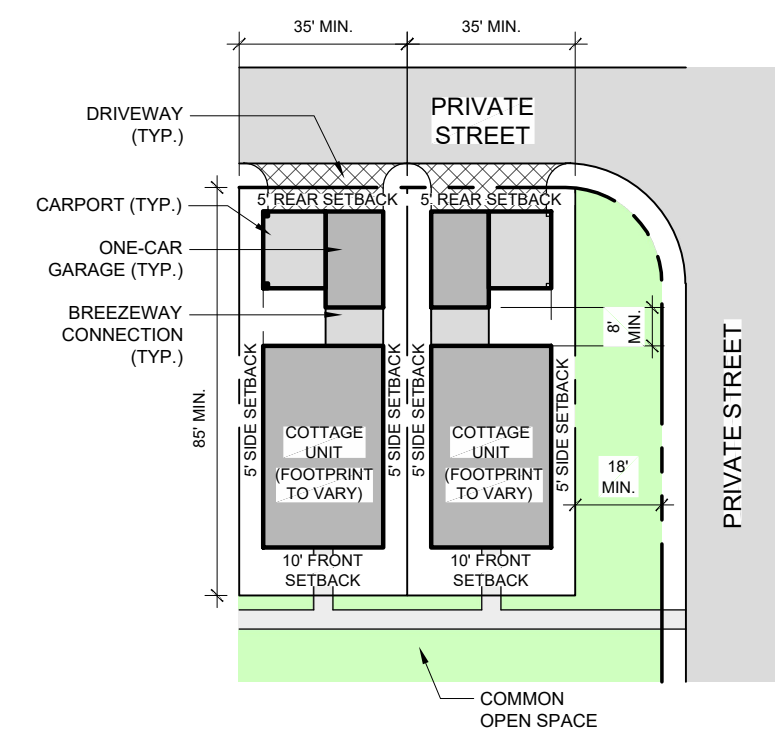
DATE: 2024-02-18
 DESIGNED BY: TWH
 DRAWN BY: CHN
 CHECKED BY: TWH
 SCALE: 1" = 40'-0"
 PROJECT #: KD24-048
 SHEET NUMBER:
L-1.5

LOT TYPICAL NOTES:

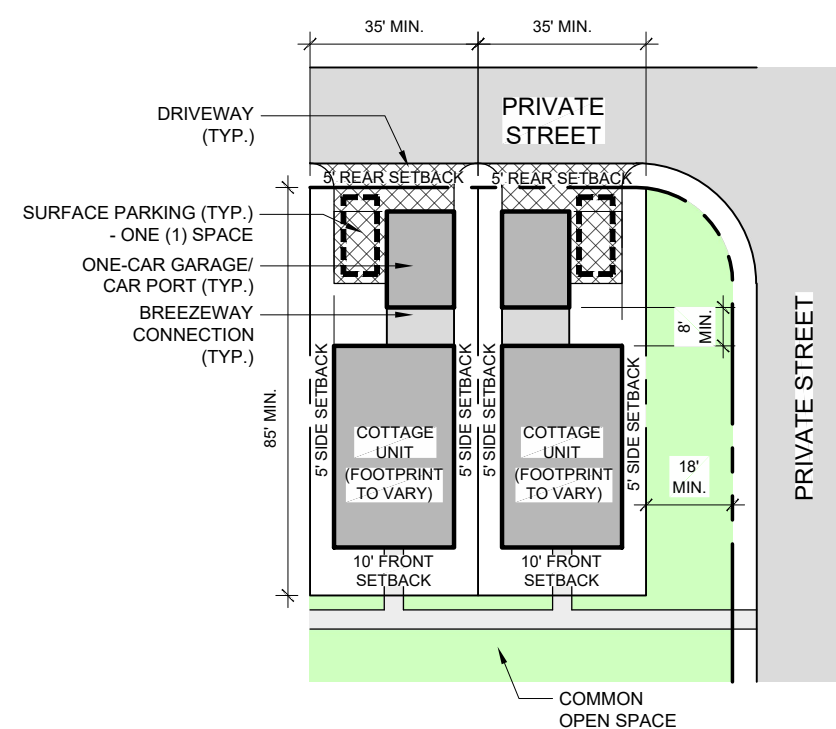
1. A MINIMUM OF TWO (2) PARKING SPACES SHALL BE PROVIDED ON EACH LOT, WITHIN A GARAGE, CARPORT, OR ON A HARDCAPE SURFACE
2. DEPICTED FOOTPRINT IS MEANT TO SERVE AS A PLACEHOLDER ONLY. FINAL FOOTPRINT AND PLACEMENT ON THE LOT TO BE DETERMINED WHEN SUBMITTED FOR BUILDING PERMIT.



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



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

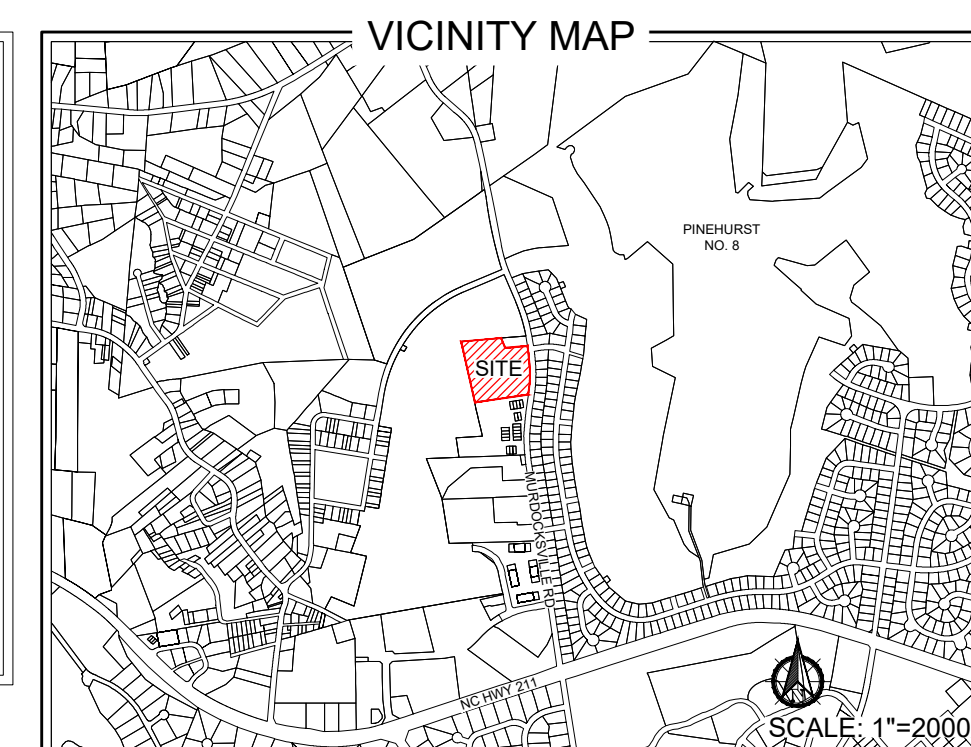
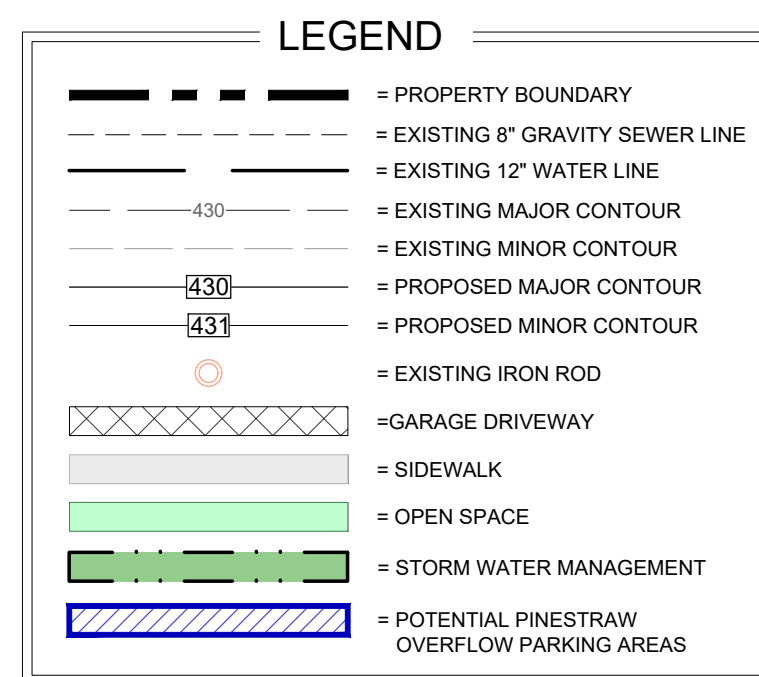


SINGLE-FAMILY DETACHED LOT TYPICAL (GARAGE/CARPORT + SURFACE PARKING OPTION)

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:

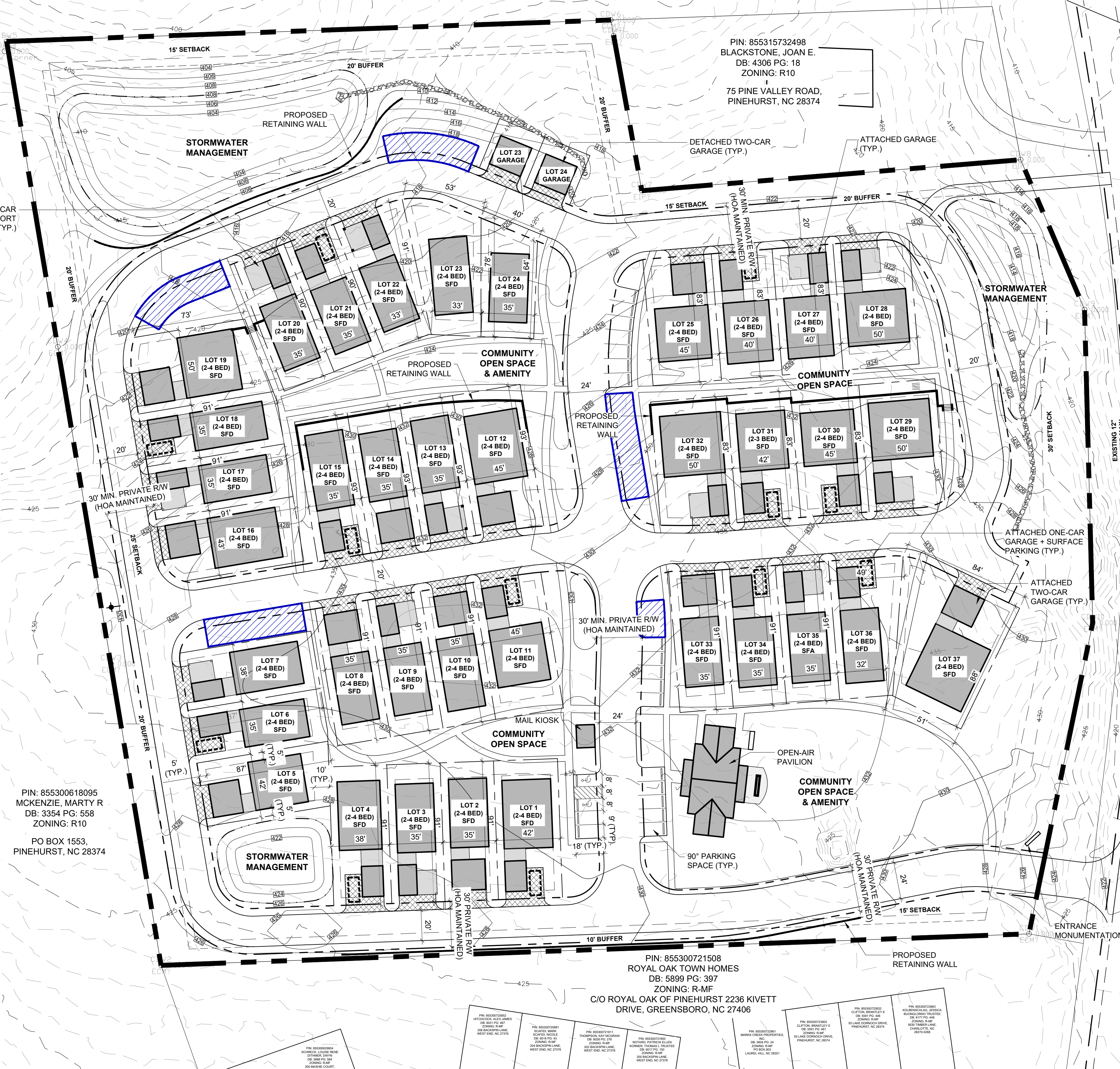
1. ALL REQUIRED LANDSCAPE AND PLANTING REQUIREMENTS WILL BE MET AND WILL FOLLOW THE STANDARDS AS DESCRIBED IN THE PINEHURST DEVELOPMENT ORDINANCE.
2. DETAILED LANDSCAPE PLANS WILL BE PROVIDED DURING THE PERMITTING OF THE DEVELOPMENT.

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.



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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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: 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

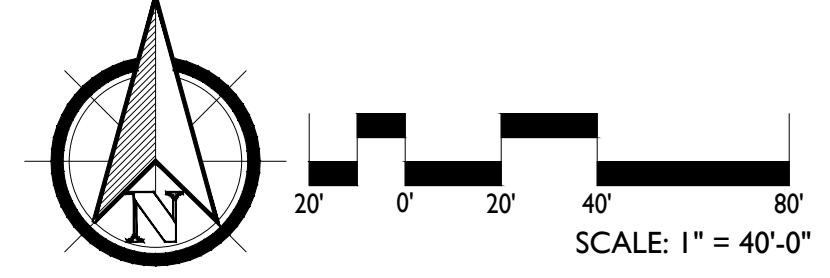
PIN: 855316735174
MALDJIAN, TAKOUHIE
DB: 4926 PG: 528
ZONING: R8
39 FERN DRIVE,
JERICHO, NY
11753-2512

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



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

VILLAGE WALK ON MURDOCKSVILLE ROAD
CONDITIONAL ZONING DISTRICT
PINEHURST, NORTH CAROLINA
GENERAL CONCEPT PLAN

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

KOONTZ JONES DESIGN

REVISIONS:

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



KOONTZ
JONES
DESIGN

+



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



KOONTZ
JONES
DESIGN

+



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 Blackton 75 Pine Valley Rd.

Dawn Grant



Consider Ordinance 26-09 Conditional Zoning Map Amendment for Village Walk on Murdocksville

ADDITIONAL AGENDA DETAILS:

Draft Ordinance 26-09 Amending the Village of Pinehurst Official Zoning Map for Parcel ID# 00018223 from R-10 (High Density Residential) to R-MF-CD (Residential Multi-family Conditional District) and approving the General Concept Plan allowing the development of a 37-unit single-family development.

FROM: Alex Cameron, Planning & Inspections Director
CC: Village Council;
DATE OF MEMO: 04/07/2026

MEMO DETAILS

If Council wishes to approve the proposed Village Walk Conditional Zoning Map Amendment, a draft ordinance (26-09) is attached for consideration.

ATTACHMENTS

1. DRAFT Ordinance 26-09 Zoning Map Amendment (4084 Murdocksville Rd.)

Ordinance #26-09:

An Ordinance Amending the Official Pinehurst Zoning Map as It Pertains to the Rezoning of Approximately 8.33 Acres Located at 4084 Murdocksville Rd. Consisting of Moore County PID # 00018223

That Whereas, the Village Council of the Village of Pinehurst adopted a new Pinehurst Development Ordinance and Map on the 5th day of January 2026 for the purpose of regulating planning and development in the Village of Pinehurst and the extraterritorial area over which it has jurisdiction; and

Whereas, said Ordinance and Map may be amended from time to time as circumstances and the best interests of the community have required; and

Whereas, the Planning & Zoning Board has recommended the zoning map amendment be approved due to consistency with the 2019 Comprehensive Plan; and

Whereas, a public hearing was held on April 14, 2026, in the Assembly Hall of the Pinehurst Village Hall, Pinehurst, North Carolina after due notice in the Pilot, a newspaper in Southern Pines, North Carolina, with general circulation in the Village of Pinehurst, and its extraterritorial jurisdiction. The purpose of this public hearing was to consider the rezoning of approximately 8.33 acres of land located at 4084 Murdocksville Rd. and further identified by Parcel ID #00018223 from R-10 (High Density Residential) to R-MF-CD (Residential-Multi-Family Conditional District), at which time all interested citizens, residents and property owners in the Village of Pinehurst and its extraterritorial jurisdiction were provided an opportunity to comment on the proposed rezoning; and

Whereas, the Village Council, after considering all the facts and circumstances surrounding the proposed rezoning, have determined that it is in the best interests of the Village of Pinehurst and the extraterritorial jurisdiction that the Zoning Map be amended.

Now, Therefore, Be It Ordained and Established by the Village Council of the Village of Pinehurst, North Carolina in a Regular Meeting assembled on this 14th day of April 2026 as follows:

Section 1. The proposed rezoning is consistent with the recommended land use for the subject area as identified on the Conservation and Growth Map on page 61 of the 2019 Comprehensive Plan which identifies the area as "Suburban Neighborhoods".

Section 2. The proposed rezoning is supported by Guiding Principle 2: Balancing Conservation & Growth (page 50), which states to "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."

Section 3. The proposed rezoning is supported by 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."

Section 4. Implementation Strategy 2.18 (page 115) 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."

Section 5. That the Pinehurst Zoning Map of the Village of Pinehurst and its extraterritorial zoning jurisdiction hereby is amended by the rezoning of approximately 8.33 acres of land located at 4084 Murdocksville Rd. and further identified by Parcel ID #00018223 from R-10 (High Density Residential) to R-MF-CD (Residential – Multi-Family Conditional District) by the Village of Pinehurst effective April 14, 2026 with the following conditions:

1. Private street R/W width 30' min.
2. Min. lot size of 2,975 sf.
3. Min. lot depth of 85'.
4. Min. lot width of 35'.
5. Front setback of 10.'
6. Side setback of 5'.
7. Rear setback of 5'.
8. Max. density of 4.4 units per acre.
9. Sub lot may be developed up to 100% impervious surface (*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).
10. Proposed open space of 30% (R-10 required open space is 15%).
11. No buffer yards required for individual lots.
12. Archway garden trellis structures shall be allowed to encroach within the front setback and be up to 8.5' max height.
13. 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. Due to steep slope and existing vegetation within the Murdocksville Rd right-of-way, a sidewalk meeting Village Standards shall be provided consistent with "Option C"-concrete.
15. A minimum 10' undisturbed buffer along the perimeter of the parent tract will be provided, except along Murdocksville Rd.

Section 6. This Ordinance shall be and remain in full force and effect from and after April 14, 2026.

Adopted this 14th day of April 2026.

Village of Pinehurst
Village Council

(Municipal Seal)

By: _____
Patrick Pizzella, Mayor

Attest:

Shannon Bonecutter, Village Clerk