



**Planning & Zoning Board  
Agenda for the Regular Meeting of July 9, 2026  
Assembly Hall  
395 Magnolia Road  
Pinehurst, North Carolina  
4:00 PM**

1. Call to Order
2. Approval of Minutes
  - A. Approval of 06-04-2026 P&Z Regular Meeting Minutes
3. Public Hearing
  - A. Official Zoning Map Amendment for Augusta National Drive  

The purpose of the hearing is to consider an Official Zoning Map Amendment for a portion of Parcel ID #00016792 totaling approximately 1.25 acres and located along Augusta National Dr. This proposed map amendment would zone the area from RD (Recreation Development) to R-30 (Medium Density Residential). The property owner and applicant is the Country Club of North Carolina.
4. Next Meeting Date
  - A. 08-06-2026 P&Z Regular Meeting
5. Motion to Adjourn

Vision: The Village of Pinehurst is a charming, vibrant community which reflects our rich history and traditions.

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

Values: Service, Initiative, Teamwork, and Improvement.



**Approval of 06-04-2026 P&Z Regular Meeting Minutes**  
**ADDITIONAL AGENDA DETAILS:**

**FROM:** Jeanann Dawson, Administrative Specialist  
**CC:** Planning & Zoning Board;  
**DATE OF MEMO:** 06/29/2026

**MEMO DETAILS**

**ATTACHMENTS**

1. 06-04-26 Draft PZ Minutes



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

**Board Members Present:**

Matt Jones, Chair  
Bill Colmer  
Ed Krogulski  
Carol Henry  
Les Fleisher  
Devin Macfarlane

**Board Members Absent:**

Bruce Hironimus  
Louise Mercurio  
Amy Foushee

**Staff Present:**

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

Approximately 10 members of the public were in attendance.

**I. Call to Order**

Mr. Jones called the meeting to order at 04:01PM, confirmed a quorum was present, and explained the purpose of this meeting, and introduced board members and staff.

**II. Approval of Minutes**

**A. 03-05-2026 Regular Meeting Minutes**

Mr. Colmer moved to approve the minutes of the March 5<sup>th</sup>, 2026, Regular Meeting. Seconded by Mr. Macfarlane. Approved by a vote of 5-0.

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

**III. Public Hearing**

**A. 1 Regional Dr- PMC (PLN-2025-00164)**

*The purpose of the public hearing is to consider a request of a Major Site Plan review for a 3-story medical office building with associated parking at 1 Regional Dr. This property is identified as Moore County PIC #00024674, #10000820, #10000821, #10000822, and #10000823. The applicant is V3 on behalf of Pinehurst Medical Clinic and the owner is Pinehurst Medical Group, LLC.*

Ms. Klein presented the major site plan request for a three-story medical office building at 1 Regional Drive, including the project background, site characteristics,

zoning and infrastructure compliance. She concluded by reviewing the Planning and Zoning Board's options and staff's recommendation to approve the site plan.

Mr. Jones thanked Ms. Klein for her presentation and asked if any Board members had questions.

Mr. Jones asked for clarification regarding the proposed entrances. Ms. Klein explained that the entrance on Regional Drive is an existing access point that will remain in the same location, while the second entrance will be on Page Road.

The Board members did not have any further questions for Ms. Klein.

Mr. Jones asked the applicant to come forward.

Paul Saathoff of V3 Companies and Phillip Picerno of LKC Engineering introduced themselves, complimented staff on the presentation, and stated they were available to answer any questions from the Board.

Mr. Fleisher asked whether the building would serve a single medical user or multiple tenants. Mr. Saathoff responded that the facility is intended for Pinehurst Medical Clinic and will function as an extension of the existing campus, although specific operations have not yet been finalized.

Mr. Colmer asked about the proposed signage and project timeline. Mr. Saathoff explained that sign locations are identified at the Regional Drive and Page Road entrances and will comply with PDO signage standards. He also stated that no construction schedule has been established, but the project is anticipated to be constructed as a single phase. Mr. Colmer then asked whether the underground stormwater detention system would be installed prior to surface improvements, and Mr. Saathoff confirmed that it would be constructed before the parking area and other site improvements.

Mr. Jones asked why the access points from the existing parking lot across Page Road were not included in the traffic impact analysis. Mr. Saathoff explained that the driveway experiences low traffic volumes, its traffic movements were captured at other study intersections, and NCDOT did not require the driveway to be included in the analysis. He noted that including the driveway would not have changed the overall findings of the traffic impact analysis.

Mr. Jones opened the public hearing for comments. No members of the public came forward to speak and no public comments were received.

The Board had no further questions for the applicant and no additional deliberation occurred.

Mr. Colmer moved that the Planning and Zoning Board recommend **approval** of the proposed Major Site Plan at 1 Regional Drive to the Pinehurst Village Council, Seconded by Mr. Macfarlane. Approved by a vote of 5-0.

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

**IV. Next Meeting Date**

**A. 07-09-2026 Regular Meeting**

**V. Motion to Adjourn**

Mr. Macfarlane moved to adjourn the Regular Meeting at 4:58 PM. Seconded by Mrs. Henry. Approved by a vote of 5-0.

Respectfully Submitted,

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

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

*Vision: The Village of Pinehurst is a charming, vibrant community, which reflects our rich history and traditions.*

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## Official Zoning Map Amendment for Augusta National Drive ADDITIONAL AGENDA DETAILS:

The purpose of the hearing is to consider an Official Zoning Map Amendment for a portion of Parcel ID #00016792 totaling approximately 1.25 acres and located along Augusta National Dr. This proposed map amendment would zone the area from RD (Recreation Development) to R-30 (Medium Density Residential). The property owner and applicant is the Country Club of North Carolina.

**FROM:** Maria Klein, Senior Planner  
**CC:** Planning & Zoning Board;  
**DATE OF MEMO:** 06/29/2026

### MEMO DETAILS

#### Request:

The applicant requests the rezoning of a portion of parcel ID # 00016792 (+/- 1.25 acres) within the Country Club of North Carolina (CCNC) currently zoned RD (Recreation Development) to R-30 (Medium Density Residential) in order to allow for one lot for single-family residential development. The request is for a “conventional” zoning map amendment and does not provide for the inclusion of any conditions or a site-specific plan as might be expected with a conditional rezoning. If approved, all allowable uses in the R-30 zoning district will be available to the owner and subsequent owners of the property. All applicable development regulations in the Pinehurst Development Ordinance (PDO) would apply for any permitted use and future development.

The portion of the parcel the applicant is requesting to rezone is currently part of a larger parcel, which is intended to be subdivided if the rezoning is approved. The rezoning is required before subdivision in order for the proposed subdivision to meet the R-30 dimensional requirements. The current RD zoning requires a minimum lot size of 5 acres in order to subdivide and would not allow for single-family residential development.

The subject area was originally platted as a residential lot in CCNC, and rezoned RD in 2005. The subject property was combined into the larger existing parcel in 2007. This rezoning would put the property back to its original zoning district.

#### Analysis:

##### **Background/Location**

The subject property is located within the Village’s Corporate Limits and is defined as a portion of Moore County Parcel ID #00016792. The owner of the property and applicant is the Country Club of North Carolina. The parcel has approximately 153.4 total feet of frontage along Augusta National Dr.

Adjacent properties to the west and south are zoned RD, with the current use as a golf course. Properties to the east and the north are zoned R-30, all single-family residential properties.

The area of the proposed rezoning will meet the dimensional requirements for the 30,000 square foot minimum lot size and width of 20’ at the street for the R-30 zoning district.

The R-30 (Medium Density Residential) and RD (Recreation Development) zoning districts have similar uses overall. Uses that differ can be found in the chart below.

<b>Use Type</b>	<b>RD (Existing Zoning)</b>	<b>R-30 (Proposed Zoning)</b>
Dwelling – Single Family	Not allowed	Allowed
Family Care Home (6 or fewer)	Not allowed	Allowed with special Requirements
Neighborhood Lodging Accomodation	Not Allowed	Allowed with special Requirements
Golf Course	Allowed	Special Use Permit required
Community Shared Facilities	Not Allowed	Allowed with special Requirements
Country Club	Allowed	Not allowed
Recreation Facilities, Outdoor	Allowed with special Requirements	Not allowed
Religious Institution	Not allowed	Allowed with special Requirements
Schools – Elementary & Secondary	Special Use Permit required	Not allowed

**Topography, Environmental & Utilities**

The portion to be rezoned is vacant with flat, wooded topography. It is not located in a watershed or flood zone. Public water served by the Town of Southern Pines Utilities is available, but no public sewer is available, septic is required.

**Neighborhood Meeting**

A neighborhood meeting was required as part of the rezoning request. The applicant held the neighborhood meeting on May 19, 2026. See the attached neighborhood meeting report.

**Plan Consistency**

The proposed zoning district for this property is inconsistent with the recommended land use for the area of “Private Open Space” as identified on the Conservation and Growth Map on page 62 of the 2019 Comprehensive Plan. However, it would be consistent with the surrounding recommended land use of “Suburban Neighborhood”.

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.

Guiding Principle 3: Places to Live. The Plan calls for protecting and enhancing the quality and character of existing residential neighborhoods.

**Staff Recommendation**

The proposed amendment would revert the parcel back to its original zoning and is consistent with the zoning of the surrounding properties. While it is inconsistent with the Conservation and Growth Map, it is consistent with Guiding Principles in the Comprehensive Plan and the PDO and therefore, Staff would support and recommend approval of the proposed amendment.

**Planning & Zoning Board Action and Conventional District Zoning Process**

“Conventional” 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 & Zoning Board and Staff. These map amendments are not “conditional” and therefore specific development conditions cannot be considered.

If there are more questions or concerns that need to be addressed, the Planning & Zoning Board may

continue the public hearing to a specific date, place, and time. After conducting the public hearing, the Planning & Zoning Board may take any of the following actions:

- Recommend approval of the proposed zoning map amendment
- Recommend denial of the proposed zoning map amendment

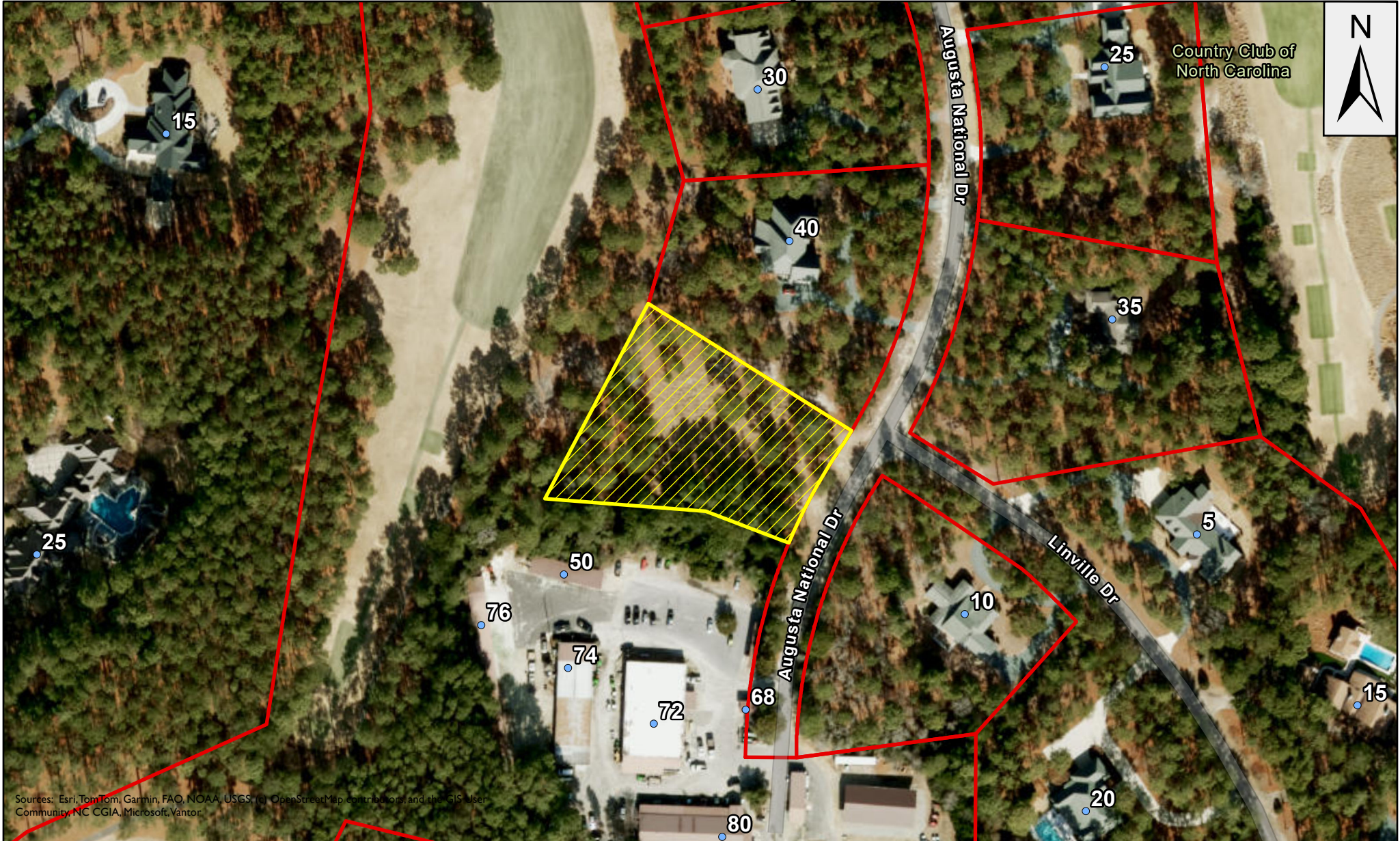
A decision should be made within 30 days of the public hearing; otherwise, Village Council may consider the request in absence of a recommendation from the Planning & Zoning Board.

When approving or rejecting a zoning map amendment, the Planning & Zoning Board must also forward a statement of consistency with the adopted Comprehensive Plan.

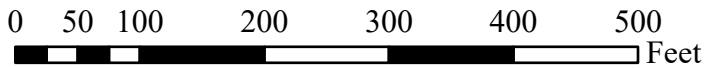
#### **ATTACHMENTS**

1. Aerial Map (50 Augusta National Dr)
2. Zoning Map (50 Augusta National Dr)
3. 1963 Plat
4. CCNC deed combining lots
5. Neighborhood meeting materials
6. Survey for subdivision
7. Draft Comp Plan Consistency Statement (50 Augusta National Dr)

# Aerial Map





Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors and the GIS User Community, NC CGIA, Microsoft, Vantor



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 level of accuracy. The data is provided to you "as is" with no warranty, representation, or guaranty as to the content, sequence, accuracy, timeliness, or completeness of any of the information provided herein. It is the responsibility of the user of the data to be aware of the data's limitations and to utilize the data in an appropriate manner. Any resale of this data is strictly prohibited with North Carolina General Statutes 132-10.

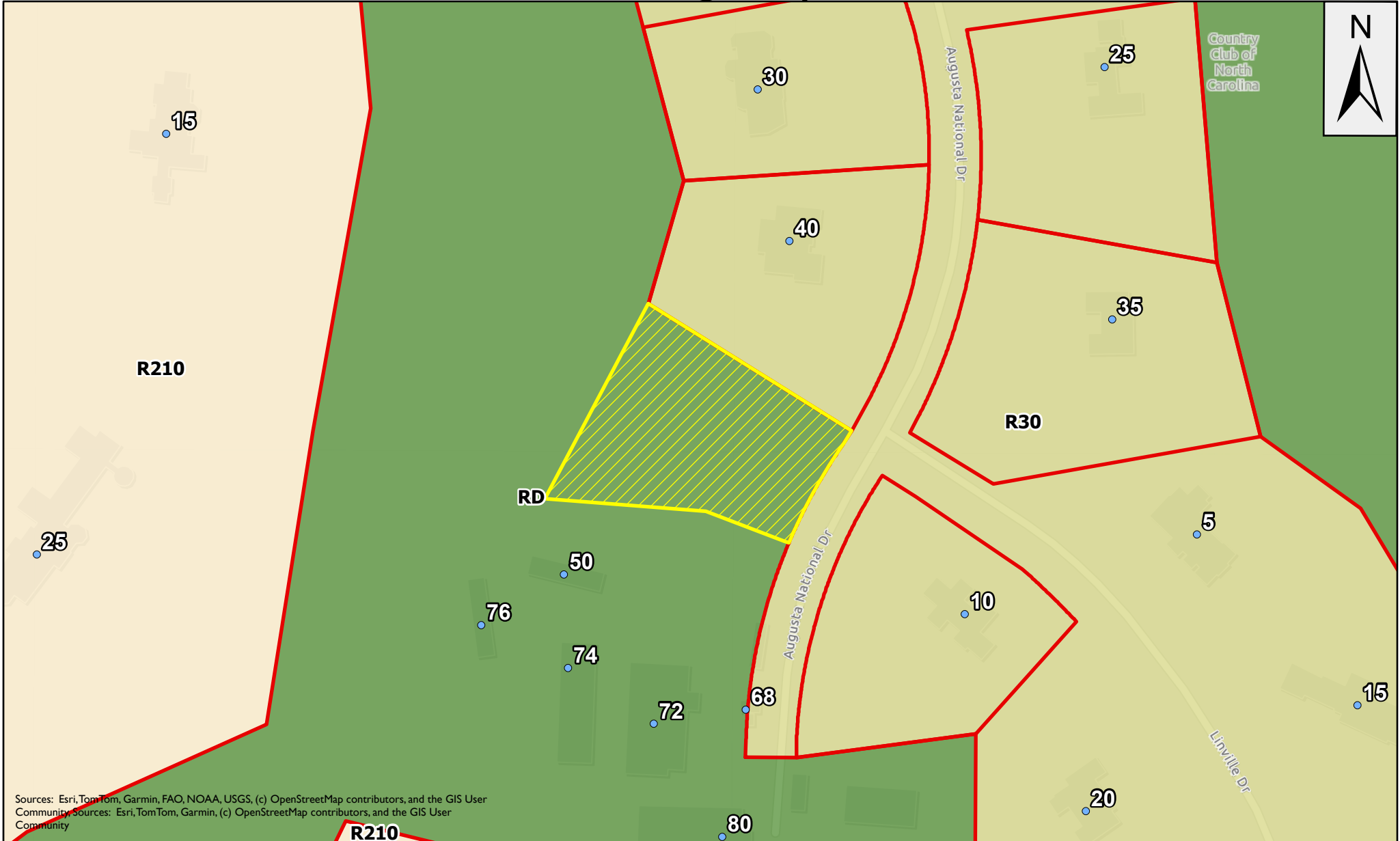
## July 9, 2026 Planning & Zoning Board 50 Augusta National Drive Rezoning Request

### Legend

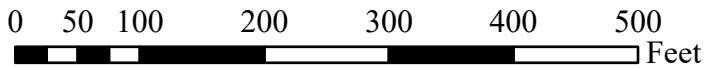
-  Subject Property
-  Adjacent Properties Notified



# Zoning Map



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community. Sources: Esri, TomTom, Garmin, (c) OpenStreetMap contributors, and the GIS User Community



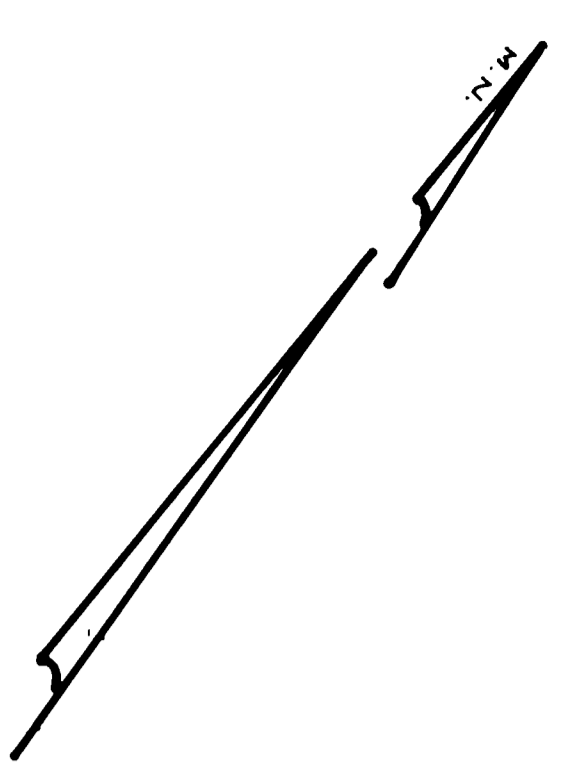
Village of Pinehurst Disclaimer: It is understood that the data contained herein is subject to constant change and that its accuracy cannot be guaranteed. The maps have been created from information provided by various government and private sources at various level of accuracy. The data is provided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

**July 9, 2026**  
**Planning & Zoning Board**  
**50 Augusta National Drive**  
**Rezoning Request**

**Legend**

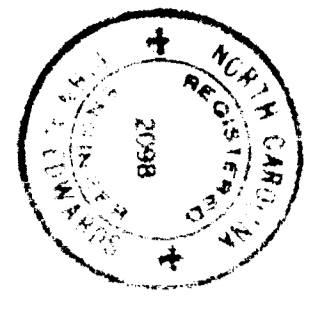
- Subject Property
- Adjacent Properties Notified
- R210 - Residential
- R30 - Residential
- RD - Recreational Development





U. S. Hwy. 158 501

U. S. Hwy. 158 501



This Map was Prepared in Accordance with G.S. 41-30 as Amended, Except for Certain Not Otherwise Shown

Map of The Country Club of N.C. 1968

Map of The Country Club of N.C. 1968

Map of The Country Club of N.C. 1968

Note: This map is a general reference map and does not constitute a survey or a legal description of any land.

Map of The Country Club of N.C. 1968

Recorded in Map Book 7 Page 62, Registrar of Deeds Office, Moore County

ROYAL DONOVAN GOLF VILLAGE	
PROPERTY CLUB OF MOORE COUNTY	
ROYAL DONOVAN GOLF VILLAGE, INC.	
DURHAM, N. C.	
DATE	APRIL 24, 1968
DRAWN BY	JOHN A. EDWARDS
CHECKED BY	JOHN A. EDWARDS
FILE	1

Notes: -  
 All streets E/W's & C/O  
 Note: -  
 This map was prepared in accordance with G.S. 41-30 as amended, except for certain not otherwise shown.

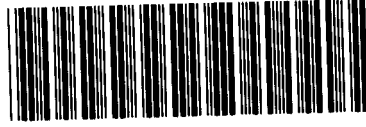
Porter & Back

Ross-on



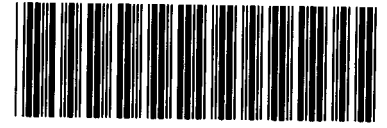
✓ May  
Re-Record

FOR REGISTRATION REGISTER OF DEEDS  
Judy D. Martin  
Moore County, NC  
July 13, 2007 01:49:39 PM  
Book 3265 Page 463-469  
FEE: \$30.00  
INSTRUMENT # 2007013526



INSTRUMENT # 2007013526

FOR REGISTRATION REGISTER OF DEEDS  
Judy D. Martin  
Moore County, NC  
June 19, 2007 03:01:52 PM  
Book 3250 Page 445-450  
FEE: \$29.00  
INSTRUMENT # 2007011741



INSTRUMENT # 2007011741

Excise Stamps \$

Recording Time, Book & Page

Drafted by John M. May, Attorney at Law  
No Title Examination  
120 Applecross Road  
Pinehurst, NC 28374

Brief Description for Index: Country Club of North Carolina Golf Course

**NORTH CAROLINA SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** made this 18<sup>th</sup> day of June, 2007, by and between **The Country Club of North Carolina, Inc., a North Carolina corporation** (hereafter "Grantor"), of Pinehurst, North Carolina, and **The Country Club of North Carolina, Inc., a North Carolina corporation** (hereafter "Grantee") of PO Box 786, Pinehurst, NC 28370.

WITNESSETH:

May

The Grantor, for valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the Village of Pinehurst, Mineral Springs Township, Moore County, North Carolina, and more particularly described as follows:

See Exhibit A attached hereto and incorporated by reference.

**The property hereinabove described is being conveyed to create one curtilage of land which is all part of the golf course at the Country Club of North Carolina and was acquired by Grantor by instruments noted after each description.**

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions noted herein.

The designations "Grantor" and "Grantee" as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

IN WITNESS WHEREOF, the Grantor has hereunto set their hands and seals, or if corporate caused this instrument to be executed by its appropriate official, the day and year first above written.

The Country Club of North Carolina, Inc.

By: *John M. Ellis* (SEAL)



NORTH CAROLINA, MOORE COUNTY

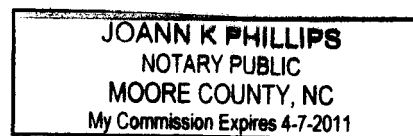
I, Joann K Phillips, a Notary Public of the County and State aforesaid, certify that John M Ellis [Name of officer], either being personally known to me or proven by satisfactory evidence (said evidence being \_\_\_\_\_), personally appeared before me this day and acknowledged that (s)he is President [title of officer] of The Country Club of NC [Name of corporation] a North Carolina corporation, and that (s)he, as President, [title of officer] being authorized to do so, voluntarily executed the foregoing on behalf of the corporation for the purposes stated therein.

Witness my hand and notarial seal, this 18 day of June, 2007

*Joann K Phillips*  
Notary Public

My Commission Expires:

4/7/2011



## EXHIBIT "A"

### **TRACT ONE: Golf Course**

All that certain lot, tract or parcel of land situated in the Village of Pinehurst, Mineral Springs Township, Moore County, North Carolina, described as Tract Two in Book 266, Page 526.

### **TRACT TWO:**

Lot No. 6, in Block S, as shown on plat of survey entitled "Royal Dornoch Golf Village, Property of The Country Club of North Carolina and Royal Dornoch Golf Village, Inc., Pinehurst, N.C.", dated August 24, 1963, prepared by John A. Edwards, and recorded in Map Book 7, Page 62, in the Office of the Register of Deeds of Moore County, North Carolina.

Acquired in Deed Book 266, Page 526, Moore County Registry.

### **TRACT THREE:**

Lot No. 2, in Block T, as shown on plat of survey entitled "Royal Dornoch Golf Village, Property of The Country Club of North Carolina and Royal Dornoch Golf Village, Inc., Pinehurst, N.C.", dated August 24, 1963, prepared by John A. Edwards, and recorded in Map Book 7, Page 62, in the Office of the Register of Deeds of Moore County, North Carolina.

Acquired in Deed Book 319, Page 559, Moore County Registry.

### **TRACT FOUR:**

Beginning at a point in the western edge of the right of way of St. Andrews Drive West, the northeast corner of Lot 10, Block W, according to the recorded map in reference below; thence with the western edge of the right of way of St. Andrews Drive West measured by a chord of South 10°33' West 30 feet to a point; thence North 76°05' West 337.73 feet to a point, the southeast corner of the Pump House lot; thence with the eastern property line of the Pump House lot North 01°06' West 27.58 feet to a point in the northern property line of said Lot 10; thence with the northern line of said Lot 10, South 76°38' East 343.13 feet to the point of beginning, being part of Lot 10, Block W, of Royal Dornoch Golf Village according to a corrected map of Lots 3-10, inclusive, Block W, dated August 3, 1965, recorded in Map Book 7, Page 91, Moore County Registry, North Carolina.

Acquired in Deed Book 339, Page 367, Moore County Registry.

**TRACT FIVE:**

That certain tract or parcel of land lying and being in Sandhill Township, Moore County, North Carolina, described as:

BEGINNING at an iron pipe in the south line of Murray Hill Avenue, the northeast corner of Lot No. 50 and the northwest corner of Lots No. 49 as shown on plat of Whitehouse Heights recorded in Map Book 2, Page 16, Moore County Registry; running thence from said beginning crossing the road as an extension of the common line of said lots, North 0°35' West 29.66 feet to a corner in the south line of Block "G" of the Royal Dornoch Golf Village as shown on plat recorded in Map Book 7, Page 62, Moore County Registry; thence with the south line of Royal Dornoch Golf Village and as the north line of Murray Hill Avenue, South 89°27' West 575.19 feet to an iron pipe, corner of Lots 3 and 4; thence continuing as said line, South 89°27' West 500.07 feet to a concrete monument, common corner of Lots 1 and 2; thence continuing as said line, South 89°27' West 290.13 feet to a concrete monument, the southwest corner of Lot 1; thence continuing as the north line of Murray Hill Avenue and the south line of the Country Club of North Carolina, North 58°42' West 552.00 feet to a corner of the Country Club of North Carolina; thence crossing Murray Hill Avenue with the line of Country Club of North Carolina, South 54°32' West 32.66 feet to a northerly corner of Lot No. 50 ½ of the aforesaid Whitehouse Heights division; thence as a northerly line of said lot and with the south line of Murray Hill Road, South 58°42' East 573.49 feet to a corner; thence continuing as said line and as the north line of Lot 50 of the Whitehouse Heights division, North 89°26' East 1373.96 feet to the beginning, containing 1.33 acres, more or less, and being shown on a map entitled "Survey for Villa Lake Development Company, Sandhills Township, Moore County, North Carolina", dated October 21, 1981, drawn from an actual survey by C.H. Blue & Associates, and recorded in Plat Cabinet 2, Slide 205, Moore County, North Carolina, Registry, to which reference is hereby made for a more complete description.

Acquired in Book 491, Page 797, Moore County Registry.

**TRACT SIX:**

Being a portion of Lot No. 60 as shown on a map entitled "The Country Club of North Carolina, Inc., Fourth Nine Addition, Phase One, Sandhills Township, Moore County, Pinehurst, North Carolina," dated October 1, 1979, drawn from an actual survey by C.H. Blue and Associates, and recorded in Plat Cabinet 2, Slide 23, Moore County, North Carolina, Registry, and being more particularly described as follows:

Beginning at the northeastern corner of Lot 60, thence along the northern line of Lot 60, North 88°18'33" West 166.59 feet to the POINT OF BEGINNING of said tract; thence South 07°47'26" West 42.89 feet; thence South 34°43'23" West 41.05 feet; thence South 70°14'34" West 116.38 feet; thence North 22°17'51" West 105.06 feet; thence North 85°23'01" West 64.84 feet; thence North 56°15'16" West 38.30 feet to the northern line of Lot 60; thence along the northern line of Lot 60, South 88°18'33" East 275.30 feet, more or less, to the point of beginning.

Acquired in Book 507, Page 721, Moore County Registry.

**TRACT SEVEN:**

Being all of Lot No. 34, Block W, of Addition No. 3 of Royal Dornoch Golf Village, according to a map dated December 21, 1970, recorded in Map Book 10, Page 9, of the Moore County Registry, North Carolina.

Acquired in Book 548, Page 496, Moore County Registry.

**TRACT EIGHT:**

Lot No. 5, in Block S, as shown on plat of survey entitled "Royal Dornoch Golf Village, Property of The Country Club of North Carolina and Royal Dornoch Golf Village, Inc., Pinehurst, N.C.", dated August 24, 1963, prepared by John A. Edwards, and recorded in Map Book 7, Page 62, in the Office of the Register of Deeds of Moore County, North Carolina.

Acquired in Deed Book 558, Page 53, Moore County Registry.

**TRACT NINE:**

A certain parcel of land in Mineral Springs Township, Moore County, Pinehurst, North Carolina lying about 100 yards east of Huntington Valley Drive, bounded on the west by the remaining portion of Lot No. 11, Block "N", Royal Dornoch Golf Village and on the east by the golf course property of the Country Club of North Carolina, Inc., described as follows:

BEGINNING at a concrete monument located about 100 yards east of Huntington Valley Drive, at the east common corner of Lots 10 and 11, Block "N", Royal Dornoch Golf Village, as shown on a plat recorded in Map Book 7, Page 62 in the Moore County Registry, running thence from the beginning as the east line of Lot No. 11, South 1°39' East 272.22 feet to a concrete monument at a southeast corner of Lot No. 11; thence as the following new lines, crossing Lot No. 11, North 16°15' West 141.90 feet to an iron stake; thence North 1°38' West 85.18 feet to an iron stake; thence North 34°04' East 61.24 feet to the beginning, containing 6390 square feet more or less, and being an eastern portion of Lot No. 11, Block "N", the Royal Dornoch Golf Village referenced above.

Acquired in Book 860, Page 139, Moore County Registry.

**TRACT TEN:**

A certain tract or parcel of land lying west of the western property line of Lot 18, Block P, Roayl Dornoch Golf Village as shown on the map of same recorded in Map Book 7, Page 62, Moore County Registry, and BEGINNING at a point which is the southwest corner of said lot same being located in the northwest right-of-way of St. Andrews Drive; running thence from said beginning point and a new line North 13°41'00" West 150.15 feet to an existing iron stake marked on a cart path; thence North 14°26'00" East 71.06 feet to a set iron stake in the original line of Lot 18, Block P; thence as the western line of Lot 18, Block P, South 15°26'44" East 61.74 feet to said iron stake; thence South 00°30'12" East 155.20 feet to the beginning and containing 3750 square feet, more or less, and being designated Parcel A on the

map entitled "Proposed Property Exchange between Dr. Michael D. Samuel and The Country Club of North Carolina, Lot 18, Block P and adjoining parcel, Royal Dornoch Golf Village, Mineral Springs Township, Moore County, Pinehurst, North Carolina", dated August 26, 1993 and drawn from the actual survey by C.H. Blue and Associates, P.A. reference to which is hereby made.

Acquired in Book 950, Page 221, Moore County Registry.

**TRACT ELEVEN:**

Lot No. 1, in Block Q, as shown on plat of survey entitled "Royal Dornoch Golf Village, Property of The Country Club of North Carolina and Royal Dornoch Golf Village, Inc., Pinehurst, N.C.", dated August 24, 1963, prepared by John A. Edwards, and recorded in Map Book 7, Page 62, in the Office of the Register of Deeds of Moore County, North Carolina.

Acquired in Deed Book 1123, Page 22, Moore County Registry.

EXPLANATION STATEMENT TO CORRECT OBVIOUS MINOR ERROR(S) MADE IN AN INSTRUMENT AS ORIGINALLY RECORDED.

RE: BOOK 3250, PAGE 445,  
MOORE COUNTY REGISTRY

NAMES OF ALL PARTIES TO THE ORIGINAL INSTRUMENT:

GRANTORS: The Country Club of North Carolina, Inc.

GRANTEE: The Country Club of North Carolina, Inc.

TRUSTEE:


BENEFICIARY:

STATE OF NORTH CAROLINA  
COUNTY OF MOORE

I/We, the undersigned, hereby certify that the following corrections are made in the above named recorded instrument in accordance with the provisions of N.C.G.S. §47-36.1 ratified June 30, 1986.

DESCRIPTION OF CORRECTION: One of the references for the description of the golf course in Tract One was omitted. Tract One should read: All that certain lot, tract or parcel of land situated in the Village of Pinehurst, Mineral Springs Township, Moore County, North Carolina, described as Tract Two in Book 266, Page 526 and that portion of the golf course shown on map recorded in Plat Cabinet 2, Slide 23, that was acquired in Book 449, Page 121, Moore County Registry.

This the 13th day of July, 2007.

  
\_\_\_\_\_  
John M. May, Attorney at Law



**April 30, 2026**

Name  
Address  
City, State, Zip

**To:** Neighbors in the vicinity of #50 Augusta National Drive  
and Interested Parties

**From:** Jim Sutton, GM/COO, The Country Club of North Carolina  
[jsutton@CCofNC.com](mailto:jsutton@CCofNC.com); 910-692-6565

**Regarding:** Informational meeting about proposed re-platting of #50 Augusta National  
Drive as an R-30 Single Family lot

**When:** Tuesday, May 19, 2026 at 6:00 pm

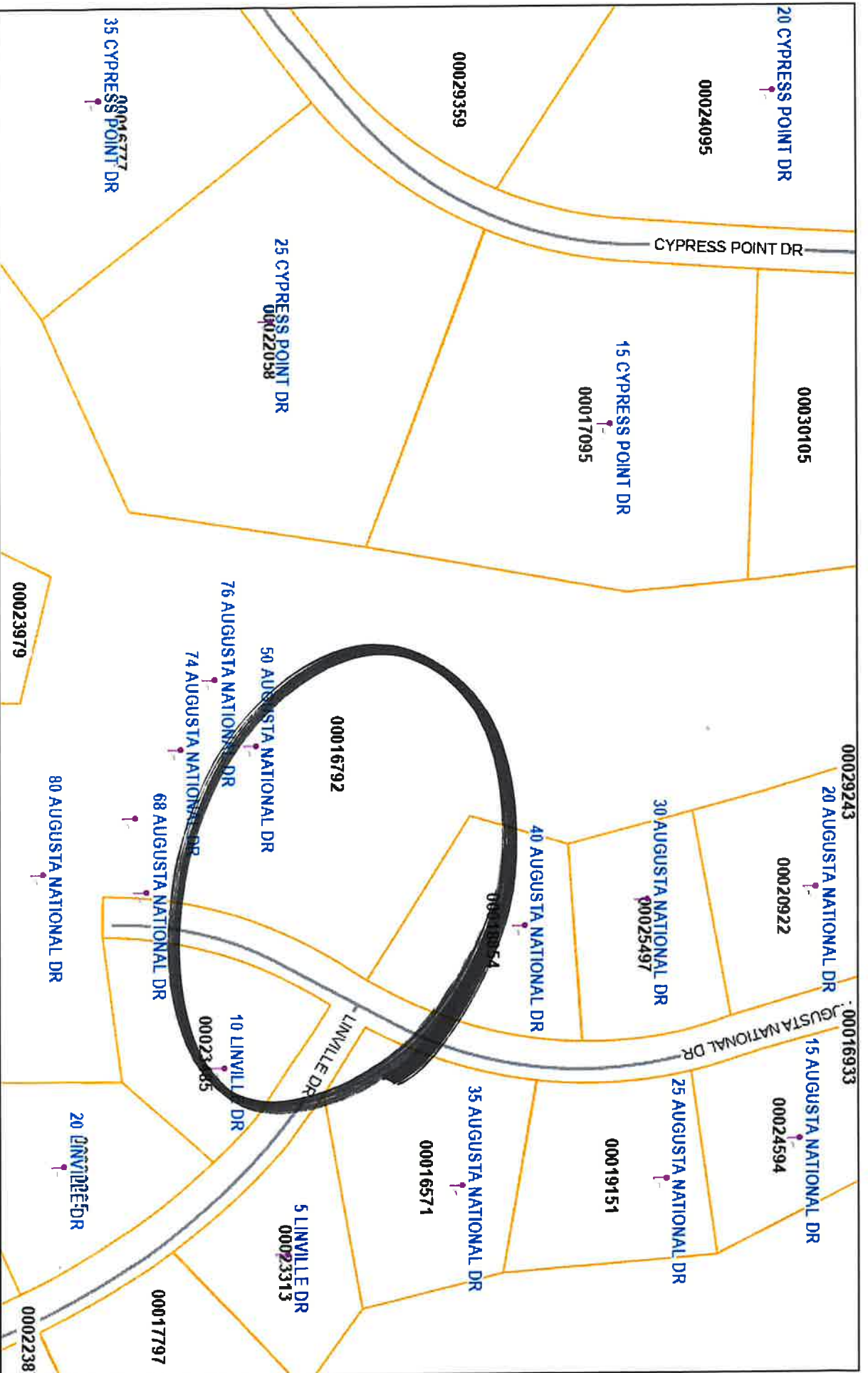
**Where:** CCNC Clubhouse – Founders Room.  
55 Clubhouse Drive, Pinehurst, NC 28374  
Zoom option for virtual attendance:  
<https://us06web.zoom.us/j/89677049841?pwd=PNKm5uYXnhpba2cknO1t42qqzmyqYz.1>  
Meeting ID: 896 7704 9841  
Passcode: 374088

**Purpose:** CCNC proposes to apply to the Village of Pinehurst for re-zoning to allow  
the re-platting of Lot 5R Block S (50 Augusta National Drive) as per the  
original site plan for the CCNC Community. Several years ago, this parcel  
was absorbed into the golf course property under the RD zoning district.  
CCNC desires to once again make this an approx.. 1.25ac. buildable lot  
for a single-family home under the same covenants and architectural  
design guidelines as the neighboring lots.

**Site Location shown on subsequent pages:**

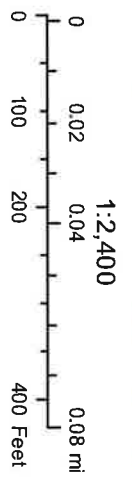


# Moore County



April 29, 2026

- Address
- Parcels
- Taxation: Municipal Service District
- County Jurisdiction Layer
- Streets
- Highways







Club  
Carolina

5  
North Carolina 28370

Dr. Keith Walvoord  
5 Linville Dr.  
Pinehurst, NC 28374

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ZIP 28374 \$ 000.74<sup>0</sup>  
02 7H  
0006098846 APR 30 2026



y Club  
Carolina

5  
North Carolina 28370

Mr. Bryan Griffin  
10 Linville Dr.  
Pinehurst, NC 28374

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02 7H  
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Club  
Carolina

North Carolina 28370

Mr. Mark McGowan  
8100 River Road (20 Linville Dr)  
Apt. 317  
North Bergen, NJ 07047

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02 7H  
0006098846 APR 30 2026



Box 786  
Pinehurst, North Carolina 28370

Ms. Susan Eansor  
40 Augusta National Dr.  
Pinehurst, NC 28374



Box 786  
Pinehurst, North Carolina 28370

Mrs. Margaret Dillon  
15 Cypress Point Dr.  
Pinehurst, NC 28374



Box 786  
Pinehurst, North Carolina 28370

Mr. Brian McMurray  
25 Cypress Point Dr.  
Pinehurst, NC 28374





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olina

orth Carolina 28370

Mr. Thomas Reh  
9820 E. Thomson Peak Pkwy  
Scottsdale, AZ 85255

*(25 Augusta National Dr.)*

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Mr. Allen Clay, III  
30 Augusta National Dr.  
Pinehurst, NC 28374

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Mr. Steve Coman  
35 Augusta National Dr.  
Pinehurst, NC 28374

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02 7H  
0006098846 APR 30 2026

Neighborhood Meeting : 30 Augusta Natl. Dr.  
May 19<sup>th</sup>, 2026 - 6:00pm CCNC Clubhouse  
Attendance Log

<u>Name</u>	<u>Address</u>	<u>Email Address (optional)</u>
Jeff Clay	30 Augusta National Dr.	jclay13@gmail.com

# CCNC - 50 Augusta National Dr. Informational Meeting

Meeting summary - Tuesday May 19, 17:28-18:16  Template: Discussion

## Key Takeaways

- The meeting was a required neighborhood informational meeting for a proposed zoning change for Lot 50, Augusta National Drive, within the CCNC community.
- Only one neighboring resident, Jeff Clay, attended out of nine notified parties.
- CCNC is seeking to rezone Lot 50 from recreational/golf course district back to residential (R30, low density) in order to sell it as a buildable golf course lot.
- The lot is approximately 1.25 acres.
- No objections were raised at the meeting, allowing CCNC to proceed with the formal rezoning application.

## Discussed Topics

### Lot 50 Rezoning – Purpose and Process

CCNC's representative, Jim Sutton, explained that the informational meeting is the first required step in a multi-step rezoning process mandated by the Village. The lot was incorporated into the golf course parcel years ago, which changed its zoning to recreational. The goal is to revert it to residential zoning (R30, low density) so it can be sold as a buildable lot.

- **Details**

- CCNC: The lot was never built on and at some point was absorbed into the golf course parcel, changing its zoning to recreational district.
- CCNC: The rezoning process requires a neighborhood informational meeting, followed by a formal application, staff review, town council review, and likely a public hearing.

- CCNC: Nine notices were sent to parties within a 300+ foot radius of the lot; Jeff Clay was the only attendee.
- Jeff Clay: Confirmed no questions or objections.

- **Conclusion**

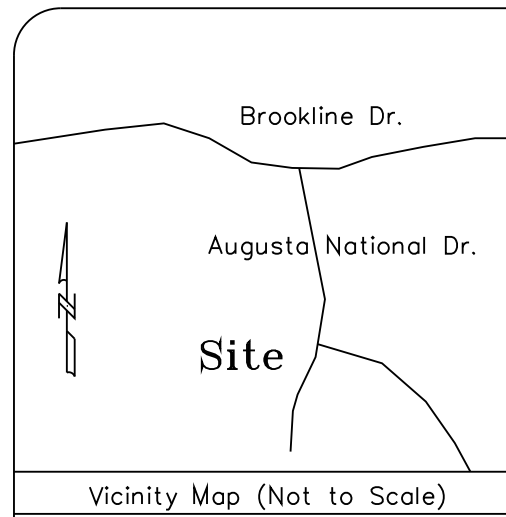
- The informational meeting requirement has been fulfilled with no objections.
- CCNC can now proceed to submit the formal rezoning application.

## **Lot 50 – Property Details and Sale Plans**

Discussion covered the physical characteristics of the lot and CCNC's plans for its sale.

- **Details**

- CCNC: The lot will be drawn as approximately 1.25 acres with a defined southern boundary.
- CCNC: It will carry the same R30 zoning, covenants, and setbacks as neighboring residential properties (50-foot front, 50-foot rear, 25-foot sides).
- CCNC: A downside is proximity to the maintenance facility, though a mature buffer exists.
- Jeff Clay: Noted that golf course frontage lots are extremely rare at CCNC and recalled purchasing his own adjacent lot (Lot 40 area) in 2002 for \$125,000, finding no other golf course lots for sale at the time.



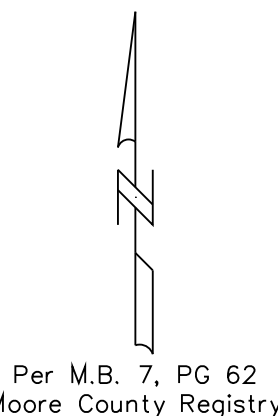
Location of underground utilities, if shown, are based on visible evidence and drawings provided to the surveyor. Location of underground utilities and structures may vary from shown locations. Additional utilities may exist. Local utility companies should be consulted for further information on utilities affecting the property.  
 This survey was done without benefit of an attorney's title search which could disclose zoning, restrictive covenants, easements not visible to surveyor, building setbacks, or other information which could affect surveyed property.  
 No subsurface or environmental considerations affecting this property have been made by surveyor.

State of North Carolina  
 County of Moore

I, \_\_\_\_\_, Review Officer of Moore County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Review Officer

Date



I, Ryan D. McBryde, certify that this plat was drawn under my supervision and that the actual survey made under my supervision (deed Book 266, Page 526) that the boundaries shown are clearly indicated as drawn from information as calculated that the ratio of precision as calculated is 1:20,000; that this plat was prepared in accordance with G.S. 42-30 as amended. Witness my original signature, registration number and seal this 20th day of April, 2026.

*Ryan D. McBryde*  
 Professional Land Surveyor

L-4394  
 Registration Number

Notes: This map is in accordance with GS 47-30. Area by coordinate method. No recoverable horizontal control within 2000 feet. Dashed lines not surveyed, drawn from information as indicated. There are no visible encroachments other than those shown hereon. Survey is subject to any Declaration of Restrictions, Conditions, Easements, Covenants, Agreement, Liens and Charges of Record.

- Legend:
- IPF = Iron Pipe Found
  - IPS = Iron Pipe Set
  - IRF = Iron Rod Found
  - IRS = Iron Rod Set
  - CMF = Concrete Monument Found
  - ⊙ = Sewer Manhole
  - ⊗ = Water Meter
  - ⊕ = Fire Hydrant
  - ⊖ = Utility Pole
  - CATV = Cable Television
  - PSO = Power Stub Out
  - TP = Telephone Pedestal
  - WV = Water Valve
  - ☆ = Aerial Light
  - — — = Building Setback Line
  - OHU- = Overhead Utilities
  - SSO = Sanitary Stub Out
  - = Electrical Transformer
  - ⊠ = HVAC
  - SS- = Sanitary Sewer
  - = Calculated Point

I, Ryan D. McBryde, a Professional Land Surveyor L-4394, certify to one or more of the following as indicated:

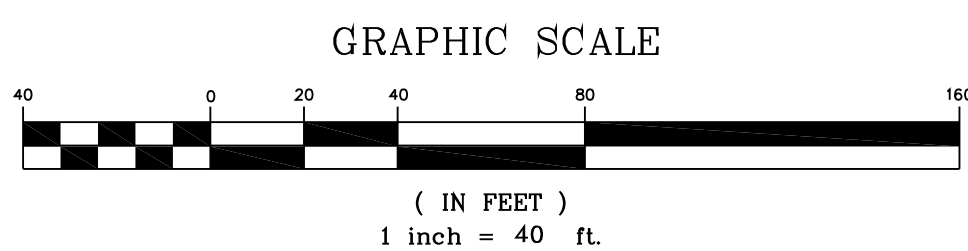
- A. That this plat is a survey that created a subdivision of land within the area of the county or municipality that has an ordinance that regulates parcels of land.
- B. That this plat is of a survey that is located in such portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.
- C. That this plat is of a survey of an existing parcel or parcels of land and does not create a new street or change an existing street.
- D. That this plat is of a survey of another category, such as the recombination of existing parcels, a court survey or other exception to the definition of subdivision.
- E. That the information available to this surveyor is such that I am unable to make a determination to the best of my professional ability as to provisions contained in (A) through (D) above.

Parcel ID #00016792, PIN #856100964311

Reference: Map Book 7, Page 62  
 Deed Book 266, Page 526  
 Moore County, North Carolina

Owners Address : The Country Club of NC  
 P.O. Box 786  
 Pinehurst, NC 28374

L-4394 04/20/26  
 Registration Number Date



Certificate of Exemption

I hereby certify that this plat is exempt from the development ordinance under the definitions of subdivision contained in N.C.G.S. 160D-802 and Section 10 of the Village of Pinehurst Development Ordinance for one of the following reasons:

- a. The combination or recombination of portions of reviously subdivided and recorded lots where the total number of lots is not increased and the resultant lots are equal to or exceed the standards set forth in this Ordinance;
- b. The division of land into parcels larger than ten (10) acres where no street right-of-way dedication;
- c. The public purchase of strips of land for the widening or opening of streets; or
- d. The division of a tract of land in single ownership whose entire area is no greater than two (2) acres in three (3) or fewer lots where no street right-of-way dedication is involved and where the resulting lots are equal to or exceed the standards set forth in this Ordinance.

Village Manager

Curve	Length	Radius	Chord Dir.	Chord Dist.	Delta Angle
C3	24.49	582.87	N32°43'21"E	24.49	02°24'27"
C1	322.54	582.87	N14°51'45"E	318.44	31°42'18"
C2	8.18	582.87	N31°07'01"E	8.18	00°48'14"
C4	60.00	544.03	S28°08'30"W	59.97	06°19'07"
C5	64.76	544.03	S21°34'19"W	64.73	06°49'15"



Survey For:  
 The Country Club of NC  
 Lot 5R  
 Block S  
 CCNC  
 Boundary/Recombination/Easement Survey  
 Mineral Springs Township, Moore County  
 Pinehurst, North Carolina  
 April 20, 2026 JOB# 250054



**PLANNING AND ZONING BOARD STATEMENT OF CONSISTENCY  
WITH THE 2019 COMPREHENSIVE PLAN  
JULY 9, 2026 REGULAR MEETING**

**Rezoning Request  
RD (Recreation Development District) to  
R-30 (Medium Density Residential)**

**Property Location:** 50 Augusta National Drive  
**Parcel ID#:** 00016792

The Village of Pinehurst Planning & Zoning Board finds that:

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

The proposed zoning district is not consistent with the recommended land use for the subject area as identified on the Conservation and Growth Map on page 62 of the 2019 Comprehensive Plan which identifies the area as “Private Open Space”. However, the proposed rezoning is consistent with the following Guiding Principles from the Plan:

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.

Guiding Principle 3: Places to Live. The Plan calls for protecting and enhancing the quality and character of existing residential neighborhoods.

Therefore, the Village of Pinehurst Planning & Zoning Board recommends **APPROVAL/DENIAL** of the rezoning from RD District (Recreation Development District) to R-30 (Medium Density Residential District) as submitted.



HISTORY, CHARM, AND SOUTHERN HOSPITALITY \_\_\_\_\_

This is the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
**Chair of the Planning and Zoning Board**

**Ruling filed with the Village of Pinehurst:**

\_\_\_\_\_  
**DATE**

\_\_\_\_\_  
**Jeanann Dawson**  
**Clerk to the Planning and Zoning Board**

Cc: Alex Cameron  
Jeanann Dawson