



**Board of Adjustment
Agenda for Regular Meeting of July 10, 2025
Assembly Hall
395 Magnolia Road, Pinehurst, NC 28374
Pinehurst, North Carolina
4:00 PM**

1. Call to Order
2. Approval of Minutes
 - A. Approval of 05-01-2025 BOA Regular Meeting Minutes
 - B. Approval of 06-05-2025 BOA Regular Meeting Minutes
3. Public Hearing
 - A. Variance Request for Vacant Lot on Lake Dornoch Dr. PID#00013929 (PLN-2025-00075)

The purpose of the public hearing is to receive testimony for a variance request from Pinehurst Development Ordinance Section 9.2a Table of Dimensional Requirements for the property which is located on the corner of Lake Dornoch Drive and Ponte Vedra Drive, further identified by Moore County PID # 00013929. This property is located within the R-30 Zoning District. Specifically, the applicant, Donnell Adams, is requesting a variance to reduce the rear yard lakefront/golf course setback from 60' to 50' of the R-30 Zoning District.
4. Next Meeting Date
 - A. 08-07-2025 BOA Regular Meeting (If Board has business to conduct)
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 05-01-2025 BOA Regular Meeting Minutes
ADDITIONAL AGENDA DETAILS:

FROM: Jeanann Dawson, Administrative Specialist
CC: Board of Adjustment;
DATE OF MEMO: 06/12/2025

MEMO DETAILS

ATTACHMENTS

1. 05-01-2025 BOA Draft Minutes



**BOARD OF ADJUSTMENT
REGULAR MEETING
THURSDAY, May 1st, 2025
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
04:00 PM or IMMEDIATELY FOLLOWING THE P&Z MEETING**

Board Members Present:

Thomas Schroeder, Chair
Matt Jones
Sonja Rothstein
Louise Mercurio
Bill Colmer

Staff Present:

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

Approximately 10 members of the public were in attendance.

I. Call to Order

Mr. Schroeder called the May 1st, 2025, Regular Meeting to order at 04:10 PM.

Mr. Schroeder gave a brief introduction to the procedures and requirements of the Public Hearing.

Mr. Jones moved to have Ms. Mercurio and Mr. Colmer be seated as primary members. Seconded by Ms. Rothstein. Approved by a vote of 3-0.

A quorum was confirmed by Mr. Schroeder.

Each Board member confirmed that they had no ex parte communications regarding matters on the agenda and stated that they had no known conflicts of interest that would prevent them from participating in the meeting. Mr. Schroeder introduced Staff.

II. Public Hearing

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

Mr. Mandeville was sworn into the Public Hearing and testified as follows.

a. PLN-2025-00044 (16 Remington Lane Variance Request)

The purpose of the public hearing is to receive testimony for a variance request from Pinehurst Development Ordinance Section 9.2 a Table of Dimensional Requirements

for the property addressed as 16 Remington Lane, further identified by Moore County PID#00029877. This property is located within the R-8 Zoning District. Specifically, the applicant, Lee Thomas, is requesting a variance to allow an addition to the principal structure that encroaches the minimum 10' side yard setback of the R-8 Zoning District.

Mr. Mandeville provided an overview of the Evidentiary Hearing process, explained the applicant's request, and presented background information relevant to the case. He also submitted all related attachments into the record as evidence.

Mr. Schroeder asked if any Board members had questions for Staff. The Board had none.

Mr. Schroeder invited members of the other party to come forward and administered the oath to homeowners Jennifer and Shane White along with Lee Thomas, Project Manager and Aaron McNeil, Professional Land Surveyor.

Mr. and Mrs. White gave a brief presentation describing their family dynamics and explained the reason for the variance request.

Mr. Thomas, Project Manager provided a review of the timeline of events from his perspective. He addressed specific incidents relevant to the case, described actions taken in an attempt to resolve the issue, and offered his opinion regarding the cause of encroachment.

Mr. McNeill, Land Surveyor, stated he was called to evaluate the site after construction was completed. In his professional opinion, he believed the site plan had been manufactured by using a proposed plan-created prior to the house being built-to give the appearance that the setback met the Village's requirements. Mr. McNeill stated that had a foundation survey been conducted, the encroachment issue would likely have been identified, allowing it to be resolved before further construction proceeded.

Mr. McNeill spoke about his professional credentials, including his licensure, work history, and areas of expertise. The Board unanimously agreed to accept Mr. McNeill's testimony as that of an expert witness.

Mr. Schroeder asked the homeowners if they had any additional information to provide or any other witnesses to present. The homeowners emphasized that the encroachment was unintentional and stated that they would have taken any necessary steps to prevent the situation that ultimately led to their variance request.

Mr. Mandeville stated that he would like to enter the homeowner's slideshow presentation into the record as Exhibit A-4. Mr. Schroeder accepted the exhibit into the record.

The meeting proceeded to the public comment portion of the hearing. No public comments were offered.

Mr. Schroeder asked if there were any questions from the Board.

Mr. Colmer asked for clarification from the homeowners if they were living in the home during construction. Ms. White confirmed they were living in the home during construction.

Mr. Jones asked for a further explanation of what a foundation survey entails.

Alex Cameron, Planning & Inspections Director, was sworn to provide testimony.

Mr. Cameron explained that a foundation survey is required when a permanent structure is located within five feet of a setback line.

Ms. Rothstein asked for the rationale behind the 10-foot setback requirement.

Mr. Cameron explained that the setback requirements are established by zoning regulations to ensure adequate separation between homes.

Mr. Colmer asked the homeowners whether the original site plan showed any indication that the structure would encroach into the setback. Ms. White explained it did show potential, which is why they implemented the helical piers to avoid it.

Mr. Jones asked Mr. McNeill to provide more detail on his findings regarding the manufactured site plan. Mr. McNeill explained that he conducted a boundary line survey, which matched the original site plan. However, it did not align with the site plan that was submitted to Staff when the addition was applied for. Mr. McNeill also stated that he reviewed the building plans and measured the actual construction. These measurements matched the construction, further confirming that his analysis of the submitted site plan was incorrect.

Mr. Colmer asked Mr. Thomas what transpired during the transition between him and the previous project manager. Mr. Thomas explained that when he took over the project, most of the work was nearly complete, including the foundation, framing and roof, which has passed inspections.

The Board entered deliberation and discussed the testimony provided, noting that the site plan had been submitted incorrectly. They considered the hardships faced by the homeowners and reasons for granting the variance, as well as potential conditions to apply.

Mr. Jones moved the Board of Adjustment to approve the variance request for 16 Remington Lane and adopt the following Findings of Fact:

A. Unnecessary hardship would result from the strict application of the ordinance

because of the impact to the family to remove the addition of occupied bedrooms.

- B. The hardship results from conditions that are peculiar to the property because the location of the addition is based on the location of the existing home.*
- C. The hardship did not result from actions taken by the applicant or the property owner. The hardship resulted from an inaccurate survey submitted for permit issuance.*
- D. The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved. It protects the integrity of a family, good neighbors and the owner's good faith to uphold and comply with the ordinance.*

Seconded by Ms. Rothstein. Approved by a vote of 5-0.

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

III. Approval of Minutes

A. 01-02-2025 Regular Meeting Minutes

Mr. Jones moved to approve the minutes of the January 2nd, 2025 Regular Meeting. Seconded by Ms. Rothstein. Approved by a vote of 5-0.

IV. Next Meeting Date

A. 06-05-2025 Regular Meeting (If Board Has Business to Conduct)

V. Motion to Adjourn

Mr. Colmer moved to adjourn the Regular Meeting at 5:30 p.m. Seconded by Ms. Rothstein, Approved by a vote of 5-0.

Respectfully Submitted,

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

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

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**Approval of 06-05-2025 BOA Regular Meeting Minutes
ADDITIONAL AGENDA DETAILS:**

FROM: Shannon Konstantinou, Village Clerk
CC: Board of Adjustment;
DATE OF MEMO: 06/25/2025

MEMO DETAILS

ATTACHMENTS

1. 06-05-2025 BOA Draft Minutes



**BOARD OF ADJUSTMENT
REGULAR MEETING
THURSDAY, June 5th, 2025
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
04:00 PM or IMMEDIATELY FOLLOWING THE P&Z MEETING**

Board Members Present:

Thomas Schroeder, Chair

Staff Present:

Michael Mandeville, Senior Planner

Maria Klein, Senior Planner

Jeanann Dawson, Admin Specialist

Approximately 1 members of the public were in attendance.

I. Call to Order

Mr. Schroeder called the meeting to order at 4:01 PM and announced that no meeting would be held due to a lack of quorum. He advised that the next meeting is scheduled for July 10, 2025, at 4:00 PM

II. Motion to Adjourn

Mr. Schroeder adjourned the meeting at 4:04 PM.

Respectfully Submitted,

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

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Variance Request for Vacant Lot on Lake Dornoch Dr. PID#00013929 (PLN-2025-00075)

ADDITIONAL AGENDA DETAILS:

The purpose of the public hearing is to receive testimony for a variance request from Pinehurst Development Ordinance Section 9.2a Table of Dimensional Requirements for the property which is located on the corner of Lake Dornoch Drive and Ponte Vedra Drive, further identified by Moore County PID # 00013929. This property is located within the R-30 Zoning District. Specifically, the applicant, Donnell Adams, is requesting a variance to reduce the rear yard lakefront/golf course setback from 60' to 50' of the R-30 Zoning District.

FROM: Michael Mandeville, Senior Planner
CC: Board of Adjustment;
DATE OF MEMO: 06/17/2025

MEMO DETAILS

ATTACHMENTS

1. S-1-S-4
2. A1-A7
3. CCNC ARB Letter



PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Zoning Board of Adjustment
From: Michael Mandeville, Senior Planner
CC: Alex Cameron, Planning and Inspections Director
 Maria Klein, Senior Planner
 Jeanann Dawson, Administrative Specialist
Date: July 3, 2025
Subject: Variance Request for unaddressed lot on Lake Dornoch Dr., PID#00013929

Applicant:	Donnell Adams
Owners:	Donnell G. Adams Jr. Trustee
Property Location:	Unaddressed lot on Lake Dornoch Dr., PID#00013929
Parcel Size:	+/-42,398 square feet or +/- 0.97 acres
PID#	00013929
Zoning:	R-30 (Medium Density Residential)
Land Use:	Single Family Residential

Request and Background:

This request is to reduce the rear yard lake front/golf course setback from 60’ to 50’ in the R-30 zoning district. This provision is located in the Pinehurst Development Ordinance (PDO) in Section 9.2a and requires that the rear setbacks from the property line on lots that abut a lake or golf course in the R-30 zoning district to be 60’.

The original subject lot (Lot 26, Block G) was created as part of the subdivision titled *The Country Club of North Carolina, Royal Dornoch Golf Village, Inc.* in August of 1968 as indicated on Map Book 7, Page 62, Sheet 1, (Exhibit S-4) on file with the Moore County Register of Deeds. Records from the Moore County Tax Department and Register of Deeds indicate that the current lot, Lot 26R, Block G, was created as a recombination on May 10, 2024 and recorded in Plat Cabinet 20, Slide 318. (Exhibit A-4)

The property is approximately 42,398 square feet in area or +/- 0.97 acres in size which complies with the 30,000 square foot minimum lot size requirement for the R-30 Zoning District. The lot is fully wooded and currently vacant. A vacant lot, on Inverness Lake Pl. is located to the east, while single

family lots lie to the south and west. Watson Lake is located to the north. The properties to the east, south, and west are part of the same subdivision and are zoned R-30. Watson Lake is zoned RD (Recreational Development). Additionally, a drainage easement runs adjacent to the western portion of the parcel.

Along with this report and attachments, Staff has included the following exhibits for review and consideration of the Board:

- Exhibit S-2 – Zoning Map
- Exhibit S-3 – Aerial Map
- Exhibit S-4 – Recorded Subdivision Plat

The applicant has submitted the following labeled exhibits for review and consideration by the Zoning Board of Adjustment:

- Exhibit A-1 – Application for Variance
- Exhibit A-2.1 - A-2.2 – Owner Authorization from the CCNC Architectural Review Board
- Exhibit A-3 – Property Survey with Building Envelope
- Exhibit A-4 – Recorded Recombination
- Exhibit A-5 – Aerial Map
- Exhibit A-6.1 – A-6.3- Septic Permit
- Exhibit A-7.1 – A-7.3- Applicant Photos

Variance and Evidentiary Hearing Process:

The Variance Process is intended to provide relief from the zoning requirements of the Pinehurst Development Ordinance (PDO) only in those cases where strict application of a particular zoning requirement will create a practical difficulty or unnecessary hardship prohibiting the use of land in a manner otherwise allowed under the PDO. It is not intended that variances be granted merely to remove inconveniences or financial burdens that the zoning requirements of the PDO may impose on property owners in general. Rather, it is intended to provide relief where the zoning requirements of the PDO render the land difficult, unreasonable or impossible to use because of some unique attribute or aspect of the property itself, or some other factor unique to the property for which the variance is requested.

Requests for variances are quasi-judicial decisions of the Board, and therefore require an evidentiary hearing. These decisions are quasi-judicial due to the fact the Board exercises judgement and discretion in applying the standards for review. The purpose of evidentiary hearings is to gather competent, relevant, factual evidence on the application and not solicit broad public opinion. The Chair is responsible for calling witnesses, swearing in all wishing to provide testimony, following established procedures, ensuring that witnesses present relevant evidence only, and limiting repetitious testimony. Typically, the staff acts as the initial witness and, after being sworn in, will present basic information and background on the request as well as enter staff exhibits into the record. Staff does not make a case or argument for or against the application. The applicant and other witnesses will be sworn in and can provide factual testimony on the application to the Board. Board Members listen and ask relevant

questions, assess the credibility of all testimony, remain impartial, and vote on the case. At the conclusion of the hearing, the Board shall make its decision based on the competent, material, and substantial evidence while adopting findings of fact with all standards of review.

Standards of Review

North Carolina General Statute 160D-705 and Section 5.1.5 of the PDO set forth the standards of review the Boards of Adjustment's must review when considering applications for variances. These are the only standards the Board shall consider when making a decision on variance requests. The Board shall not grant a variance unless and until it makes findings on if all of the following standards have been met:

- (1) Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property;
- (2) The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance. A variance may be granted when necessary and appropriate to make a reasonable accommodation under the Federal Fair Housing Act for a person with a disability;
- (3) The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship;
- (4) The requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured and substantial justice is achieved.

Action by the Zoning Board of Adjustment:

With respect to the public hearing, the Zoning Board of Adjustment has the authority to subpoena witnesses and may request additional information. After conducting the public hearing, the Zoning Board of Adjustment may:

- (1) Continue the public hearing on the requested variance;
- (2) Grant the requested variance;
- (3) Deny the requested variance;
- (4) Grant the requested variance with conditions. The Board of Adjustment may attach appropriate conditions, provided that the conditions are reasonably related to the request.

Any approval or denial of the request shall be made by motion, accompanied by findings of fact that the variance meets or does not meet each of the Standards of Review, stating the reasons for such findings.

The Zoning Board of Adjustment shall not grant any variance unless there is a concurring vote of at least 4 of its 5 members.

Staff does not formulate a recommendation of a variance request as decisions are to be based solely on the testimony and evidence submitted at the quasi-judicial hearing. This report along with its attachments and material submitted by the applicant shall also be included as submitted evidence and made part of the record.



HISTORY, CHARM, AND SOUTHERN HOSPITALITY _____

**NOTICE OF PUBLIC HEARING
VILLAGE OF PINEHURST**

June 25, 2025

Dear Property Owner:

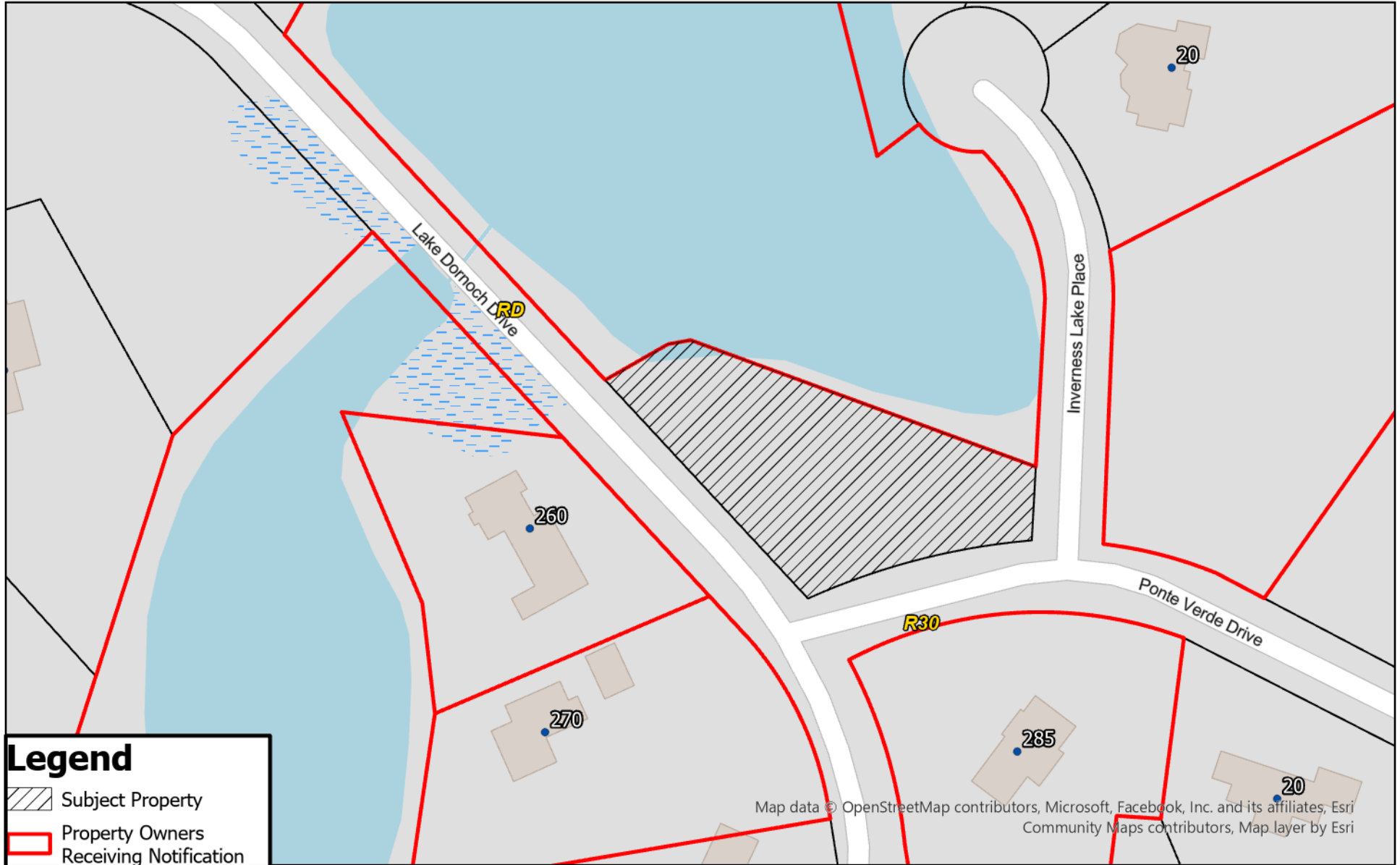
The Village of Pinehurst Board of Adjustment (BOA) will hold a Public Hearing on Thursday, July 10, 2025 at 4:00 PM, or **immediately following** the Planning & Zoning Board Meeting, in Village Assembly Hall 395 Magnolia Road, Pinehurst, NC. The meeting will be streamed in real-time on the Village's website, at <https://www.vopnc.org/our-government/live-stream>, for public viewing/listening and video-recorded for future reference.

The purpose of the public hearing is to receive testimony for a variance request from Pinehurst Development Ordinance Section 9.2a Table of Dimensional Requirements for the property which is located on the corner Lake Dornoch Drive and Ponte Vedra Drive, further identified by Moore County PID # 00013929. This property is located within the R-30 Zoning District. Specifically, the applicant, Donnell Adams, is requesting a variance to reduce the rear yard lakefront/golf course setback from 60' to 50' of the R-30 Zoning District.

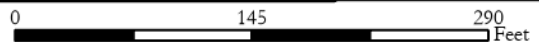
As the owner of said property, an adjacent property owner, or as the applicant; you are receiving formal notification of this Public Hearing. Information on this request is available for public review at the Planning and Inspections Department, Village Hall, 395 Magnolia Road, Pinehurst, North Carolina, Monday through Friday from 8:30 AM to 5:00 PM with the exception of holidays. Information on this request will also be made available the week of the meeting on the Village of Pinehurst's CivicClerk Agenda website at <https://pinehurstnc.portal.civicclerk.com/>.

The applicant, the local government, and any person who would have standing to appeal the decision under PDO Section 4.1.3 shall have the right to participate as a party at the evidentiary hearing. Other witnesses may present competent, material, and substantial evidence that is not repetitive as allowed by the board. All persons wishing to participate will be required to provide sworn testimony during the public hearing limited to presenting factual evidence on the request and testimony be made a matter of record.

For more information, please call (910) 295- 2581.



Map data © OpenStreetMap contributors, Microsoft, Facebook, Inc. and its affiliates, Esri
Community Maps contributors, Map layer by Esri



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

July 10, 2025 Board of Adjustments Lake Dornoch PID #00013929 Variance Request



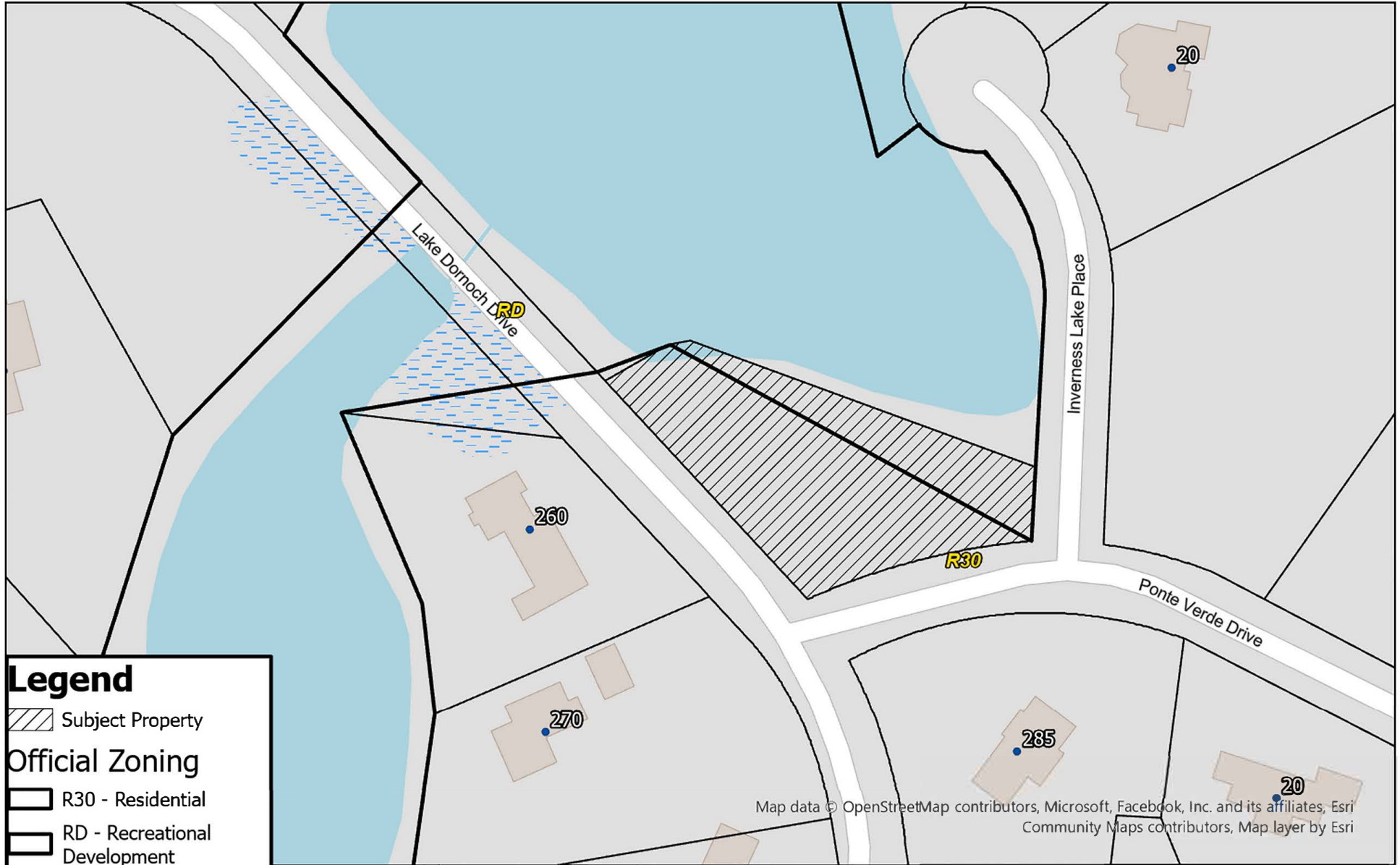
COUNTRY CLUB OF NC, THE
PO BOX 786
PINEHURST,NC,28374-0786

PARKS, EDWARD TALIAFERRO
260 LAKE DORNOCH DRIVE
PINEHURST,NC,28374

VAUGHAN, JOSEPH B & MARY LOU
20 INVERNESS LAKE PL
PINEHURST,NC,28374

POOLE, JOSEPH C JR
285 LAKE DORNOCH DRIVE
PINEHURST,NC,28374

HUBERTH, SUSAN A
270 LAKE DORNOCH
PINEHURST,NC,28374



Legend

- Subject Property
- Official Zoning
- R30 - Residential
- RD - Recreational Development

0 145 290 Feet




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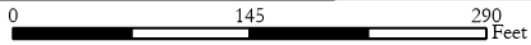
July 10, 2025
Board of Adjustments
Lake Dornoch PID #00013929
Variance Request

VILLAGE OF PINEHURST



Legend

-  Subject Property
-  Official Zoning
-  R30 - Residential
-  RD - Recreational Development



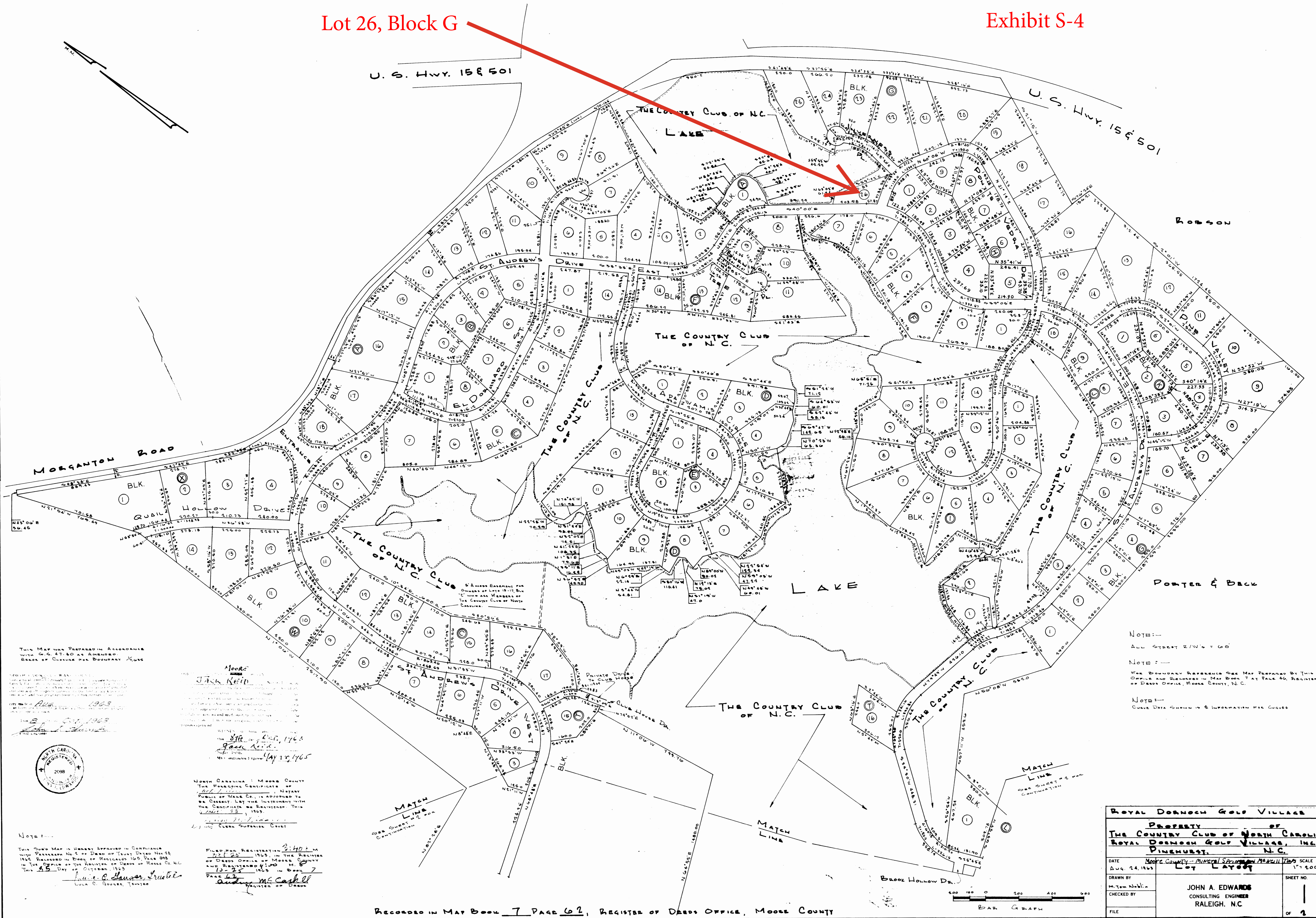
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July 10, 2025
Board of Adjustments
Lake Dornoch PID #00013929
Variance Request



Lot 26, Block G

Exhibit S-4



THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-20 AS AMENDED
 SHOWS OF COURSE AND BOUNDARY MARKS

MOORE'S
JACK KEID
 Notary Public for Moore County, N.C.
 My Commission Expires MAY 10, 1965



NORTH CAROLINA - MOORE COUNTY
 The Recording Certificate of
 Notary Public of Moore County, N.C., is returned to
 be correct. Let the instrument with
 this certificate be registered. This
 12-25-63 in Book 7
 Page 475
 J. O. BOWSER, Notary

Notes:
 This Plat Map is hereby approved in Certificate
 with Reference No. 1 of Deed of Trust Deed No. 28
 1963, Recorded in Book of Deeds of Moore County
 in the Office of the Register of Deeds of Moore County
 This 25th Day of October, 1963
 J. O. BOWSER, Notary

FILED FOR REGISTRATION 2:40 P.M.
 12-25-63 IN THE REGISTER
 OF DEEDS OFFICE OF MOORE COUNTY
 AND REGISTERED 1:00 P.M.
 12-25-63 IN BOOK 7
 PAGE 475
 J. O. BOWSER, Notary

NOTE:-
 ALL STREET R/W'S = 60'

NOTE:-
 THE BOUNDARY REFERENCES ARE MAP PREPARED BY THIS
 OFFICE AND RECORDED IN MAP BOOK 7 AT PAGE 46, REGISTER
 OF DEEDS OFFICE, MOORE COUNTY, N.C.

NOTE:-
 CURVE DATA GIVEN IN & INFORMATION FOR CURVES

ROYAL DORNOCH GOLF VILLAGE		
PROPERTY OF THE COUNTRY CLUB OF NORTH CAROLINA		
ROYAL DORNOCH GOLF VILLAGE, INC. PINEMURST, N.C.		
DATE	MOORE COUNTY - MINERAL SURVEY - MOORE COUNTY SCALE	SHEET NO.
AUG. 24, 1963	LOT LAYOUT	1
DRAWN BY		
M. T. M. MULLIN		
CHECKED BY		
	JOHN A. EDWARDS	
	CONSULTING ENGINEER	
	RALEIGH, N.C.	
FILE		OF 1

RECORDED IN MAP BOOK 7 PAGE 62, REGISTER OF DEEDS OFFICE, MOORE COUNTY

PLN-2025-00075

Menu Help

File Date: 06/03/2025

Application Status: In Review

Application Type: Variance

Application Detail: Detail

Description of Work:

Application Name:

Address: 275 Lake Dornoch Dr, Pinehurst, NC 28374

Owner Name: Donnell G Adams Jr Trustee

Owner Address: 100 Market Square, Pinehurst, NC 28374

Parcel No: 00013929

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	ADAMS, DONNELL G TRUSTEE	ADAMS, DONNELL...	Applicant		Active
	ADAMS, DONNELL G TRUSTEE	ADAMS, DONNELL...	Applicant		Active

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #

Job Value: \$0.00

Total Fee Assessed: \$500.00

Total Fee Invoiced: \$500.00

Balance: \$0.00

Custom Fields: PROJECT INFORMATION

Legal Basis for Application
 Owner of the Land Affected by the Variance
 Ordinance Text (Verbatim)
 Lakefront/Golf Course Setback from the Property Line (R-30) 60'

General Description of Variance Request

Reduce lakefront setback from 60' to 50'
 Description of unnecessary hardship that would result from the strict application of the ordinance
 The building envelope would only accommodate a home that would be very dissimilar to surrounding homes, thereby making the lot unappealing to prospective purchasers.

Ordinance Section Reference

9.2a
 Description of how the hardship results from conditions that are peculiar to the property
 The lot is narrow from front to rear and it is quite wide from side to side, with approximately 30 feet of lake frontage. Further, the required location of the septic system and repair areas fall within what would otherwise be the building envelope.

Description of how the hardship did not result from actions taken by the applicant/owner
 Explanation of how the requested variance is consistent with the intent of the ordinance
 We have taken no actions to exacerbate these conditions. In fact, many years ago, my late father requested a variance to preserve the aesthetics of the Village and those of The Country Club of N.C. I recombinced the parcel with Carolina, which is situated within the Village, and the lot in May 2024 in furtherance of his intent.

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Appeal Filed		Accepted	06/04/2025	Michael Mandeville
	Review for Completeness	Alex Cameron	Complete	06/16/2025	Michael Mandeville
	Planning Review	Alex Cameron	Complete	06/16/2025	Michael Mandeville
	BOA Notification	Alex Cameron	Hearing Sche...	06/16/2025	Michael Mandeville
	Staff Report	Alex Cameron			
	BOA Hearing	Alex Cameron			

Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By		
	Documents:	File Name	Document Group	Category	Description	Type	Document Status	Document Status Date
		ccnc nonobjection.pdf	PLN_VAR	Correspondence	CCNC nonobjection	application/pdf	Uploaded	06/03/2025
		gis imagery.pdf	PLN_VAR	Photo	GIS imagery	application/pdf	Uploaded	06/03/2025
		plat with building env...	PLN_VAR	Plan	Plat with building ...	application/pdf	Uploaded	06/03/2025
		recorded recomb plat.pdf	PLN_VAR	Plan	Recombination plat	application/pdf	Uploaded	06/03/2025
		septic permit with loc...	PLN_VAR	Plan	Septic permit and L...	application/pdf	Uploaded	06/03/2025
		Septic Imp Permit (in ...	PLN_VAR			application/pdf	Uploaded	06/10/2025
		Your application PLN-1...	PLN	Email	application/octet-s...	application/pdf	Uploaded	06/16/2025
		Show all						

Application Comments: View ID Comment Date

Initiated by Product: ACA

Scheduled/Pending Inspections:	Inspection Type	Scheduled Date	Inspector	Status	Comments

Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments

Required Inspections:

Buck Adams

From: John Biggar <jrbiggar239@yahoo.com>
Sent: Thursday, May 08, 2025 6:30 AM
To: Buck Adams
Subject: Re: Lot G26

Follow Up Flag: Follow up
Flag Status: Flagged

Bucky

The ARC will not object if you request a VOP variance for a 50-foot setback.

John
Sent from my iPad

> On Apr 30, 2025, at 7:48 PM, Buck Adams <Buck@adamslawnc.com> wrote:

>
> John,
>
> Thanks for your very helpful response.
>
> I need to improve the marketability of the lot but I'm not sure what a prospective purchaser would have in mind for the location and orientation of structures.
>
> If I were to submit a variance request to VOP for a lake setback of 50' instead of 40', would the ARC then "non-object" to my VOP variance request?

>
> Bucky

> WARNING: IF YOU RECEIVE AN EMAIL THAT RELATES IN ANY WAY TO OUR WIRING INSTRUCTIONS, PLEASE CALL US BEFORE PROCEEDING. INTERNET HACKERS ARE ACTIVELY MIMICKING EMAILS AND EMAIL ADDRESSES, IN AN EFFORT TO INDUCE YOU TO WIRE YOUR FUNDS TO THEIR ACCOUNTS.

>
>
>
> Donnell G. ("Buck") Adams, Jr., Attorney at Law
> 100 Market Square
> Pinehurst, NC 28374

> Telephone (910) 295-1700
> Facsimile (910) 295-1612

>
> buck@adamslawnc.com
> www.adamslawnc.com

>

> CONFIDENTIALITY NOTICE: This e-mail and any files transmitted with it are confidential and intended solely for the addressee. This e-mail may contain legally privileged information. If you are not the intended recipient, please notify the sender by reply e-mail and immediately delete this e-mail. You are not authorized to use or share the information in any way.

>
> IRS CIRCULAR 230 NOTICE: To ensure compliance with the requirements of IRS Circular 230, we inform you that any U.S. tax advice contained in this communication or attachment hereto is not intended or written to be used and cannot be used for the purpose of avoiding penalties under the Internal Revenue Code or for promoting, marketing or recommending to another party any transaction or matter addressed in this communication or attachment.

>
>
>
> -----Original Message-----

> From: John Biggar [<mailto:jrbigggar239@yahoo.com>]

> Sent: Tuesday, April 29, 2025 8:09 AM

> To: Buck Adams

> Subject: Lot G26

>
> Bucky

>
> Sorry i missed your call yesterday.

>
> According to the deed of declaration establishing lot G26, the set backs are at least 50 feet from the front lot line, at least 25 feet from any side lot line and and at least 50 feet from the water line of any lake (or at least 50 feet from any rear lot line).

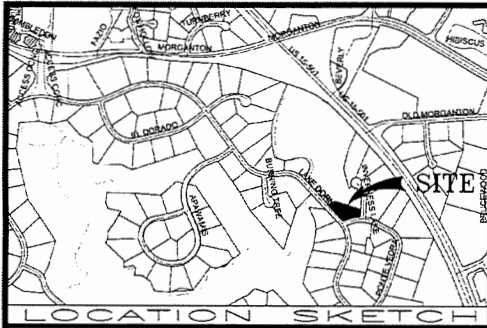
>
> The Club's Design Guidelines authorize the ARC to grant set back variances in appropriate situations and lot G26 may well be one of those situations. But we would need to have a site plan showing the location of buildings on the site in relation to the front, side and water (rear) lot lines. The plans you file with the Village of Pinehurst should be sufficient for the ARC's needs and, in the normal course of events, the variance issue is something the ARC could deal with in a relatively short time frame that shouldn't slow up the VOP process.

>
> Hope this is helpful. Feel free to call me (610-972-2501) if you have questions, etc.

>
> John
> Sent from my iPad

Submitted electronically to Stephen R. Sheffield & Associates, P.A. in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Moore County Register of Deeds.

PLAT CABINET SLIDE



For Registration Register of Deeds
William Britton
Moore County, NC
Electronically Recorded
May 15, 2024 9:55:07 AM
Book: 20 Page: 318 - 318 #Pages: 1
Fee \$21.00 NC Rev Stamp \$0.00
Instrument# 2024009359

I, S. R. SHEFFIELD, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. FURTHER:
THAT THE SURVEY IS A RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

WITNESS MY ORIGINAL SIGNATURE, LICENSURE NUMBER AND SEAL THIS 10TH DAY OF MAY, 2024, A.D.

S. R. Sheffield
S. R. SHEFFIELD, PLS NO. 1365
PROFESSIONAL SEAL
NO. L-1365
LAND SURVEYOR
S. R. SHEFFIELD

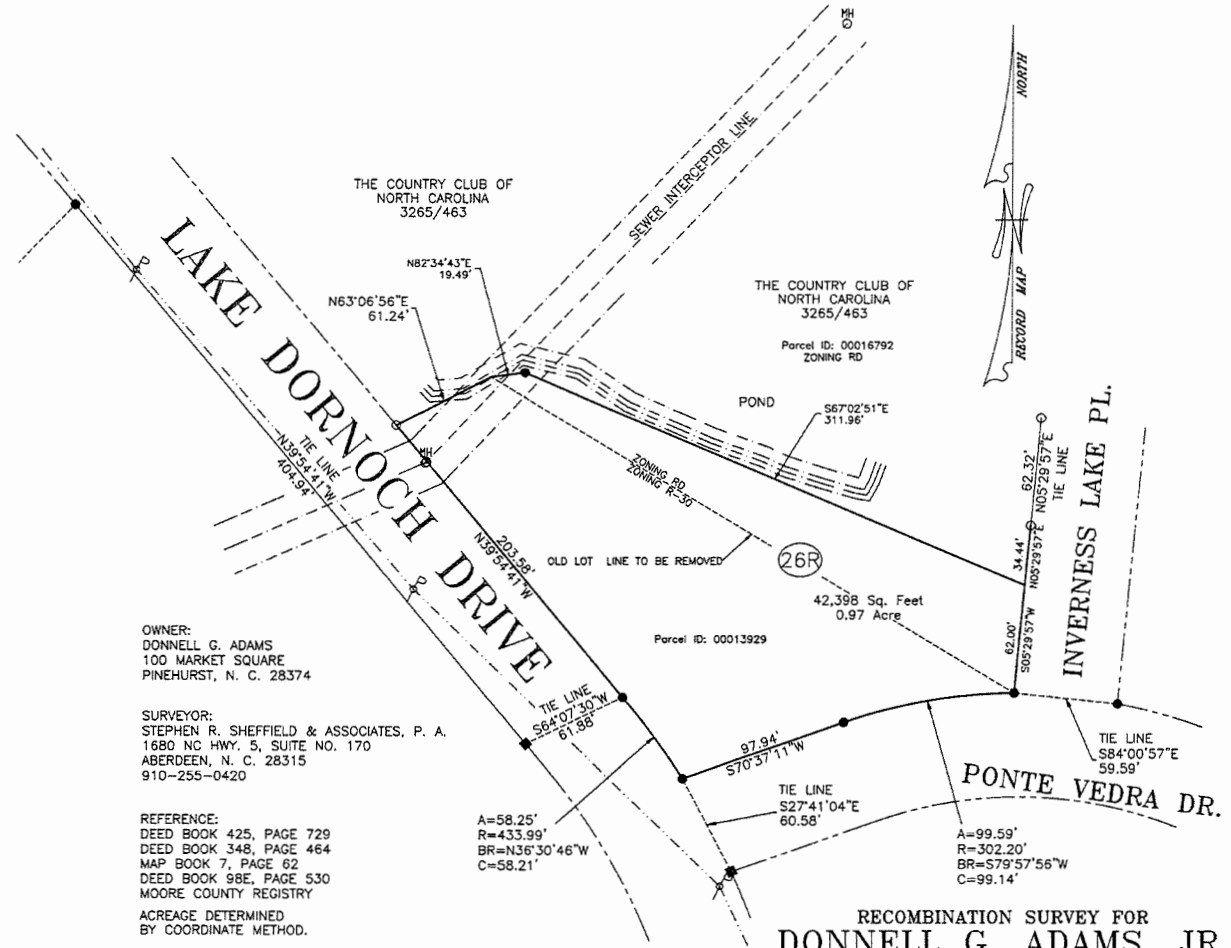
State of North Carolina
Danielle Orloff
Review Officer of Moore County, North Carolina, certify that the map or plat which this certification is affixed meets all statutory requirements for recording.
Danielle Orloff
05/15/2024
Date

CERTIFICATE OF EXEMPTION FROM SUBDIVISION ORDINANCE

I HEREBY CERTIFY THAT THIS PLAT IS EXEMPT FROM THE SUBDIVISION ORDINANCE UNDER DEFINITIONS OF SUBDIVISION CONTAINED IN N.C. GENERAL STATUTE SECTION 376 AND 153A-335 AND SECTION 2.1.4 OF THE VILLAGE OF PINEHURST DEVELOPMENT ORDINANCE FOR THE FOLLOWING REASON:

THE COMBINATION OR RECOMBINATION OF PORTIONS OF PREVIOUSLY 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 THE PINEHURST DEVELOPMENT ORDINANCE:

S. R. Sheffield
S. R. SHEFFIELD, PLS NO. 1365
PROFESSIONAL SEAL
NO. L-1365
LAND SURVEYOR
S. R. SHEFFIELD
5-08-2024
DATE
VILLAGE MANAGER
DATE



OWNER:
DONNELL G. ADAMS
100 MARKET SQUARE
PINEHURST, N. C. 28374

SURVEYOR:
STEPHEN R. SHEFFIELD & ASSOCIATES, P. A.
1680 NC HWY. 5, SUITE NO. 170
ABERDEEN, N. C. 28315
910-255-0420

REFERENCE:
DEED BOOK 425, PAGE 729
DEED BOOK 348, PAGE 464
MAP BOOK 7, PAGE 62
DEED BOOK 98E, PAGE 530
MOORE COUNTY REGISTRY

ACREAGE DETERMINED BY COORDINATE METHOD.

- UNLESS OTHERWISE DENOTED,
● = EXISTING IRON STAKE
■ = EXISTING CONCRETE MONUMENT
□ = SET CONCRETE MONUMENT
○ = SET IRON STAKE
— = SQUARE FOOTAGE
▲ = POWER SERVICE STUB
⊙ = SEWER SERVICE STUB
⊕ = TELEPHONE SERVICE STUB
⊗ = CABLE TV SERVICE STUB
⊞ = WATER METER
⊠ = FIRE HYDRANT
⊡ = SANITARY SEWER MANHOLE
⊢ = UTILITY POLE
— = FENCE

MINIMUM BUILDING SETBACK LINES TO COMPLY WITH COVENANTS AND RESTRICTIONS AND ZONING IN FORCE AT THE TIME OF APPLICATION FOR A BUILDING PERMIT.

RECOMBINATION SURVEY FOR
DONNELL G. ADAMS, JR.
LOT NO. 26, BLOCK "G"
ROYAL DORNOCH GOLF VILLAGE
INTO
LOT NO. 26R, BLOCK "G"
ROYAL DORNOCH GOLF VILLAGE
MINERAL SPRINGS TOWNSHIP, MOORE COUNTY,
PINEHURST, NORTH CAROLINA
MAY 10, 2024-- SCALE 1"=50'
STEPHEN R. SHEFFIELD & ASSOCIATES, P.A.
1680 NC HWY. 5, SUITE NO. 170
ABERDEEN, NORTH CAROLINA
0 50 100 150



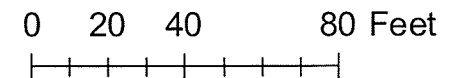
1 inch = 50 feet
March 18, 2025



Name: ADAMS, DONNELL G JR TRUSTEE

Parcel ID: 00013929

Deeded Acres: 0



Permit # 52054

LRK# 00013929

Page 1 of 3

Property Address: 275 LAKE DORNOCH

Number of Bedrooms: 4



Moore County Health Department

Environmental Health Section
PO Box 279, Carthage, NC 27327
Phone: 910-947-6283 Fax: 910-947-5127

Improvement Permit

Owner: DONNELL ADAMS JR Phone # _____

Directions To Property: _____

Design Flow Units: 4 GPD per Unit: 120 Total Daily Design Flow: 480 gpd
Waste Strength: _____ Number of Occupants: 8 Water Supply: PUBLIC
Tri-Party Agreement? Yes: _____ No: X Easements Required: Yes: _____ No: X

Initial System

Septic Tank Size: 1000 gal Pump Tank Size: 1000 gal Max Trench Depth: 30 in
LTAR: 0.7 Total Trench Length: 172 ft Trench Width: 3 ft
Media Depth: 12 in System Type: 25% RED. Distribution Method: SERIAL

Repair System

Septic Tank Size: 1000 gal Pump Tank Size: 1000 gal Max Trench Depth: 30 in
LTAR: 0.7 Total Trench Length: 172 ft Trench Width: 3 ft
Media Depth: 12 in System Type: 25% RED. Distribution Method: SERIAL

Permit Conditions:

- 1) Distance to Water Supplies: Wells, Springs, Etc.: >50' Lakes, Streams, Etc.: >50'
Water Lines: >10' Interceptor/Storm Drains: 10'/15'
- 2) Any underground utilities, irrigation components, accessory structures, or pools shall not be installed within the septic system area or septic repair area.
- 3) Maintain all applicable setbacks to septic system components.
- 4) SEE LAYOUT- NOTE ALL SETBACKS

Issued By: Nathan Hulson Date: 8/27/2024

The issuance of this permit in no way guarantees the issuance of other permits. The permit holder is responsible for checking with appropriate governing bodies in meeting their requirements. This permit is subject to revocation if the site plan, plat, or the intended use changes. The Improvement Permit shall not be affected by a change in ownership of the site. This permit is subject to compliance with the provisions of 15A NCAC 18E and to the conditions of this permit. This Permit is Valid for a period of Sixty (60) Months unless the site, site plan, plat, or intended use of the property changes.

Authorization to Construct Wastewater System

Issued By: Nathan Hulson Date: 8/27/2024

The requirements of 15A NCAC 18E are incorporated by reference into this permit and shall be met. Systems shall be installed in accordance with the attached site sketch. This Construction Authorization is subject to revocation if the site plan, plat, or the intended use changes. The Construction Authorization shall not be affected by a change in ownership of the site. This Construction Authorization is subject to compliance with the provisions of 15A NCAC 18E, or 15A NCAC 18A .1900, as applicable, and to the conditions of this permit. This Authorization is Necessary Prior to Obtaining a Building or Electrical Permit and expires Sixty (60) Months from the date issued or immediately if the site, site plan, or intended use of the property changes.

Permit # 52054

LRK# 00013929

Page 2 of 3

Property Address: 275 LAKE DORNOCH

Number of Bedrooms: 4

- Do not grade, compact, or otherwise disturb soil in original system area or repair area
- Property lines/corners must be clearly marked at time of installation and inspection
- Divert downspouts and all surface water from system area
- Install interceptor drain _____ inches deep
- Install on contour
- Authorization to construct permit will be issued after receiving final house/site plan
- Six inches of approved soil over nitrification lines required
- Rake trench sidewalls
- Install pipe for copper sulfate. Add copper sulfate in system
- Pump, crush, and fill existing tank
- Filter fabric required
- Seed and straw nitrification lines
- Filter rated for grease removal
- Filter rated for hair removal in wash tank
- Approved and properly rated effluent filter required
- Risers and openings must be sealed
- Must test electrical and pump components
- 50 lbs. pressure for two hours on pressure line
- Must water or vacuum test tanks
- Call health department before installing system (910) 947-6283
- Meet health department onsite a minimum of 24 hours before installing system



- Sewer_Pipes
- Streets
- ~ StreamsWaterDrainage
- DrainfieldLine
- EH_Pipes_Plumbing
- Parcels
- Initial Soils Area
- Buildings

- Repair Area
- Dimensions_Point
- Dimensions_Polygon
- Suitability**
- + Suitable
- + Unsuitable

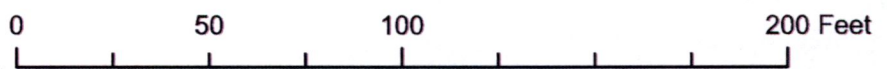


Exhibit A-7.1

View from Ponte Vedra Drive





Exhibit A-7.2
View from Lake Dornoch Drive



Exhibit A-7.3
View from Intersection



June 24, 2025

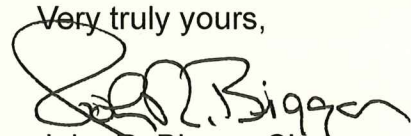
Mr. Alex Cameron
Planning & Inspections Director
Village of Pinehurst
395 Magnolia Rd.
Pinehurst, NC 28374

Re: **Country Club of North Carolina Lot G26**

Dear Mr. Cameron:

The Architectural Review Committee of The Country Club of North Carolina will not object if the property owner requests (and the Village of Pinehurst approves) a variance allowing a 50-foot set back from the rear lot (shore) line abutting Watson Lake.

Very truly yours,



John R. Biggar, Chair
Architectural Review Committee
Country Club of North Carolina