



**PLANNING AND ZONING BOARD
REGULAR MEETING
THURSDAY, OCTOBER 05TH, 2023
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

Board Members Present:

Jack Farrell, 1st Vice-Chair
Matt Jones
Paul Roberts
Bruce Hironimus
Sonja Rothstein
Thomas Schroeder

Board Members Absent:

Jeramy Hooper, Chair
Louise Mercuro

Staff Present:

Alex Cameron, Planning Director
Pamela Graham, Planning Supervisor
Michael Mandeville, Senior Planner
Maria Carpenter, Planner
Shannon Konstantinou, Village Clerk
Lori Hercules, IT Technician

Approximately 50 member(s) of the public in attendance.

I. Call to Order

Mr. Farrell called the meeting to order at 04:01 PM, confirmed a quorum was present, and explained the purpose of this meeting. The Board introduced themselves and Mr. Farrell introduced Staff. Mr. Farrell noted the absence of Mr. Jeramy Hooper and Ms. Louise Mercuro.

II. Approval of Minutes

a. 09-07-2023 Regular Meeting Minutes

Mr. Roberts moved to approve the minutes of the September 07th, 2023 Regular Meeting. Seconded by Mr. Hironimus. Approved by a vote of 5-0.

Mr. Schroeder moved to recess the Regular Meeting and enter into the Public Hearing. Seconded by Mr. Roberts. Approved by a vote of 5-0.

III. New Business

a. Pinewild Phase V Major Subdivision

To consider a request of a Major Subdivision Review for a 78 lot single family subdivision. This property is identified as Moore County PID# 00025104 and is located at Stoneykirk Dr., an improved road that intersects with Linden Rd. The applicant and owner is Pinewild Project Limited Partnership.

Mr. Alex Cameron, Planning & Inspections Director, reviewed a PowerPoint presentation on the proposed subdivision.

Mr. Farrell clarified that questions relative to the actual development, plat, etc. are best reserved for the Applicant and commented on the importance of having the Planning and Zoning Board review subdivision proposals.

Mr. Cameron reiterated the importance of having a Public Hearing with the Planning & Zoning Board for subdivision proposals and stated the proposal is for a preliminary plat and does not authorize construction of any kind.

Mr. Tucker McKenzie, of WithersRavenel, and Mr. Christopher Little, Club Manager for Pinewild Country Club, introduced themselves. Mr. Little thanked Staff for the presentation of the proposal and assistance throughout the process and outlined the engagement Pinewild Country Club has had with the Pinewild Property Owners Association.

The Board, Mr. McKenzie, Mr. Little, and Mr. Cameron discussed the street tree and tree buffer ordinance being two separate requirements, the individual lot development triggering some of the requirements in Pinehurst Development Ordinance (PDO) Section 9.14, no tree ordinance existing specifically for subdivisions, the incentive for developers to preserve existing trees, the process of developing a lot and the impact on tree preservation, and the Applicant's intention being to retain as many of the existing trees as possible; the lot sizes in the new development mimicking / matching existing lot sizes, interior lots being around 2,500 square feet with perimeter lots being around 1 acre, all setback requirements being met with more restrictive setbacks required for the perimeter lots, and the setbacks matching existing setbacks from previous development phases; the appearance of the homes being beyond the Boards purview for approval, and the Pinewild Property Owners Association (PPOA) requirements being followed regarding appearance of the development; the table of setbacks not appearing on the plat but there being nomenclature present that outlines the setbacks of the lots; all lots being subject to the more restrictive covenants of the community; the driveway corridor as seen in Exhibit C-3.1 off of Linden Rd. existing for restrictive access to lot 1; the stormwater management devices (ownership and maintenance); changes to the stormwater management plan occurring during construction, the number of lots being reduced to accommodate any changes needed (number of lots cannot be increased), and the need to review the buildable area of some smaller lots to accommodate stormwater management devices / calculations; and the Federal requirement to have mail kiosks for all new developments (no home delivery to individual properties within a new development are allowed).

Mr. Farrell stated barring any further questions from the Board for Mr. Cameron or the Applicants, the meeting would be opened to Public Comments. Mr. Farrell reminded those in attendance that the Public Comment period is to be limited to 3 minutes per speaker and must remain relevant.

Mr. Larry Rotondo, 18 Kincaid Ct., expressed concerns over the stormwater management and asked for further clarification on the stormwater management systems to be used / installed.

Mr. Little stated there have been very few changes to the stormwater management plans from the first submittal, lot configuration has changed but not impervious surface or number of lots, the stormwater management systems will be updated as construction progresses and final approval of the stormwater management plan will need to be given, and stormwater would be directed into natural / wetland areas or streams.

Mr. Farrell reminded those in attendance that the Public Comments period of the meeting is not meant to be a question-and-answer session but a time for the Public to provide their input to the Board.

Mr. Burgin Bedle, 12 Pinewild Dr., expressed concerns over the development occurring in the area, the increased traffic the new subdivision will bring to the surrounding neighborhoods and streets, and the impact development is having on the quality of life and wildlife habitats.

Mr. Ken Pitzer, 16 Loch Lomond Dr. and Vice President of the PPOA, thanked the Applicants and Staff for their hard work and communication with Pinewild residents, and stated he is confident any issues will be addressed during the development of the construction drawings, the income from the buildable lots will be welcomed, and he is looking forward to making progress on the new subdivision.

Ms. Jane Waldemar, 14 Edinburgh Ln., expressed concerns over stormwater management, placement of the mail kiosk, sight distance easements, destruction to existing landscaping, loss of privacy, and the density of the new development.

Collette Kolinsky, 25 Queens Ct., expressed concerns over the construction traffic on Linden Rd. and asked for clarification of comments made by Mr. Jeffery Sanborn, Village Manager, that the issue of construction traffic and entrances on Linden Rd. had been resolved.

Mr. Cameron stated he would let Mr. Sanborn clarify his comments.

Mr. Larry Rotondo stated, when he was serving on the Board of the PPOA, it was understood that a construction entrance would be located on Linden Rd.

Ms. Debra Norman, 14 Pinewild Dr., expressed concerns over an increase in construction traffic within Pinewild and on surrounding streets (specifically Linden Rd. and Beulah Hill Rd. / NC-5).

Jim Huggins, 105 Muirfield Pl., expressed concerns over the impact a privacy fence along the eastern border of the Pinewild community would have on wildlife

migration and useability of the natural area by residents, and on the aesthetics of the area.

Mr. Cameron stated discussion of fencing would be a question for the PPOA and Mr. Farrell reiterated the fact that the Public Comment period was not a time for a question-and-answer session or design discussion.

Ms. Waldemar further expressed concerns over the Red Cockaded Woodpecker survey and habitat within Pinewild, and the loss of privacy.

Ms. Shannon Ewing, 3 Ouimet Ln., expressed concerns over the impact the new development will have on the wildlife.

Mr. Farrell asked if anyone else wished to provide comments. Hearing none, Mr. Farrell asked the Board to move into the deliberation portion of the meeting.

The Board deliberated on the impact of construction traffic on existing homeowners in the area, the proposal appearing to meet all requirements of the development ordinance, the existing easements and no additional easements being proposed, and the stormwater management systems traditionally being stormwater ponds.

Mr. Jones moved the Planning and Zoning Board recommend approval (as submitted with the requested waivers relative to sidewalks and street curb design) of the proposed Major Subdivision (Pinewild Phase V) to the Pinehurst Village Council. Seconded by Mr. Roberts. Approved by a vote of 5-0.

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

IV. Next Meeting Date

A. 11-02-2023 Regular Meeting

Mr. Cameron stated the newest member of the Planning & Zoning Board and Extraterritorial Jurisdiction representative, Ms. Carol Henry, will be joining the Board at the November meeting.

V. Motion to Adjourn

Mr. Jones moved to adjourn the Regular Meeting. Seconded by Ms. Rothstein. Approved by a vote of 5-0 at 05:21 PM.

Respectfully Submitted,

Shannon Konstantinou
Village Clerk
Village of Pinehurst

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

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.

DRAFT



Rezoning/Rezoning – Conditional

Fee: \$1300 - Rezoning

Fee: \$5000 – Conditional Rezoning

(Revised 09/2019)

Permit Information

Section 6.1 of the Pinehurst Development Ordinance (PDO) describes the process and requirements to amend the Official Zoning Map, or re-zone property. Applications for rezoning to a conditional district may only be initiated by the owner(s) of the property (or their representatives) and includes proposed conditions and/or use limitations that are more restrictive than would otherwise be allowed in the corresponding general use district.

This application must be completed in full and submitted with the associated fee listed in the Village's Fees and Charges Schedule, which can be accessed at www.vopnc.org/Home/ShowDocument?id=10100.

Intake Information

Property Address	
Street Address	120-122 TROTTER DRIVE
City, State, Zip Code	PINEHURST, NC 28374
Parcel ID #	00052967; 00052968; 00052965; 00052966

Owner Information	
Name	RED PINE INVESTMENTS, LLC
Street Address	30 MCFARLAND RD
City, State, Zip Code	PINEHURST, NC 28374
Mobile Phone #	910-303-4828
Business Phone #	
Other Phone #	
Email	pridebuiltnc@gmail.com

Applicant	
Name	RED PINE INVESTMENTS, LLC
Street Address	30 MCFARLAND RD
City, State, Zip Code	PINEHURST, NC 28374
Mobile Phone #	910-303-4828
Other Phone #	
Email	pridebuiltnc@gmail.com



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(Revised 09/2019)

General Information

☐ Rezoning ☒ Conditional District Rezoning			
Project Description	The project proposes a total of 65 single family residential units with a mixture of front loaded townhome units and alley loaded cottage units.		
Current Zoning District	PS-FBD-H (PINEHURST SOUTH - FORM BASED DEVELOPMENT BLOCK H)		
Proposed Zoning District	PS - CZ		
Reason for Rezoning Request	AS REQUIRED FOR PROJECTS LOCATED IN THE PINEHURST SOUTH AREA		
Legal Basis for Application	☒ Property Owner in Village Planning Jurisdiction (Required for Conditional Rezoning) ☐ Agent, Lessee, or Contract Purchaser Authorized by Property Owner(s) ☐ Owner of a Legal Equitable Interest in Property in Village Planning Jurisdiction		
Number of Parcels to be Rezoned	4	Number of Acres to be Rezoned	8.04
Existing Use		Proposed Use	
☒ Vacant		☐ Vacant	
☒ Single Family Low Density		☐ Single Family Low Density	
☐ Single Family Medium Density		☐ Single Family Medium Density	
☐ Single Family High Density		☒ Single Family High Density	
☐ Multi-Family Development		☐ Multi-Family Development	
☐ Office		☐ Office	
☐ Retail		☐ Retail	
☐ Lodging		☐ Lodging	
☐ Recreational		☐ Recreational	
☐ Institutional		☐ Institutional	
☐ Medical		☐ Medical	
☐ Industrial		☐ Industrial	
☐ Services		☐ Services	
Conditions of Rezoning - Requested (If Any)	See attached narrative		
Rezoning Results in an Increase in Density or Intensity of Uses	☒ Yes ☐ No	Date of Adjacent Property Owner Meeting (If Increased Density/Intensity of Uses)	
Other Information			



Rezoning/Rezoning – Conditional

Fee: \$1300 - Rezoning

Fee: \$5000 – Conditional Rezoning

(Revised 09/2019)

Planning and Inspections Department

395 Magnolia Rd - Pinehurst, North Carolina 28374

(910) 295-8660 - Fax (910) 295-1396 – www.vopnc.org



Rezoning/Rezoning – Conditional

Fee: \$1300 - Rezoning

Fee: \$5000 – Conditional Rezoning

(Revised 09/2019)

Location Information

Overlay District	☐ Historic Preservation Overlay District ☐ N/A ☐ Pinehurst South Overlay District
Roads	☒ Public ☒ Private
Water Provider	MOORE COUNTY PUBLIC UTILITIES
Sewer Provider	MOORE COUNTY PUBLIC UTILITIES

Required Documents

- ☒ Summary Report of Meeting with Adjacent Property Owners (If Increased Density/Intensity of Uses)
- ☒ General Concept Plan Application, with Required Documents (If a Conditional District Rezoning)
- ☒ Written authorization of property owner (If submitted by an owner's representative)

Certification

I hereby certify that the information contained in this application is accurate and complete. I also confirm that I have read and understand the requirements that must be met in order to obtain approval for a rezoning.

Applicant Signature:


RED PINE INVESTMENTS, LLC
MEMBER

Date:

24 AUG 23

Planning and Inspections Department

395 Magnolia Rd - Pinehurst, North Carolina 28374

(910) 295-8660 - Fax (910) 295-1396 – www.vopnc.org



PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Planning and Zoning Board
From: Michael Mandeville, Senior Planner
CC: Alex Cameron, Planning & Inspections Director
Pam Graham, Planning Supervisor
Maria Carpenter, Planner
Shelby Grow, Administrative Specialist
Date: October 25, 2023
Subject: Staff Report for Conditional District Rezoning request for (+/- 8.04 acres)
Parcel ID#'s 00052965, 00052966, 00052967, 00052968 currently addressed as
120-122 Trotter Dr.

Applicant:	Red Pine Investment, LLC.
Owner:	Red Pine Investments, LLC.
Current Zoning	PS-FBD-H (Pinehurst South Form Based District Block H) The Pinehurst South Form Based District is based on the Pinehurst South Small Area Plan and Form Based Guidance Plan adopted by the Village. Pinehurst South is an area well-suited to accommodate growth, and support quality of life needs of residents, businesses, and visitors. Development within Pinehurst South will integrate the built environment, improve the public realm, create a mixed-use walkable destination area, incorporate urban design standards, create a connecting spine of streets, sidewalks, and paths, and integrate a live, work and play area while minimizing traffic impacts.
Proposed Zoning:	PS-FBD-H CZ (Pinehurst South Form Based Block H Conditional District)
Current Land Use:	Vacant except for two duplexes. 120-122 Trotter Dr.
Proposed Land Use:	Single-family residential (detached and attached)

Request:

The applicant requests an official zoning map amendment for a conditional district zoning of 8.04 acres land currently zoned PS-FBD-H to PS-FBD-H CZ (Pinehurst South – Conditional District). Red Pine Investments is seeking to develop a mixed residential neighborhood, through the construction of 65 residential units consisting of 31 single-family detached cottages and 34 single-family attached townhomes. The project results in a residential density of approximately 8.1 units per acre.

The Pinehurst South Form Based District (PS-FBD) was created following an extensive and detailed creation and adoption of the Pinehurst South Small Area Plan (PS-SAP). Along with a small area plan, a Form Based Guidance Plan (PS-FBGP) was also adopted. Following the adoption of both plans, amendments to the zoning map and Pinehurst Development Ordinance (PDO) were also adopted to better facilitate growth and development in the Pinehurst South Area. These amendments created new sub districts or blocks, as well as establishing the allowed or permitted uses and the process for review and approval of development projects.

Per section 8.5.1 of the PDO, new development in the Pinehurst South Form Based District requires conditional zoning approval following the process and procedures in Section 6.2 of the PDO. A General Concept Plan is required as part of a Conditional District rezoning application and if approved, the plan then becomes a site-specific zoning plan and a condition of the rezoning. Any substantial changes to an approved General Concept Plan as stated in Section 6.2.3 (B) of the Pinehurst Development Ordinance (PDO) shall be reviewed by the Planning and Zoning Board and approved or denied by the Village Council. All other changes to an approved General Concept Plan that are not substantial and do not alter the basic development concept may be approved by the Village Planner. Single-family residential and townhome development are both allowed uses in the PS-FBD-H.

Included with this conditional district rezoning request is the application for rezoning, conditional district narrative, architectural rendering narrative, General Concept Plan, proposed architectural character elevations, Existing Conditions map and aerial, Roadway Plan, Project Design and Conditions, Proposed Utility Layout, Red Cockaded Woodpecker review, trip generation letter, ISO calculations, and the neighborhood meeting report.

Analysis:**Background/Location**

The subject property is located within the Village's corporate limits (annexed earlier this year) and defined as being Moore County Parcel ID#'s 00052965, 00052966, 00052967, 00052968. The residential units will be located on Trotter Dr. directly west of the Trotter Dr./Blake Blvd. intersection on Highway 5. The overall area for the proposed rezoning is 8.04 acres, and the development area will encompass all 8.04 acres. Currently, the site is almost entirely forested except for the duplexes of 120-122 Trotter Dr. The site is

surrounded by some commercial development zoned OP, a church, as well as residential land zoned RMF (Bretton Woods Townhomes), R-5 (ETJ) and PS-FBD-H.

The proposal includes a mix of 31 single-family detached units and 34 single-family attached townhomes. The townhomes are located around the perimeter of the property with the single-family units largely in the middle and facing Trotter Dr.

The request includes approximately 18% open space which is slightly above the minimum requirement of 15% in Table 9.2b of the PDO. Some of the open space includes proposed amenity areas with a lawn, pavilion, walkway, and a park. The provided open space is consistent with the adopted Pinehurst South Small Area Plan and Form Based Guidance Plan.

Regulating Plan

The PS-FBGP includes a Regulating Plan which recommends various building types, building heights, and street alignment. The Regulating Plan is also included in Section 8.2.16.B of the PDO. The subject area is located within Block H which recommends the following building types; single-family attached (townhomes), single-family detached (cottage), single-family detached (villa), and single-family detached (manor) all with a building height of one to two stories. The proposal includes a mix of both single-family detached and single-family attached townhomes all two stories tall.

Access and Connectivity

Access to the cottages will be provided from Trotter Rd, which connects to Highway 5 at the intersection of Blake Blvd and Trotter Dr. Pedestrian connectivity is provided throughout the development through interconnected sidewalks that connect amenities throughout the site. The connectivity will be provided to adjacent properties to encourage walking and public health.

The internal street network consists of a mix of the existing public right-of-way (Trotter Dr.), new internal private streets, and alleys. On-street parking is indicated along both the public and private streets with a total right-of-way width of 60 feet. The alleys are proposed to serve the single-family detached units and consist of a total right-of-way width of 20 feet with a pavement width of 16 feet. These are all consistent with the adopted plans. See the “Roadway Plan” Sheet L-1.2 for more detail.

Parking

The proposal includes a total of 213 parking spaces. The single family attached units will have a total of 102 spaces, 34 garages spaces (1 per unit) and 68 driveway spaces (2 per unit). The single-family detached units will have a total of 62 garage spaces (2 per unit). There will also be an additional 49 spaces (2 ADA) available in on street parking. According to 9.4a Table of Required Parking of the PDO, the minimum required parking for single family dwellings is 2 per dwelling unit. The proposal meets the parking space requirements.

Buffers/Setbacks

Setbacks and buffer areas requirements are shown on the General Concept Plan. Planted buffers are required along portions of the boundary of the project as depicted on the submitted material. The PS-FBD-H District Setbacks for the proposed cottages are:

PS-FBD-H Setbacks (Single Family Detached Cottage Lots):

Front Build to Line = 15'
Minimum Lot Width = 34' (MID); 45' (CORNER)
Minimum Lot Depth = 75'
Interior Side Setback = 6'
Rear Yard Setback = 25' MIN
Max Building Height = 35'

PS-FBD-H Setbacks (Single Family Attached Lots):

Front Build to Line = 15'
Minimum Lot Width = 22' (MID); 28' (END); 37' (CORNER)
Minimum Lot Depth = 75'
Interior Side Setback = 0'
Rear Yard Setback = 25' MIN
Max Building Height = 35'

The applicant is seeking a condition to adjust some of the setback dimensional criteria. See the requested conditions table for more information.

Landscaping

Per section 9.5.1 of the Pinehurst Development Ordinance, a Class 2 buffer is required along the west boundary of the development where it abuts adjacent residential properties. A Class 1 buffer is required along the north, south, and east boundaries where it abuts multi-family residential and a church. The applicant is proposing to use existing vegetation to meet the requirements. The applicant indicated that street trees will be provided throughout the development. Typical landscape requirements have been included as well. It is intended that the plantings will follow the recommended plantings from Manning's original list of plants and Appendix F of the Pinehurst PDO to the best extent possible.

Stormwater

Stormwater is proposed to be managed using the stormwater management areas as depicted on the General Concept Plan and stormwater infrastructure depicted in the Proposed Utility Layout. It is proposed that the stormwater runoff will be controlled on-site by utilizing a basin located at the northwest corner of the property. Best Management Practices (BMP) will be implemented as well. The stormwater management areas will need to be constructed and meet the requirement of the Engineering Standards and Specifications Manual (ESSM).

Environmental

The topography on the site starts at approximately 504' and slopes to the northwest corner of the property to approximately 480'. There are no wetlands on the property. The property is a wooded mixture of pines and

small oaks. A Red Cockaded Woodpecker habitat analysis has been completed by Dr. J.H Carter and Associates. The report is included with this application and shows no major impacts from the project.

The project is located within the WS-II BW Drowning Creek–Lumber River watershed protection area which limits residential density to one unit per acre or 12% built-upon area unless a Special Intensity Allocation (SIA) is granted. Therefore, a SIA will be required due to the proposed density and impervious surface. Per Section 6.2.4 (C), with a conditional district approval, a SIA will also be granted. There is approximately 748 acres of land left to allocate in the WS-II BW Drowning Creek–Lumber River district.

Utilities

Water and sewer services will be provided by Moore County Public Utilities to service this development. Utilities currently exist on the property.

Neighborhood Meeting

A neighborhood meeting was required of the applicant prior to submitting the conditional rezoning request. An informal neighborhood meeting was held at the Village of Pinehurst Village Hall on Wednesday, September 13, 2023. The applicant notified all adjoining parcel owners within the direct vicinity of the proposed property by letter at least 10 days before the meeting. According to the submitted sign in sheet, a total of eight residents attended the neighborhood meeting. The neighborhood meeting was informal in nature to allow adjoining property owners the opportunity to review preliminary plans, discuss the project, and ask questions to the development team. Please find the results of that meeting as reported by the applicant.

Applicant's Requested Conditions

Conditions Table			
	Type	Requirement	Requested Condition
1	Dimensional Requirements Table 9.2b	Front build to line SFD= 15' SFA= 15'	SFD= Front build to line 5'-10' SFA= 15'-20'
2	Dimensional Requirements Table 9.2b	Interior side setback SFD= 6' SFA= 0'-5'	Interior side setback SFD= 5' SFA= 0'-5'
3	Dimensional Requirements Table 9.2b	Side build to line SFD= 15' SFA= 0'-5'	Side Build to line SFD= 5'-10' SFA= 5'-15'
4	Dimensional Requirements Table 9.2b	Rear setback SFD= 25' SFA= 25'	Rear setback SFD= 5' SFA= 10'
5	Dimensional Requirements Table 9.2b	Min. Lot Width SFD= 34' SFA= 28'	Min. Lot Width SFD= 32'-40' SFA= 30'-34'
6	Dimensional	Min. Lot Depth	Min. Lot Depth

	Requirements Table 9.2b	SFD= 75' SFA= 75'	SFD= 75' SFA=75'
7	Dimensional Requirements Table 9.2b	Max. Building Height 35'	Max. Building Height 35'
9	Dimensional Requirements Table 9.2b	Max. Impervious Surface per Lot 70%	Max. Impervious Surface per Lot 80% *note Impervious surface calculations will be based on the entirety of the project and not on a lot- by-lot basis. Development of the overall property will not exceed 70% impervious surface. +/- 67,000 sf of the permeable surface is outside the individual lots. This pervious surface would permit individual lots to be constructed with +/- 80% impervious surface and maintain an overall impervious surface at or below 70% for the overall development.
10	Dimensional Requirements Table 9.2b	Min. Amount of Open Space 15%	Min. Amount of Open Space 18%

TRC Review

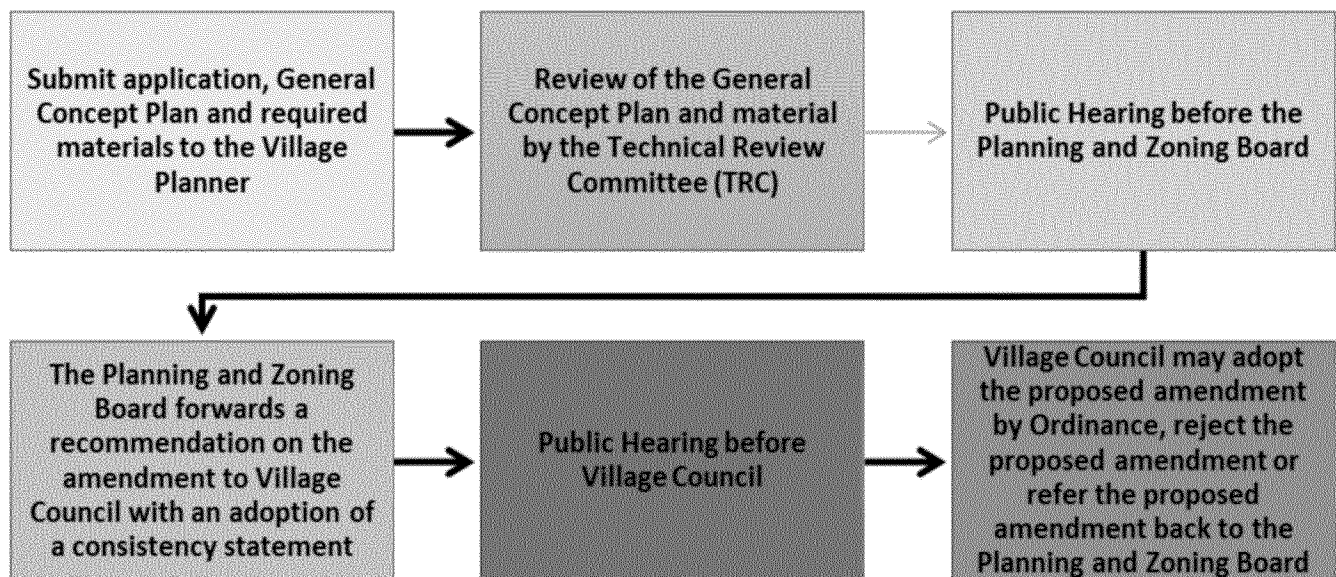
The Technical Review Committee (TRC) has reviewed the application, General Concept Plan and other associated material provided by the applicant. The TRC issued comments to the applicant over the course of several reviews in an attempt to work with the applicant to ensure the proposal meets various codes and recommendations. The applicant has continued to provide additional and revised material to address the comments of the TRC. After the subsequent reviews, the TRC is comfortable with the General Concept Plan moving forward for review and consideration of the Planning and Zoning Board.

Planning and Zoning Board Action and Conditional District Rezoning Process:

After holding a public hearing on the proposed zoning map amendment, the Planning and Zoning Board may recommend approval or denial of the proposed map amendment to Village Council and must adopt a consistency statement describing how the proposed amendment is or is not consistent with the Comprehensive Plan and other adopted plans.

The Planning and Zoning Board can ask to impose more restrictive conditions that are not included in the proposal, but the applicant must consider and agree to any additional or different conditions. However, no changes can be made to the proposed conditions that are less restrictive than those stipulated in the proposal.

If there are more questions or concerns that need to be addressed, the Planning and Zoning Board can continue the public hearing to a specific date, place, and time but a recommendation to Village Council should be made within 30 days of the first scheduled public hearing of this board or Village Council can decide to take the request up for their consideration.



Plan Consistency Statement:

The 2019 Village of Pinehurst Comprehensive Plan, Guiding Principle #3, Places to Live (page 118), “Protect and enhance the quality and character of existing residential neighborhoods. Seek opportunities to offer a variety of housing types that appeal to a wide range of households and enable residents to live in Pinehurst throughout all stages of life. Ensure neighborhoods are connected to walkable destinations such as parks, open spaces, recreational facilities, and other activity centers.” Also see implementation strategies 3.1 – 3.3.

The proposed project is located within Focus Area 2: Highway 5 Commercial Area as identified on the Conservation and Growth Map on page 62 of the 2019 Comprehensive Plan and as a Suburban Neighborhood. Suburban neighborhood is defined by “conventional suburban development patterns of primarily detached single-family houses, but may also include multi-family, churches, schools, parks and other public/civic uses.”

On page 77, Implementation Strategy 2.3 indicates that the Village should create a small area plan for Focus Area 2. The Pinehurst South (Focus Area 2) Small Area Plan was adopted by the Village Council in May of 2023. The Small Area Plan indicates two potential build-out plans, one low and one high density (pages 70-71). The low-density scenario indicates the proposed project area as single-family infill while the high-density scenario indicates the area as proposed multi-family infill. The preferred build-out plan indicates the subject area as proposed multi-family infill.

In addition to a small area plan, the Village Council also adopted a Form Based Guidance Plan (FBGP) in May of 2023. Page 13 of the FBGP includes a Regulating Plan which identifies the project area as Block H. The Regulating Plan further indicates the proposed building types and building heights by block. Block H calls for both single-family attached (townhouse), as well as single-family detached. This proposal is consistent with the Regulating Plan.

The FBGP also includes recommendations for lot design based on single-family attached and detached building types. The recommended lot design for single-family attached buildings is based on rear loaded units. The proposed project only includes a front loaded single-family attached product. The proposed lot dimensions are largely consistent with the recommendations in the FBGP. The lot dimensions for single-family detached products are based on rear loaded units. The proposal does include rear loaded units with an integrated garage. The proposed lot width is slightly less (2 feet) than the recommendations in the FBGP.

The proposed street network includes a mix of public roads, private roads, and alley ways. The design is similar to the recommendations for street design in the FBGP.

Section 5.0 of the FBGP includes architectural design recommendations for residential units. The applicant has provided a basic design schematic for the residential units. The proposed design does not include a color or material list for review with the recommendations. Overall, most of the design, including the fenestration, roof pitch, windows, and doors, are generally consistent with the recommendations. Porches are proposed on the units, but the provided elevations do not indicate they will wrap around on corner lots as recommended by the FBGP.

Staff believes this proposal is consistent with the 2019 Comprehensive Plan and the Pinehurst South Small Area Plan. There are, however, a few items that are not completely consistent with the Pinehurst South Form Based Guidance Plan. Staff also believes that greater consistency may be achieved through mutually agreed

upon conditions. Achieving goals in accordance with the Comprehensive Plan, and other adopted plans, of the Village is considered reasonable and in the best interest of the public.

Staff Recommendation:

The proposal is largely consistent with the adopted Pinehurst South Small Area Plan and Form Based Guidance Plan. In addition, the proposed use and density is compliant with the newly adopted regulations in the PDO for the new zoning district. There are, however, a few deviations the applicant is seeking deviations for. Many of these deviations are related to the placement of the buildings on the lots (setbacks & build to line) and the lot size. Planning Staff believes there should be more discussion and public input on the proposed layout or placement of the units and size of the lots as requested by the applicant. Additionally, staff recommends the applicant and the Planning and Zoning Board consider the following added conditions:

- A color and material board be provided and agreed upon for the residential units.
This could establish a better visual and expectation to maintain a quality design for the proposed units.
- No fencing to be allowed for the single-family detached lots.
This is based on comments from the TRC review and is related to freeing the area between the units for Fire Department access in the event of an emergency.

Staff Recommended Conditions			
	Type	Requirement	Requested Condition
11	Consistency with PS FBGP	Recommendations on types of materials to be used for SFD & SFA units	Material and sample board
12	TRC Comment	No obstructions to maintain clear access	No fencing allowed for the single-family lots

Attachments:

- Area Zoning Map
- Aerial Map
- Hearing Notification Packet
- Draft Comprehensive Plan Consistency Statement

Area Zoning Map



0 355 710 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).

November 2, 2023
Planning and Zoning Board
Trotter Hills Conditional Zoning



Aerial Map



Legend

 Subject Property

0 355 710 Feet

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

November 2, 2023
Planning and Zoning Board
Trotter Hills Conditional Zoning





HISTORY, CHARM, AND SOUTHERN HOSPITALITY_____

**PLANNING AND ZONING BOARD STATEMENT OF CONSISTENCY
WITH THE 2019 COMPREHENSIVE PLAN AND
OTHER ADOPTED PLANS
NOVEMBER 2, 2023 REGULAR MEETING**

**Conditional District Rezoning Request
to
PS-FBD-H CZ (Pinehurst South Form Based Block H Conditional District)**

Property Location: Trotter Drive (120-122)
Parcel ID#’s: 00052965, 00052966, 00052967, 00052968

The Village of Pinehurst Planning and Zoning Board finds that:

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

The 2019 Village of Pinehurst Comprehensive Plan, Guiding Principle #3, Places to Live (page 118), “Protect and enhance the quality and character of existing residential neighborhoods. Seek opportunities to offer a variety of housing types that appeal to a wide range of households and enable residents to live in Pinehurst throughout all stages of life. Ensure neighborhoods are connected to walkable destinations such as parks, open spaces, recreational facilities, and other activity centers.” Also see implementation strategies 3.1 – 3.3.

The proposed project is located within Focus Area 2: Highway 5 Commercial Area as identified on the Conservation and Growth Map on page 62 of the 2019 Comprehensive Plan and as a Suburban Neighborhood. Suburban neighborhood is defined by “conventional suburban development patterns of primarily detached single-family houses, but may also include multi-family, churches, schools, parks and other public/civic uses.”

On page 77, Implementation Strategy 2.3 indicates that the Village should create a small area plan for Focus Area 2. The Pinehurst South (Focus Area 2) Small Area Plan was adopted by the Village Council in May of 2023. The Small Area Plan indicates two potential build-out plans, one low and one high density (pages 70-71). The low-density scenario indicates the proposed project area as single-family infill while the high-density scenario indicates the area as proposed multi-family infill. The preferred build-out plan indicates the subject area as proposed multi-family infill.

AND

The proposed conditional rezoning **IS/IS NOT** consistent with the Pinehurst South Small Area Plan and Form Based Guidance Plan:



The proposed zoning request is consistent with the recommended Regulating Plan as it includes single-family detached and single-family attached units all within the prescribed number of stories.

The proposed zoning request indicates rear loaded single-family detached and single-family attached units consistent with the recommended lot size as well as a street design and network consistent with the recommendations of the Form Based Guidance Plan.

Therefore, the Village of Pinehurst Planning and Zoning Board recommends **APPROVAL/DENIAL** of the conditional rezoning with conditions (staff recommendation).

Conditions:

Conditions Table			
	Type	Requirement	Requested Condition
1	Dimensional Requirements Table 9.2b	Front build to line SFD= 15' SFA= 15'	SFD= Front build to line 5'-10' SFA= 15'-20'
2	Dimensional Requirements Table 9.2b	Interior side setback SFD= 6' SFA= 0'-5'	Interior side setback SFD= 5' SFA= 0'-5'
3	Dimensional Requirements Table 9.2b	Side build to line SFD= 15' SFA= 0'-5'	Side Build to line SFD= 5'-10' SFA= 5'-15'
4	Dimensional Requirements Table 9.2b	Rear setback SFD= 25' SFA= 25'	Rear setback SFD= 5' SFA= 10'
5	Dimensional Requirements Table 9.2b	Min. Lot Width SFD= 34' SFA= 28'	Min. Lot Width SFD= 32'-40' SFA= 30'-34'
6	Dimensional Requirements Table 9.2b	Min. Lot Depth SFD= 75' SFA= 75'	Min. Lot Depth SFD= 75' SFA=75'
7	Dimensional Requirements Table 9.2b	Max. Building Height 35'	Max. Building Height 35'



9	Dimensional Requirements Table 9.2b	Max. Impervious Surface per Lot 70%	Max. Impervious Surface per Lot 80% *note Impervious surface calculations will be based on the entirety of the project and not on a lot-by-lot basis. Development of the overall property will not exceed 70% impervious surface. +/- 67,000 sf of the permeable surface is outside the individual lots. This pervious surface would permit individual lots to be constructed with +/- 80% impervious surface and maintain an overall impervious surface at or below 70% for the overall development.
10	Dimensional Requirements Table 9.2b	Min. Amount of Open Space 15%	Min. Amount of Open Space 18%
11	Consistency with PS FBGP	Recommendations on types of materials to be used for SFD & SFA units	Material and sample board
12	TRC Comment	No obstructions to maintain clear access	No fencing allowed for the single-family lots



HISTORY, CHARM, AND SOUTHERN HOSPITALITY_____

This is the 02nd day of November , 2023

Chair of the Planning and Zoning Board

Ruling filed with the Village of Pinehurst:

DATE

Shelby Grow
Clerk to the Planning and Zoning Board

Cc: Alex Cameron

DRAFT



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, November 2, 2023

4:00 PM

Village Assembly Hall

395 Magnolia Road, Pinehurst, N.C.

Livestreamed at: www.vopnc.org/live

The purpose of the hearing is to consider an Official Zoning Map Amendment for approximately 8.04 acres of land (four parcels) located in the vicinity of Trotter Drive west of NC Highway 5 currently owned by Red Pine Investments, LLC and further identified by Parcel ID #'s 00052965, 00052966, 00052967, and 00052968. This proposed map amendment would zone the property from PS-FBC-H (Pinehurst South Form Based District Block H) to PS-FBC-H-CD (Pinehurst South Form Based Conditional District Block H). The proposed rezoning and associated General Concept Plan would allow for the development of a mix of 31 single-family detached units and 34 single-family attached units. The applicant is Michael Etowski of Red Pine Investments, 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://pinehurst.novusagenda.com/agendapublic/>. For more information, please call (910) 295- 2581.

VILLAGE OF PINEHURST
395 MAGNOLIA RD
PINEHURST,NC,28370

RED PINE INVESTMENTS, LLC
30 MCFARLAND RD
PINEHURST,NC,28374

LOPEZ, JOSEFINA
2602 WENTWORTH CIRCLE
PINEHURST,NC,28374

BRETTON WOODS TOWNHOMES ASSOC
PO BOX 83
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30 MCFARLAND RD
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CONWAY, STEPHEN S
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LAKE FOREST,IL,60045

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JLKRHK INVESTMENTS LLC
15500 EQUESTRIAN WAY
MONTE SERENO,CA,95030

MOORE COUNTY
PO BOX 905
CARTHAGE,NC,28327-0905

JLKRHK INVESTMENTS LLC
15500 EQUESTRIAN WAY
MONTE SERENO,CA,95030

JLKRHK INVESTMENTS LLC
15500 EQUESTRIAN WAY
MONTE SERENO,CA,95030

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15500 EQUESTRIAN WAY
MONTE SERENO,CA,95030

BRETTON WOODS TOWNHOMES ASSOC
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INGRAM, NEAL
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MONTE SERENO,CA,95030

KELLY, MICHAEL J
2407 WINTERGREEN AVE
DISTRICT HEIGHTS,MD,20747

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WILLIMANTIC,CT,06226

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KUHASZ, KATHLEEN S
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JLKRHK INVESTMENTS LLC
15500 EQUESTRIAN WAY
MONTE SERENO,CA,95030

September 18, 2023

Updated October 26, 2023

**Trotter Hill Residential
Conditional District Narrative and Conditions**

Red Pine Investments LLC seeks to develop a mixed residential development, including townhomes and single-family detached homes in the Pinehurst South area. Zoning for the property is currently designated as PS-FBD-H. Per the Small Area Plan, any development included in the designated area requires a Conditional District zoning process. The attached documents and application include the applicant's proposal for the property's Conditional District (PS-CZ) zoning. Plans are generally consistent with the Pinehurst Development Ordinance (PDO) and Pinehurst South Small Area Plan. Property development will follow the guiding principles for planning included in the small area plan. These Guiding Principles are included below with an explanation of how the proposed project meets each item.

- **Create a connected circulation network.** – The plan for the residential neighborhood includes an interconnected gridded street pattern like the plan shown in the Small Area Plan. Proposed plans have been modified from the plan included in the small area plan to address the site's topographic and existing roadway conditions. A public street, Trotter Drive, bisects the property and connects to the adjoining Abingdon Multi-family development and Trotter Drive, which connects to Beulah Hill Road at a traffic light. These existing streets will remain in place, with improvements, and private streets within the development will connect to them. All streets are interconnected to the overall circulation network and include sidewalks. Sidewalks within the development are connected to open spaces, and the adjoining property sidewalks also provide an interconnected pedestrian network.
- **Incorporate Complete Streets.** - All streets will incorporate on-street parking, street lighting, sidewalks, street trees, and incorporate accessible facilities. This will promote a safe and comfortable pedestrian environment and encourage walking throughout the community and local area.
- **Strengthen building frontage.** - Trotter Drive will have single-family homes with front porches that front the streets, creating neighborhood character and strengthening the building frontage. Orienting front porches along sidewalks and streets will promote visiting and interacting with neighbors, enhancing the sense of community within the development. On-street parking will slow traffic and provide convenient parking for visitors, like other areas within the Village of Pinehurst. Buildings will have consistent setbacks and landscaping, including street trees, strengthening the character and enhancing the pedestrian experience.
- **Provide a variety of public open spaces.** – Several different public open spaces will be provided throughout the property. The overall project's design is centered around creating a central green pedestrian trail that connects open spaces and amenities throughout the site. This path connection links the mail kiosk and small park area,



larger park space for community events, which may include a pool, a dog park, walking trails, grilling areas, and passive recreation areas with benches. All these amenities will provide residents with various open spaces and recreational opportunities.

- **Design streets for flexible programming.** – With the interconnected street and pedestrian networks, the streets within the development can provide many different modes of transportation. The interconnected green spaces would provide opportunities to hold community events.
- **Promote health and wellness through neighborhood design.** – The interconnected open spaces and recreational spaces combined with the interconnected streets and sidewalks will encourage walking. A comfortable human-scaled streetscape incorporating street trees, landscaping, street lighting, consistent building frontage, and sidewalks will encourage residents to walk to destinations and interact with their neighbors. Sidewalk connections to adjacent properties will encourage residents to walk to the many uses near the property and toward Beulah Hill Road. Nearby uses include commercial areas, a post office, medical offices, a church, and other options.

The small area plan designated density for this property would permit up to ten (10) dwelling units per acre for townhome units (single-family attached). Ten units per acre would permit up to 80 townhome units on the 8-acre tract of land. Consisting of 31 single-family homes and 34 townhomes, the proposed development of 65 units has a density of approximately 8.1 units per acre with a mixture of townhomes and single-family detached units. The community's planning is consistent with the traditional neighborhood character described in the Small Area Plan and the plan's Guiding Principles.

The development will follow the Pinehurst South Small Area Plan (PS-FBD-H) Design Standards described in Chapter 9 of the PDO. This document and associated plan materials describe the development in greater detail and additional conditions of the development. The following materials are included with this request and provide all information regarding the proposed development as required by the PDO:

- Application for Rezoning
- Conditional District Narrative
- General Concept Plan
- Proposed architectural character elevations
- Existing conditions map and aerial
- Property survey
- US Fish and Wildlife Service Woodpecker Evaluation
- Neighborhood Meeting Report

The following narrative describes the many aspects of the property and the intended development.

EXISTING CONDITIONS

The overall property for the mixed-residential development is +/- 8.0 acres. There are currently two duplex buildings on the property, which will be removed as part of this development. A powerline easement currently runs diagonally across the western portion of the property. It is intended that this

power line will be buried within the development. Trotter Drive, a public street, bisects the property and connects to Trotter Drive, which connects to Beulah Hill Road. These streets will be improved with the development of this project. The property is wooded with a mixture of Pines and small Oaks. The topography on the site is relatively flat and slopes gently from east to west.

Surrounding properties include properties zoned as Office Professional (OP), Neighborhood Commercial (NC), Residential Multi-Family (RMF), and R5 single-family residential.

A red-cockaded woodpecker habitat analysis was completed by Adam Carter with Wetland Solutions, LLC. The site lies outside any woodpecker habitat cluster and was self-reported as required by the United States Fish and Wildlife Service. Information on the habitat is included with the application materials. There are no wetlands located on the property.

Existing Conditions maps showing the site's existing features and proposed General Concept Plan have been included on sheets L-1.0 and L-1.1.

PROJECT DESIGN AND CONDITIONS

A. Pedestrian Connectivity

- 1) Pedestrian connectivity is provided throughout the development through interconnected sidewalks that connect amenities throughout the site.
- 2) Pedestrian connectivity will be provided to adjacent properties to encourage walking and public health.

B. Parking Areas

- 1) Parking will be provided for each unit on the individual lots through garage and outdoor stacking spaces.
- 2) On-street parking is provided on all streets to accommodate overflow and visitor parking.
- 3) Overall, the parking provided exceeds the required amount of parking and will provide adequate parking for residents and visitors.
- 4) On-street parking will help provide a safe area for pedestrians and help calm traffic. And reduce speeds.

C. Streets and Access

- 1) Access is provided through Trotter Drive, a public street. Trotter Drive connects to Beulah Hill Road at a traffic light and connects to the adjacent Abingdon multi-family development.
- 2) The existing roadways on the property will be improved, and new streets will be connected to create an interconnected street network in the community.
- 3) All streets will be designed to accommodate emergency vehicles.

D. Landscaping

- 1) Landscaping will meet the requirements of Section 9.5.1 of the PDO. Any existing vegetation saved will be utilized to count toward the buffering and screening requirements.
- 2) Street trees will be provided throughout the development.
- 3) Typical landscape requirements for the individual residences have been included while not

required. The applicant has added these requirements to ensure that the streetscape will be planted and have an appropriate character.

- 4) It is intended that plantings will follow the recommended plantings from Manning's original list of plants, attached to this narrative, and Appendix F of the PDO to the extent possible.
- 5) No state champion trees are located on the site.

E. Buffers/Setbacks

- 1) Generally, the setbacks follow the standards set forth in the Pinehurst South Small Area Plan. Setbacks for the proposed Conditional District are as follows:

Dimensional Requirements Conditions Table			
	Type	Requirement	Requested Condition
1	Dimensional Requirements Table 9.2b	Front build to line SFD= 15' SFA= 15'	SFD= Front build to line 5'-10' SFA= 15'-20'
2	Dimensional Requirements Table 9.2b	Interior side setback SFD= 6' SFA= 0'-5'	Interior side setback SFD= 5' SFA= 0'-5'
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4	Dimensional Requirements Table 9.2b	Rear setback SFD= 25' SFA= 25'	Rear setback SFD= 5' SFA= 10'
5	Dimensional Requirements Table 9.2b	Min. Lot Width SFD= 34' SFA= 28'	Min. Lot Width SFD= 32'-40' SFA= 30'-34'
6	Dimensional Requirements Table 9.2b	Min. Lot Depth SFD= 75' SFA= 75'	Min. Lot Depth SFD= 75' SFA=75'
7	Dimensional Requirements Table 9.2b	Max. Building Height 35'	Max. Building Height 35'
9	Dimensional Requirements Table 9.2b	Max. Impervious Surface per Lot 70%	Max. Impervious Surface per Lot 80% *note Impervious surface calculations will be based on the entirety of the project and not on a lot-by- lot basis. Development of the overall property will not exceed 70% impervious surface. +/- 67,000 sf of the

			permeable surface is outside the individual lots. This pervious surface would permit individual lots to be constructed with +/- 80% impervious surface and maintain an overall impervious surface at or below 70% for the overall development.
10	Dimensional Requirements Table 9.2b	Min. Amount of Open Space 15%	Min. Amount of Open Space 18%

- 2) Setbacks are shown on the submittal package's General Concept Plan on sheet L-1.1.

F. Open Space

- 1) Open space will be provided in excess of the required 15%. The tabulation below describes the open space calculations for the site.
 - Buffers = ± 0.77 AC
 - Internal site areas = ± 0.67 AC
 - Total = ± 1.44 AC (+/- 18%)
- 2) The stormwater area has not been calculated with the open space. However, this area will be landscaped and provide a visually appealing area for the site. The area of the stormwater pond is +/- 0.47 acres.

G. Stormwater

- 1) Stormwater management best practices will be applied as necessary to control and treat stormwater runoff for the project. Stormwater will be controlled and treated for the total new impervious surface created by the site's development.
- 2) It is proposed that stormwater runoff be controlled on-site utilizing a basin located on the northwestern area of the property. This area is the lowest spot on the property and the natural drainage collection area for the property.
- 3) The applicant will obtain permits required by all state and local agencies for stormwater management on the site.
- 4) The property falls within a WS-IIP watershed, which permits up to 12% impervious surface on the site. The proposed development will exceed this amount and requests that a Special Intensity Allocation (SIA) be granted for the property. This would permit the overall development to have up to 70% impervious surface and meet the goals of the Small Area Plan. This increase in impervious surface is consistent with all surrounding properties.
- 5) Impervious surface calculations will be based on the entirety of the project and not on

a lot-by-lot basis. Development of the overall property will not exceed 70% impervious surface. +/- 67,000 sf of the permeable surface is outside the individual lots. This pervious surface would permit individual lots to be constructed with +/- 80% impervious surface and maintain an overall impervious surface at or below 70% for the overall development.

H. Utility Service

- 1) Moore County Public Utilities can provide adequate water and sewer service to service this development. Utilities currently exist on the property. Utilities will be designed to connect to these existing utilities.
- 2) Power is readily available for the property. There is an existing overhead power line and associated easement on the property. This power line will be buried and relocated within the property to serve the new development. An appropriate easement will be provided to Duke Energy to maintain this utility line.
- 3) See sheet C-1.0 for a conceptual plan of the utilities.

I. Architectural Character

- 1) Preliminary elevations of the units have been provided.
- 2) The character of the units will reflect a New England style with colors consistent with the Village of Pinehurst and blend in with the surroundings.
- 3) The maximum height will be 35' for all structures.
- 4) Townhomes and single-family detached units will be between 1,800 and 2,200 square feet of heated space.

J. Signage

- 1) All signage will be designed to meet the requirements of Section 9.7 of the PDO.

K. Lighting

- 1) All street lighting and parking lot lighting will meet the standards of Section 9.8 of the PDO.
- 2) Lighting may be provided along pathways and outdoor spaces for safety and visibility. This lighting will regulate light spillover and glare on roadways, pedestrian areas, and adjacent uses.
- 3) Any signs on the property will be lit through external lighting and may include uplighting, backlighting, or other lighting methods.

L. Soil Erosion and Sediment Control

- 1) Soil erosion and sediment control during construction will be provided per Section 9.12 of the PDO and all state standards.
- 2) The developer will obtain an erosion control permit from NCDWQ for the project as required.

M. Fences, Walls and Columns

- 1) Any fences, walls, and columns will meet the requirements of Section 9.13 of the PDO.

N. Phasing

- 1) The development will be constructed in two phases, as indicated in the General Concept Plan on Sheet L-1.1. These phases may be developed concurrently.

O. Project Requirements and Justifications

- 1) Single-family attached lots are to be front-loaded with a garage and driveway. – Based on the shape of the land, lot dimensions, and topography, the townhome units along

the outside edges of the property will have garages and driveways in the front. All townhomes front the internal private streets. The area between driveways will be landscaped, and street trees or ornamental trees will be provided.

- 2) Dimensional standards are to be followed as shown in the Dimensional Requirements Conditions Table on Sheet L-1.3 and Section E of this narrative. - The requested modifications to the dimensional standards are mostly very minor and consistent with other traditional neighborhood-designed projects in the area. The greatest requested modification concerns the rear setback for the single-family detached units. This setback modification is requested to allow the two-car garage attached to the townhome to be within 5' of the property line. Adequate parking is provided within the garage to meet the required parking standards without a stacking space behind the garage. In addition, on-street parking is provided throughout the neighborhood to accommodate overflow parking. All access to these units is from a rear alley, and the garage will not be viewed from public streets.
- 3) Additional landscaping for the streetscape and units to be provided per the proposed Typical Lot Landscaping Diagrams shown on Sheet L-1.3. - To create an attractive streetscape that meets the vision of the Pinehurst South Small Area plan, the developer would like to commit to landscaping above the minimum required standard in the fronts of the units. This will help create a unique and visually appealing streetscape for the project.
- 4) Planted buffers along property boundaries to be planted per PDO standards. These will be planted as required. See Sheet L-1.3 in the Planted Buffer Typicals for an illustration of the required planting.
- 5) Street cross sections to follow the standards shown on Sheet L-1.2 – Roadway Plan. These street sections vary from the typical standards and include on-street parking, sidewalks, and areas for street trees.
- 6) All signage to follow the standards outlined in the PDO. This has been offered to clarify the standard that will be followed for signage.
- 7) The impervious surface for the project will be based on the overall project rather than on a lot-by-lot basis. See Section F above for an explanation.
- 8) Reduction of the build-to-line as indicated in the Dimensional Standards Table – The build-to-line would be reduced to between 5' and 10'. This build-to-line is based on site conditions and the need to accommodate a 16' wide alley on the property for emergency and waste removal. In addition, this reduced setback will move the front porches of the homes closer to the street and encourage additional interaction between neighbors.
- 9) Connection to adjacent property. It is requested that the development not extend the roadway in the southeastern corner to connect to the adjacent multi-family development. The stub out, as designed, is to serve two proposed single family attached units within the development. The closest connecting point to Holly Pines Drive, located in the adjacent parcel to the east, is currently $\pm 240'$ from the property boundary. Reasonable means of ingress and egress for adjacent properties exists with the current roadway network of principal streets. Future connections to Trotter Drive within the proposed development will provide connections to Highway 5 via Trotter Drive and Holly Pines Dr. A connection to Holly Pines Drive would not enhance current or future traffic patterns or conditions and would extend a long section of straight street lines.

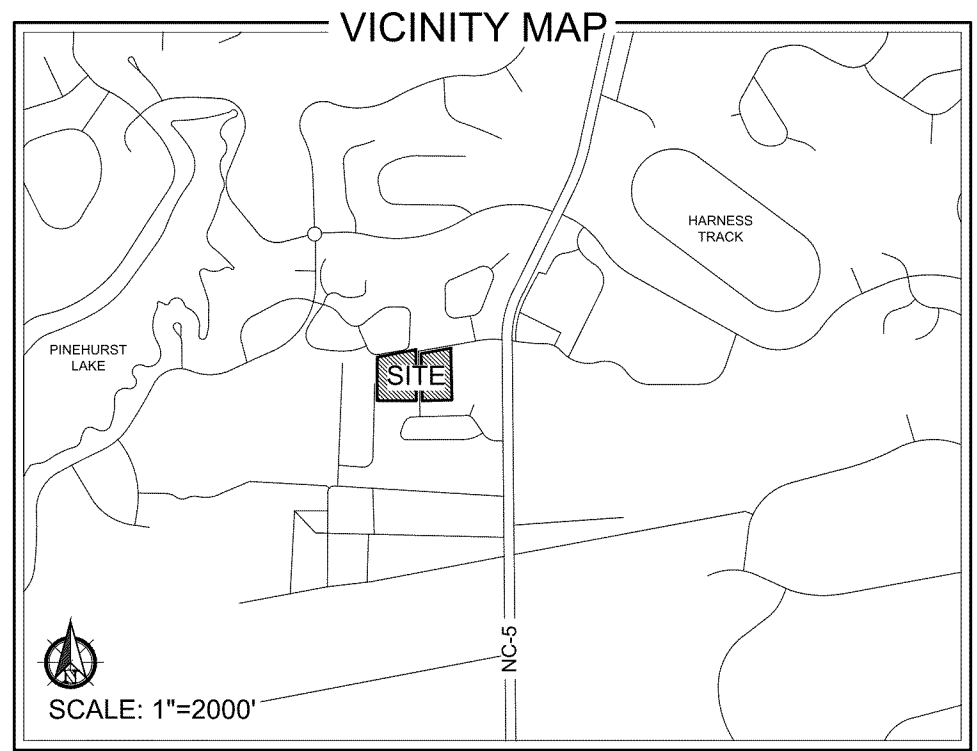
The descriptions and conditions described above will apply to the entire project as indicated in the Conditional District General Concept Plan document.

Should the PDO be modified after approval of this application, all standards referenced above as meeting PDO standards will be based on the PDO standards in effect at the date of approval of this application.

We have engaged with SGA|NW, a GF design company known for their high-quality design of single-family residential homes, townhomes, and multifamily developments, often situated on compact lots and infill properties. Our two floor plans offer both single-family and townhome options, ranging from approximately 1,850 to 2,100 square feet in size. The plans feature private garages, 3 bedrooms, and open, modern living, kitchen and dining spaces. Both plans offer a flex space that be configured as a home office, second family room, or additional bedroom by the homeowner.

All of the homes are two story in design and feature multiple street-facing façade options through the employment of attractive exterior finishes and details that complement the existing vernacular of the Village of Pinehurst. The use of horizontal, vertical and shake cementitious siding, designer-selected exterior paint color schemes and high-quality asphalt roof materials provide an elevated exterior appearance for all side of the homes. Recognizable individuality of each unit, both singles and townhomes, is achieved through the detailing, materials, roof lines, proportions and situational relationships between the units, while creating a cohesive context across the larger property.

The combination of single-family homes and townhomes of varying sizes, all with porch elements, are strategically located to create a diversified and interesting streetscape that promotes pedestrian access to the front doors and interaction among residents.



ZONING INFORMATION

EXISTING ZONING CLASSIFICATION: PS-FBD-H
(PINEHURST SOUTH - FORM BASED DEVELOPMENT -BLOCK H)

**DIMENSIONAL REQUIREMENTS
(SINGLE FAMILY DETACHED COTTAGE LOTS):**
FRONT BUILD TO LINE: 15'
MINIMUM LOT WIDTH: 34' (MID); 42' (CORNER)
MINIMUM LOT DEPTH: 75'
INTERIOR SIDE SETBACK: 6'
REAR YARD SETBACK: 25' MIN.
MAX BUILDING HEIGHT: 35'

**DIMENSIONAL REQUIREMENTS
(SINGLE FAMILY ATTACHED LOTS):**
FRONT BUILD TO LINE: 15'
MINIMUM LOT WIDTH: 22' (MID); 28' (END);
37' (CORNER)
MINIMUM LOT DEPTH: 75'
INTERIOR SIDE SETBACK: 0'
REAR YARD SETBACK: 25' MIN.
MAX BUILDING HEIGHT: 35'

PROPERTY INFORMATION

PROPERTY OWNER / APPLICANT:
RED PINE INVESTMENTS, LLC
30 MCFARLAND ROAD
PINEHURST, NC 28374

TOTAL ACREAGE: ±8.04 AC

PARCEL ID/PIN:
PARCEL 1: 00052967; 855108779631
DB: 5936 PG: 171

PARCEL 2: 00052968; 855112779329
DB: 5936 PG: 171

PARCEL 3: 00052965; 855108873641
DB: 5936 PG: 171

PARCEL 4: 00052966; 855112873339
DB: 5936 PG: 171



LEGEND

- PROPERTY BOUNDARY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING POWER LINE
- EXISTING EASEMENT
- EXISTING POWER POLE
- EXISTING SEWER MANHOLE

FLOODPLAIN DATA

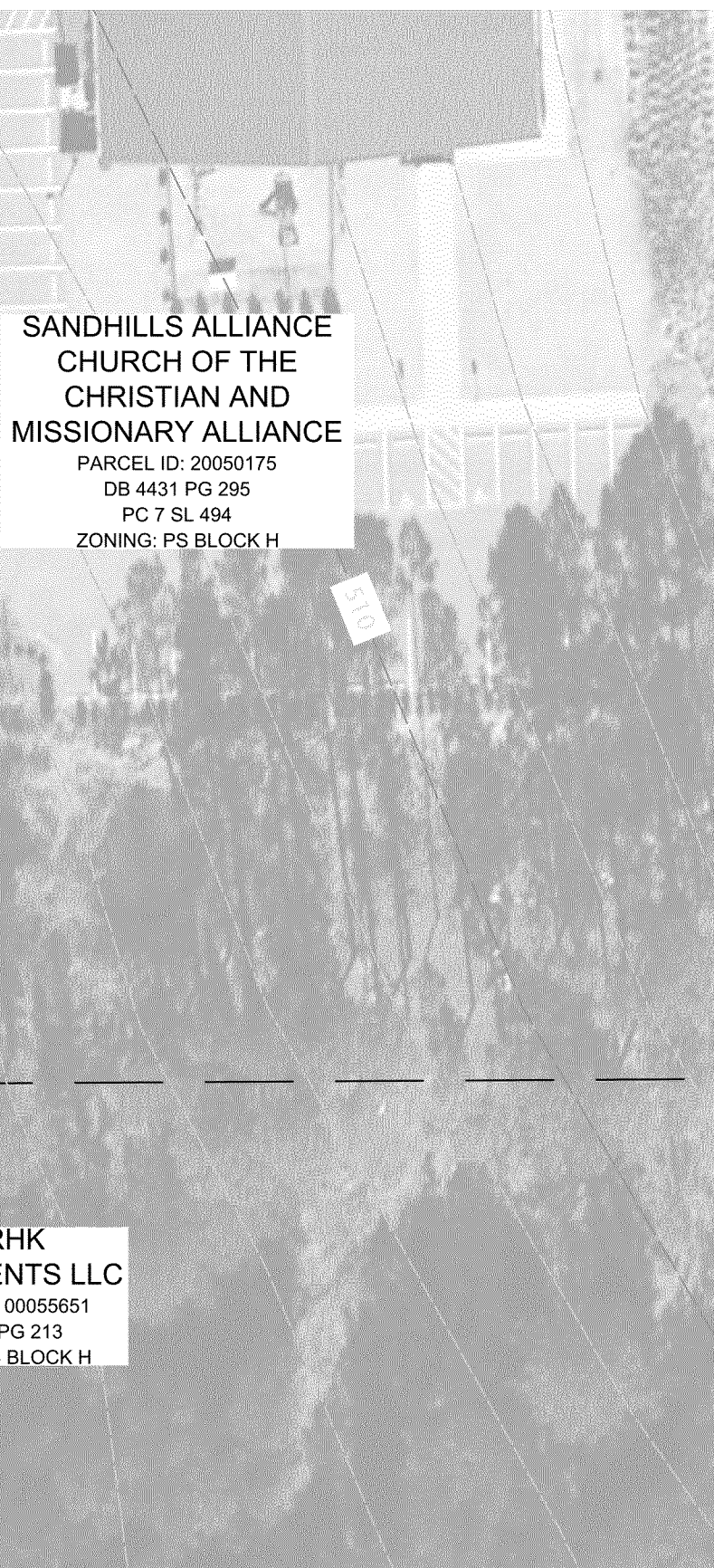
THIS PROPERTY IS LOCATED IN FLOOD ZONE 'X'
(AREAS OF MINIMAL FLOODING)

THE LOCATION OF THE 100-YEAR FLOODPLAIN PER
NFIP FIRM COMMUNITY
PANEL(S) NO: 8540
MAP(S): 3710854000J
DATE: OCTOBER 17, 2006

WATERSHED INFORMATION

BASIN: LUMBER
STREAM: DROWNING CREEK
TYPE: WS-IIP

THIS PROPERTY IS IN A WATER SUPPLY WATERSHED

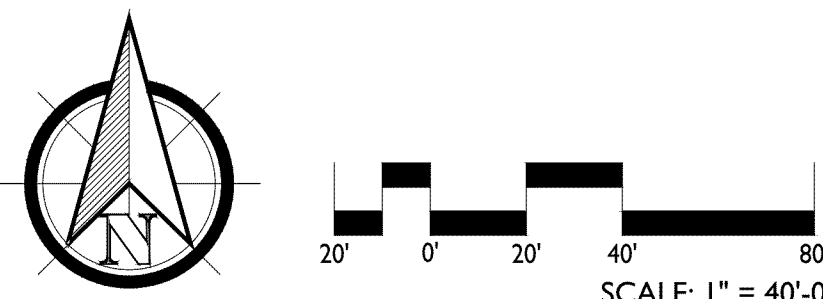


SURVEY PROVIDED BY:
MATTHEWS LAND SURVEYING & MAPPING, PLLC
10 COURTHOUSE SQUARE
CARTHAGE, NC 28327
P: (910) 947-2671

SURVEY FOR:
RED PINE INVESTMENTS, LLC
SANDHILLS TOWNSHIP, MOORE COUNTY
PINEHURST, NORTH CAROLINA
SEPTEMBER 2022

CAUTION

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KOONTZJONESDesign
LAND PLANNING | LANDSCAPE ARCHITECTURE

150 S PAGE STREET
SOUTHERN PINES, NC 28387
P: (910) 684-8487
W: www.koontzjonesdesign.com

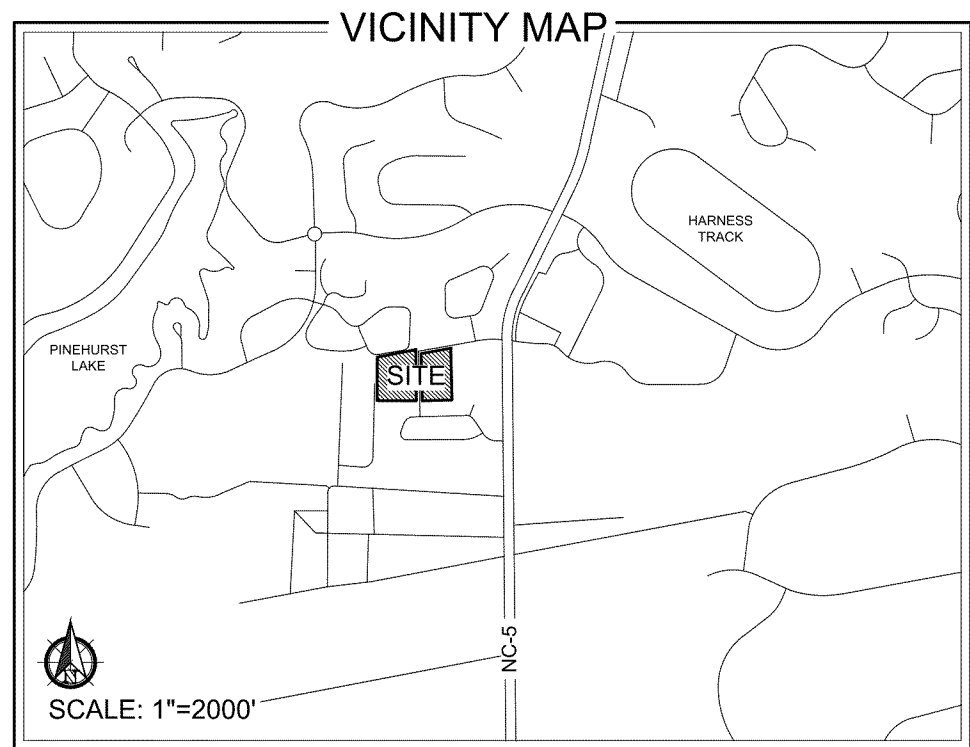
REVISIONS:

REVISIONS:

TROTTER HILLS
PINEHURST, NORTH CAROLINA

EXISTING CONDITIONS

DATE: 10-16-2023
DESIGNED BY: REK
DRAWN BY: PJS
CHECKED BY: REK
SCALE: 1" = 40'-0"
PROJECT #: KJ202076
SHEET NUMBER:
L-1.0



ZONING INFORMATION

PROPOSED ZONING CLASSIFICATION: PS-CZ
(PINEHURST SOUTH CONDITIONAL ZONING)

DIMENSIONAL REQUIREMENTS (PROPOSED):
REFER TO LOT TYPICALS & NARRATIVE

PROPERTY INFORMATION

PROPERTY OWNER / APPLICANT:
RED PINE INVESTMENTS, LLC
30 MCFARLAND ROAD
PINEHURST, NC 28374

TOTAL ACREAGE: ±8.04 AC

TOTAL LOTS:
SINGLE FAMILY - DETACHED COTTAGE: 31 LOTS
SINGLE FAMILY - ATTACHED: 34 LOTS
TOTAL: 65 UNITS (8.08 UNITS/AC)

PROPOSED DWELLING SIZES: 1,800 SF - 2,200 SF

REQUIRED PARKING:
DWELLING - SINGLE FAMILY
(2 SPACES/ UNIT): **130 SPACES REQUIRED**

PROVIDED PARKING:
SINGLE FAMILY - ATTACHED UNITS:
GARAGE SPACES (1 PER UNIT): 34 SPACES
DRIVEWAY SPACES (2 PER UNIT): 68 SPACES
SINGLE FAMILY - DETACHED COTTAGE UNITS:
GARAGE SPACES (2 PER UNIT): 62 SPACES
ON STREET PARKING: 49 SPACES (2 ADA SPACES)
TOTAL: 213 SPACES PROVIDED

OPEN SPACE:
BUFFERS: ±0.77 AC
INTERNAL: ±0.67 AC
TOTAL: ±1.44 AC (18.0%)

IMPERVIOUS SURFACE: ±1.80 AC (22.4%)
-EXCLUDES RESIDENTIAL LOTS
-RESIDENTIAL LOTS MAY CONTAIN UP TO
80% MAXIMUM IMPERVIOUS SURFACE

GRADING / DRAINAGE NOTES:

1. ALL GRADING SHOWN IS CONCEPTUAL IN NATURE. DETAILED GRADING PLANS WILL BE PROVIDED DURING THE PERMITTING OF THE DEVELOPMENT.
2. STORMWATER MANAGEMENT DEVICES WILL FOLLOW THE VILLAGE OF PINEHURST STANDARDS AND BE APPROVED BY THE VILLAGE ENGINEER. DETAILED STORMWATER MANAGEMENT PLANS AND CALCULATIONS WILL BE PROVIDED DURING PERMITTING OF THE DEVELOPMENT.

LANDSCAPE NOTES:

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

SIGNAGE NOTES:

1. ALL SIGNAGE IS TO MEET THE STANDARDS AS DESCRIBED IN SECTION 9.7 OF THE PINEHURST DEVELOPMENT ORDINANCE.
2. GROUND SIGNS ARE TO MEET THE SIZE REQUIREMENTS PER THE RMF ZONING DISTRICT AND ARE NOT TO EXCEED 4' IN HEIGHT AND 16 SQUARE FEET IN SIZE.
3. DETAILED SIGNAGE PLANS WILL BE PROVIDED DURING THE PERMITTING OF THE DEVELOPMENT.

MICHAEL J. KELLY
PARCEL ID: 00051294
DB 4110 PG 458
ZONING: R5 - RESIDENTIAL

NEAL INGRAM
PARCEL ID: 00050892
DB 20040 PG 31
ZONING: R5 RESIDENTIAL

MARY KELLY
PARCEL ID: 00051301
DB 2288 PG 175
ZONING: R5 RESIDENTIAL

BRETTON WOODS TOWN HOMES ASSOCIATION
PARCEL ID: 00991890
DB 843 PG 170
ZONING: R MF

BRETTON WOODS TOWN HOMES ASSOCIATION
PARCEL ID: 00015341
DB 593 PG 64 PG 3 SL 75
ZONING: R MF

BRETTON WOODS TOWN HOMES ASSOCIATION
PARCEL ID: 00991887
DB 843 PG 170 PG 4 SL 252
ZONING: R MF

BRETTON WOODS TOWN HOMES ASSOCIATION
PARCEL ID: 00991891
DB 843 PG 170 PG 4 SL 315
ZONING: R MF

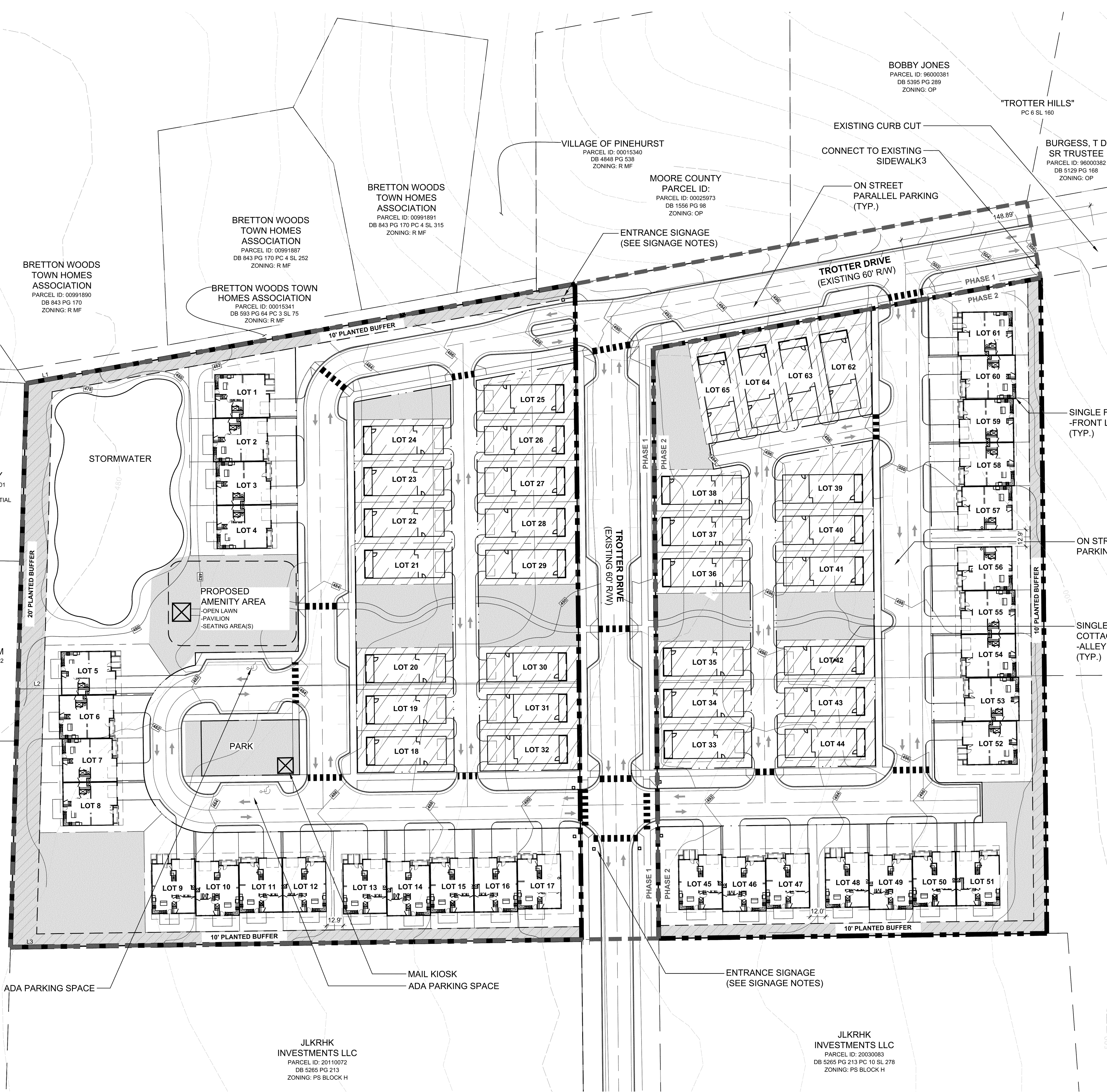
VILLAGE OF PINEHURST
PARCEL ID: 00015340
DB 4848 PG 538
ZONING: R MF

MOORE COUNTY
PARCEL ID: 00025973
DB 1556 PG 98
ZONING: OP

BOBBY JONES
PARCEL ID: 96000381
DB 5395 PG 289
ZONING: OP

"TROTTER HILLS"
PC 6 SL 160

BURGESS, T D SR TRUSTEE
PARCEL ID: 96000382
DB 5129 PG 168
ZONING: OP



LEGEND

- PROPERTY BOUNDARY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING POWER LINE
- EXISTING EASEMENT
- EXISTING POWER POLE
- EXISTING SEWER MANHOLE
- PROPOSED RIGHT-OF-WAY
- PROPOSED SETBACK
- PROPOSED LOT LINE
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED OPEN SPACE

FLOODPLAIN DATA

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

THE LOCATION OF THE 100-YEAR FLOODPLAIN PER NFIP FIRM COMMUNITY PANEL(S) NO: 8540
MAP(S): 3710854000J
DATE: OCTOBER 17, 2006

WATERSHED INFORMATION

BASIN: LUMBER
STREAM: DROWNING CREEK
TYPE: WSIIP

THIS PROPERTY IS IN A WATER SUPPLY WATERSHED

SANDHILLS ALLIANCE CHURCH OF THE CHRISTIAN AND MISSIONARY ALLIANCE
PARCEL ID: 20050175
DB 4431 PG 295
PC 7 SL 494
ZONING: PS BLOCK H

ON STREET PARALLEL PARKING (TYP.)

SINGLE FAMILY DETACHED COTTAGE UNITS -ALLEY LOADED (TYP.)

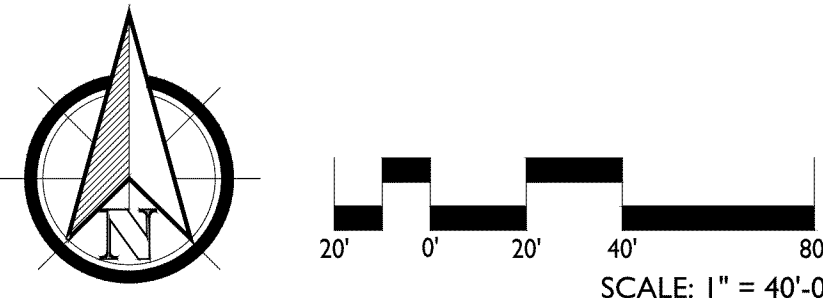
JLKRHK INVESTMENTS LLC
PARCEL ID: 00055651
DB 5265 PG 213
ZONING: PS BLOCK H

SURVEY PROVIDED BY:
MATTHEWS LAND SURVEYING & MAPPING, PLLC
10 COURTHOUSE SQUARE
CARTHAGE, NC 28327
P: (910) 947-2671

SURVEY FOR:
RED PINE INVESTMENTS, LLC
SANDHILLS TOWNSHIP, MOORE COUNTY
PINEHURST, NORTH CAROLINA
SEPTEMBER 2022

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JLKRHK INVESTMENTS LLC
PARCEL ID: 20110072
DB 5265 PG 213
ZONING: PS BLOCK H

JLKRHK INVESTMENTS LLC
PARCEL ID: 20030083
DB 5265 PG 213 PG 10 SL 278
ZONING: PS BLOCK H

REVISIONS:

REVISIONS:

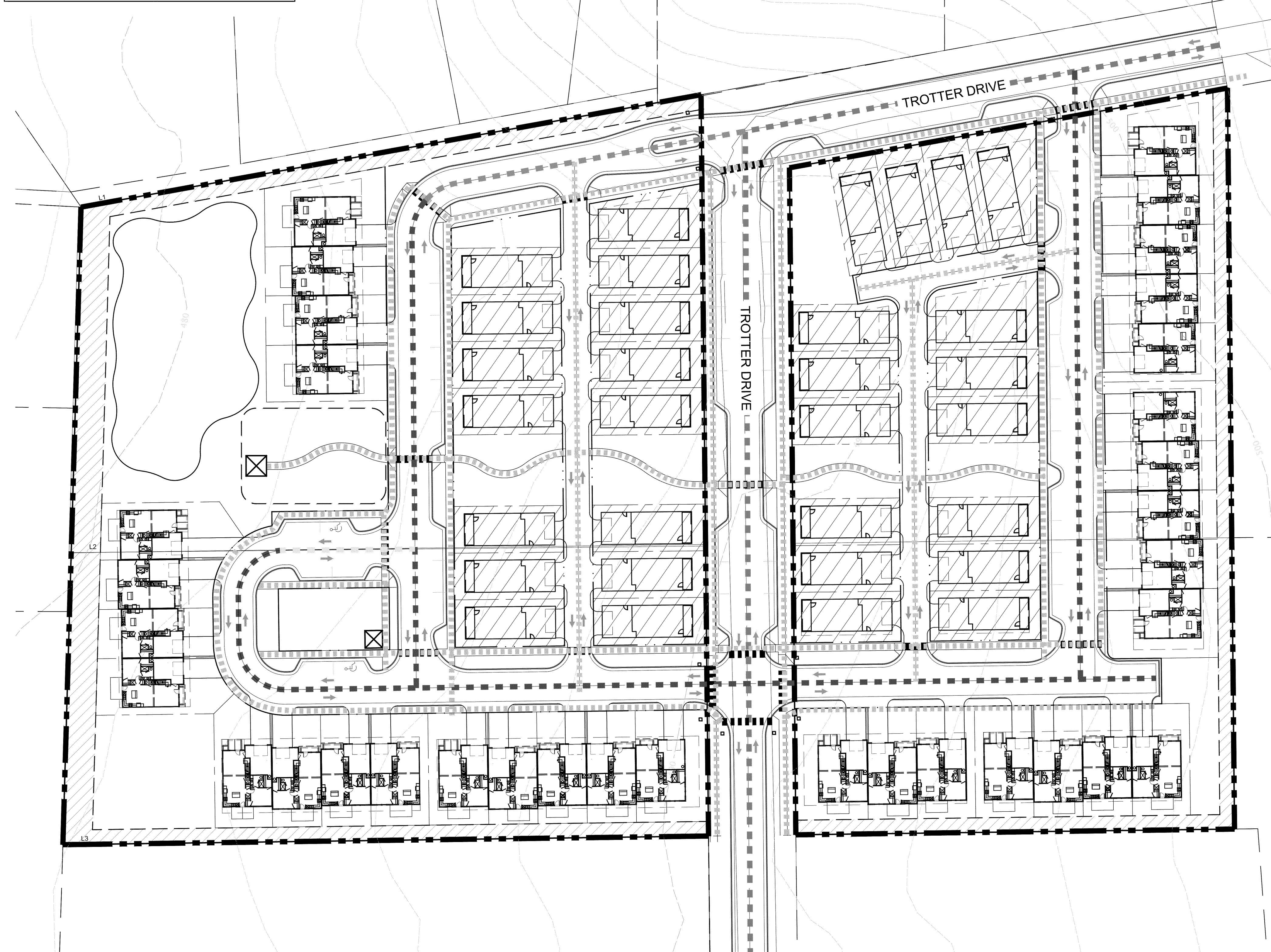
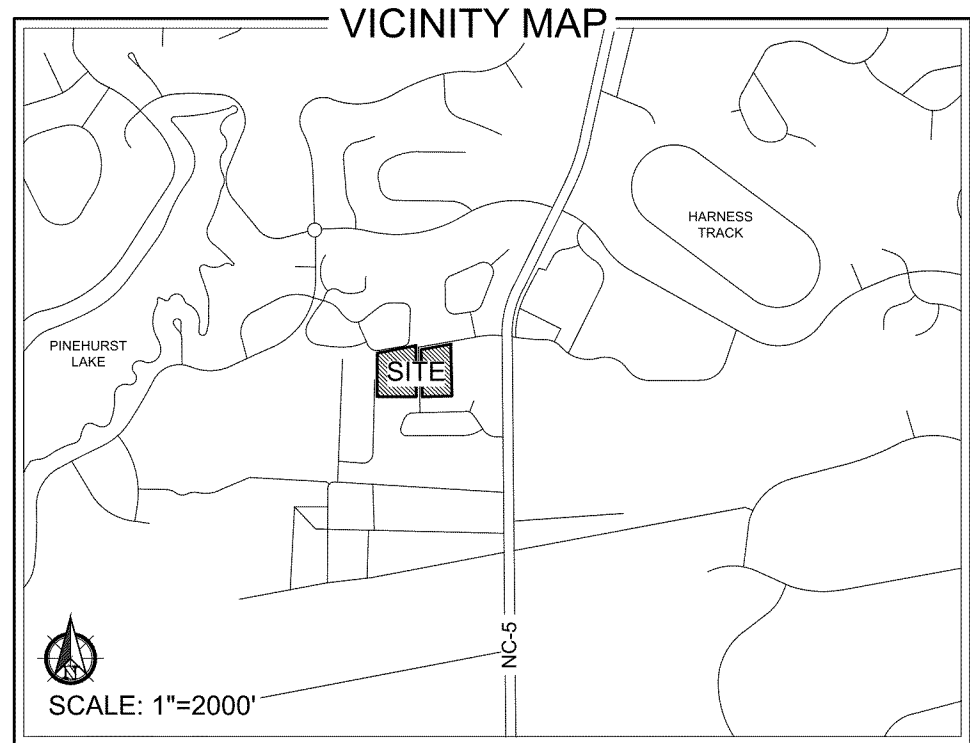
REVISIONS:

REVISIONS:

TROTTER HILLS
PINEHURST, NORTH CAROLINA

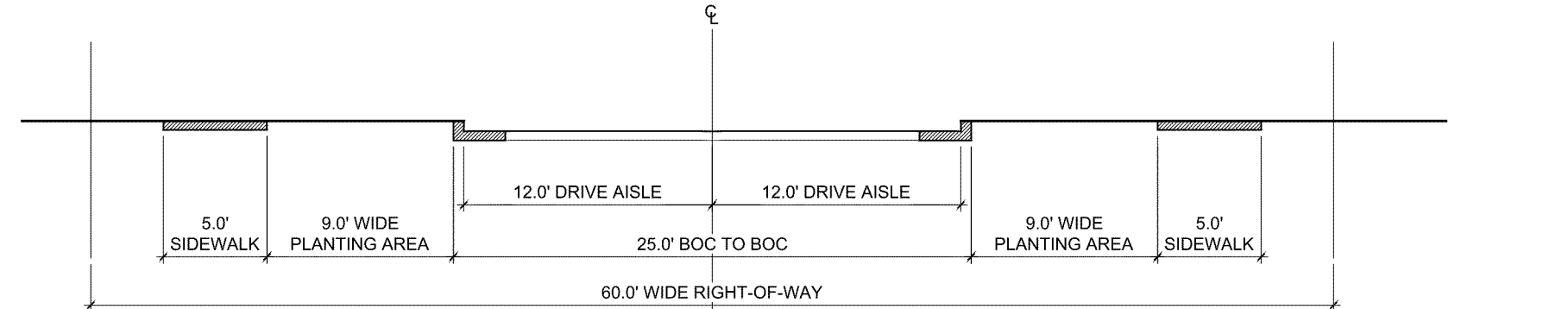
GENERAL CONCEPT PLAN



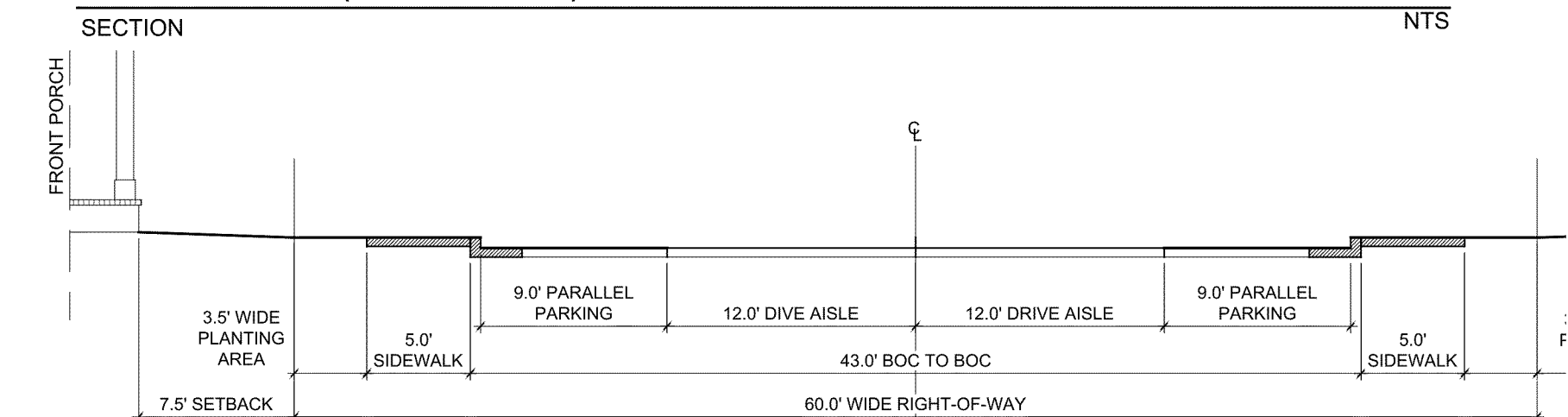


ROADWAY LEGEND

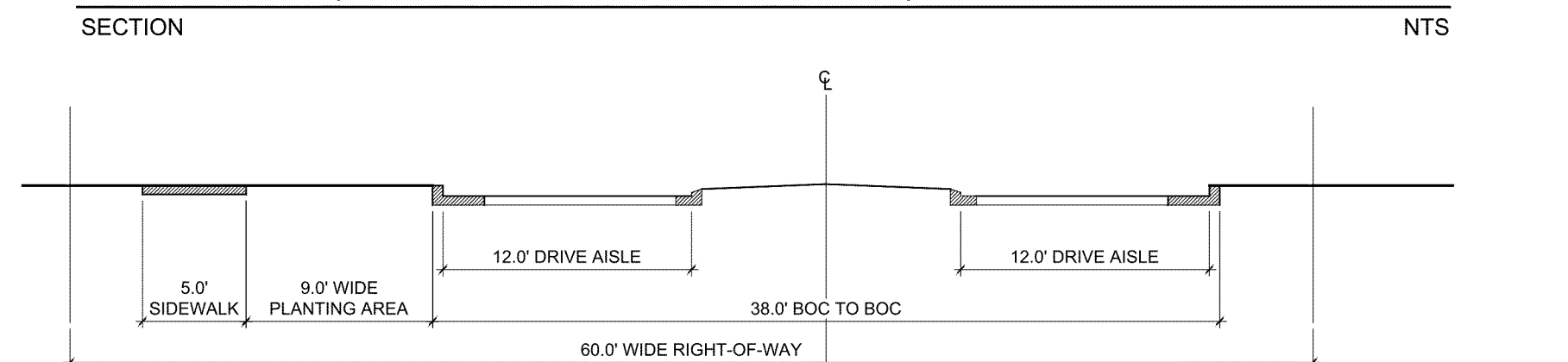
[Symbol]	= PUBLIC STREET
[Symbol]	= PRIVATE STREET (60' R/W)
[Symbol]	= PRIVATE STREET (45' R/W)
[Symbol]	= PRIVATE STREET (53' R/W)
[Symbol]	= TWO-WAY ALLEY (20' R/W)
[Symbol]	= PEDESTRIAN SIDEWALK



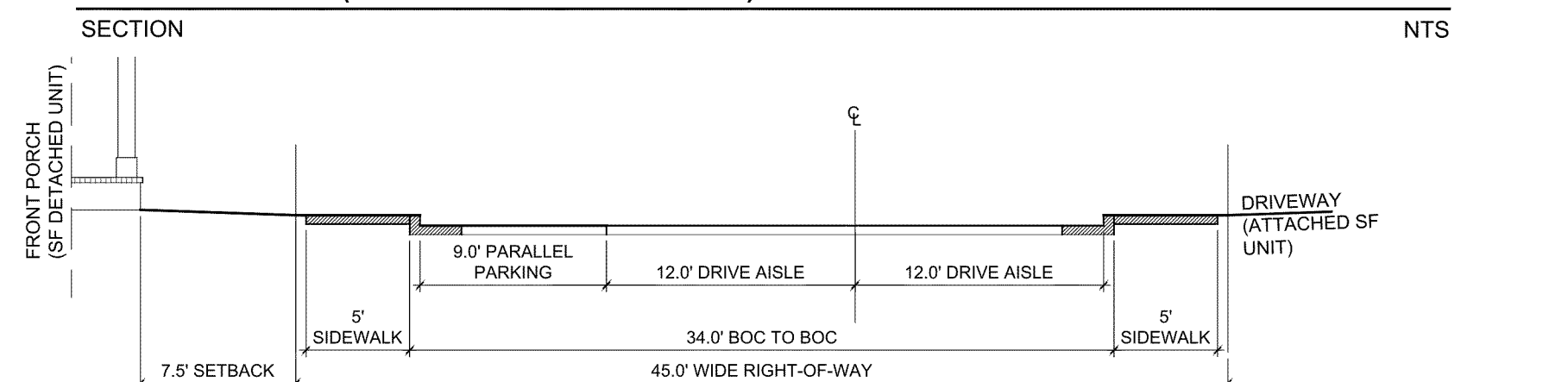
60' RIGHT-OF-WAY (PUBLIC STREET)



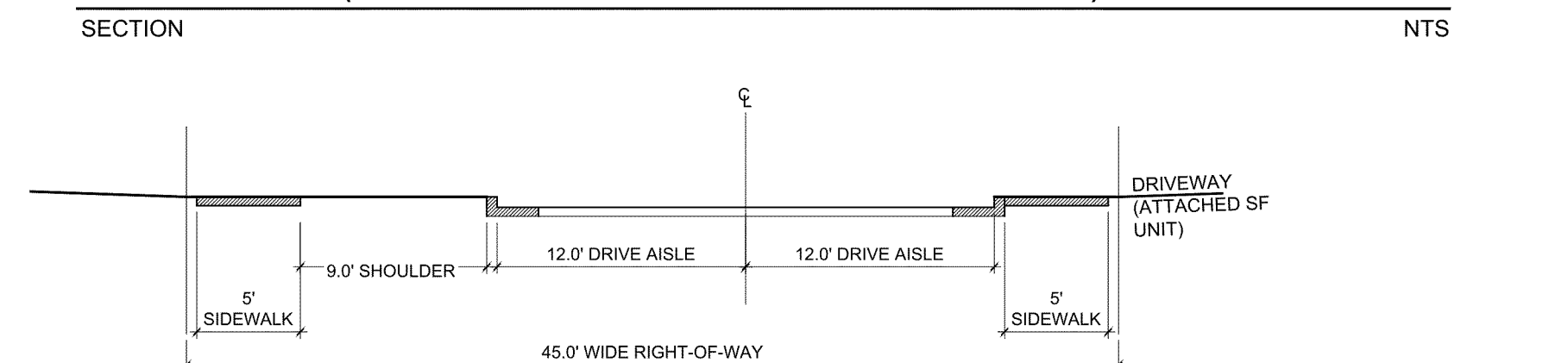
60' RIGHT-OF-WAY (PUBLIC STREET W/ ON STREET PARKING)



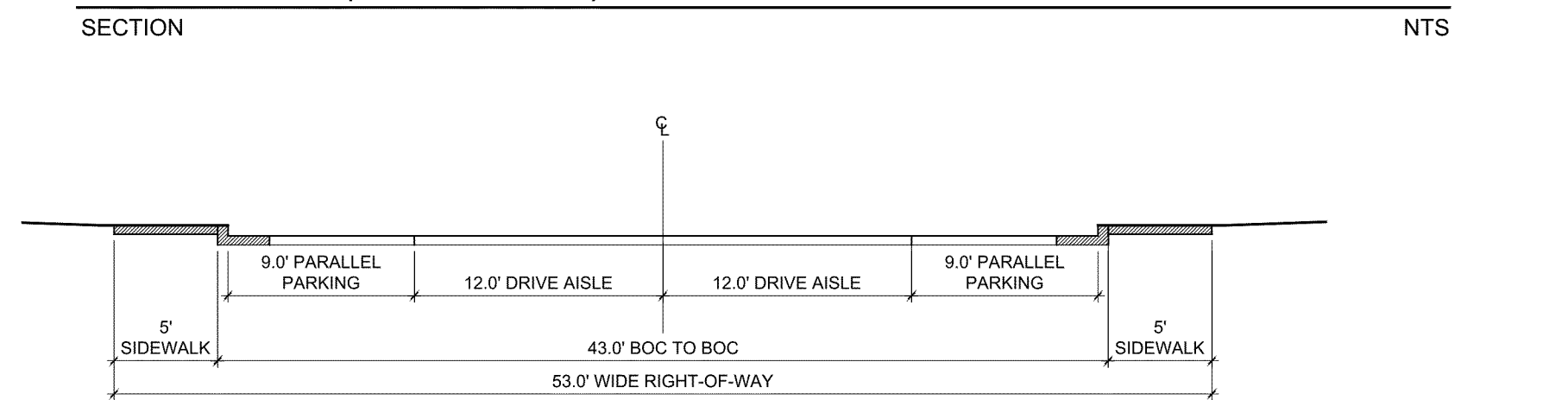
60' RIGHT-OF-WAY (PRIVATE STREET W/ MEDIAN)



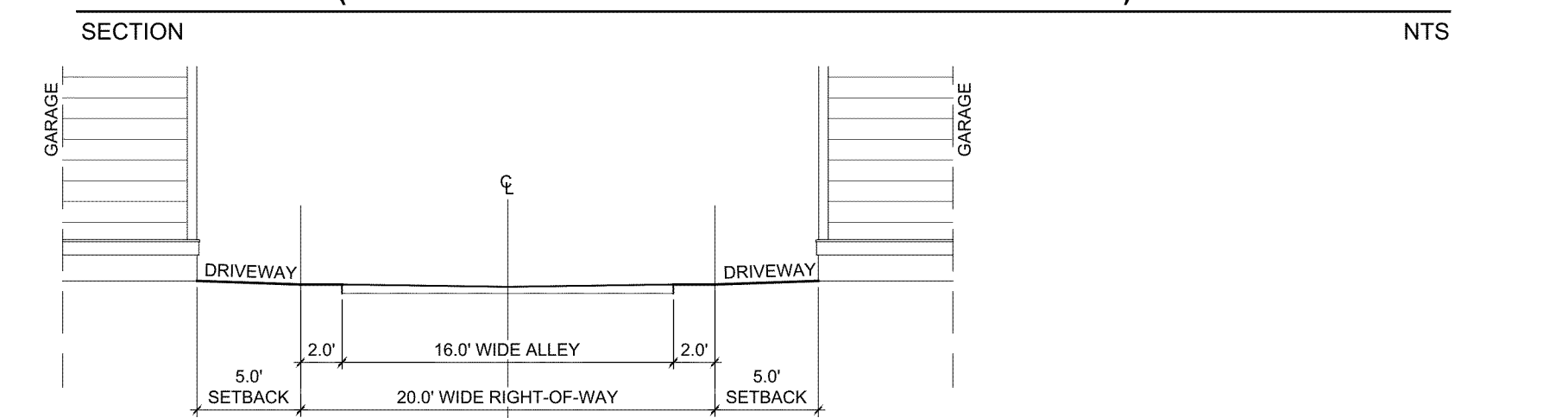
45' RIGHT-OF-WAY (PRIVATE STREET W/ ON STREET PARKING - ONE SIDE)



45' RIGHT-OF-WAY (PRIVATE STREET)



53' RIGHT-OF-WAY (PRIVATE STREET W/ ON STREET PARKING - BOTH SIDES)



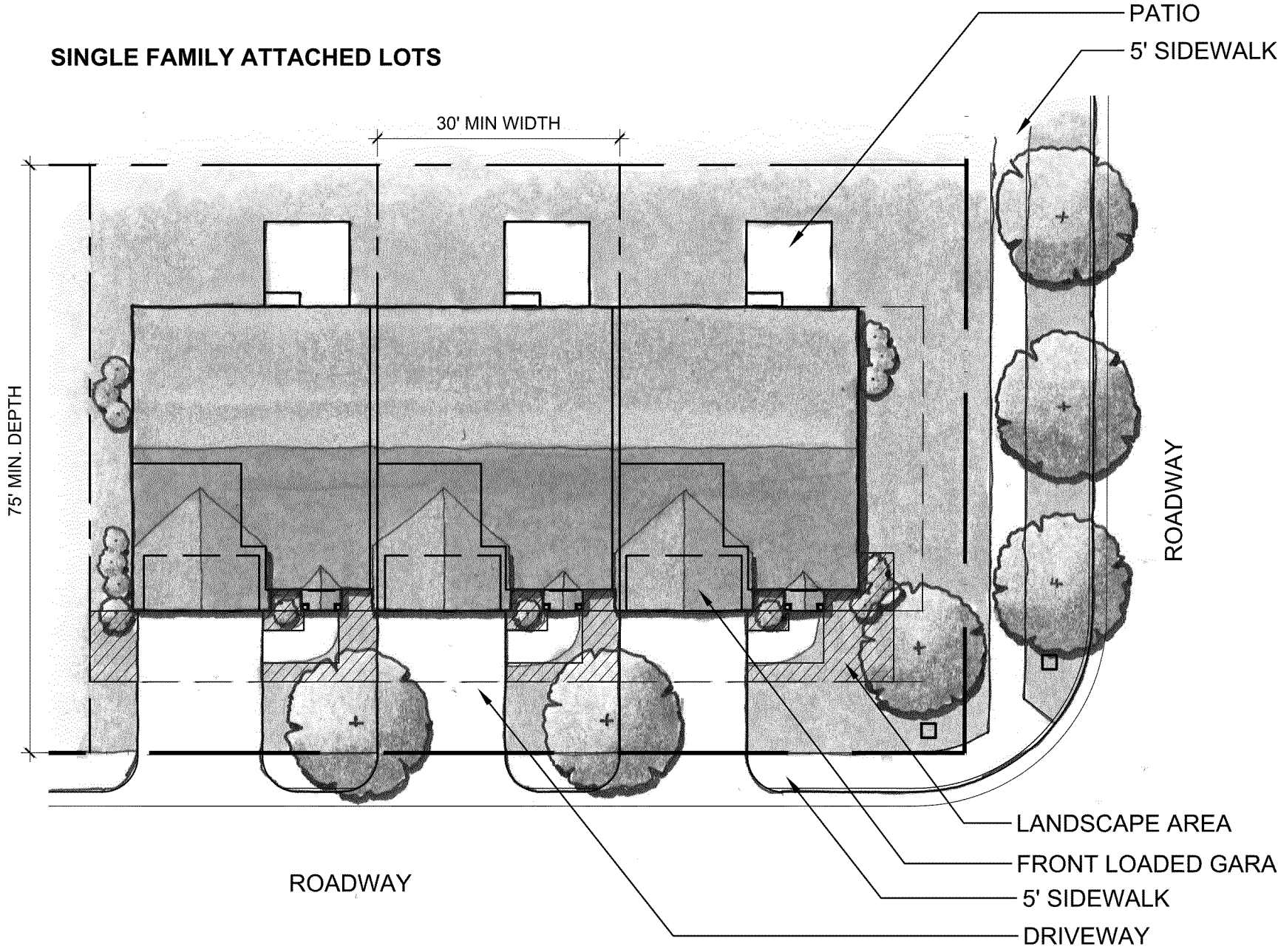
20' RIGHT-OF-WAY (PRIVATE ALLEY - TWO WAY)

REVISIONS:

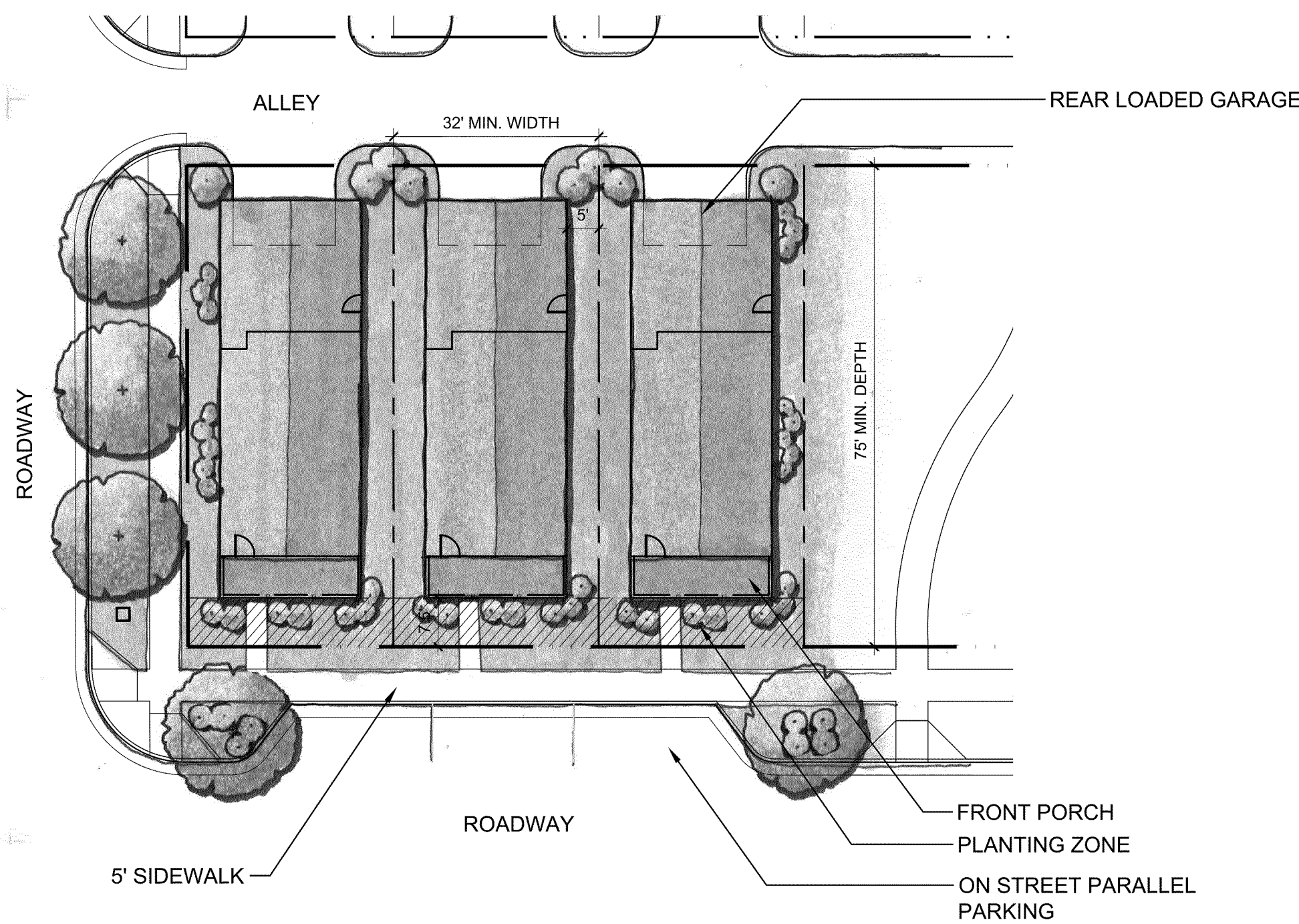
Dimensional Requirements Conditions Table			
	Type	Requirement	Requested Condition
1	Dimensional Requirements Table 9.2b	Front build to line SFD= 15' SFA= 15'	SFD= Front build to line 5'-10' SFA= 15'-20'
2	Dimensional Requirements Table 9.2b	Interior side setback SFD= 6' SFA= 0'-5'	Interior side setback SFD= 5' SFA= 0'-5'
3	Dimensional Requirements Table 9.2b	Side build to line SFD= 15' SFA= 0'-5'	Side Build to line SFD= 5'-10' SFA= 5'-15'
4	Dimensional Requirements Table 9.2b	Rear setback SFD= 25' SFA= 25'	Rear setback SFD= 5' SFA= 10'
5	Dimensional Requirements Table 9.2b	Min. Lot Width SFD= 34' SFA= 28'	Min. Lot Width SFD= 32'-40' SFA= 30'-34'
6	Dimensional Requirements Table 9.2b	Min. Lot Depth SFD= 75' SFA= 75'	Min. Lot Depth SFD= 75' SFA= 75'
7	Dimensional Requirements Table 9.2b	Max. Building Height 35'	Max. Building Height 35'
9	Dimensional Requirements Table 9.2b	Max. Impervious Surface per Lot 70%	Max. Impervious Surface per Lot 80% *note Impervious surface calculations will be based on the entirety of the project and not on a lot-by-lot basis. Development of the overall property will not exceed 70% impervious surface. +/- 67,000 sf of the permeable surface is outside the individual lots. This pervious surface would permit individual lots to be constructed with +/- 80% impervious surface and maintain an overall impervious surface at or below 70% for the overall development.
10	Dimensional Requirements Table 9.2b	Min. Amount of Open Space 15%	Min. Amount of Open Space 18%

PROPOSED TYPICAL LOT LANDSCAPE:

SINGLE FAMILY ATTACHED LOTS



SINGLE FAMILY DETACHED COTTAGE LOTS

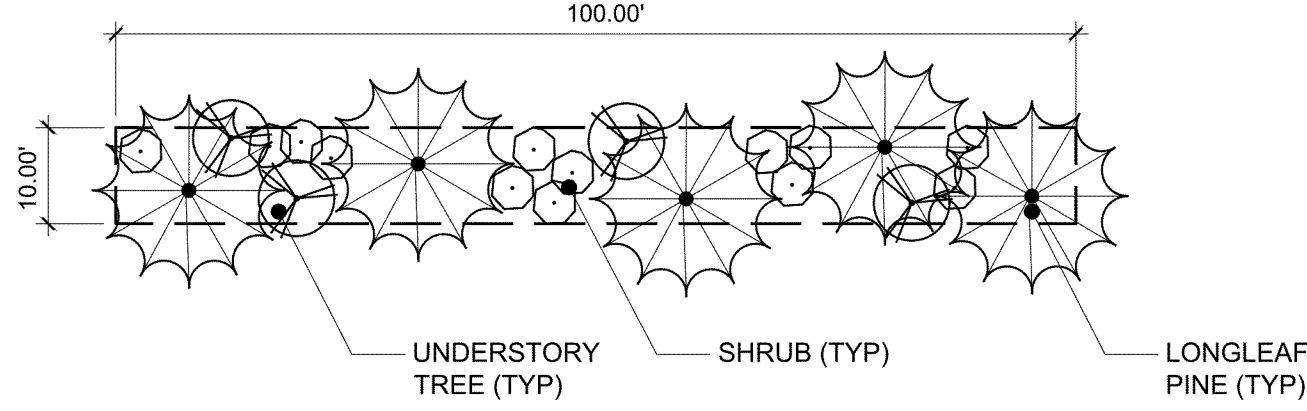


NOTE: PER CONDITIONS #1 & #3 OF THE DIMENSIONAL REQUIREMENTS CONDITIONS TABLE, BUILD TO LINES WILL VARY. REFER TO DIMENSIONAL REQUIREMENTS CONDITIONS TABLE FOR LOT DIMENSIONAL STANDARDS.

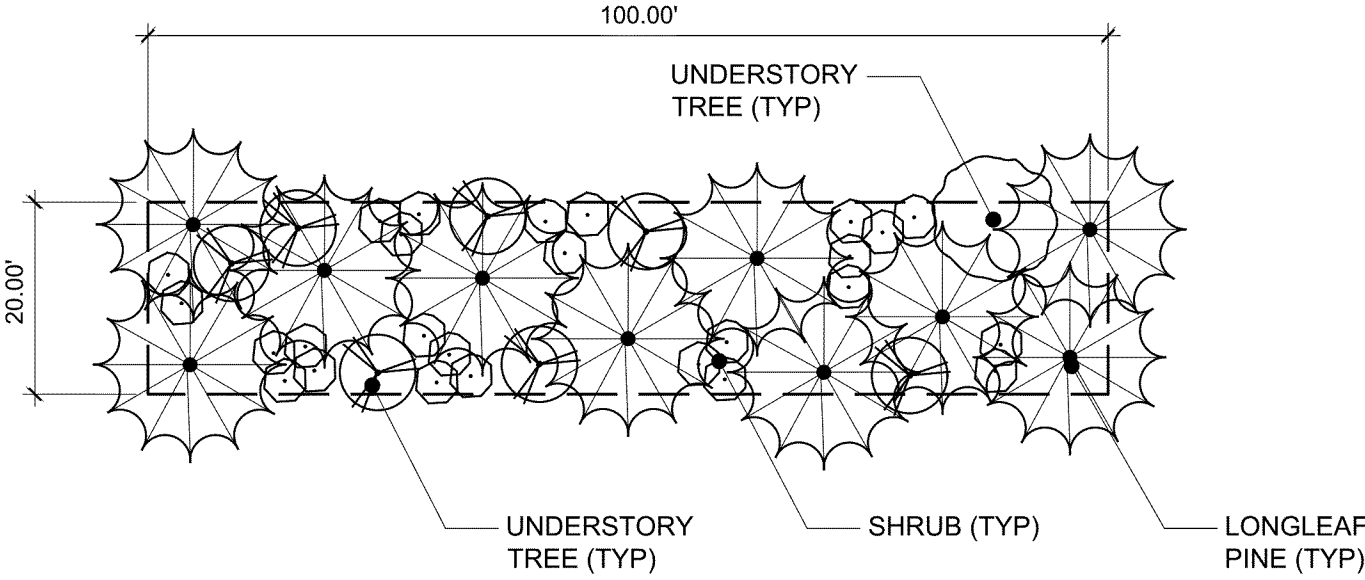
LANDSCAPING STANDARDS:

- LANDSCAPE ISLANDS WILL BE PLANTED W/ (1) TREE AND A MINIMUM OF (4) SHRUBS
- BUILDING LANDSCAPE - A MINIMUM OF TEN (10) SHRUBS PER STRUCTURE WILL BE PLANTED BETWEEN THE BUILDING FRONT AND SIDEWALK/ROADWAY IN THE PLANTING ZONE
- PLANTED BUFFERS TO FOLLOW THE REQUIREMENTS AS DESCRIBED IN THE PINEHURST DEVELOPMENT ORDINANCE

PLANTED BUFFER TYPICALS:



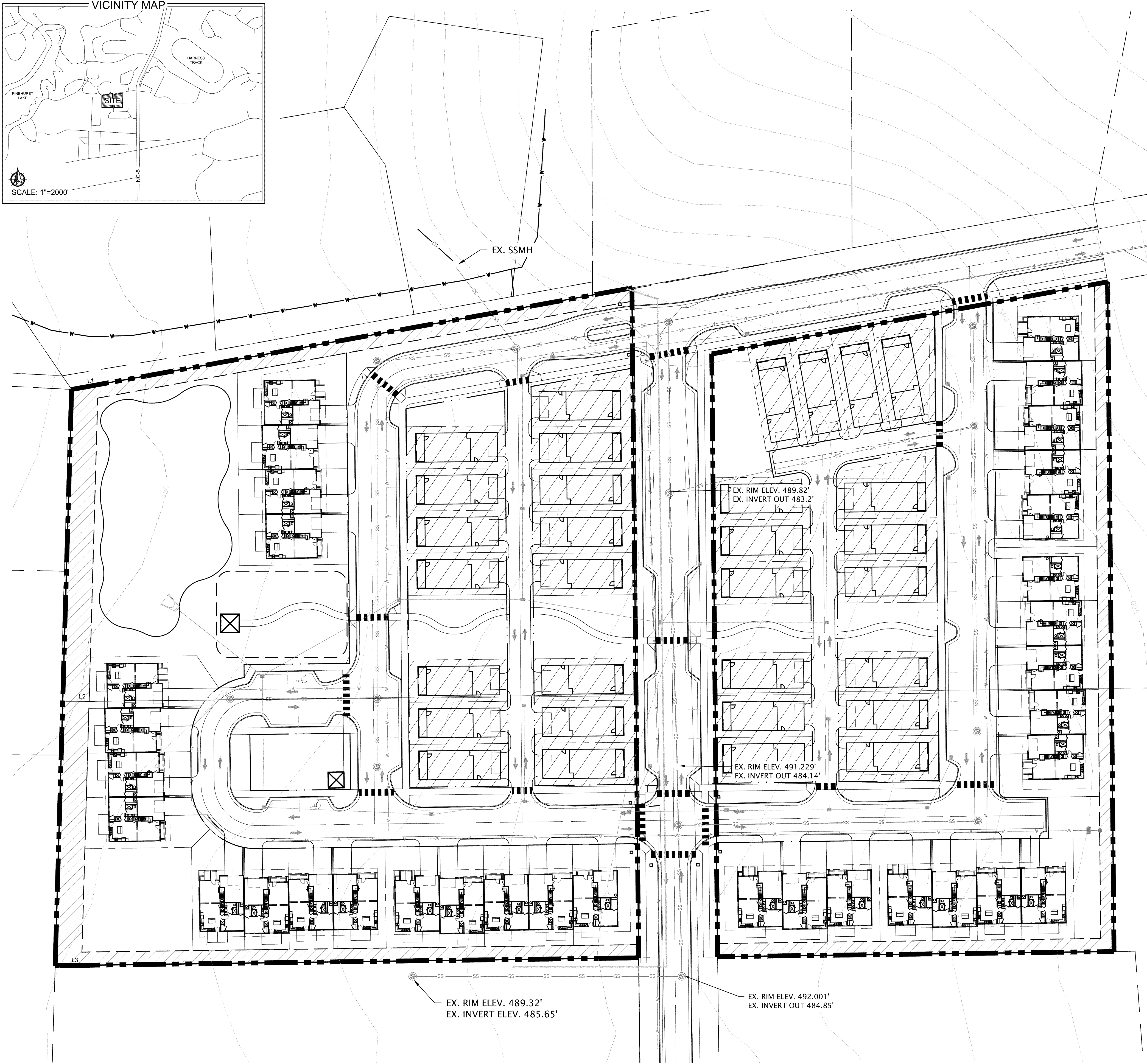
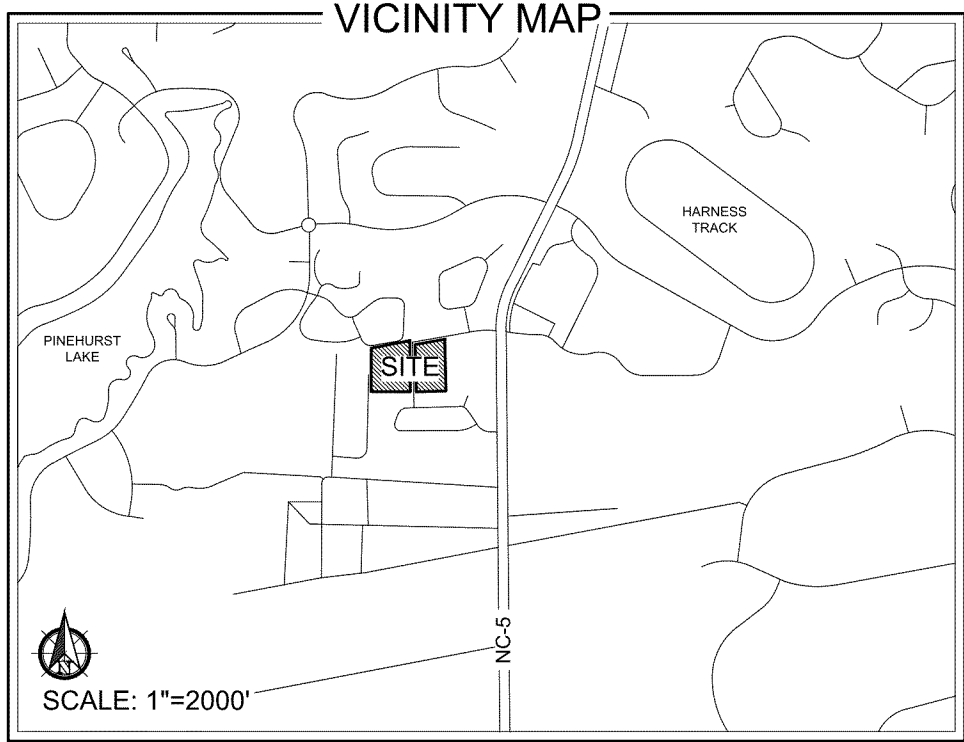
- 10' PLANTED BUFFER REQUIREMENTS:**
- (5) OVERSTORY TREES (LONGLEAF PINE) PER 1,000 SF
 - (4) UNDERSTORY TREES PER 1,000 SF
 - (13) SHRUBS PER 1,000 SF



- 20' PLANTED BUFFER REQUIREMENTS:**
- (10) OVERSTORY TREES (LONGLEAF PINE) PER 2,000 SF
 - (8) UNDERSTORY TREES PER 2,000 SF
 - (26) SHRUBS PER 2,000 SF

BUFFER PLANTING REQUIREMENTS:

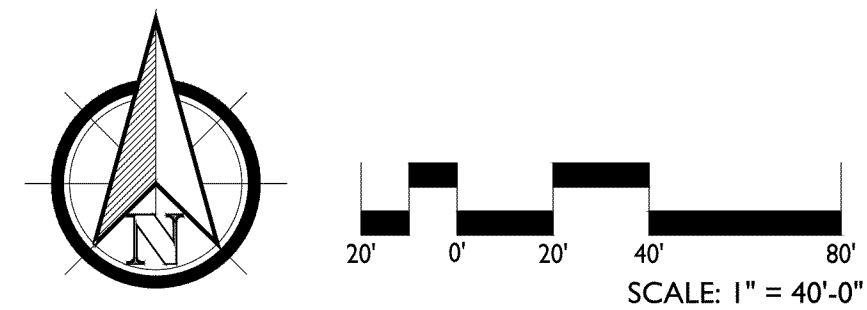
- 1) TREE STANDARDS:**
- ONE LONGLEAF PINE TREE WITH A MINIMUM SIZE OF THREE (3) INCH CALIBER AT PLANTING ARE REQUIRED PER TWO HUNDRED (200) SQUARE FEET OF BUFFER AREA.
 - TWO UNDERSTORY TREES A MINIMUM OF TWO-INCH CALIBER ARE REQUIRED PER FIVE HUNDRED (500) SQUARE FEET OF BUFFER AREA, ONE OF WHICH IS TO BE AN EVERGREEN SPECIES THAT IS NOT A PINE TREE.
 - TREES SHALL BE DISTRIBUTED ALONG THE ENTIRE LENGTH AND WIDTH OF THE PLANTED BUFFER. DUE TO UNIQUE CHARACTERISTICS OF A SITE, OR DESIGN OBJECTIVES, ALTERNATE PLANT MIXES AND SPACING MAY BE APPROVED BY THE VILLAGE PLANNER.
- 2) SHRUB STANDARDS:**
- SHRUBS, A MINIMUM OF TWENTY-FOUR (24) INCHES IN HEIGHT, OF A VARIETY THAT CAN BE EXPECTED TO REACH FOUR (4) TO FIVE (5) FEET IN HEIGHT AND THREE (3) FEET IN WIDTH WITHIN THREE (3) YEARS OF PLANTING, SHALL BE PROVIDED. SHRUBS SHALL NOT BE PLANTED CLOSER THAN SIX (6) FEET TO NEWLY PLANTED TREES, NOR WITHIN THE DRIP LINE OF EXISTING HARDWOOD TREES. SHRUBS SHALL BE DISTRIBUTED ALONG THE ENTIRE LENGTH AND WIDTH OF THE PLANTED BUFFER, PREFERABLY IN NATURALISTIC GROUPINGS SO AS NOT TO CREATE A HEDGE-LIKE CONDITION. SHRUBS SHALL BE PROVIDED AT ONE PER SEVENTY-FIVE (75) SQUARE FEET OF BUFFER AREA.



UTILITY LEGEND	
	= WATER LINE
	= SANITARY SEWER
	= STORM DRAIN
	= ELECTRIC

PREPARED BY:

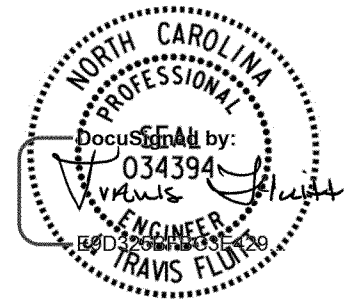
LKC
LKC ENGINEERING



REVISIONS:

July 28, 2023

Mike Apke, P.E.
Public Services Director
Village of Pinehurst
395 Magnolia Road
Pinehurst, NC 28374



7/28/2023

RE: Trotter Hills, Pinehurst, NC - Trip Generation Analysis

Kimley-Horn has prepared an analysis of the trip generation potential of the proposed Trotter Hills residential development in Pinehurst, NC. The trip generation potential of the development was estimated using rates and equations from the ITE *Trip Generation Manual* (11th Edition, 2021). Trips for the townhomes were generated as low-rise multifamily housing (LUC 220). As shown in Table 1 below, the proposed development is projected to generate approximately 654 new daily trips, 60 new trips in the AM peak hour, and 70 new trips in the PM peak hour. Detailed trip generation calculations are attached.

Table 1 ITE Trip Generation (Vehicles)							
Land Use	Size	Daily		AM		PM	
		In	Out	In	Out	In	Out
Single Family Detached Housing (LUC 210)	32 d.u.	177	177	7	19	21	13
Multifamily Housing (Low-Rise) (LUC 220)	35 d.u.	150	150	8	26	23	13
Total Net New Trips		327	327	15	45	44	26

The development will be accessed via Trotter Drive and Holly Pines Drive, both of which connect to NC 5. NCDOT STIP Project R-5892 plans to improve NC 5 to add a two-way left-turn lane at Holly Pines Drive. Based on discussions with NCDOT and Village staff, there is sufficient capacity on the adjacent roadway network to accommodate projected site traffic. Therefore, no additional analysis or roadway improvements should be required for this development.

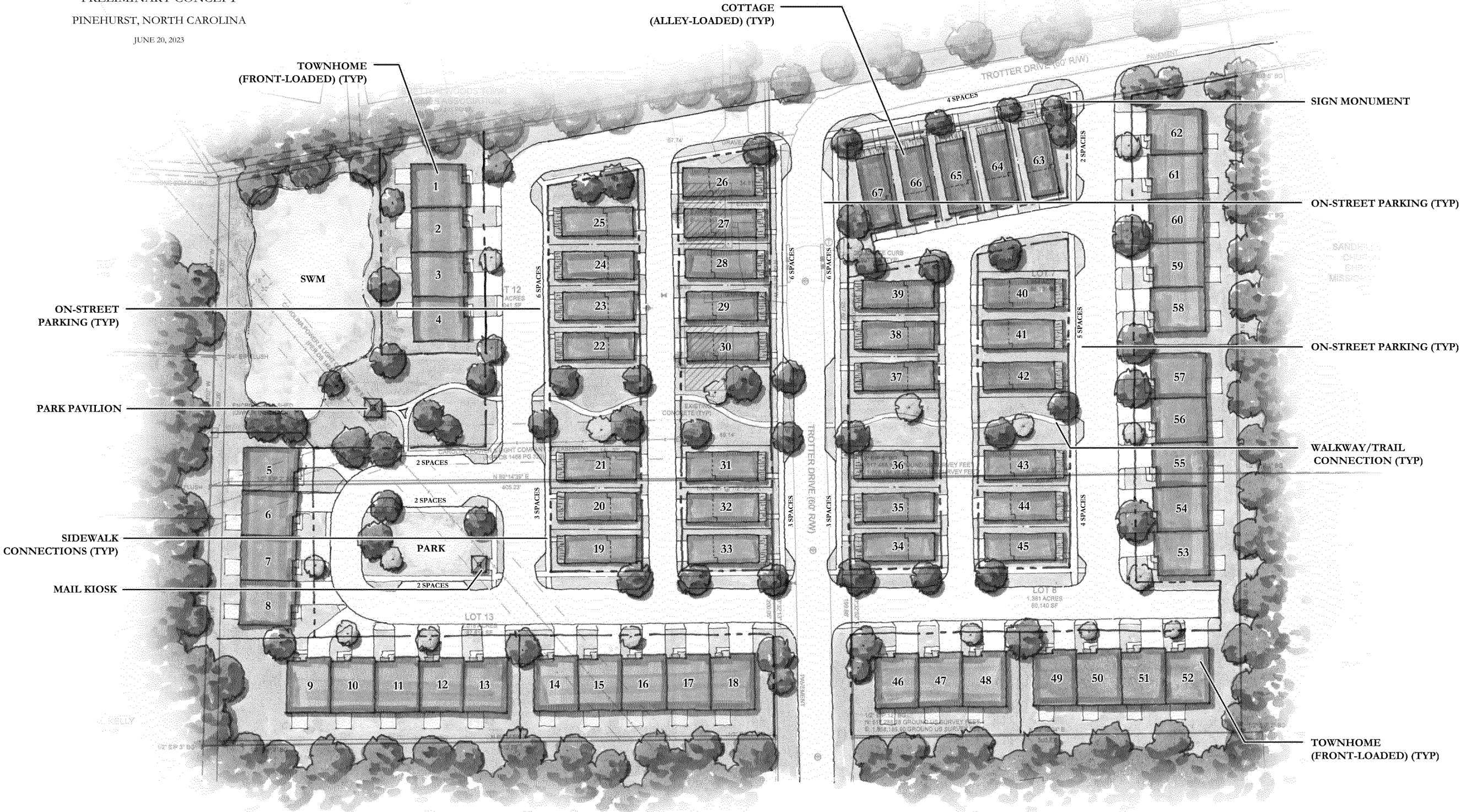
Please let me know if you have any questions or require any further information. We appreciate the opportunity to provide these services to you.

Sincerely,
KIMLEY-HORN AND ASSOCIATES, INC.

Travis Fluitt, P.E.
Senior Project Manager

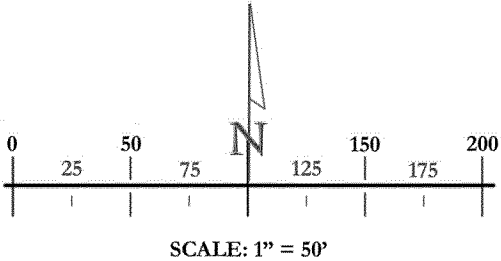
TROTTER HILLS
OVERALL MASTER PLAN

PRELIMINARY CONCEPT
PINEHURST, NORTH CAROLINA
JUNE 20, 2023



DEVELOPMENT SUMMARY:

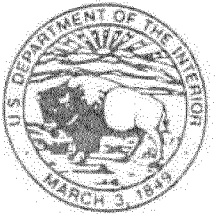
TOWNHOME (FRONT-LOADED):	35 UNITS
COTTAGE (ALLEY-LOADED):	32 UNITS
TOTAL:	67 UNITS



Trotter Hills

Table 1 - Trip Generation

Land Use	Intensity	Daily			AM Peak Hour			PM Peak Hour		
		Total	In	Out	Total	In	Out	Total	In	Out
<u>210</u> Single Family Detached Housing	32 d.u.	354	177	177	26	7	19	34	21	13
<u>220</u> Multifamily Housing (Low-Rise)	35 d.u.	300	150	150	34	8	26	36	23	13
Total Net New External Trips		654	327	327	60	15	45	70	44	26



United States Department of the Interior

FISH AND WILDLIFE SERVICE

Raleigh ES Field Office

Post Office Box 33726

Raleigh, North Carolina 27636-3726

DATE: May 15, 2023

RED-COCKADED WOODPECKER PROJECT REVIEW REQUEST LETTER (#2)

Project Name: Trotter Drive

Project Address (Parcel Number and Street Address if Available):

855108873641, 855112873339, 855108779631, 855112779329

120 Trotter Drive, Pinehurst NC 28374

Owner/Authorized Agent Name: Adam Carter

Owner/Authorized Agent Phone number/email: 910-890-2779 / Adam@wetlandnc.com

Owner/Authorized Agent Signature: Samuel Adam Carter Digitally signed by Samuel Adam Carter
Date: 2023.05.16 15:38:05 -04'00'

Dear Applicant:

Thank you for using the U.S. Fish and Wildlife Service (Service) Sandhills online project review process for red-cockaded woodpecker (RCW).

This letter should be used as a cover letter for your project review package for the project named above. Please submit this letter, the project review package (including site plan showing locations of all pine trees to be removed or impacted, with their diameters correctly labeled), and any other project information to the Service for review, in accordance with section 9 of the Endangered Species Act of 1973 (16 U.S.C. 1531-1544, 87 Stat. 884), as amended (ESA). This letter does not complete the review of your project for other listed species. If there are other federally listed species that may be affected by your project, please use the Service's general online review process at this link (<https://www.fws.gov/office/eastern-north-carolina/project-planning-and-consultation>) or contact the Service for further guidance.

To comply with ESA section 9, the complete project review package must be submitted to this office for review. Signing and/or printing of this letter does not automatically submit the project for review. This letter and associated information must be submitted in accordance with the instructions in Step 3 at (<https://www.fws.gov/office/eastern-north-carolina/sandhills-rcw-safe-harbor>). The Service will review the package and provide a written response, typically within 30 days of submittal. Work on the project should not proceed until consultation with the Service is completed.

Please check one or more boxes below to indicate the location and nature of your project. If you cannot check one of these boxes, please visit our website <https://www.fws.gov/office/eastern-north-carolina/sandhills-rcw-safe-harbor> for additional information concerning the online review process, or contact our office at 919-856-4520:

The box below must be checked:

- ☒ The project site is located within a **Red Zone** on the RCW map <https://www.fws.gov/media/nc-sandhills-rcw-red-zone-and-clear-zones-safe-harbor-agreement>. I hereby submit this review package in accordance with the instructions at <https://www.fws.gov/office/eastern-north-carolina/sandhills-rcw-safe-harbor> and request review and response from the Service. Work on the project will not proceed until consultation with the Service is completed.

Check all boxes below that apply to the project (to expedite our review):

- ☒ Trees greater than or equal to ($\geq$)8 inches dbh will be removed.
- ☒ A cavity tree survey has been conducted by a qualified environmental consultant (<https://www.fws.gov/media/selecting-qualified-environmental-consultant-rcw-surveys>), following the USFWS' Survey Protocol, contained in Appendix 4 of the RCW Recovery Plan (<https://www.fws.gov/media/appendix-4-survey-protocol-rcw-recovery-plan>).
Were cavity trees found on the property?

Inactive.....	Yes ☐	No ☒
Active.....	Yes ☐	No ☒

The red-cockaded woodpecker is endemic to open, mature and old growth pine ecosystems in the southeastern United States. It depends on mature live pine trees for its nesting and roosting sites (called clusters) and for foraging habitat. The Service's Recovery Plan defines the cluster as the aggregation of cavity trees used and defended by a group of red-cockaded woodpeckers and a 200-foot buffer of continuous forest. The Recovery plan also outlines the minimum acreage, distribution, and stocking levels of foraging habitat (stands of southern yellow pine) required to conserve a family group of woodpeckers. Requisite foraging habitat must be found in pine stands contiguous with the cluster and within a 1/2-mile radius of the cluster center (foraging partition). Property development within a cluster and associated foraging habitat, if not carefully conducted is potentially harmful to the species and may violate the ESA if not specifically authorized by the Service.

Recovery efforts for this species are underway and may result in groups becoming reestablished in areas currently unoccupied by this species. The cumulative loss of foraging and nesting habitat caused by residential and commercial construction is one of the primary threats to the continued existence of the RCW in the North Carolina Sandhills area. The Conservation Measures listed below will help minimize the threats to the RCW.

Recommended Conservation Measures

1. Planners and builders are encouraged to shift proposed development to avoid removing large pine trees.
2. To maintain suitability of the habitat, take measures to prevent damage to the bole and root system of the remaining longleaf pines.
3. Retain turpentine trees and all old growth longleaf pines that may be on the property.
4. Where cutting is necessary, large branches should be removed or trimmed as a first option instead of complete tree removal.
5. Landscaping should use species native to the Sandhills ecosystem that do not exceed seven feet in height. Exotic invasive plants should be avoided.

Information about the online project review process including instructions, species information, and other information regarding project reviews within North Carolina is available at our website <https://www.fws.gov/office/eastern-north-carolina/sandhills-rcw-safe-harbor>. Once you have submitted this letter and review packet to our office (see link for submittal instructions), you should receive a response within 30 days. If you have any questions, please contact our office at 919-856-4520.

Sincerely,

/s/ Pete Benjamin

Pete Benjamin
Field Supervisor
Raleigh Ecological Services

Enclosures - project review package

NEIGHBORHOOD MEETING REPORT

DATE: September 13, 2023

PROJECT: Trotter Hill Mixed-Residential Neighborhood

LOCATION: Village Hall
395 Magnolia Road
Pinehurst, NC 28374

SUBMITTED BY: Bob Koontz

ATTENDEES: Bob Koontz, Koontz Jones Design, PLLC
Mike Etowski, Red Pine Investments, LLC

An informal Neighborhood Meeting was held on Wednesday, September 13, 2023, from 4:00 p.m. to 6:00 p.m. in the Village of Pinehurst Village Hall. The Village of Pinehurst requires this meeting for Conditional District rezoning applications. This meeting allowed adjoining property owners to review the proposed plans for the project and discuss the plans with the development team. Neighborhood meetings provide the applicant with an important dialogue with adjacent owners to understand the issues and concerns of the residents living near the proposed project. A site plan, existing site conditions, aerial photograph, and overall aerial property map were available for review. All adjoining parcel owners within the direct vicinity of the proposed property were notified by letter (see attached copy of the letter) at least ten (10) days before the meeting date.

Several residents from the adjoining properties, mainly from the Bretton Woods community, took the opportunity to review the plans and discuss the project with the development team. (See attached sign-in sheet)

Questions relating to many aspects of the development were raised and responded to by the development team based on the current direction of the plan. Overall, there was very good participation and dialogue during the meeting. In general, most feedback during the session was positive. The adjoining owners were interested in locating their properties and reviewing the plan and what would be visible from their residences. The following is a list of questions posed to the development team and dialogue related to those questions:

- Number of proposed units and bedrooms: The development team provided plans and information describing 67 proposed units, including a mixture of single-family detached



and attached units. It was explained that units are intended to be three bedroom and two baths with garages.

- Ingress/egress: It was described that the development would utilize the existing Trotter Drive and Llewellyn Street for access. Those roads would be improved to include on-street parking, sidewalks, and street trees in accordance with the planning initiatives set forth in the Small Area Plan for Pinehurst South. This street would remain private with other private streets in the development connecting in a grid pattern.
- What will happen with the existing duplexes and powerline? : It was explained that the existing duplexes on the property would be demolished as part of this proposed development and that the overhead powerline on the property would be buried and easements provided within the development.
- What will the buildings look like? : The development team explained that the architectural character is still being discussed at this point but would work to meet the standards included in the Pinehurst South Small Area Plan. The architectural character will complement the Village architecture and blend in with the surroundings.
- How tall will the buildings be? : It was explained that the intent is to keep all buildings under the standard residential height of 35 feet and at two stories.
- How far will the buildings and parking areas be setback from the property boundaries? : It was explained that a minimum 20' setback would be along the property's boundaries. Some of the property boundaries to the north (Bretton Woods) and to the west would have a planted buffer as required by the PDO.
- What amenities will be provided? : The development team walked through the open space connection and amenity areas throughout the property. Amenities may include parks, open spaces, grilling areas, a pavilion, a pool, a dog park, and other walking trails.
- Parking: It was explained that all units would have garages and on-street parking for guests and overflow.
- What is the timing of the project? : It was explained that there is no definitive timeline for the project and that it will depend on the time it takes to gain approval and work with the Village and state agencies to obtain permits. The timeline for the Village public meetings was discussed, and the intent was to meet with the Planning Board in October and the Village Council in November.
- What will the price range be? : It was explained that pricing has not been worked out.



Robert Koontz, RLA

These notes reflect the author's interpretation of the events during the referenced meeting. Any additions or modifications required should be submitted to the author in writing.

Photos of the Neighborhood meeting setup:



[illegible]



SINGLE FAMILY DETACHED COTTAGES



SINGLE FAMILY ATTACHED TOWNHOMES

TROTTER HILLS
COTTAGE A

RED PINE INVESTMENTS, LLC

PINEHURST, NC

REVISION SCHEDULE		
#	DESCRIPTION	DATE

DESIGN DEVELOPMENT

SGA | NW DESIGN PROJECT NUMBER:
20235089.0

DESIGNED BY: Designer
DRAWN BY: Author
CHECKED BY: Checker

ISSUE DATE:
10/16/2023

EXTERIOR ELEVATIONS

A201



5 3D View 1



1 FRONT ELEVATION
1/4" = 1'-0"



2 SIDE ELEVATION 1
1/4" = 1'-0"



3 REAR ELEVATION
1/4" = 1'-0"



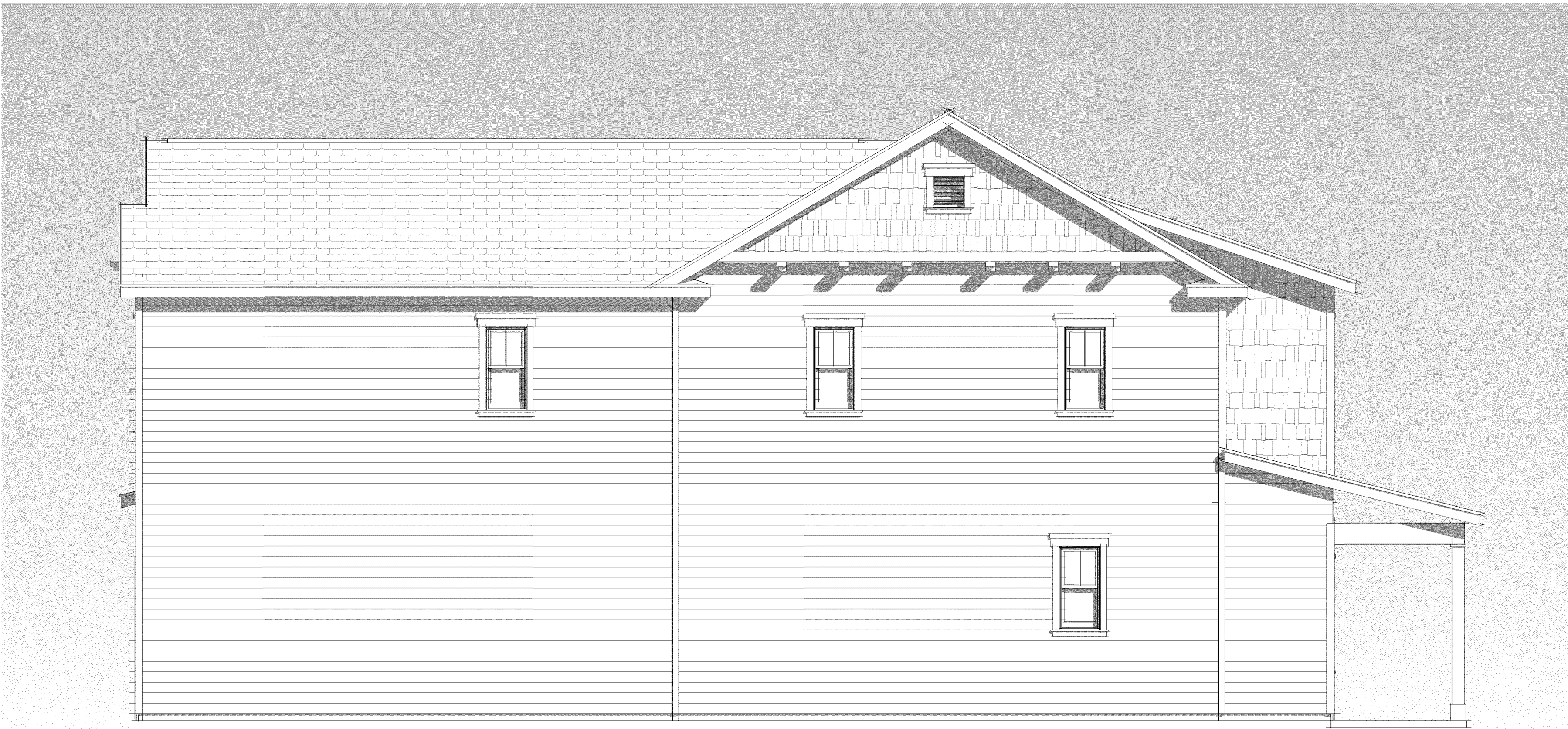
4 SIDE ELEVATION 2
1/4" = 1'-0"



3D View 1



1 FRONT ELEVATION
1/4" = 1'-0"



2 SIDE ELEVATION 1
1/4" = 1'-0"



3 REAR ELEVATION
1/4" = 1'-0"



4 SIDE ELEVATION 2
1/4" = 1'-0"

TROTTER HILLS
COTTAGE B

RED PINE INVESTMENTS, LLC

PINEHURST, NC

REVISION SCHEDULE		
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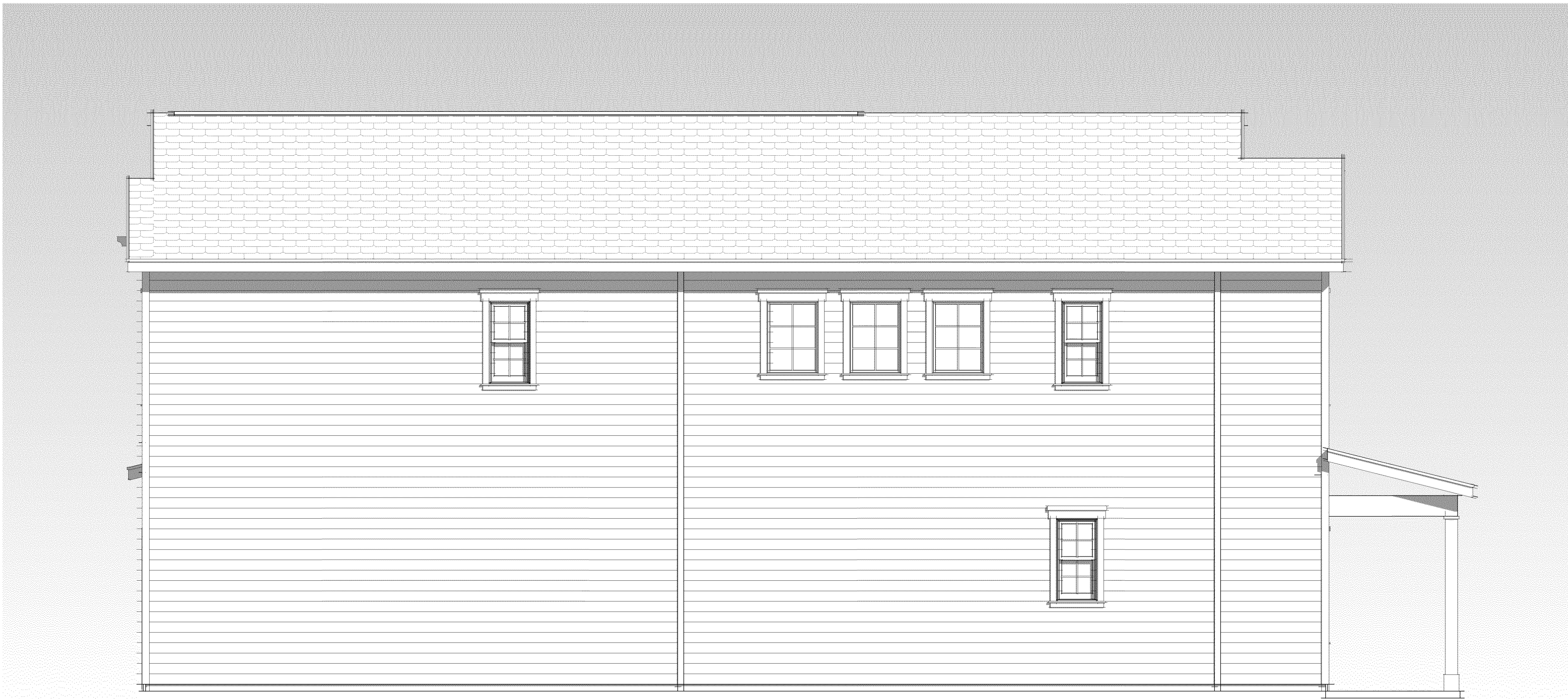
EXTERIOR ELEVATIONS



5 3D View 1



1 FRONT ELEVATION
1/4" = 1'-0"



2 SIDE ELEVATION 1
1/4" = 1'-0"



3 REAR ELEVATION
1/4" = 1'-0"



4 SIDE ELEVATION 2
1/4" = 1'-0"

TROTTER HILLS
COTTAGE C

RED PINE INVESTMENTS, LLC

PINEHURST, NC

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EXTERIOR ELEVATIONS

TROTTER HILLS ·
TOWNHOUSE
3 UNIT

RED PINE INVESTMENTS, LLC

PINEHURST, NC

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EXTERIOR ELEVATIONS

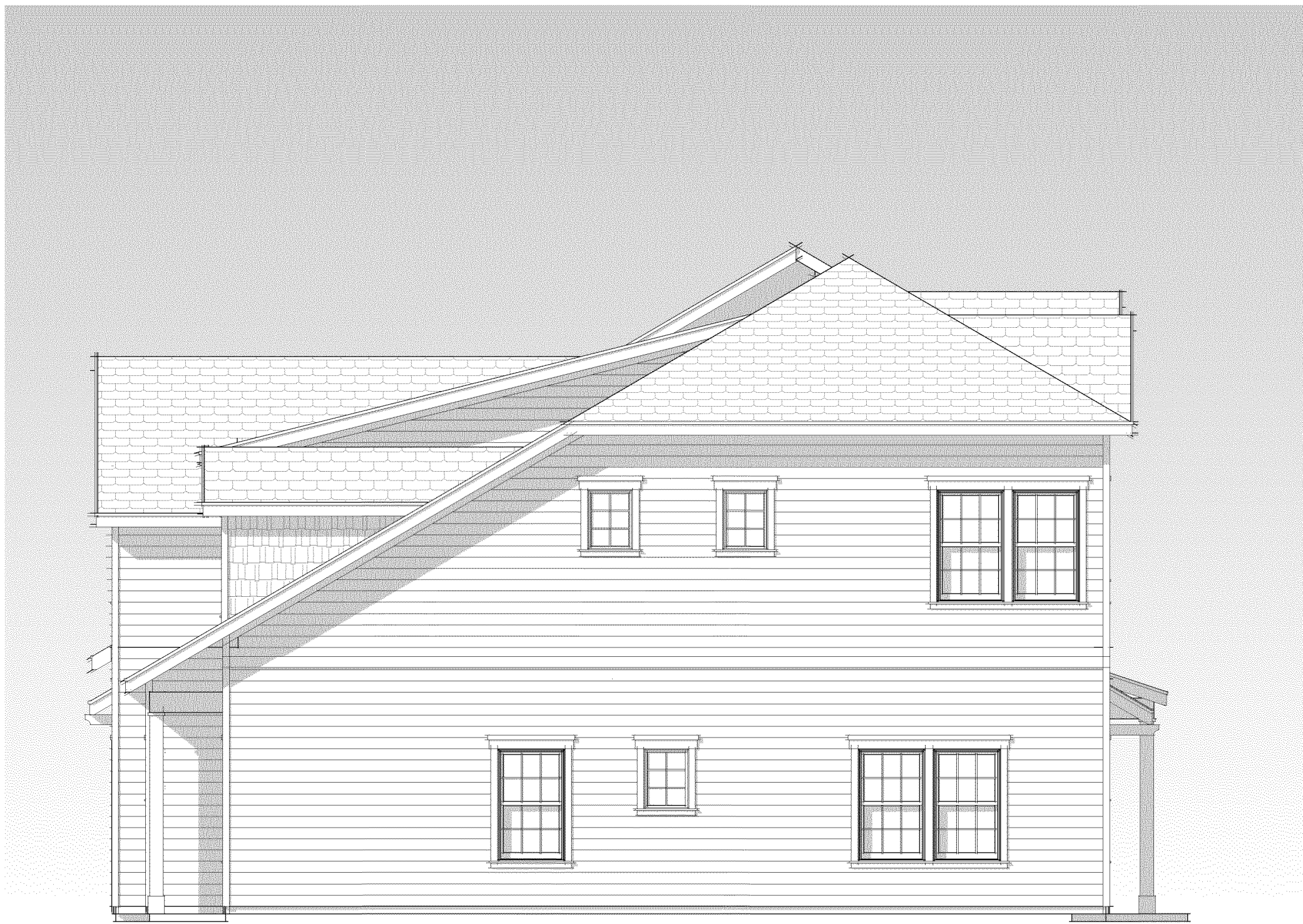
A201



1 FRONT ELEVATION
3/16" = 1'-0"



3 SIDE ELEVATION 1
3/16" = 1'-0"

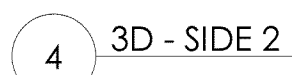
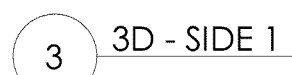
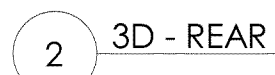
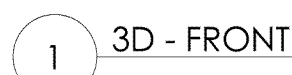


4 SIDE ELEVATION 2
3/16" = 1'-0"



2 REAR ELEVATION
3/16" = 1'-0"

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PINEHURST, NC

#	DESCRIPTION	DATE
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A901

TROTTER HILLS
TOWNHOUSE
4 UNIT

RED PINE INVESTMENTS, LLC

PINEHURST, NC

REVISION SCHEDULE

#	DESCRIPTION	DATE
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EXTERIOR ELEVATIONS

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1 FRONT ELEVATION
3/16" = 1'-0"



3 SIDE ELEVATION 1
3/16" = 1'-0"



4 SIDE ELEVATION 2
3/16" = 1'-0"



2 REAR ELEVATION
3/16" = 1'-0"



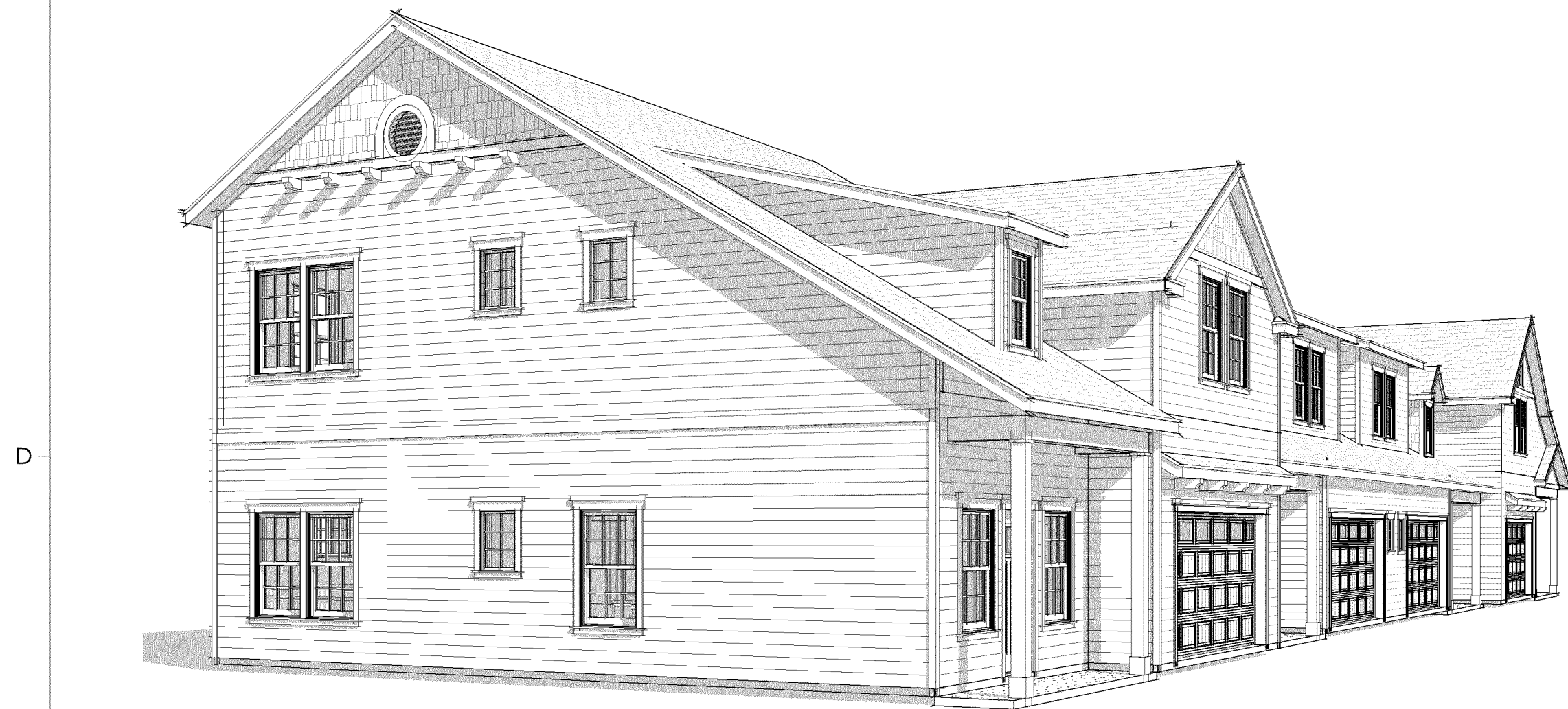
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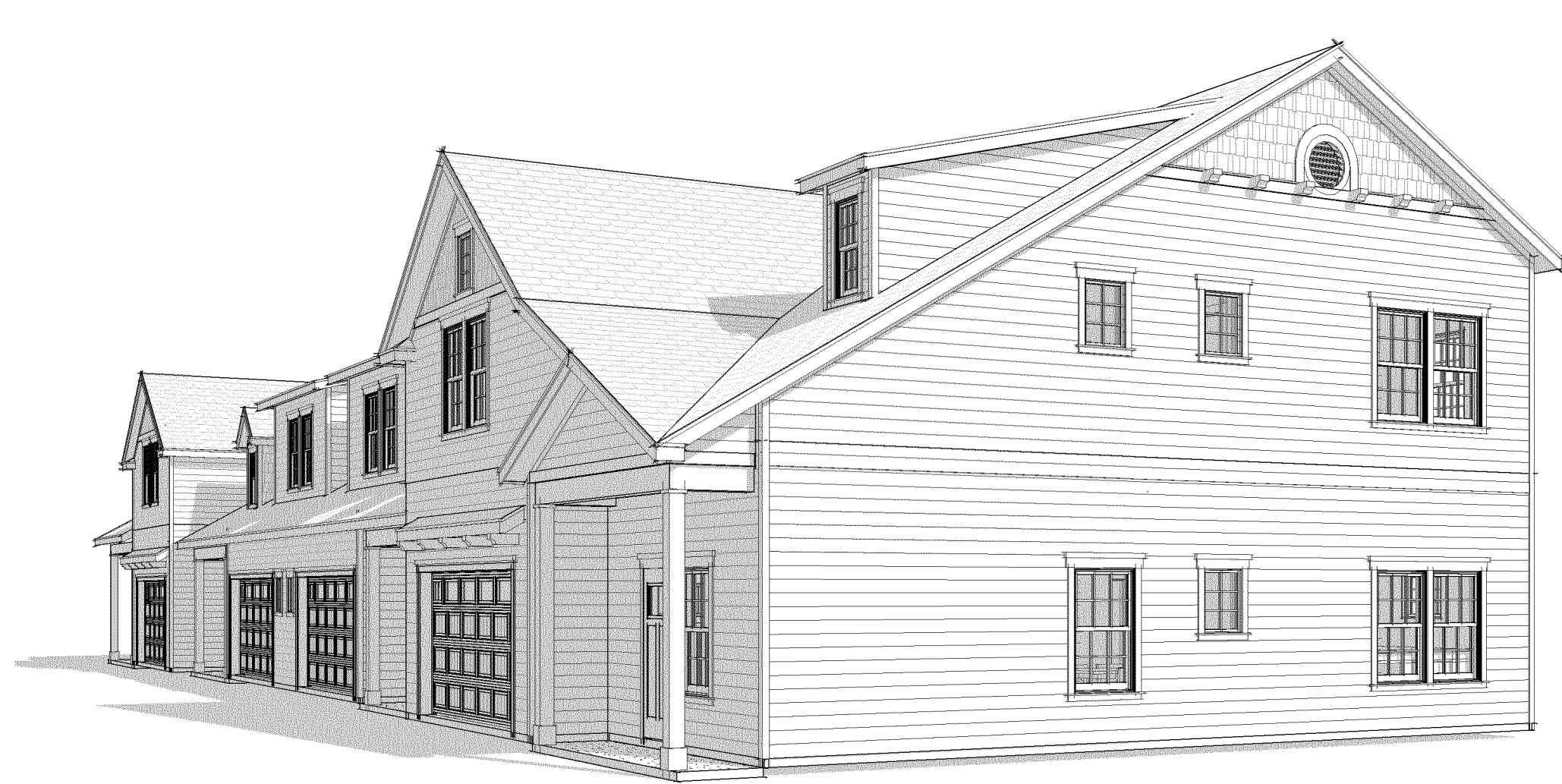
5 3D View 1



2 3D - REAR



3 3D - SIDE 1



4 3D - SIDE 2

TROTTER HILLS
TOWNHOUSE
4 UNIT

RED PINE INVESTMENTS, LLC

PINEHURST, NC

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3D DRAWINGS AND
RENDERINGS

A901

TROTTER HILLS
TOWNHOUSE
5 UNIT

RED PINE INVESTMENTS, LLC

PINEHURST, NC

REVISION SCHEDULE

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3 SIDE ELEVATION 1
3/16" = 1'-0"

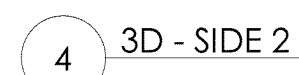
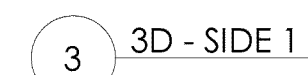
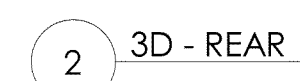
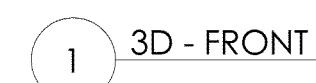


4 SIDE ELEVATION 2
3/16" = 1'-0"



2 REAR ELEVATION
3/16" = 1'-0"

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