



**Planning & Zoning Board
Agenda for Regular Meeting of July 11, 2024
Assembly Hall
395 Magnolia Road, Pinehurst, NC 28374
Pinehurst, North Carolina
4:00 PM**

1. Call to Order
2. Approval of Minutes
 - A. 06-06-2024 Planning & Zoning Regular Meeting Minutes

3. Public Hearing
 - A. Major Site Plan for SanStone Midland Rehabilitation Center

The purpose of this hearing is to consider a recommendation to Village Council on a major site plan proposal for a 100-bed short- and long-term care health and rehabilitation center known as San Stone Midland. The property is identified as Moore County PID #00033365 and is addressed as 2178 Midland Road. The applicant is Timmons Group and the owner is Pinehurst Health Care Properties, LLC.

4. Other Business
5. Next Meeting Date
 - A. 08-01-2024 Planning & Zoning Regular Meeting
6. Motion to Adjourn

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

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

Values: Service, Initiative, Teamwork, and Improvement.



**PLANNING AND ZONING BOARD
REGULAR MEETING
THURSDAY, JUNE 06TH, 2024
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

Board Members Present:

Jeramy Hooper, Chair
Matt Jones, Vice Chair
Louise Mercuro
Thomas Schroeder
Sonja Rothstein
Paul Roberts
Carol Henry

Board Members Absent:

Bruce Hironimus
Jimmy Duncan

Staff Present:

Alex Cameron, Planning Director
Pamela Graham, Planning Supervisor
Michael Mandeville, Senior Planner
Maria Carpenter, Planner
Shelby Grow, Administrative Specialist
Josh Dockery, IT Systems Specialist

Approximately 3 member(s) of the public were in attendance.

I. Call to Order

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

II. Approval of Minutes

a. 04-04-2024 Regular Meeting Minutes

Mr. Schroeder moved to approve the minutes of the April 04th, 2024 Regular Meeting. Seconded by Ms. Rothstein. Approved by a vote of 6-0.

III. New Business

A. Board Training

Mr. Cameron thanked the Board for attending the recent Regional Workshop training and addressed the Board regarding the topics to be covered in today's Planning and Land Use Decisions Overview training session. Mr. Cameron began the staff presentation. Ms. Graham, Mr. Mandeville, and Ms. Carpenter also joined Mr. Cameron in presenting to the Board. The topics covered in the staff presentation were Zoning Authority, Zoning Types, and Types of Zoning Decisions, which included Process and Procedure, Role of the Planning and Zoning Board in these decisions, Role of other officials, and public involvement. Mr. Cameron concluded the presentation with a recap of the topics discussed.

IV. Next Meeting Date

B. 07-11-2024 Regular Meeting

V. Motion to Adjourn

Ms. Rothstein moved to adjourn the Regular Meeting. Seconded by Mr. Hooper.
Approved by a vote of 6-0 at 05:11 PM.

Respectfully Submitted,

Shelby Grow
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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PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Planning and Zoning Board
From: Pamela Graham, Planning Supervisor
Cc: Alex Cameron, Planning and Inspections Director
Michael Mandeville, Senior Planner
Maria Carpenter, Planner
Shelby Grown, Administrative Specialist
Date: July 5, 2024
Subject: Staff Report for Proposed Major Site Plan

Request

The applicant requests a Major Site Plan approval for a 100-bed short- and long-term care health and rehabilitation center known as SanStone Midland. In accordance with Section 9.16.1.5 of the Pinehurst Development Ordinance, all proposed Major Site Plans are reviewed by the Planning & Zoning Board and a Public Hearing is to be held. The Planning & Zoning Board must then submit its recommendation on the proposed major site plan to the Village Council.

Project Profile

Applicant:	Timmons Group
Owner:	Pinehurst Health Care Properties, LLC
Property Location:	2178 Midland Road, Moore County PID #00033365
Zoning:	Neighborhood Commercial (NC) - The Neighborhood Commercial District is established as a district in which the principal use of land is for small scale commercial, retail, office, and service uses to serve the surrounding residential districts. The district is further intended to discourage any use which would be detrimental to the predominantly low-intensity commercial nature of the areas included within the district.
Land Area	± 11.19 Acres
Current Land Use:	Vacant with degraded parking lot and lighting from a previous use.

Project Analysis

The proposed Major Site Plan includes the development of a 73,500 square foot health care facility structure and related infrastructure, including driveway entrance, parking, and utilities. The subject property was created by a minor subdivision in September of 2023, separating it from the parent parcel that contains Ironwood Café. The property contains +/- 274 feet of frontage on Midland Road, maintaining this width for nearly 500 feet where it widens to 700 feet. The structure is placed in this wider area, more than 500 feet from the Midland corridor. Adjacent properties include business uses in Pinehurst's jurisdiction (Ironwood Café, The Market Place/Midland Bistro), Carolina Eye Associates, a vacant building that previously housed a retail use, and undeveloped parcels. Immediately to the south, the parcel abuts a 30' wide open space buffer owned by the National Property Owners Association in Southern Pines' jurisdiction, with developed single-family properties beyond.

The proposal includes one connection to Midland Road, near the center of the frontage. NCDOT has reviewed the plans and are not permitting a new cut through the Midland Road median, but are requiring that a 100' long paved taper be included to allow easier ingress. The drive will have a right in/right out only condition. A new sidewalk will be installed along the road frontage and monument signage is anticipated in a small curbed median in the center of the drive. Additional sidewalks are proposed between parking areas and building entrances. The applicant provided a Trip Generation Memorandum indicating 260 average daily trips in and out of the facility, primarily at non-peak hours.

In spite of the significant massing of the building and the extensive internal circulation system, the project proposes only 36.5% impervious surface. The NC Zoning District allows up to 70%. The project is not located in a protected watershed or flood zone.

The site is bounded to the east and west by other NC-zoned properties, to the north (across Midland Road) by R-MF zoned properties, and to the south by a 30' vegetated buffer with single family residential uses beyond, in Southern Pines' jurisdiction.

Infrastructure and Zoning Criteria

The General Concept Plan (GCP) has been reviewed by the Technical Review Committee, with final approval received on June 20, 2024. Following final approval of the GCP by Village Council, the Committee may accept construction documents for a more detailed review. Construction documents must show that all components of the project will be constructed in accordance with the Village of Pinehurst Engineering Standards Specifications Manual, the Pinehurst Development Ordinance (PDO), as well as meet the requirements for emergency services vehicles. Moore County is responsible for water and sewer utilities to the site.

The PDO classifies Residential Care Facilities, Medical Clinics and Offices, and Professional Services as uses by right in the NC District.

In accordance with PDO Sec. 9.5.2.3, the project proposes 30 foot wide landscape buffers along the western and southern property boundaries. Much of the existing vegetation along the southern boundary is outside of the limits of disturbance, and can remain intact to wholly or partially satisfy buffer requirements. With a change in elevation of over 45 feet across the site, grading will be extensive and necessitates the removal of a significant number of trees within the western buffer area. The buffer here will be comprised of newly planted vegetation. The landscape plan submitted with the construction document set will be reviewed for compliance with all PDO landscaping and buffer requirements.

A Sediment and Erosion Control Permit will need to be obtained from NCDEQ due to the area of disturbance exceeding one acre.

Staff Recommendation

The proposed use, as shown on the plan, does meet all NC Zoning District requirements and the provisions of the PDO. These requirements will have to be met at the time of general concept plan and site plan approval. The general concept plan has undergone a thorough review by the Technical Review Committee and all comments by the Committee have been addressed and resolved by the applicant.

Therefore, staff recommends approval of the Major Site Plan associated with the SanStone Midland project.

S:\33360\167-SanStone_Midland\DWG\Sheet\CD\60167-333-C2-D-SITE.dwg | Plotted on 6/14/2024 8:15 AM | By Lynne Barnes

PLAN VIEW 2 SEE SHEET C1.1, C2.1, C3.1, C4.1

PAR REAL ESTATE
HOLDINGS, LLC
PIN: 857205081773
DB 3964 PG 173
USE:
COMMERCIAL

PINEHURST AREA
REALTY, INC.
PIN: 857205082931
DB 475 PG 935
USE: COMMERCIAL

NC Grid
NAD83 (2011)
North= 528643.83 Ft
East= 1870208.88 Ft

PINEHURST AREA
REALTY, INC.
PIN: 857200191868
DB 470 PG 674
USE: RESIDENTIAL

DOROTHY
JOHNSON
GARNER
PIN: 857205085764
DB 4464 PG 557
USE: RESIDENTIAL

MIDLAND
RENTAL, LLC
PIN:
857205086733
DB 5923 PG 146
USE:
RESIDENTIAL

BETTY CADDLE
CREED
PIN:
857205087702
DB 2612 PG 510
USE:
RESIDENTIAL

FAIRWAY DRIVE

MIDLAND DRIVE

4

NC 2
(MIDLAND ROAD)
120' Public R/W

NC Grid
NAD83 (2011)
North= 528490.47 Ft
East= 1870392.04 Ft

MIDLAND ROAD
PARTNERS, LLC & RCH
REALTY COMPANY
PIN: 857205082461
DB 2925 PG 418
USE: COMMERCIAL

NC Grid
NAD83 (2011)
North= 528293.31 Ft
East= 1870358.35 Ft

HCI BROAD
STREET, LLC
PIN: 857205082126
DB 5907 PG 159
USE: VACANT

NC Grid
NAD83 (2011)
North= 527997.86 Ft
East= 1870307.02 Ft

NC Grid
NAD83 (2011)
North= 527504.61 Ft
East= 1870222.54 Ft

SANSTONE
PINEHURST FACILITY
73,500-SF
FFE: 482.00

N/F MIDLAND
DEVELOPMENT
OF THE SANDHILLS, LLC
PART OF PIN:
857205076992
DB 1340 PG 101
ZONING: NC
AC: 11.16 ACRES

PLAN VIEW 1 SEE SHEET C1.0, C2.0, C3.0, C4.0

NC Grid
NAD83 (2011)
North= 527891.48 Ft
East= 1870923.33 Ft

M.T.M.M.
ASSOCIATES, LLC
PIN: 857200172833
DB 3461 PG 503
AC: 11.47 ACRES
ZONING: NC

NC Grid
NAD83 (2011)
North= 527878.75 Ft
East= 1870997.06 Ft

NC Grid
NAD83 (2011)
North= 527386.17 Ft
East= 1870912.23 Ft

N80°21'33"W 425.02'
NATIONAL PROPERTY
OWNERS ASSOCIATION, INC
PIN: 857200057230
DB 4576 PG 285
ZONING: SO PINES

SCALE 1"=60'

0 60' 120'

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DATE
01/09/2024
02/27/2024
05/09/2024
06/13/2024
DATE
10/24/2023
DRAWN BY
LMB
DESIGNED BY
BH
CHECKED BY
BH
SCALE
AS SHOWN

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

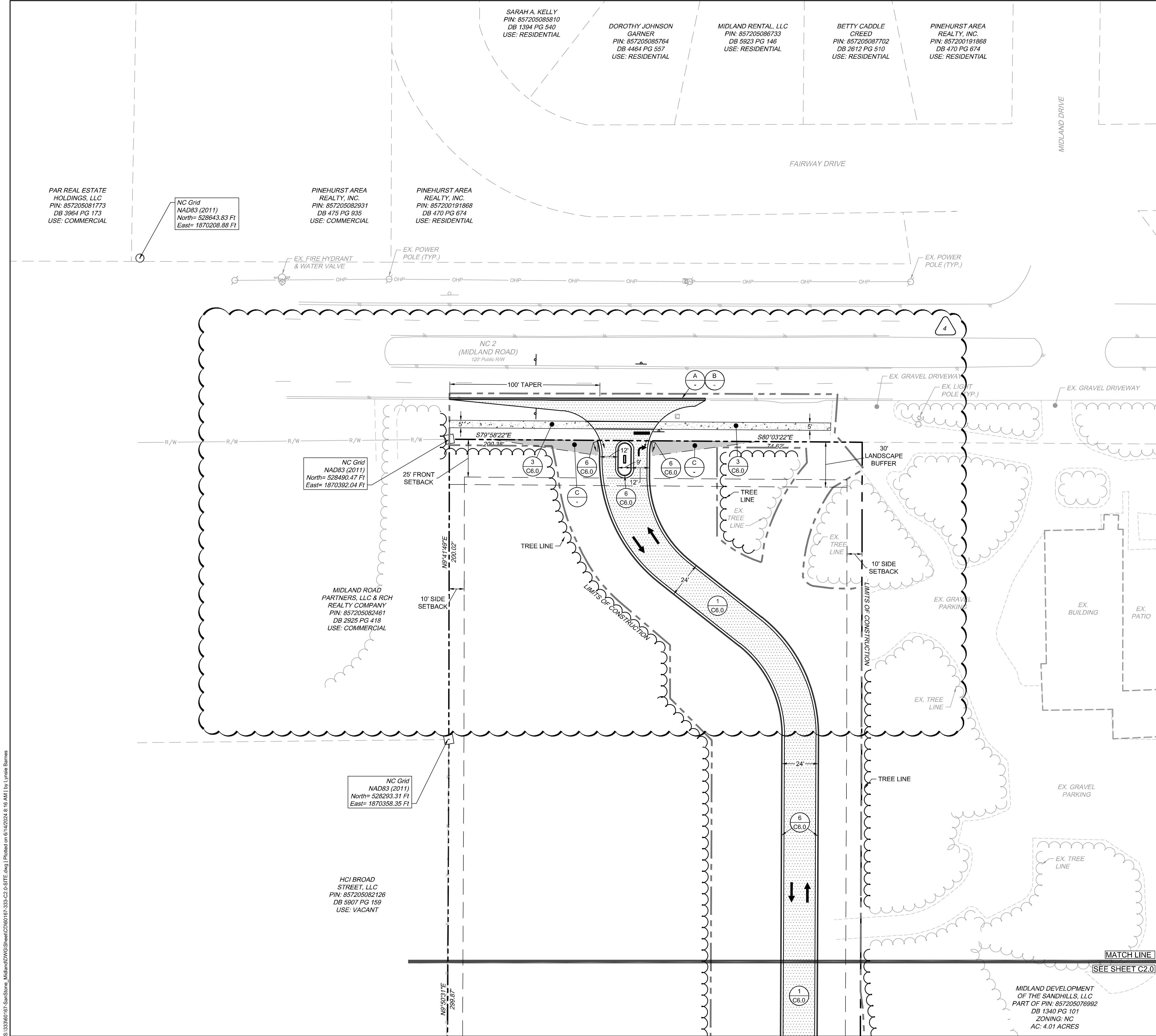
SANSTONE MIDLAND

MOORE COUNTY, NC 28387

OVERALL SITE PLAN & KEY MAP

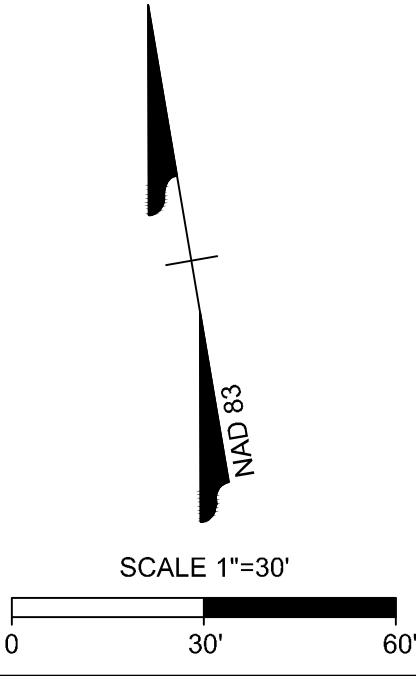
JOB NO.
60167
SHEET NO.
C0.1

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- SITE LAYOUT NOTES**
- ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE MOORE COUNTY, VILLAGE OF PINEHURST, NCDOT AND OSHA STANDARDS AND SPECIFICATIONS.
 - ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT, BUILDING WALL FACE OR PROPERTY LINE, UNLESS OTHERWISE NOTED.
 - ALL RADII ARE DIMENSIONED FROM BACK OF CURB, IF NOT STATED, RADII DIMENSION IS 5'.
 - CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, UTILITIES AND GRADES PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING ANY RELATED CONSTRUCTION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OFF-SITE DISPOSAL OF ALL WASTE MATERIALS GENERATED DURING CONSTRUCTION AND FOR OBTAINING ALL APPLICABLE PERMITS FOR OFF-SITE STOCKPILES AND/OR WASTE AREAS.
 - CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES DURING CONSTRUCTION AND SHALL MAKE REPAIRS AT NO EXPENSE TO THE OWNER.
 - AT LEAST 72 HOURS PRIOR TO CONSTRUCTION OR EXCAVATION THE CONTRACTOR SHALL NOTIFY "NORTH CAROLINA ONE CALL" (811) OR (1-800-632-4949) TO HAVE EXISTING UTILITIES LOCATED. ALL PRIVATE UTILITIES SHALL BE LOCATED AS NEEDED BY A PRIVATE UTILITY LOCATE COMPANY EMPLOYED BY THE CONTRACTOR.
 - ALL CURB AND GUTTER SHALL BE 30" WIDE UNLESS NOTED OTHERWISE.
 - ALL DISTURBED CURB & GUTTER AND ASPHALT SHALL BE REPLACED PER PROJECT DETAILS AND NCDOT STANDARDS AND SPECIFICATIONS.
 - RAISE ALL STRUCTURES AT NO ADDITIONAL COST TO THE OWNER SO THAT THE TOP OF THE STRUCTURE EQUALS THE FINISH GRADE OF THE NEW ASPHALT. STORM INLETS SHALL BE AN EXCEPTION.
 - COORDINATE THE PROJECT SCHEDULE WITH THE CIVIL ENGINEER AND OWNER IN ACCORDANCE WITH THE OWNER'S ONGOING ONSITE OPERATIONS. ANY UTILITY INTERRUPTIONS SHALL BE COORDINATED WITH THE OWNER AT LEAST 72 HOURS PRIOR TO THE INTERRUPTION.
 - PROVIDE A SMOOTH TRANSITION BETWEEN NEW ASPHALT AND EXISTING ASPHALT SURFACES.
 - ALL SIDEWALKS ARE TO HAVE NO MORE THAN A 1:20 (5.0%) SLOPE FOR THE LENGTH OF THE SIDEWALK AND NO MORE THAN A 1:50 (2.0%) SLOPE FOR THE WIDTH OF THE SIDEWALK. NOTIFY ENGINEER IF THIS CANNOT BE ACHIEVED.
 - EXISTING MANHOLES, VALVE BOXES, VAULTS, CLEANOUTS, UTILITY POLES ETC. TO REMAIN WITHIN THE GRADING LIMITS SHALL BE ADJUSTED AS NEEDED TO FUNCTION PROPERLY WITH THE PROPOSED FINISH GRADES (WHETHER OR NOT INDICATED TO BE MODIFIED).
 - LANDSCAPING AREAS WILL BE PROVIDED IN COMPLIANCE WITH PDO SEC. 9.5.2.

- KEY NOTES**
- | | | |
|-----------|--|--|
| 1
C6.0 | STANDARD DUTY ASPHALT PAVEMENT | |
| 2
C6.0 | NCDOT ASPHALT (>6' WIDTH) | |
| 3
C6.0 | STANDARD DUTY CONCRETE PAVEMENT | |
| 4
C6.0 | HEAVY DUTY CONCRETE PAVEMENT | |
| 5
C6.0 | ACCESSIBLE CURB RAMP | |
| 6
C6.0 | 24" CONCRETE CURB AND GUTTER | |
| 7
C6.0 | PRECAST CONCRETE WHEEL STOP (TYP.) | |
| 8
C6.0 | MODULAR BLOCK RETAINING WALL | |
| A
- | 1.5" MILL & LAP JOINTS WHERE PROPOSED ASPHALT MEETS EXISTING (MINIMUM 18" WIDTH; SEE PLAN FOR WIDTH) | |
| B
- | PROVIDE FLUSH TRANSITION BETWEEN EXISTING AND PROPOSED PAVEMENT | |
| C
- | 10-FT X 70-FT SIGHT TRIANGLE | |



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DATE
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05/09/2024
06/13/2024

DATE
10/24/2023

DRAWN BY
LMB

DESIGNED BY
BH

CHECKED BY
BH

SCALE
AS SHOWN

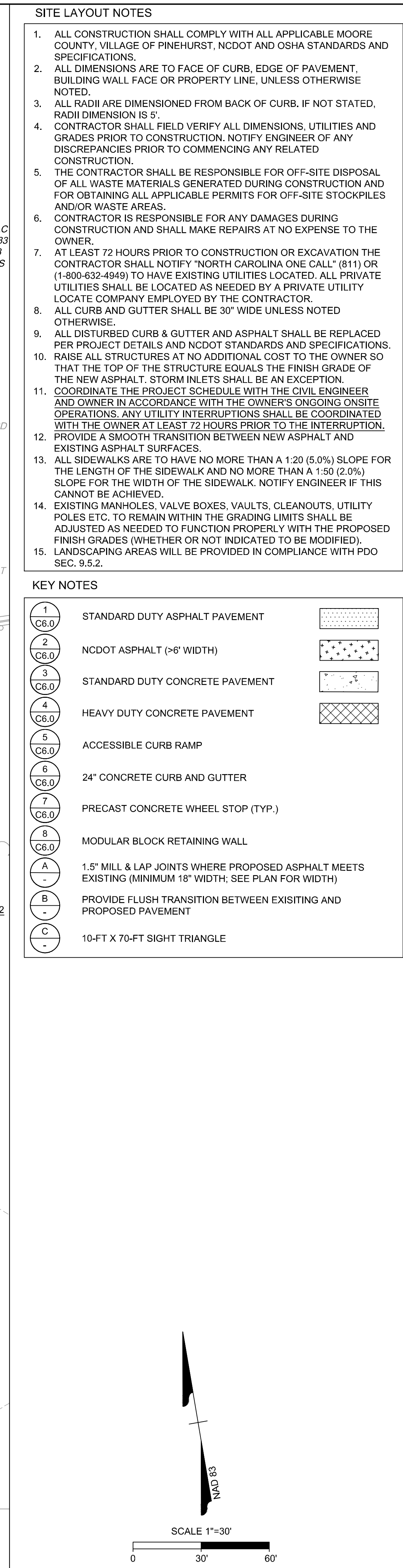
TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

SANSTONE MIDLAND
MOORE COUNTY, NC 28387

SITE PLAN

JOB NO.
60167

SHEET NO.
C2.1



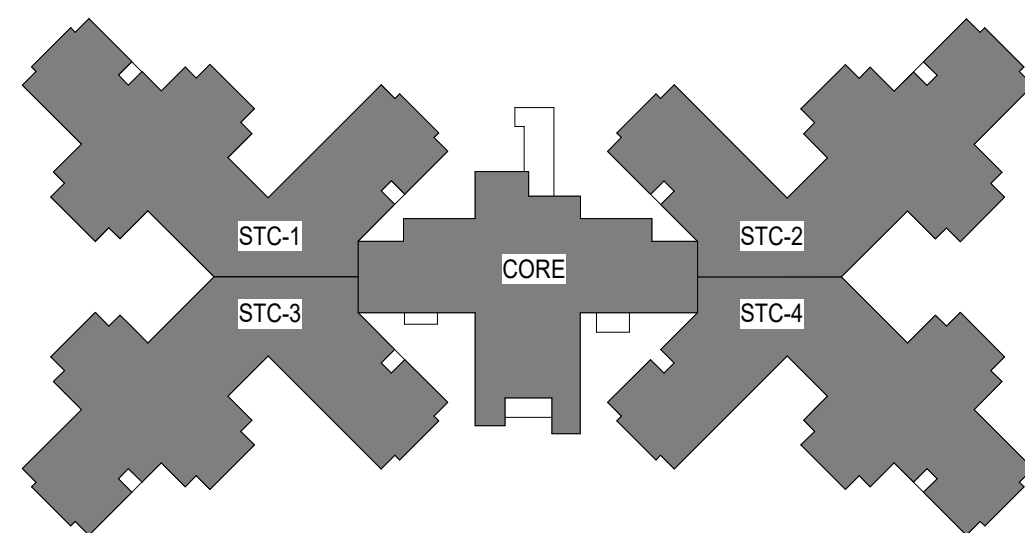
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A5 OVERALL FLOOR PLAN
A110 1" = 20'-0"

- FLOOR PLAN LEGEND**
- FEC SEMI-RECESSED FIRE EXTINGUISHER CABINET, MATCH FIRE RATING OF WALL
 - ATTIC ACCESS LADDER
 - DRINKING FOUNTAIN, SEE ACCESSIBLE FIXTURES LEGEND AND PLUMBING SHEETS
 - MIRROR
 - BUILT-IN WINDOW SEAT, SEE DETAILS
 - COUNTERTOP OR WORK SURFACE
 - FLAT PANEL TV O.F.C.I. (MOUNTING HARDWARE C.F.C.I.)
 - RESIDENT BED O.F.C.I.
 - VENDING MACHINES O.F.O.I. GC TO COORDINATE DIMENSIONAL CLEARANCES REQUIRED TO BE PROVIDED
 - COUNTERTOP ICE & WATER DISPENSER O.F.C.I.
 - WASHER AND DRYER O.F.C.I.
 - DESIGNATES FULLY ACCESSIBLE BATHROOM, SEE A114/01 FOR FUTURE LEGEND
 - OWNER EQUIPMENT STORAGE SPACE, SEE ENLARGED PLAN
 - CLINICAL SINK; SEE PLUMBING
 - JANITOR FLOOR SINK; SEE PLUMBING
 - HANDRAIL (ALL LOCATIONS WITH HANDRAILS TO RECEIVE WALL PROTECTION AND CORNER GUARDS). SEE DETAILS ON A610.
 - PRIVACY CURTAIN
 - WALL PANELING, REF A610 FOR HEIGHTS, TYP
 - NOTE: ALL COMPONENTS TYP. ENLARGED SHEETS
 - WINDOW TYPE TAG
 - SMOKE PARTITION
 - 1-HOUR SMOKE BARRIER
 - 1-HOUR FIRE BARRIER
 - 2-HOUR FIRE WALL

KEY PLAN



SanStone Health & Rehabilitation
SANSTONE 100 BEAD STC FACILITY
2178 Midland Rd, Pinehurst, NC 28374

SHEET ISSUE:			
NO.	DATE	DESCRIPTION	BY
A	08/18/2023	SD SUBMITTAL	MPS
B	12/01/2023	DD SUBMITTAL	MPS
D	03/01/2024	CD SUBMITTAL	MPS

PRINCIPAL IN CHARGE: SMB
PROJECT ARCHITECT: SAH
DRAWN BY: DBUD

SHEET TITLE:
OVERALL PLAN

SHEET NO.
A110

PROJ. NO.
022463.00
DHSR PROJ. NO.
NH-3068-DL/RWW
FD
220736



CONSULTANT LOGO

SEALS

SanStone Health & Rehabilitation

SANSTONE 100 BEAD STC FACILITY

2178 Midland Rd, Pinehurst, NC 28374

2178 Midland Rd, Pinehurst, NC 28374

SHEET ISSU

NO.	DATE	DESCRIPTION	B
A	08/18/2023	SD SUBMITTAL	
B	12/01/2023	DD SUBMITTAL	MP
D	03/01/2024	CD SUBMITTAL	MP

PRINCIPAL IN CHARGE:
PROJECT ARCHITECT:
DRAWN BY:

SME
SAH
DBUD

SHEET TITLE:

EXTERIOR ELEVATIONS

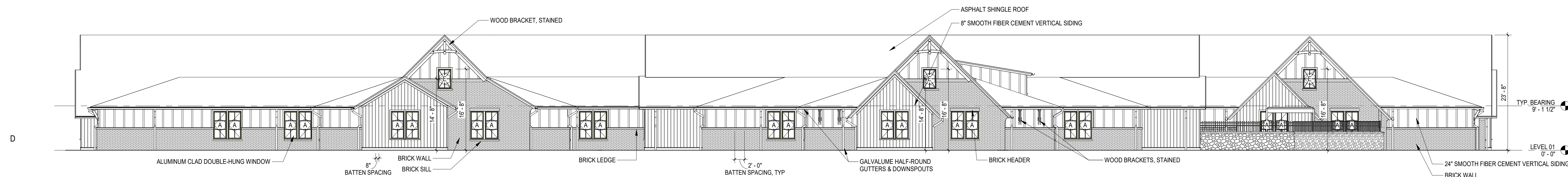
SHEET NC

PROJ. NC

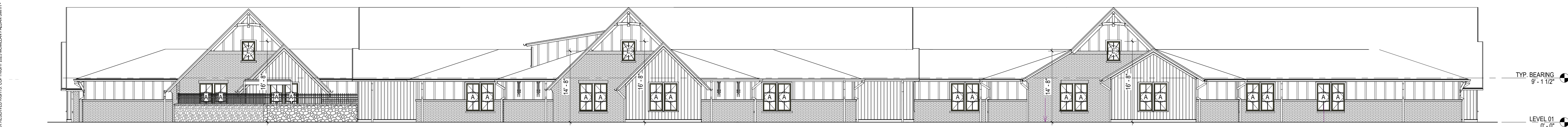
022463.00
DHSR PROJ. NO.
NH-3068-DLJ/RW/V
FILE NO.
22073

A300

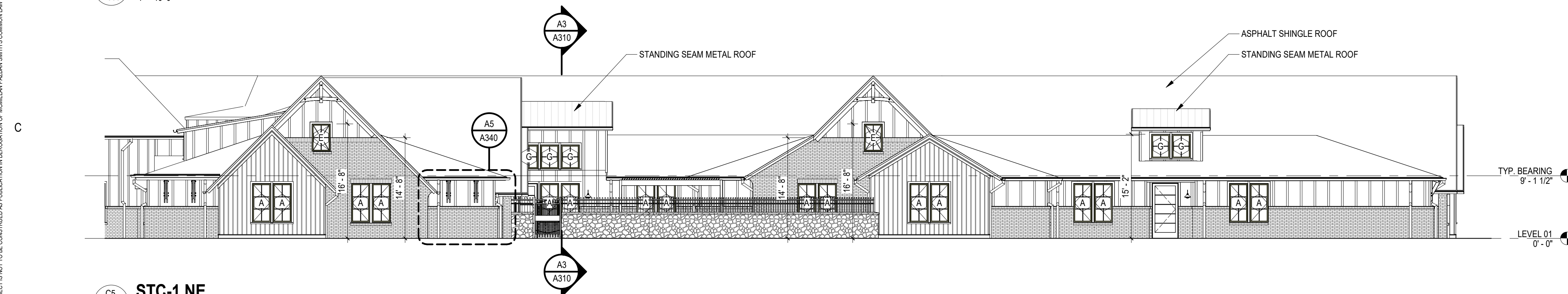
Page 1



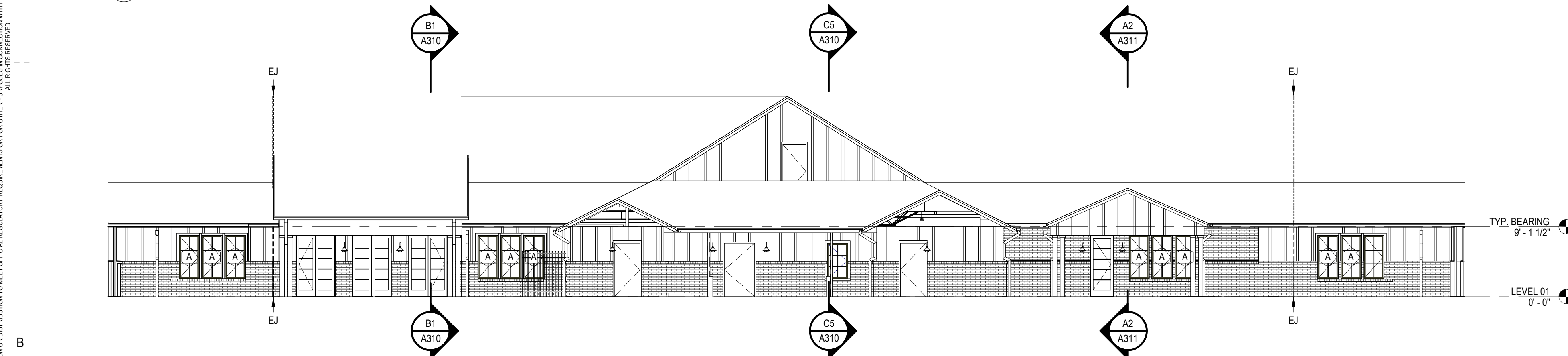
STC-2 NE
1" = 10'-0"



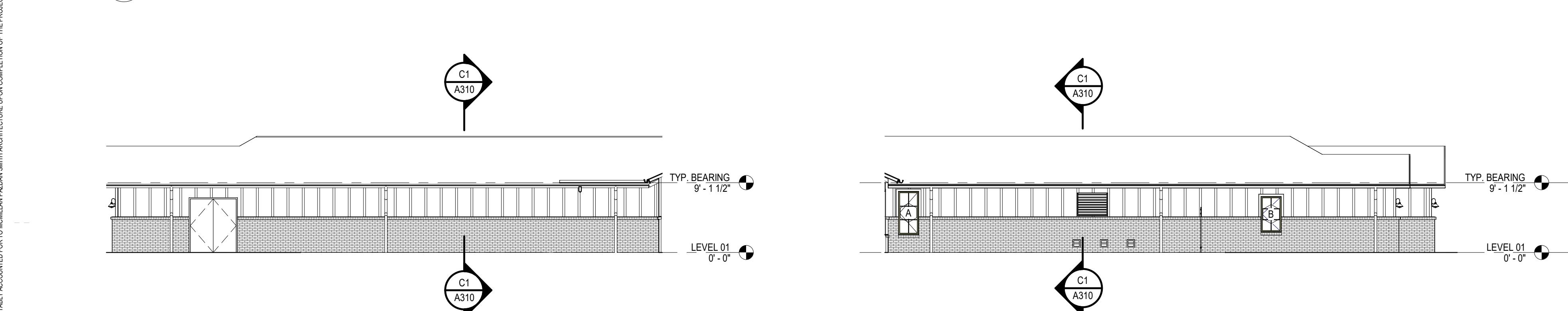
STC-1 NW
1" = 10'-0"



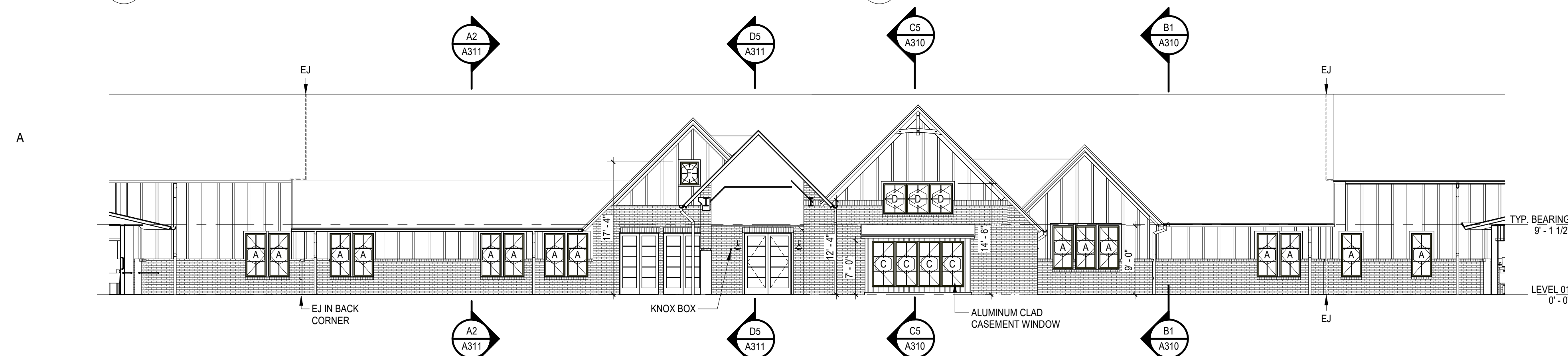
STC-1 NE
1" = 10'-0"



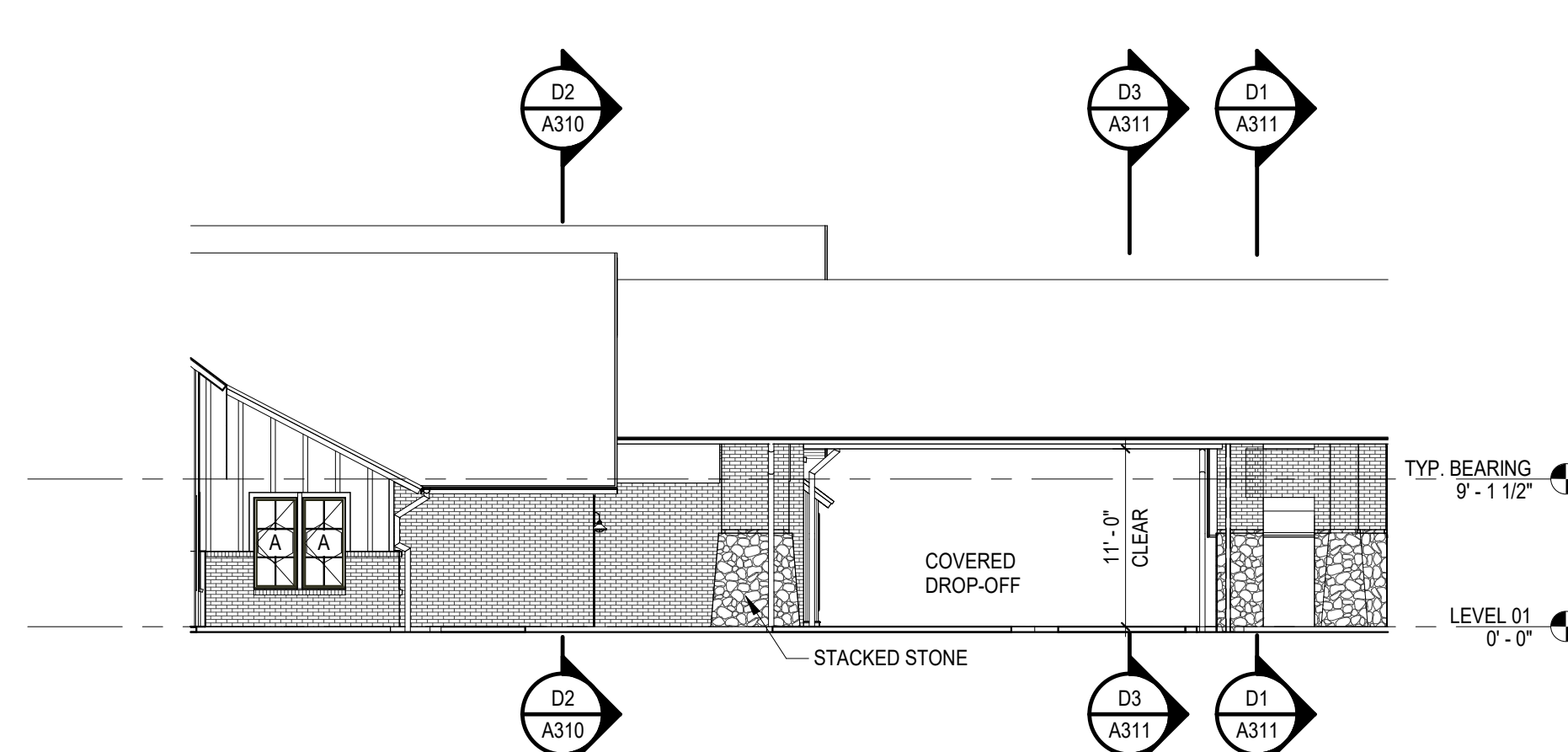
BOH - S
1" = 10'-0"



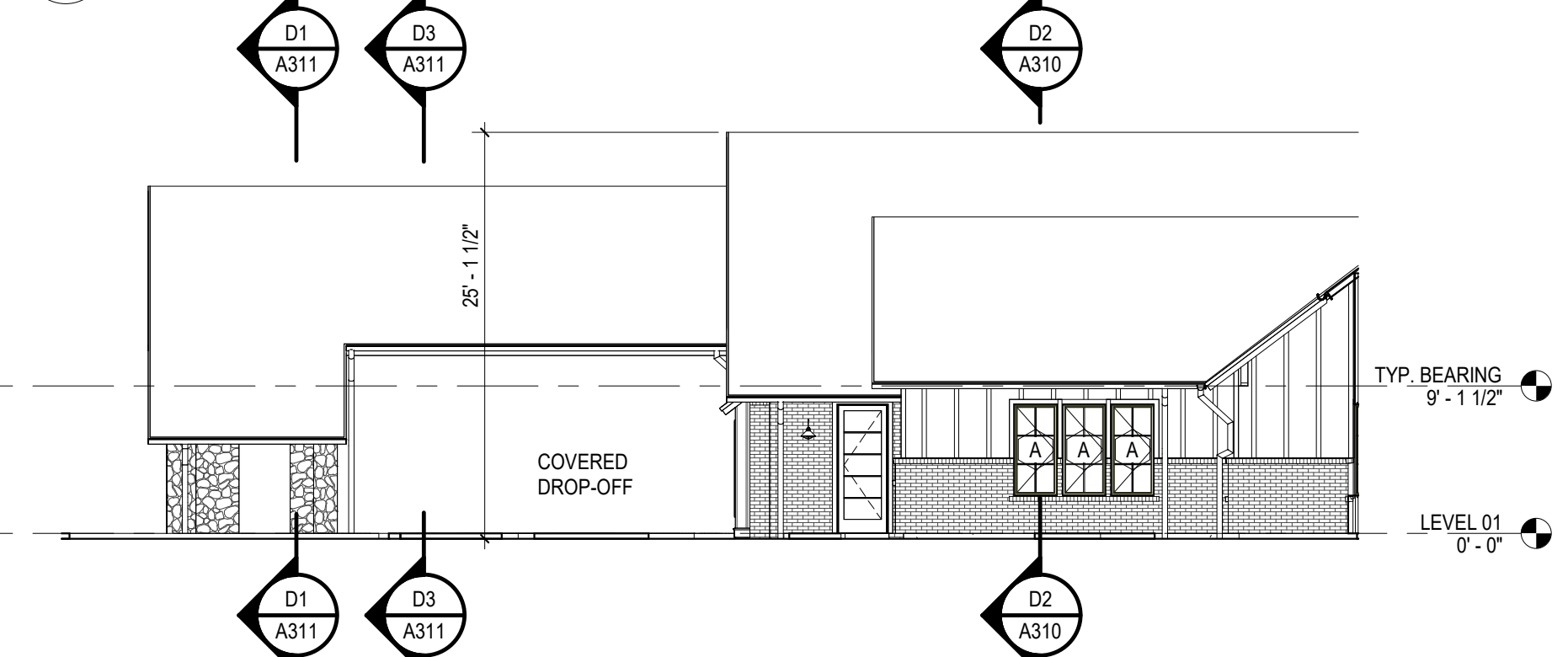
BOH - E
1" = 10'-0"



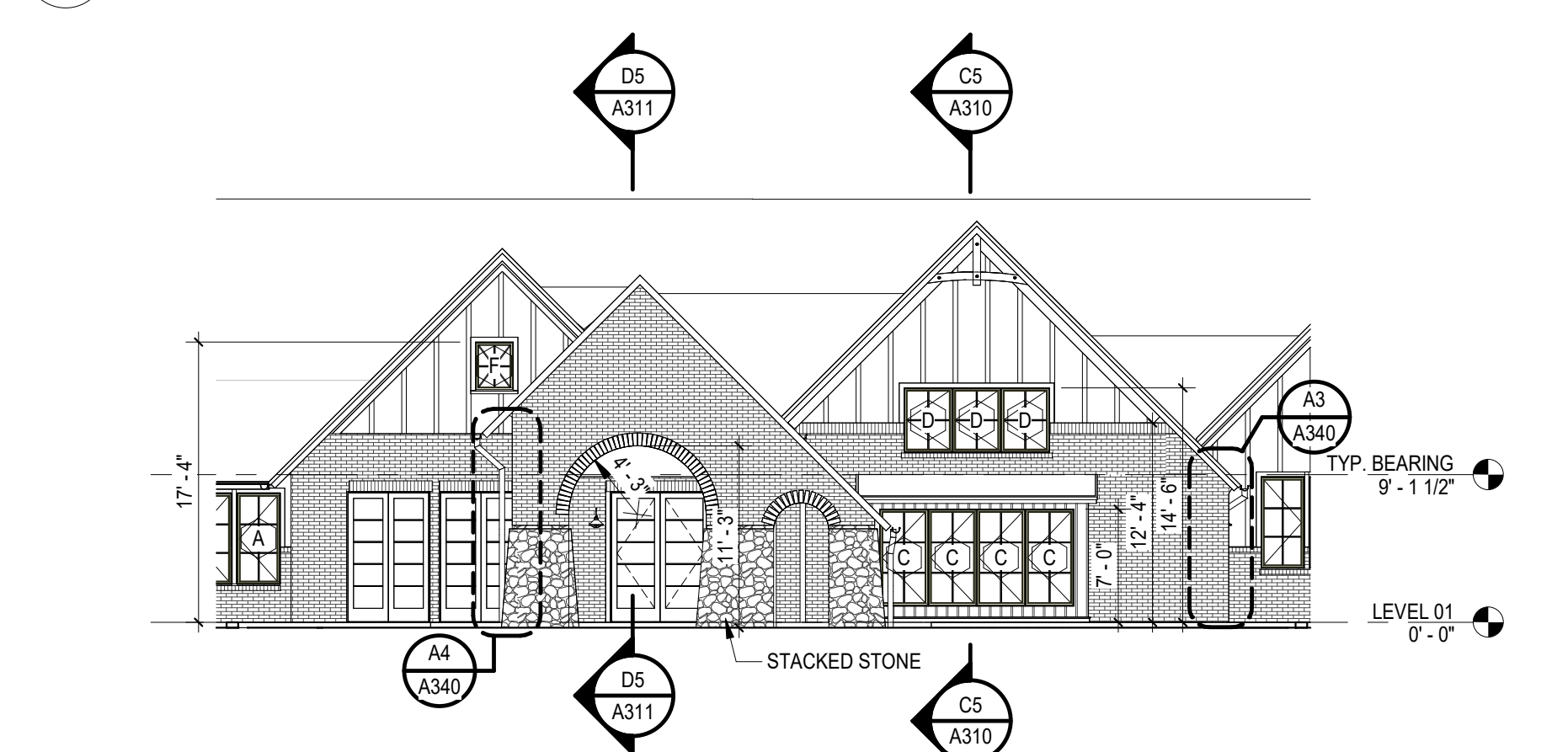
MAIN ENTRY
1" = 10'-0"



MAIN ENTRY - EAST



MAIN ENTRY - WEST



MAIN ENTRY COVERED DRIVE

EXT. ELEVATION LEGEND

- 

FACTORY PRIMED & FIELD PAINTED SMOOTH FIBER CEMENT VERTICAL SIDING, 24" WITH 2.5 BATTENS
- 

FACTORY PRIMED & FIELD PAINTED SMOOTH FIBER CEMENT VERTICAL SIDING, 8" PANELS WITH 1.5" BATTENS
- 

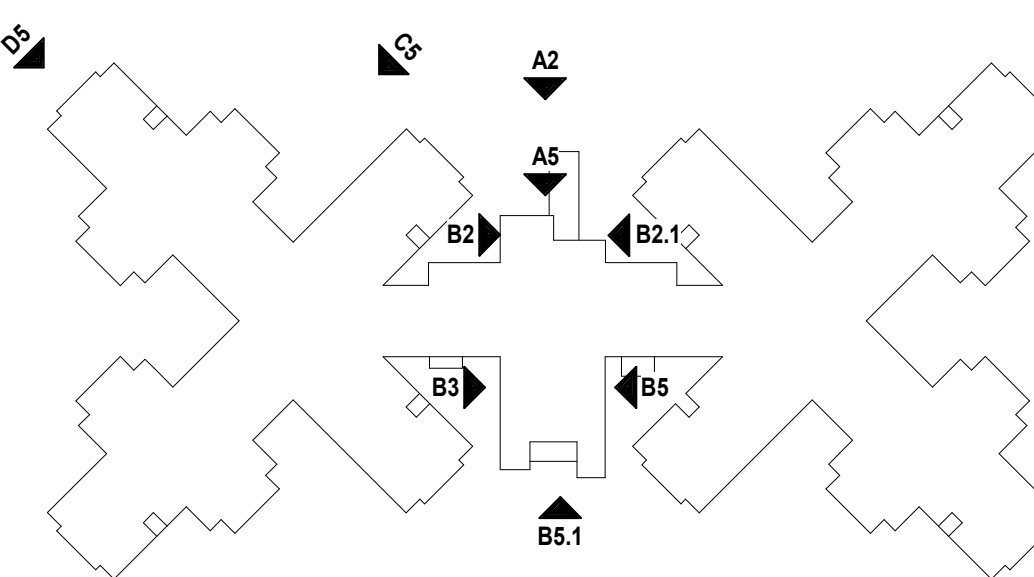
BRICK
- 

STACKED STONE

EXT. ELEVATION NOTES

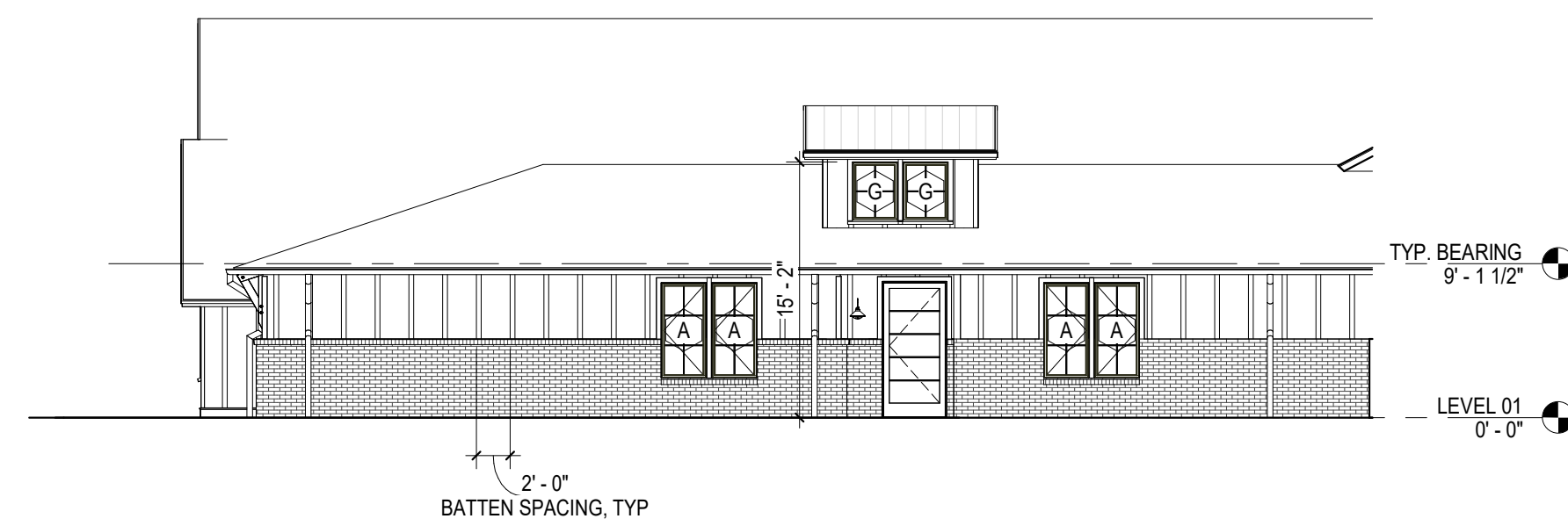
1. DIMENSIONS SHOWN ARE FROM FIRST FLOOR (0' - 0')
2. COLOR SELECTIONS SHALL BE CHOSEN DURING CONSTRUCTION. LEAVE ADEQUATE TIME TO NOTIFY ARCHITECT FOR SELECTIONS WITH OWNER.
3. ALL EXPOSED TO THE EXTERIOR (OUTSIDE OF INSULATION ENVELOPE) STEEL ARE TO BE GALVANIZED AND PAINTED
4. DIMENSIONS SHOWN AT WINDOWS INDICATE DESIRED HEAD HEIGHT
5. ADD EXPANSION JOINT IN BRICK VENEER WHERE WALL EXCEEDS 14' IN LENGTH. TYP. LOCATE JOINTS AT ONE SIDE OF WINDOW/DOOR OPENING OR BEHIND DOWNSPOUT
6. FRT PLR WALL TO BE INSTALLED 4" ON EACH SIDE OF 24" FR. FIRE WALL

KEY PLAN



PROJECT
NORTH

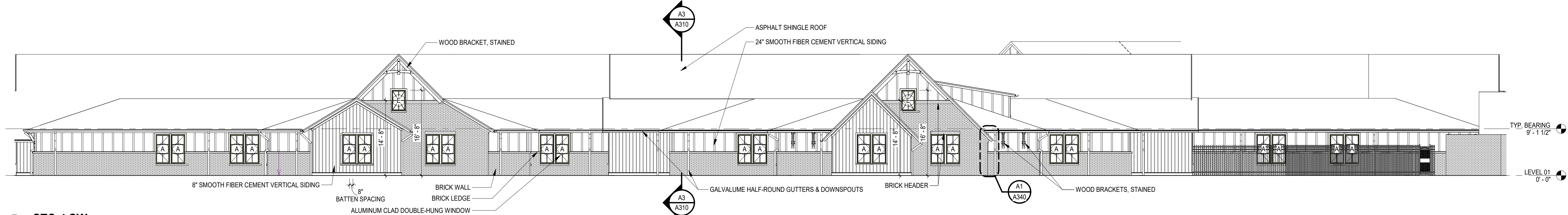
A circular compass rose with a vertical line for North and a horizontal line for East. A point is marked on the North line, labeled 'PROJECT' in the text block above it.



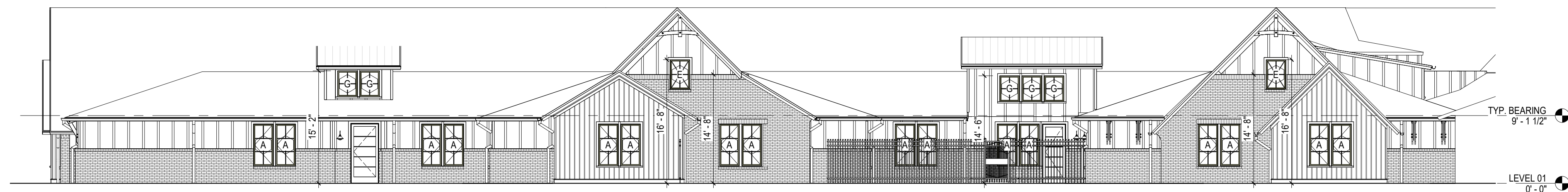
STC-2 SW
1" = 10'-0"



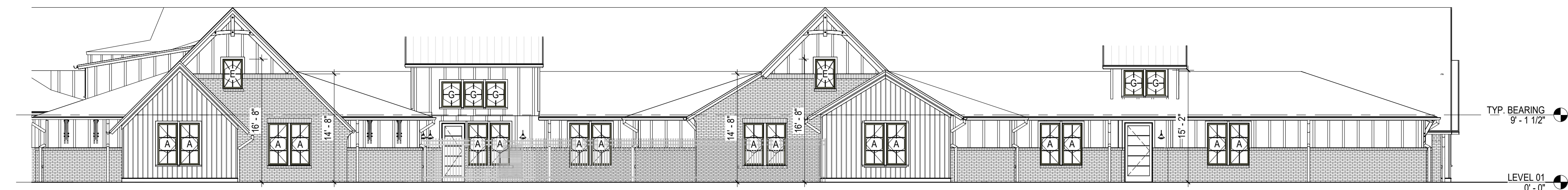
STC-1 SE
1" = 10'-0"



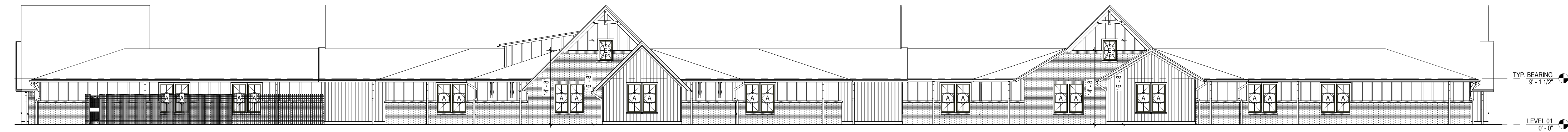
STC-4 SW
1" = 10'-0"



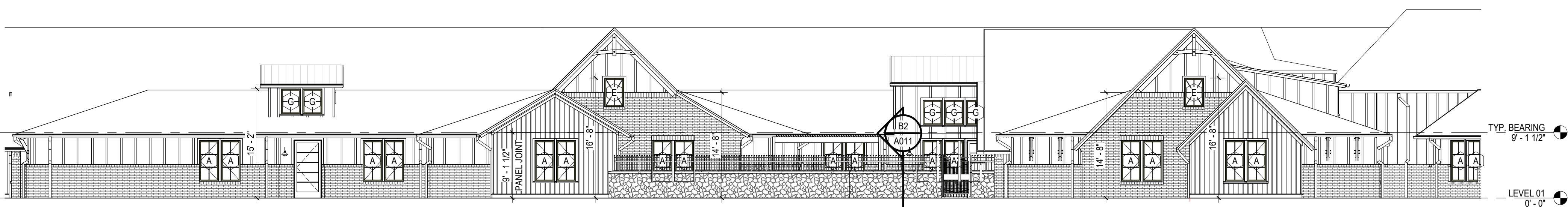
STC-4 SE
1" = 10'-0"



STC-3 SW
1" = 10'-0"

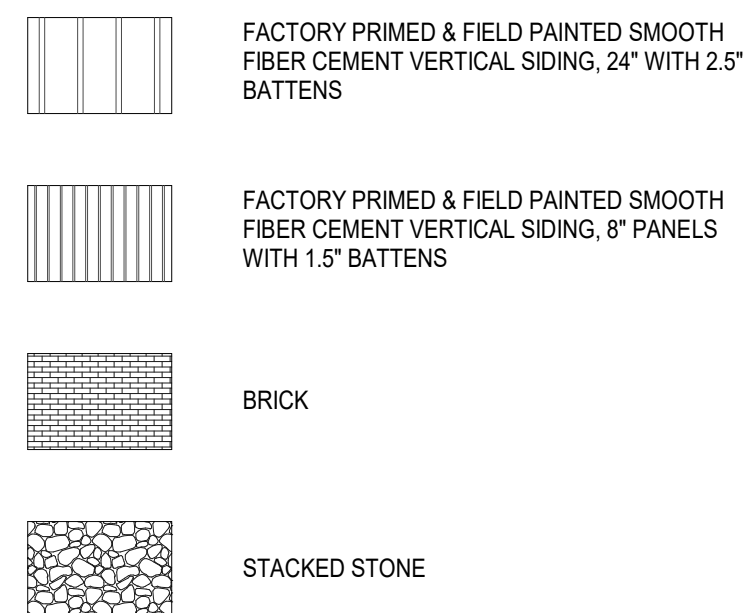


STC-3 SE
1" = 10'-0"



STC-2 NW

EXT. ELEVATION LEGEND



EXT. ELEVATION NOTES

1. DIMENSIONS SHOWN ARE FROM FIRST FLOOR (0' - 0')
2. COLOR SELECTIONS SHALL BE CHOSEN DURING CONSTRUCTION. LEAVE ADEQUATE TIME TO NOTIFY ARCHITECT FOR SELECTIONS WITH OWNER.
3. ALL EXPOSED TO THE EXTERIOR (OUTSIDE OF INSULATION ENVELOPE) STEEL ARE TO BE GALVANIZED AND PAINTED
4. DIMENSIONS SHOWN AT WINDOWS INDICATE DESIRED HEAD HEIGHT
5. ADD EXPANSION JOINT IN BRICK VENEER WHERE WALL EXCEEDS 14' IN LENGTH. TYP. LOCATE JOINTS AT ONE SIDE OF WINDOW/DOOR OPENING OR BEHIND DOWNSPOUT
6. FRT PLYWOOD TO BE INSTALLED 4" ON EACH SIDE OF 2-4 FIRE WALL.



CONSULTANT LOGO

SEALS

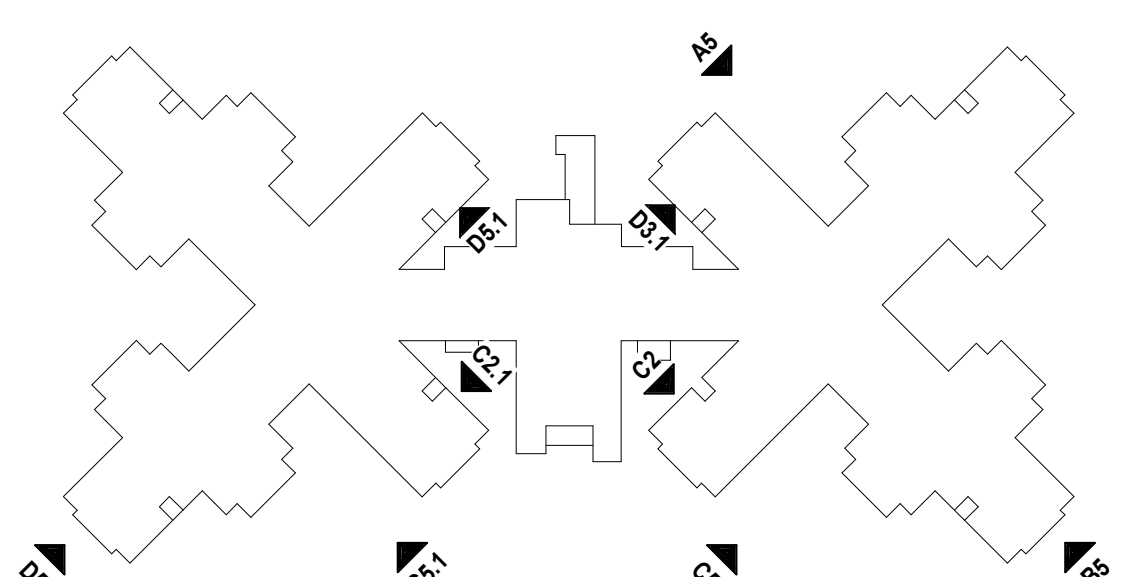
SanStone Health & Rehabilitation

SANSTONE 100 BEAD STC FACILITY

2178 Midland Rd, Pinehurst, NC 28374

SHEET ISSUE:			
NO.	DATE	DESCRIPTION	BY
A	08/18/2023	SD SUBMITTAL	
B	12/01/2023	DD SUBMITTAL	MP3
D	03/01/2024	CD SUBMITTAL	MP3

KEY PLAN



PROJECT NORTH

PRINCIPAL IN CHARGE:
PROJECT ARCHITECT:
DRAWN BY:

SHEET TITLE:
**EXTERIOR
ELEVATIONS**

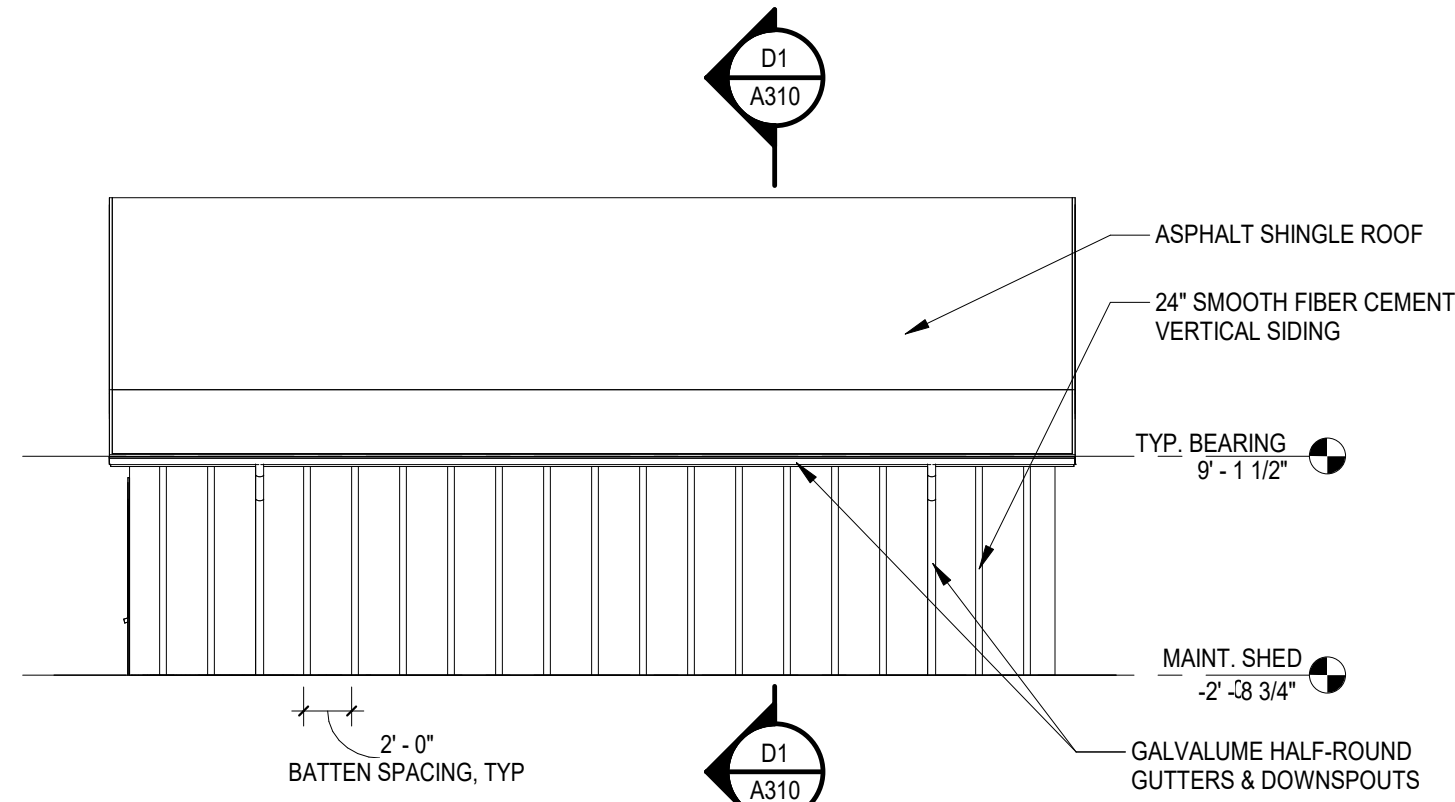
SHEET NC

PROJ. NO.
022463.00
DHSR PROJ. NO.
NH-3068-DLJ/RWW
FID
220736

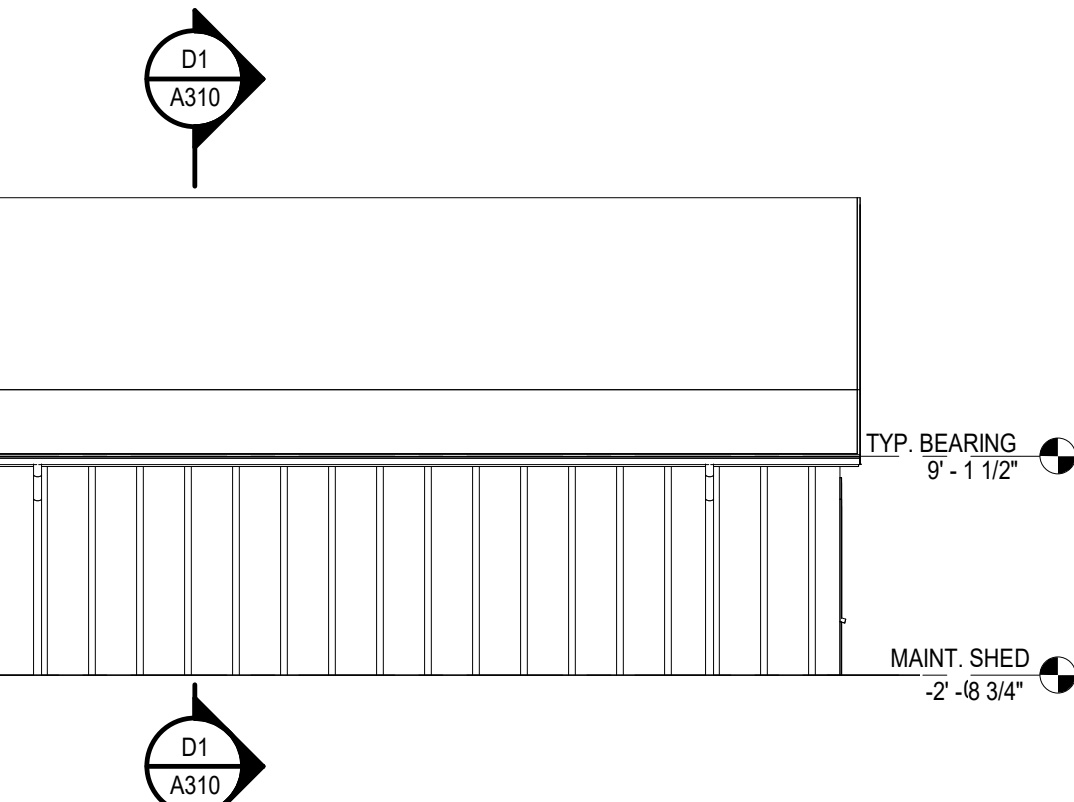
A301

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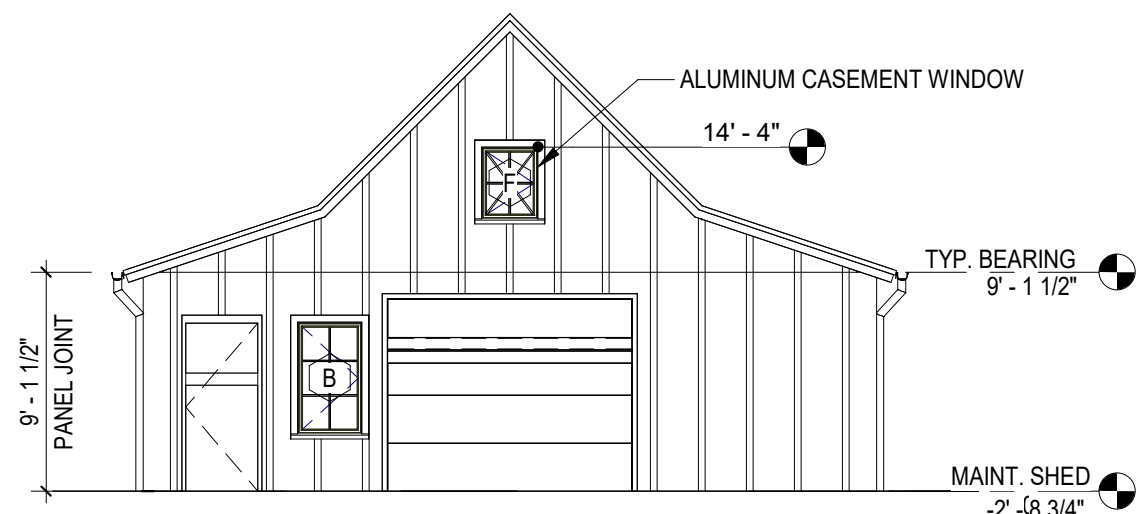
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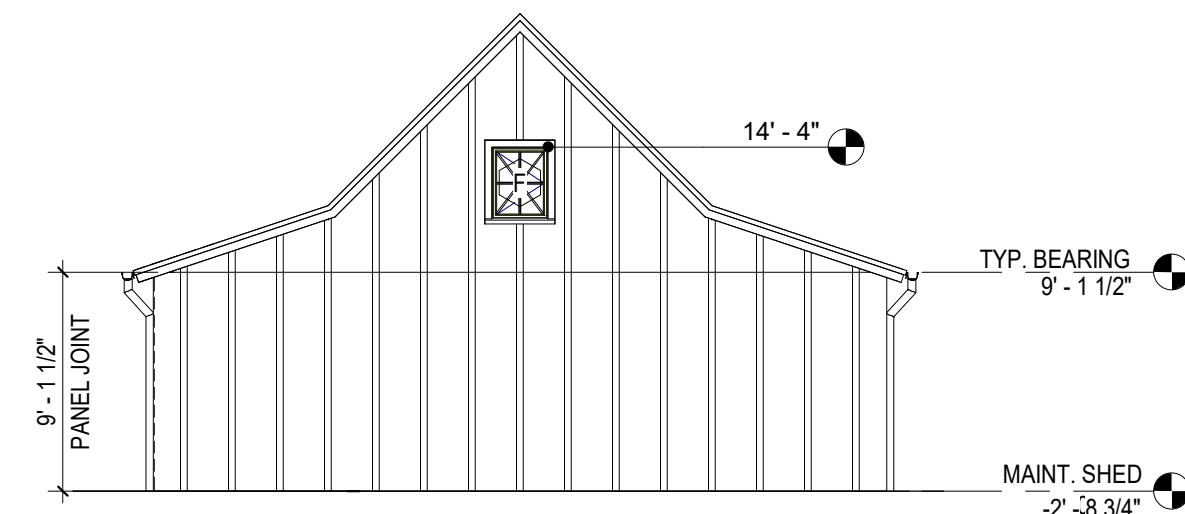
D5 MAINT SHED - NORTH
A302 1/8" = 1'-0"



D4 MAINT SHED - SOUTH
A302 1/8" = 1'-0"

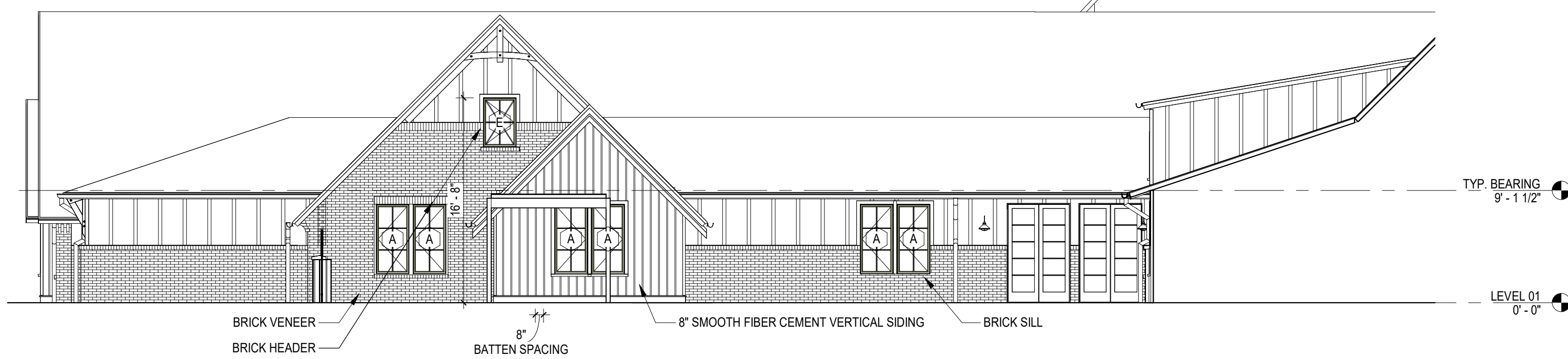


D3 MAINT SHED - EAST
A302 1/8" = 1'-0"

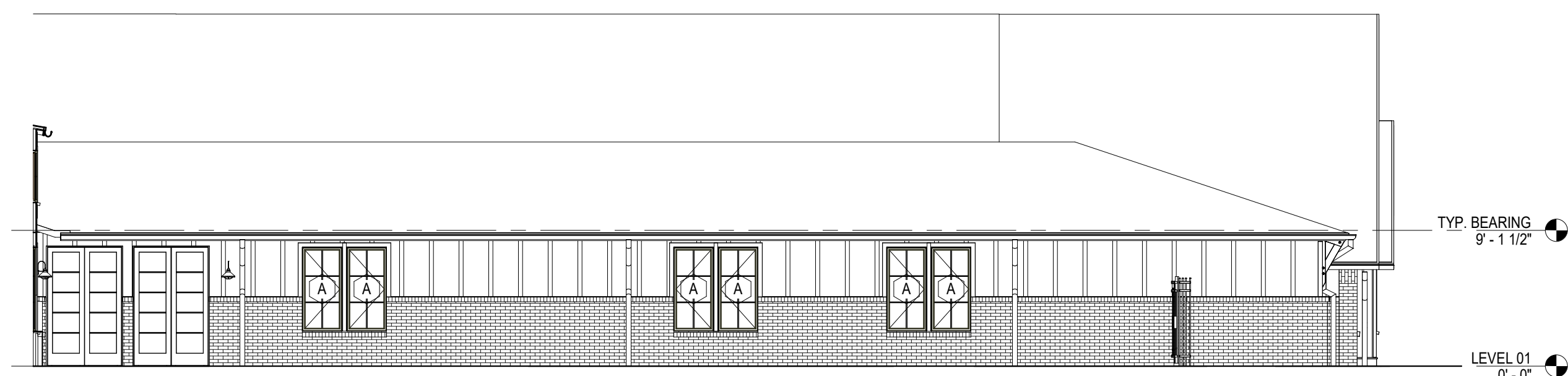


D2 MAINT SHED - WEST
A302 1/8" = 1'-0"

C

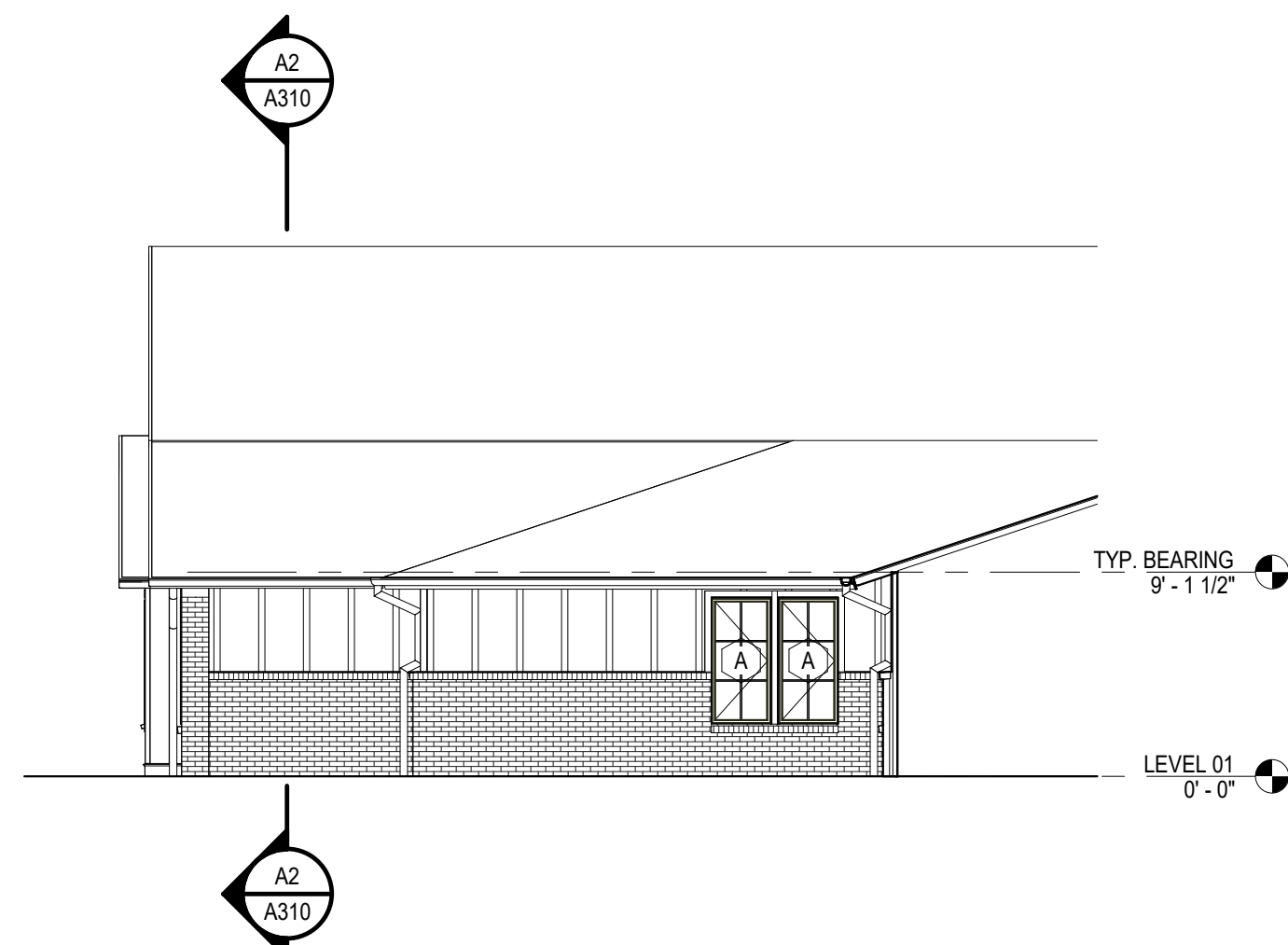


C5 STC-1 NW 2
A302 1/8" = 1'-0"

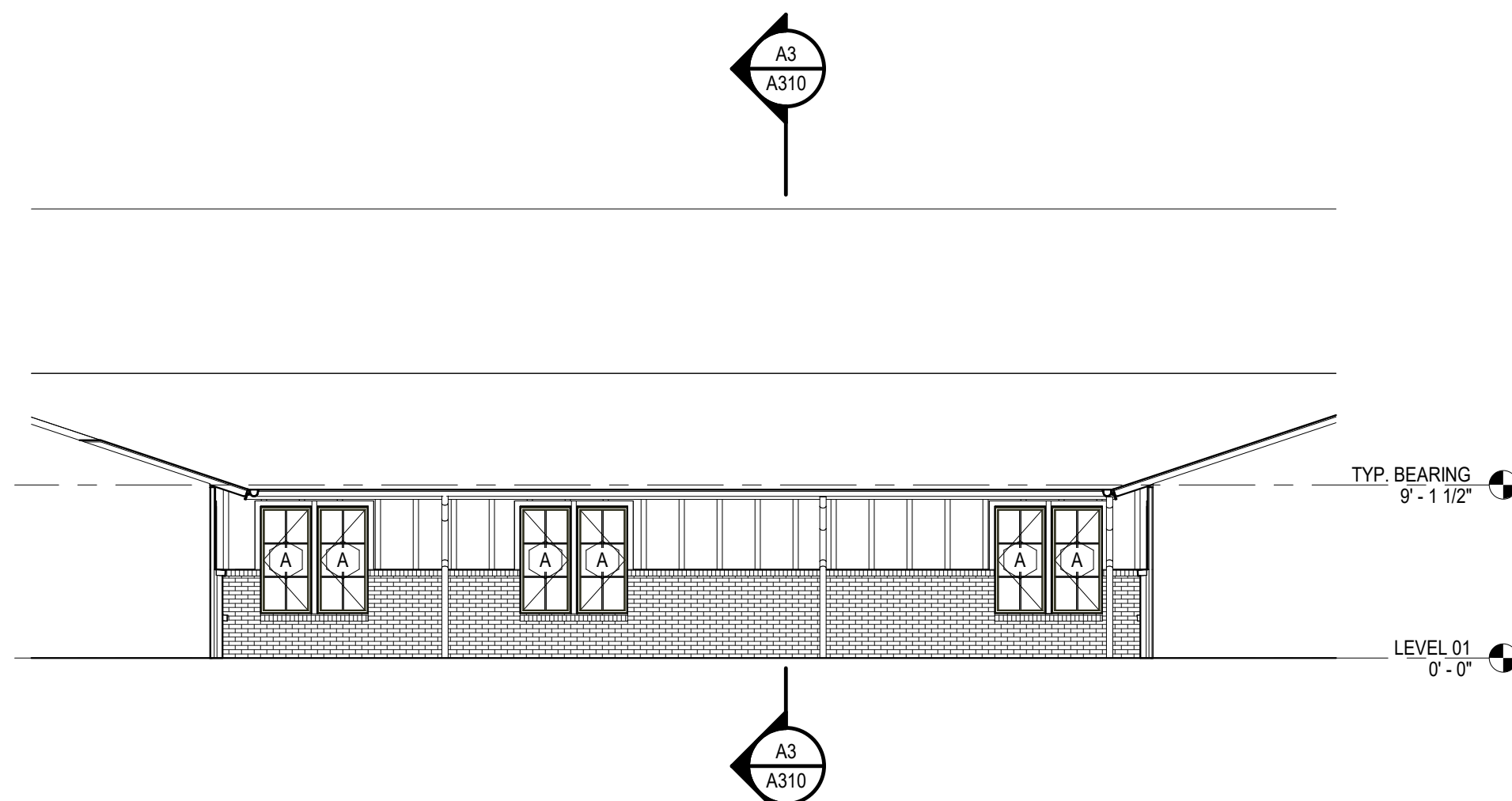


C2 STC-4 SW 2
A302 1/8" = 1'-0"

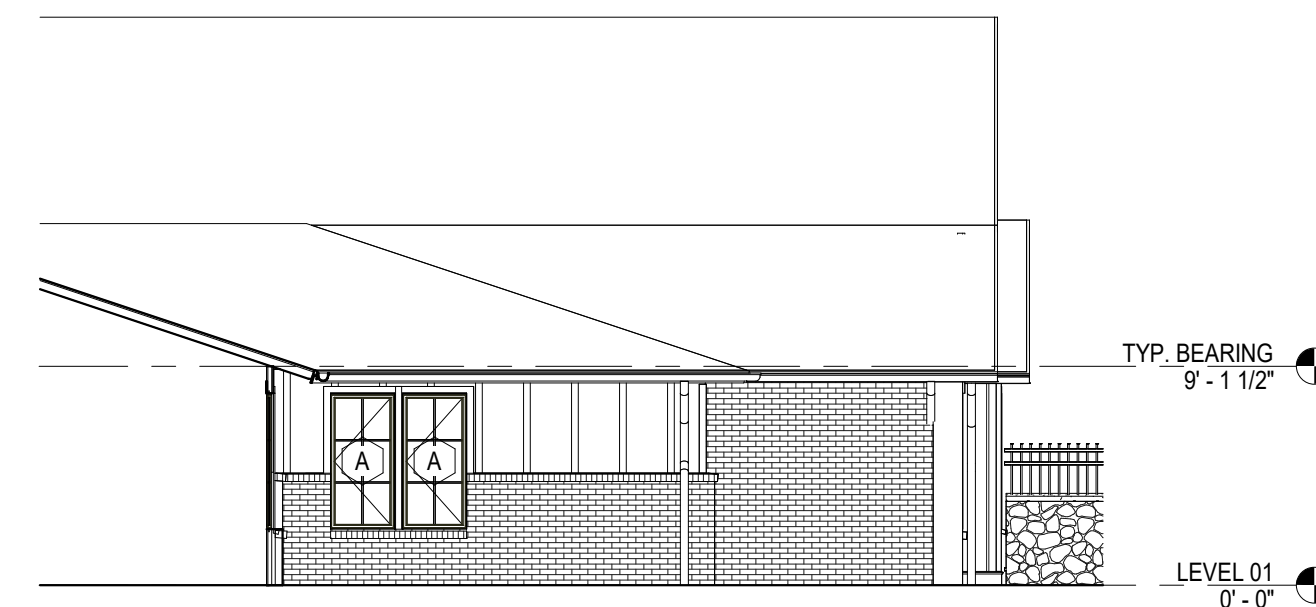
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B5 STC-1 SE 2
A302 1/8" = 1'-0"

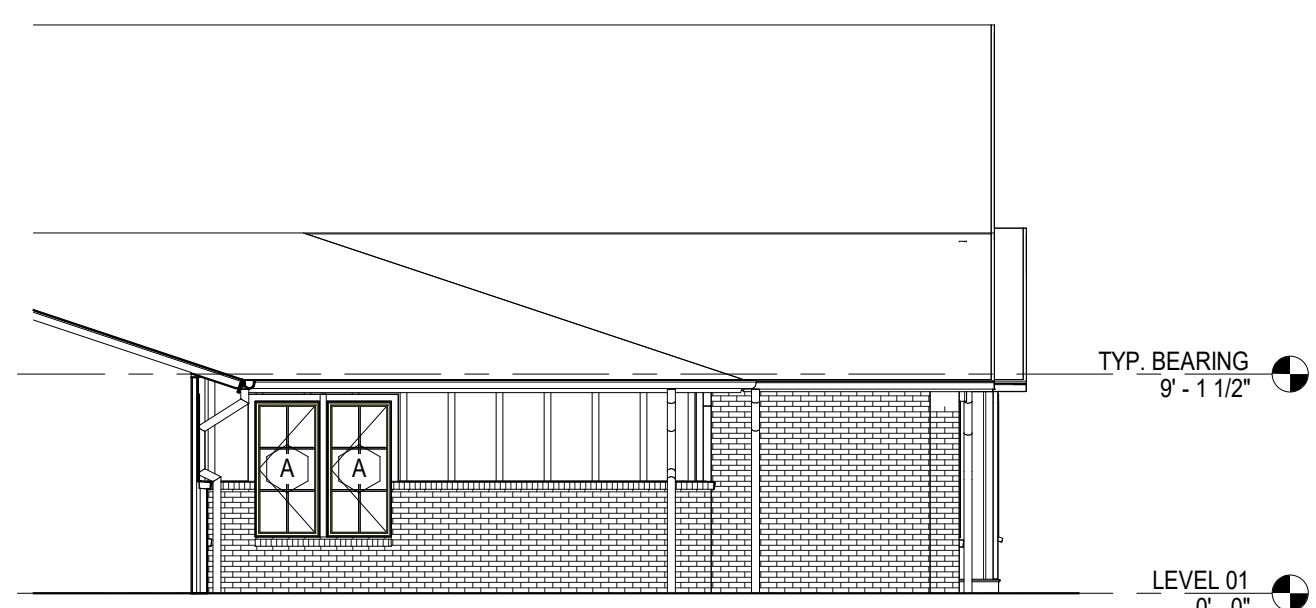


B4 STC-1 SW 2
A302 1/8" = 1'-0"

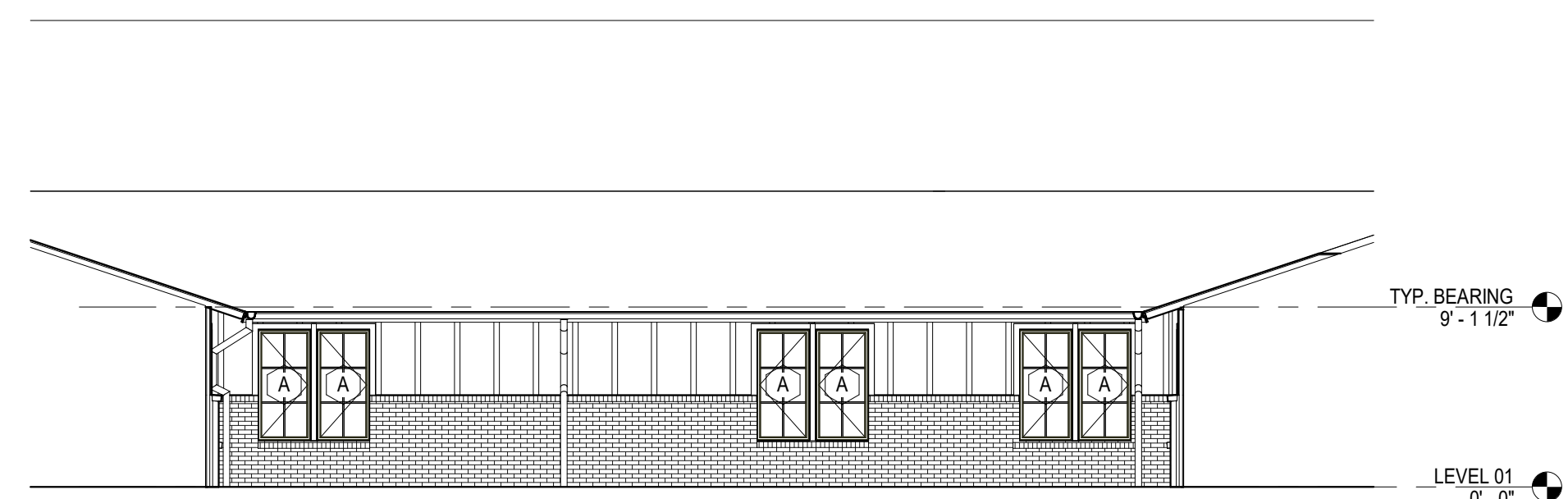


B2 STC-1 SE 3
A302 1/8" = 1'-0"

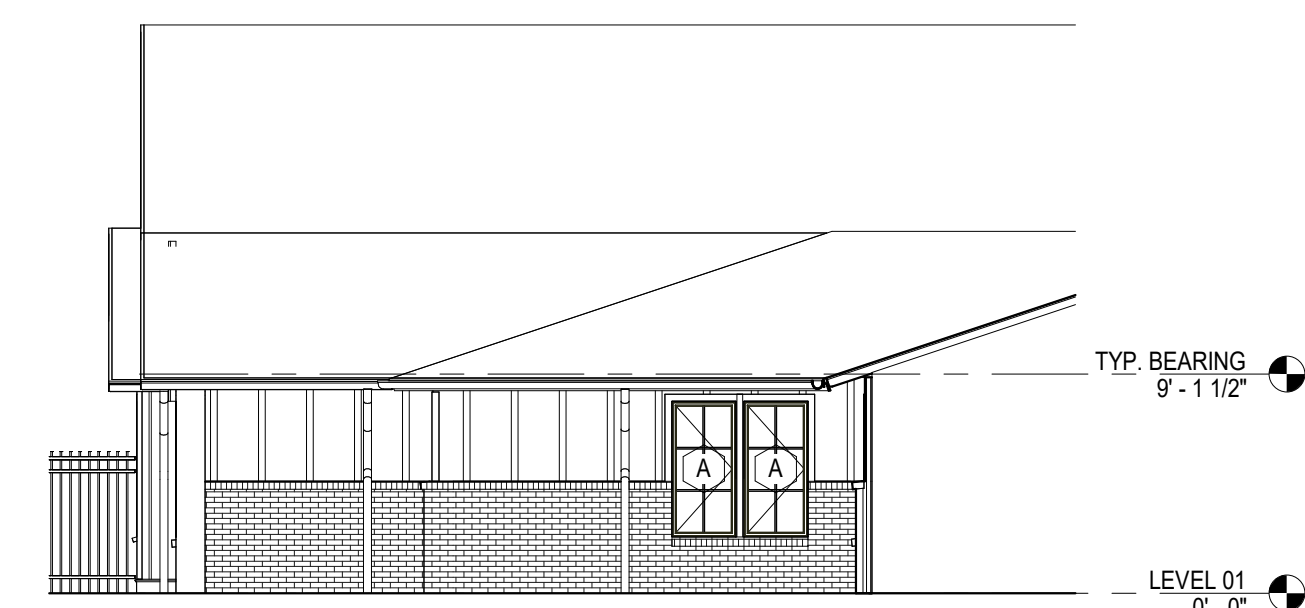
A



A5 STC-3 NE 2
A302 1/8" = 1'-0"



A4 STC-3 NW 2
A302 1/8" = 1'-0"



A2 STC-3 NE 3
A302 1/8" = 1'-0"

EXT. ELEVATION LEGEND

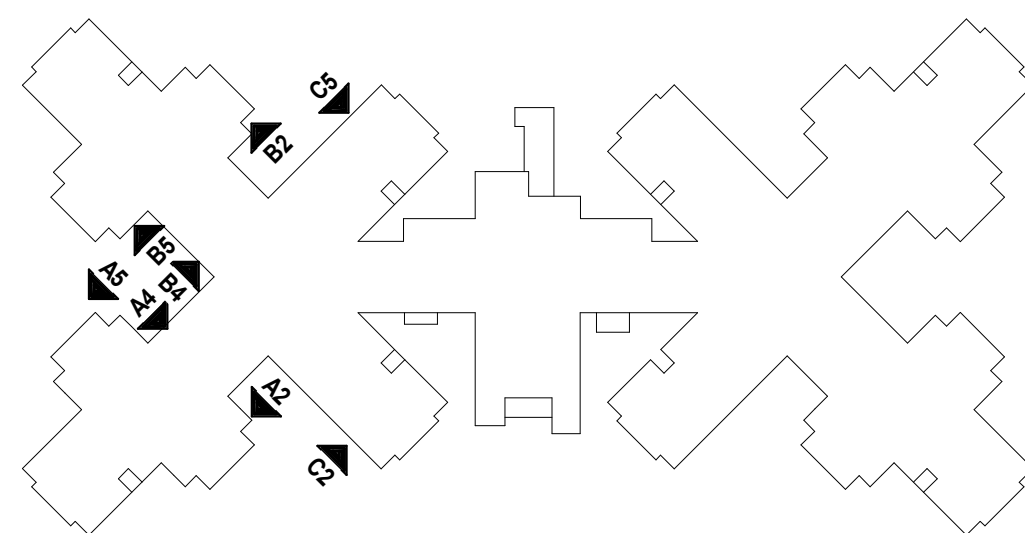
- FACTORY PRIMED & FIELD PAINTED SMOOTH FIBER CEMENT VERTICAL SIDING, 24" WITH 2.5" BATTENS
- FACTORY PRIMED & FIELD PAINTED SMOOTH FIBER CEMENT VERTICAL SIDING, 8" PANELS WITH 1.5" BATTENS
- BRICK
- STACKED STONE

EXT. ELEVATION NOTES

- DIMENSIONS SHOWN ARE FROM FIRST FLOOR (0'-0")
- COLOR SELECTIONS SHALL BE CHOSEN DURING CONSTRUCTION. LEAVE ADEQUATE TIME TO NOTIFY ARCHITECT FOR SELECTIONS WITH OWNER.
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- FRT PLYWOOD TO BE INSTALLED 4" ON EACH SIDE OF 2-HR FIRE WALL

NOTE: STC-2 & STC-4 ELEVATIONS ARE SIMILAR TO THE ELEVATIONS SHOWN ON THIS SHEET FOR STC-1 & STC-3

KEY PLAN



September 24th, 2023

Garrett Frank, PE, PLA
Project Manager
Timmons Group
5410 Trinity Rd., Suite 102
Raleigh, NC 27607
919.866.4503

RE: Sanstone Health & Rehabilitation Trip Generation Memorandum

Dear Mr. Frank,

Timmons Group is providing traffic engineering services for the proposed Sanstone Health & Rehabilitation Development in Pinehurst, NC. The proposed development will consist of 73,500 square-feet (SF) (100 bed) short-term rehabilitation facility with one site access connection to NC-2 (Midland Road).

The site-generated trips shown in **Table 1** are based on trip generation information provided in the Institute of Transportation Engineers' (ITE's) *Trip Generation Manual* (11th Edition) and the anticipated development size. The trip generation was calculated using the proposed number of beds as the independent variable and the provided rate. As no ITE Land Use Code (LUC) exists for short-term rehabilitation facilities, LUC 254 (Assisted Living) was utilized. Additional data collection might be required to help project future trips

Table 1: Trip Generation Summary

ITE Land Use Code	Independent Variable	ADT	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
254 – Assisted Living	100 Bed	260	11	7	18	9	15	24

SOURCE: Institute of Transportation Engineers' *Trip Generation Manual* 11th Edition (2021)

AM peak hour trips totaled 11 incoming and 7 outgoing where PM peak hour trips totaled 9 incoming and 15 outgoing. Average daily traffic (ADT) volumes generated by the development totaled 260 vehicles per day (VPD). No trip reductions were included due to internal capture or pass-bys.

The projected trips fall below both the NCDOT's daily threshold (3,000 VPD) for requiring a Traffic Impact Analysis.

Should you have any questions regarding this memorandum, do not hesitate to contact me.

Sincerely,



Jeffrey P. Hochanadel, PE, PTOE
Principal | North Carolina Transportation Group Leader



HISTORY, CHARM, AND SOUTHERN HOSPITALITY

**NOTICE OF PUBLIC HEARING
VILLAGE OF PINEHURST**

Dear Property Owner:

The Village of Pinehurst Planning and Zoning Board will be holding a Public Hearing on:

Thursday, July 11, 2024

4:00 PM

Village Assembly Hall

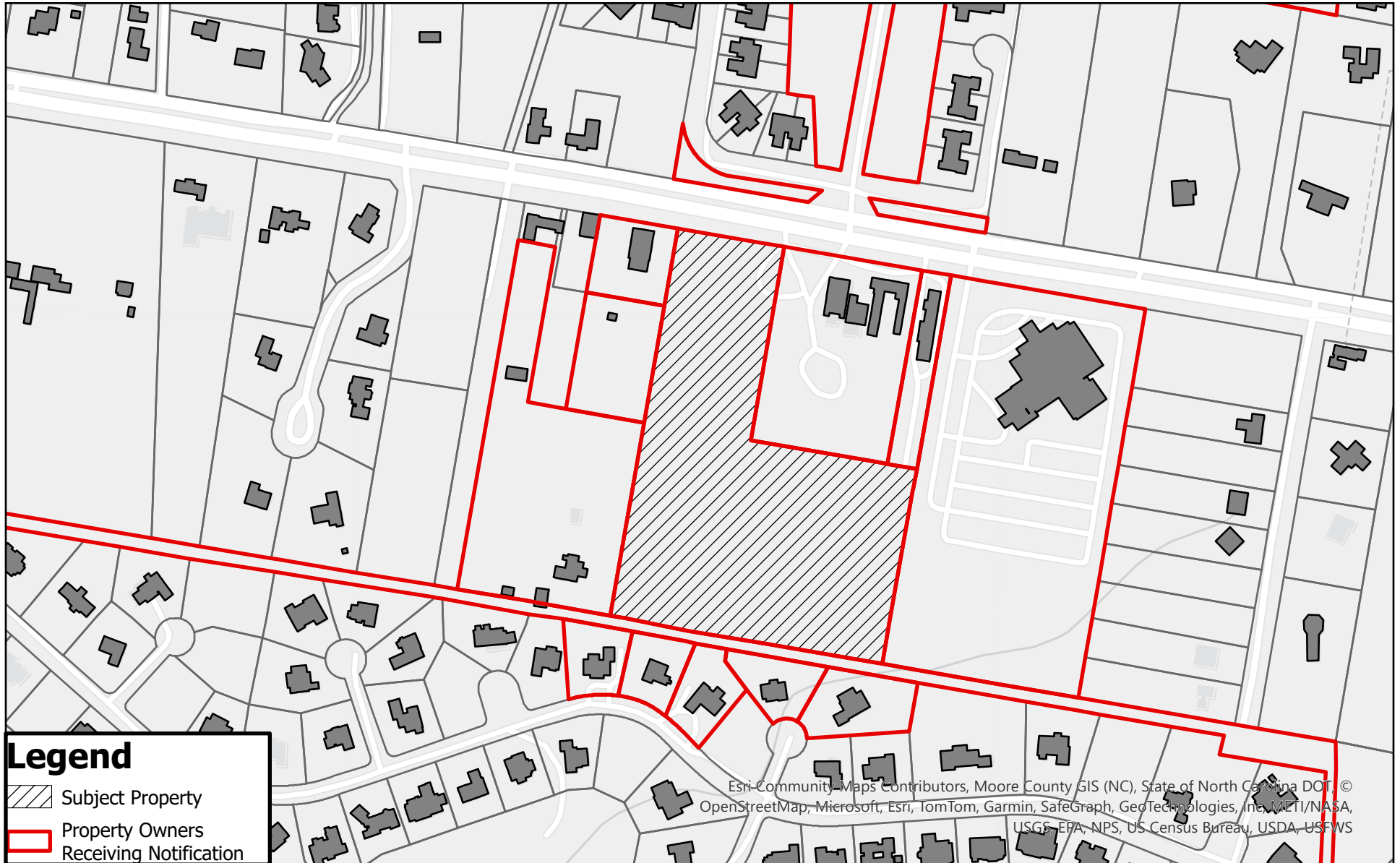
395 Magnolia Road, Pinehurst, N.C.

Livestreamed at: www.vopnc.org/live

To consider a request of a Major Site Plan Review for a 100-bed short- and long-term care health and rehabilitation center known as SanStone Midland. This property is identified as Moore County PID# 00033365 and is addressed as 2178 Midland Road. The applicant is Timmons Group and the owner is Midland Development of the Sandhills, LLC.

As the owner of said property, or an owner of adjacent property, you are receiving formal notification of this Public Hearing. Information on this request is available for public review at the Planning and Inspections Department, Village Hall, 395 Magnolia Road, Pinehurst, North Carolina, Monday through Friday from 8:30 AM to 5:00 PM **OR** will be available online the week of the meeting at <https://pinehurstnc.portal.civicclerk.com/> For more information, please call (910) 295- 2581.

Public Hearing Notification



0 445 890 Feet

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

SanStone Midland General Concept Plan



HCI BROAD STREET, LLC
2212 MIDLAND RD
PINEHURST,NC,28374

KOMYATHY, GREG DAVID
220 NATIONAL DR
PINEHURST,NC,28374

PINEHURST HEALTHCARE PROPERTIES, LLC
229 AIRPORT ROAD, SUITE 7-10
ARDEN,NC,28704

STEPHENS, JOHN W
808 CARNAROS
SAN CLEMENTE,CA,92672

MIDLAND DEVELOPMENT
160 INVERNESS DRIVE
BLUFFTON,SC,29910

LEWIS, ROBIN HILTON
102 GREYSTONES CT
PINEHURST,NC,28374

MIDLAND ROAD PARTNERS, LLC &
PO BOX 88
SOUTHERN PINES,NC,28388

NATIONAL PROPERTY OWNERS
2350 MIDLAND ROAD
PINEHURST,NC,28374

BLOCKER, ADAM
449 OCATE MESA TRAIL
LIBERTY HILL,TX,78642

M T M M ASSOCIATES, LLC
2170 MIDLAND RD
SOUTHERN PINES,NC,28388

SMART SALES, LLC
PO BOX 1650
PINEHURST,NC,28374

PINEHURST AREA REALTY, INC
PO BOX 1511
PINEHURST,NC,28370

SZURGOT, JENNIFER G & RONALD K
222 NATIONAL DR
PINEHURST,NC,28374

HCI BROAD STREET, LLC
2212 MIDLAND RD
PINEHURST,NC,28374