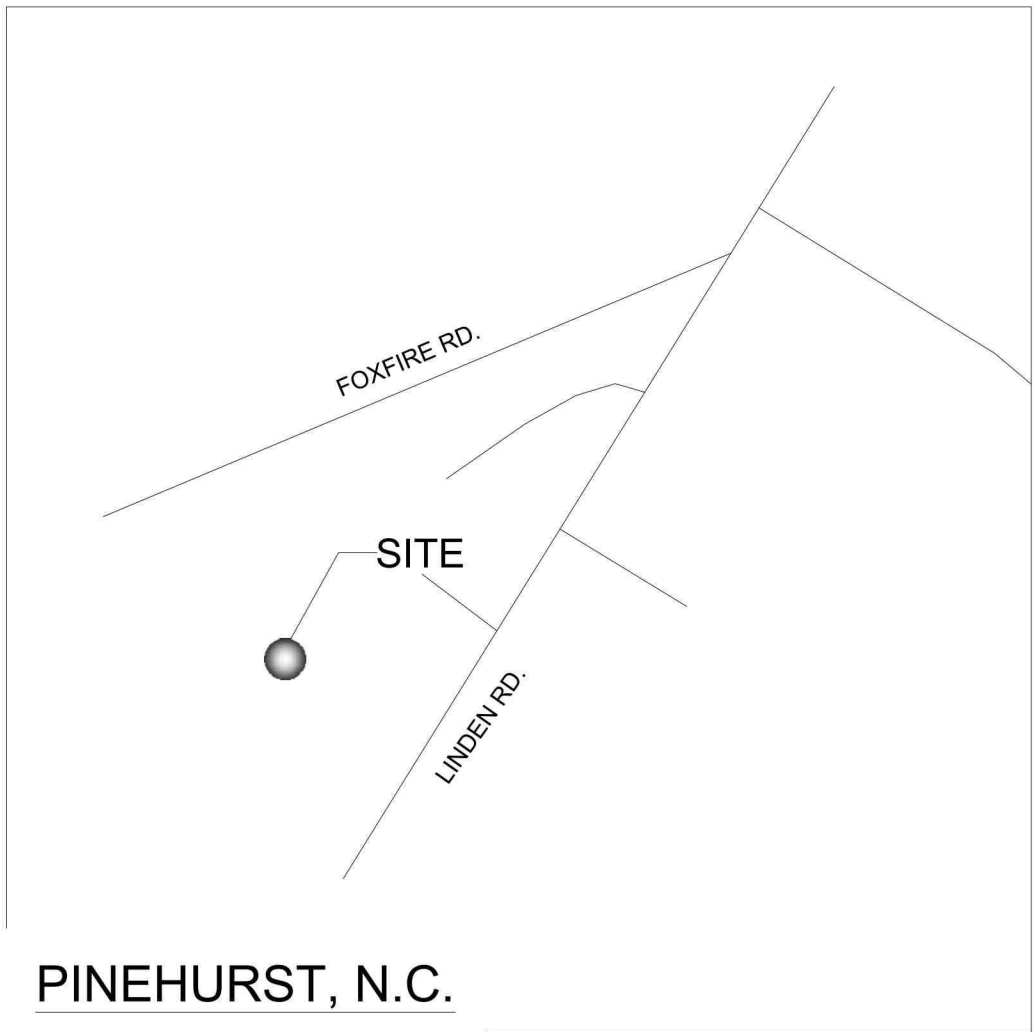




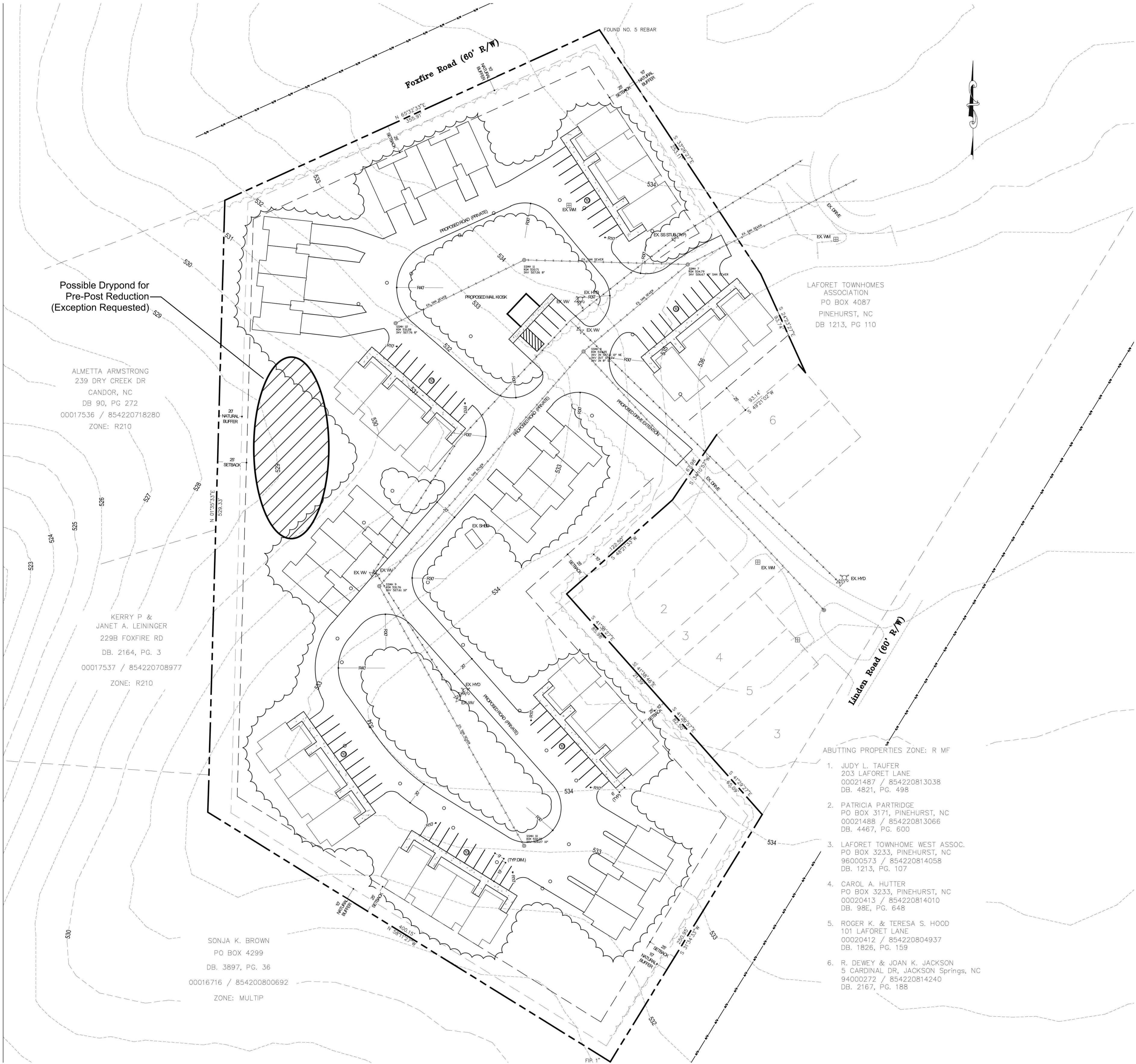
PINEHURST, N.C.

VICINITY MAP (N.T.S.)



GENERAL CONCEPT NOTES

1. CONCEPTUAL INFORMATION PROVIDED THROUGH MOORE COUNTY GIS.
2. SURVEY PROVIDED BY: BENNIE BROWN, 5218 NC HWY 211, PO BOX 307, WEST END NC, 27376 L3031
3. ZONE: R MF
4. WATER AND SANITARY SEWER LOCATIONS PROVIDED BY MOORE COUNTY UTILITIES AND FROM PLAT MAP REGISTERED 8/13/1990 CABINET 7, SLIDE 29
5. PROPERTY CURRENTLY OWNED BY: PLANET DEVELOPMENT, LLC., 675 S BENNETT ST. STE. #4 SOUTHERN PINES, NC 28387
6. PARCEL ID SHORT: 98000634
PIN: 854200811190
DB: 2946, PG: 292
7. PROPERTY IS NOT IN 100-YEAR FLOOD PLAIN AS REFERENCED ON FEMA MAP 3710854200J DATED: 10-17-2006
8. SITE PLAN SHOWS 44 UNITS
9. PARKING SPACES: 2 PER UNIT, PLUS 1 PER 5 UNITS
TOTAL REQUIRED: 53 SPACES
TOTAL PROVIDED: 60 SPACES
10. EXCEPTIONS REQUESTED:
 - NO SIDEWALKS - IN KEEPING WITH EXISTING UNITS
 - NO CURB AND GUTTER - IN KEEPING WITH EXISTING UNITS
 - SHEET FLOW AND NO BASIN. GENTLE SLOPE & SANDY SOILS WILL KEEP FLOWS DISPERSED AND MAXIMIZE INFILTRATION.



LANDSCAPE
ARCHITECTURE
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ENGINEERING
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PLANNING

Landscape Architecture ♦ Fayetteville, NC
Civil Engineering ♦ Southern Pines, NC
2300 W. Pennsylvania Ave. ♦ Southern Pines, NC 28387
Voice: 910-725-1107
www.crawforddsn.com



SEALS

PRELIMINARY
NOT FOR SALE OR CONSTRUCTION

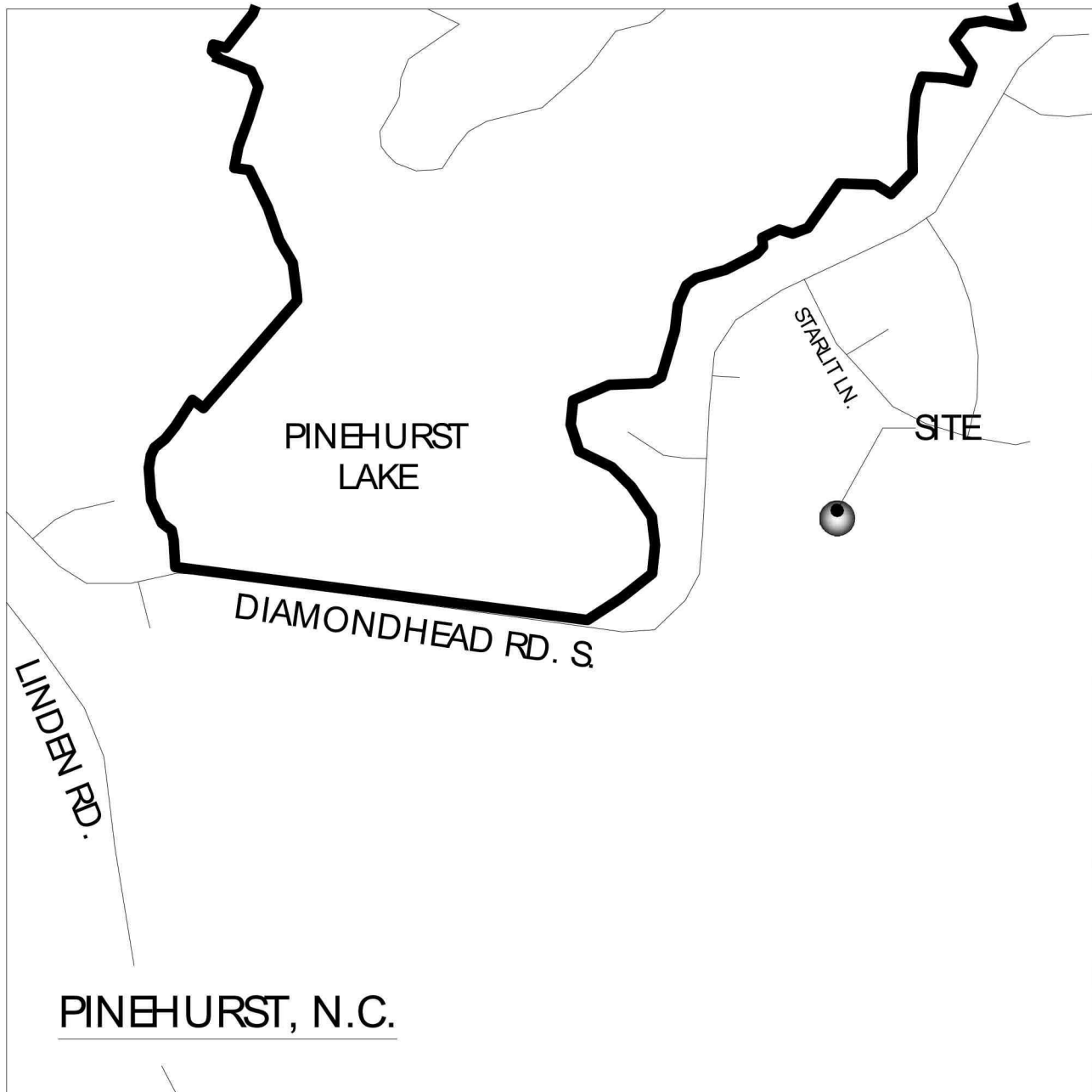
[PLAN PHASE]

REVISIONS

R & M COMMERCIAL REAL ESTATE, LLC

LAFORET

PROJECT DETAILS
Project Manager: KSL
CAD Technician: RFWGER
Reviewed / Approved By:
Project Number: 18033
SCALE 0 50 100
Full Scale: Horiz.: 1" = 50'
Half Scale: Horiz.: 1" = 100'
ISSUE DATE
SHEET NUMBER



PINEHURST, N.C.

VICINITY MAP (N.T.S.)

GENERAL CONCEPT NOTES

1. CONCEPTUAL INFORMATION PROVIDED THROUGH MOORE COUNTY GIS.
2. ZONE: R20
3. OPEN SPACE REQUIRED: 15% (78,048 SF), OPEN SPACE PROVIDED: 78,435 SF
4. MINIMUM LOT SIZE: 16,000 SF
5. SETBACKS: FRONT: 32'- SIDE: 12'- SIDE STREET: 16'- REAR: 24'-
6. RIGHT-OF-WAY: 60'- STREET WIDTH: 24'-, CUL-DE-SAC RADIUS: 30'-
7. WATER AND SANITARY SEWER LOCATIONS PROVIDED BY MOORE COUNTY UTILITIES.
8. PROPERTY CURRENTLY OWNED BY: RITA GOINS LUCAS, 1752 BARTOW AVE.
BONLUX, NY 10469
9. PARCEL ID SHORT: 00052077
IN: 855100457732
DB: 018; PG: 202
10. PROPERTY IS NOTED IN 100-YEAR FLOOD PLAIN REFERENCED ON FEMA MAP 17-085400J
DATED IN 10-17-2006

 **PROPOSED STORM SWALE**
 **PROPOSED SANITARY SEWER**
 PROPOSED WATER LINE



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Civil Engineering ♦ Southern Pines, NC

230C W. Pennsylvania Ave. ♦ Southern Pines, NC 28387
Voice: 910-725-1107
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P R E L I M I N A R Y
NOT FOR SALE OR CONSTRUCTION

[PLAN PHASE]

REVISIONS

FLOYD WAY SUBDIVISION

GENERAL CONCEPT PLAN

PROJECT DETAILS	
Project Manager:	KSL
CAD Technician:	RFN/GER
Reviewed / Approved By:	
Project Number:	18014

SCALE 0 60 120
Full Scale: Horiz.: 1" = 60'
Half Scale: Horiz.: 1" = 120'

ISSUE DATE MM/DD/YYYY

SHEET NUMBER



**Application for
Site Plan Approval**
(revised 3/14/17)

Minor Site Plan (less than two acres disturbed) \$400.00
Major Site Plan \$600.00 + \$100.00 (two or more acres disturbed)

PROJECT NAME: La Foret

PROJECT DESCRIPTION:

Location: Linden Road, Pinehurst

Parcel ID#: 854200811190

Land Use: R00: Res Vacant

Site Acreage: 6.95

Zoning District: RMF

Overlay District:

Urban Transition Highway Corridor: _____

Urban/Village Highway Corridor: _____

Historic District: Yes ☐ No ☒

Does Site Contain Floodplain: Yes ☐ No ☒

Does Site Contain Wetlands: Yes ☐ No ☒

Impervious Surface (%): _____

Watershed: 2 ☐

3 ☐

Building Square Feet: _____

Total: _____

First Floor: _____

PROPERTY OWNER:

Name: Planet Development, LLC

Address: 675 S. Bennett Ste. 4 Southern Pines, NC 28387

CONTACT PERSON:

Name: _____

Telephone: _____

Address: _____

Email: _____

INFRASTRUCTURE:

Water: Public _____ l.f.

Private _____ l.f.

Sewer: Public _____ l.f.

Private _____ l.f.

Streets: Public _____ l.f.

Private _____ l.f.



**Application for
Site Plan Approval**
(revised 3/14/17)

APPLICANT:

Name: R & M Commercial Real Estate, LLC.

Telephone: 910-944-7453

Contact Person Ron Jackson

Signature

A handwritten signature, likely of Ron Jackson, is written over a horizontal line. The signature is stylized and cursive.

Address 335 Fields Drive, Aberdeen, NC 28315

SIGNAGE:

All signage except the Address Identification Sign requires separate sign applications.



**PLANNING AND ZONING BOARD
OCTOBER 4, 2018
COUNCIL CONFERENCE ROOM
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

Board Members in Attendance:

Leo Santowasso, Chair
David Kelley, Vice-Chair
Julia Latham, Board Member
Mike Marsh, Board Member
Joel Shriberg, Board Member

Board Members Absent:

Cyndie Burnett, Board Member
Jeff Haarlow, Board Member
Myles Larsen, Board Member

Staff in Attendance:

Alex Cameron, Senior Planner
Gwendy Hutchinson, Planning and Administrative Assistant

1. Call to Order

Chair Santowasso asked staff to poll the Board and confirmed that there was a quorum present and called the meeting to order.

2. Approval of Minutes

A. August 9, 2018 & August 16, 2016

Joel Shriberg made a motion to approve the August 9, 2018 Minutes; Mike Marsh seconded the motion, which was unanimously approved.

Joel Shriberg made a motion to approve the August 16, 2018 Minutes; Julia Latham seconded the motion, which was unanimously approved.

B. September 6, 2018

David Kelley made a motion to approve the September 6, 2018 Minutes; Joel Shriberg seconded the motion, which was unanimously approved.

Upon a motion by David Kelley and seconded by Mike Marsh, the Board unanimously agreed to recess its regular meeting and enter into Public Hearing #1

3. New Business

A. Public Hearing No. 1

The purpose of this public hearing is to consider a request by Moore County Schools for a Major Site Plan Review in order to construct a temporary school site for Pinehurst Elementary. This property is identified as Moore County PID# 00023476 and is located at Rassie Wicker Park. This project will consist of eight modular buildings located on approximately 3.5 acres of land at Rassie Wicker Park adjacent to Trinity Christian Fellowship Church and the Pinehurst Fire Department.

Alex Cameron, Senior Planner stated that adjoining property owners were notified, properties were properly posted and read portions of the staff report into the record.

Tim Carpenter, Principal at LKC Engineering, was present to answer any questions or address any concerns of the Board.

Upon a motion by David Kelley and seconded by Mike Marsh, the Board unanimously agreed to close the Public Hearing #1 and re-enter into its regular meeting.

After discussion, David Kelley made a motion to recommend Village Council approve Moore County Schools' request for a Major Site Plan Review in order to construct a temporary school site for Pinehurst Elementary located at Rassie Wicker Park with the following conditions:

- 1. The traffic pattern to the site should be worked out between Moore County Board of Education officials and Village officials.*
- 2. A Temporary Use Permit must be issued for the use of the site.*
- 3. The applicant is to address all TRC comments.*
- 4. Careful consideration should be given to ADA compliance for the proposed handicap spaces.*

Joel Shriberg seconded the motion, which was unanimously approved.

Tim Carpenter agreed to the conditions.

B. Public Hearing No. 2

The purpose of this public hearing is to consider a request by R&M Commercial Real Estate, LLC for a Major Site Plan Review in order to construct a townhome development. This property is identified as Moore County PID# 98000634 and is located off LaForet Ct and LaForet Ln between Foxfire Rd. and Linden Rd. This project will consist of forty townhomes located on approximately 6.95 acres. The property is currently owned by Planet Development, LLC.

The Board did not take any action due to an incomplete submittal. The next Public Hearing for this request will be November 1, 2018 at 4:00 pm

C. Public Hearing No. 3

This public hearing is to consider a request by R & M Commercial Real Estate, LLC for a major subdivision. This property is identified as Moore County PID# 00052077 and is located off Starlit Ln. and Floyd Way. The proposed subdivision is to allow for 20 lots with a minimum lot size of 16,000 square feet located on approximately 12 acres. The property is currently owned by Rita Goins Lucas.

The Board did not take any action due to an incomplete submittal. The next Public Hearing for this request will be November 1, 2018 at 4:00 pm

Upon a motion by Joel Shriberg and seconded by Mike Marsh, the Board unanimously agreed to close its regular meeting and open Public hearing #4

D. Public Hearing No. 4

The purpose of the public hearing is to consider Official Zoning Map Amendment. This map amendment would rezone one parcel of land consisting of approximately 2.84 acres at the corner of McCaskill Rd. E and Rattlesnake Trail further identified as Moore County PID # 00025962. The property is currently zoned VMU-CD (Village Mixed Use – Conditional District). This proposed map amendment would change the zoning of the property to NC-CD (Neighborhood Commercial – Conditional District).

The proposed use of the property is a mixed use commercial building. The property is currently vacant. The applicant is Pinehurst Medical and the current owner is Moore Investment Group, LLC.

Alex Cameron, Senior Planner stated that adjoining property owners were notified, properties were properly posted and read portions of the staff report into the record.

Bob Koontz, Konotz Jones Design and Brandon Enfinger, Chief Executive Officer for Pinehurst Medical Clinic, Inc. were present to answer any questions or address any concerns of the Board.

Upon a motion by David Kelley and seconded by Mike Marsh, the Board unanimously agreed to close its regular meeting and open Public hearing #4

After discussion, Joel Shriberg made a motion to recommend approval to Village Council the Official Zoning Map Amendment. This map amendment would rezone one parcel of land consisting of approximately 2.84 acres at the corner of McCaskill Rd. E and Rattlesnake Trail, with the following conditions:

- 1. The parking lot shrub buffer be doubled.*
- 2. The building setbacks to be as follows:*
 - a. Front – 0'-18'*
 - b. Side – 0'*
 - c. Rear – 5'*
- 3. The maximum roof height be 40'.*

Mr. Shriberg continued; that as this proposal takes into consideration the needs for businesses in the vicinity of the Village Center as mentioned in the Comprehensive Plan. It also reflects the fact that the NewCore area would offer new business and office opportunities as outlined in the NewCore Plan. Achieving goals in accordance with the Comprehensive Plan and other planning documents of the Village is considered reasonable and in the best interest of the public.

Mike Marsh seconded the motion.

The Board voted 3-1 to approve the Official Zoning Map with the condition that it is consistent with the Comprehensive Plan.

4. Next Meeting Date

A. November 1, 2018

5. Adjourn

Upon a motion by Joel Shriberg and seconded by Mike Marsh, the Board unanimously agreed to the meeting be adjourned.

Vision: The Village of Pinehurst is a charming, vibrant community which reflects our rich history and traditions. Mission: Promote, enhance, and sustain the quality of life for residents, businesses, and visitors. Values: Service, Initiative, Teamwork, and Improvement.



Application for Subdivision

Minor Single Family Home Subdivision Fee: \$225.00 per application
Minor Commercial/Multi Family Subdivision Fee: \$400.00 + \$100.00 per application plus per acre
Major Subdivision Fee: \$600.00 + \$100.00 per application plus per lot

REQUEST

Application is hereby made to the Village of Pinhurst, North Carolina for the Subdivision of Property.

APPLICANT:

Name: R & M Commercial Real Estate, LLC.

Address: 335 Fields Drive, Aberdeen, NC 28315

Telephone #: 910-944-7453

Fax: _____

Email: homeforyoutoday@hotmail.com

Signature: _____

Date: _____

PROJECT DESCRIPTION

Name of Subdivision: Floyd Way Subdivision

Property Owners Name: Rita Goins Lucas

Property Owner Address: 1752 Bartow, Bronx, NY 10469

Total Area of Subdivision: 11.67 Acs.

LRK: _____

Zoning District and Area within each District: R-20

Proposed Minimum Lot Size: 16,000 SF

Total Area in Floodways: 0

Total Area in Floodplains: 0

Total Area in Wetlands: 0

Generalized Slope of Site: 2-12%

Water Features of Size: 0

Historic/Cultural Features of Site: N/A

Forest/Wildlife Features of Site: N/A

PHASING

Total Number of Phases in Subdivision: 1 Total Area and Number of Lots in Each Phase: 20

UTILITIES

Water: Public ☒

Private wells ☐

Sewer: Public ☒

Private septic systems ☐

ADDITIONAL INFORMATION

Please attach a copy of the current recorded plat and/or deed of the property and verification from Moore County Utilities regarding capacities for service. Please also include other information as may be needed or requested to ensure compliance with the Pinhurst Development Ordinance and the Village of Pinhurst Engineering and Standards manual, as well as other local, state and federal regulations.

Note to Applicant

By signing and submitting this application you are hereby certifying that this application and submittal, including all additional items, to be complete and accurate.

Planning Department

395 Magnolia Rd. - Pinhurst, North Carolina 28374
(910) 295-2581 - Fax (910) 295-1396 - www.vopnc.org



2019 BDARDS & CDMMITTEES MEETING SCHEDULES

BOARD/COMMITTEE	FREQUENCY	LOCATION	TIME	DATES	
BICYCLE AND PEDESTRIAN ADVISORY COMMITTEE	Quarterly	Council Conference Room	4:00 PM	1/3/19 4/4/19	7/11/19* 10/3/19
BOARD OF ADJUSTMENT	As Needed	Assembly Hall	After P&Z	Held on an as-needed basis and will be announced.	
HISTORIC PRESERVATION COMMISSION	4 th Thursday	Assembly Hall	4:00 PM	1/24/19 2/28/19 3/28/19 4/25/19 5/23/19 6/27/19	7/25/19 8/22/19 9/26/19 10/24/19 11/21/19* 12/19/18*
NEIGHBORHOOD ADVISORY COMMITTEE	3 rd Monday	Council Conference Room	3:00 PM	1/21/19* 2/18/19 3/18/19 4/15/19 5/20/19	6/17/19 9/16/19 10/21/19 11/18/18
PLANNING AND ZONING BOARD	1 st Thursday	Assembly Hall	4:00 PM	1/3/19 2/7/19 3/7/19 4/4/19 5/2/19 6/6/19	7/11/19* 8/1/19 9/5/19 10/3/19 11/7/19 12/5/19
BEAUTIFICATION COMMITTEE	1 st Monday	Council Conference Room	3:30 PM	2/4/19 3/4/19 4/1/19 5/6/19 8/5/19	9/2/19 10/7/19 11/4/19 12/2/19



PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

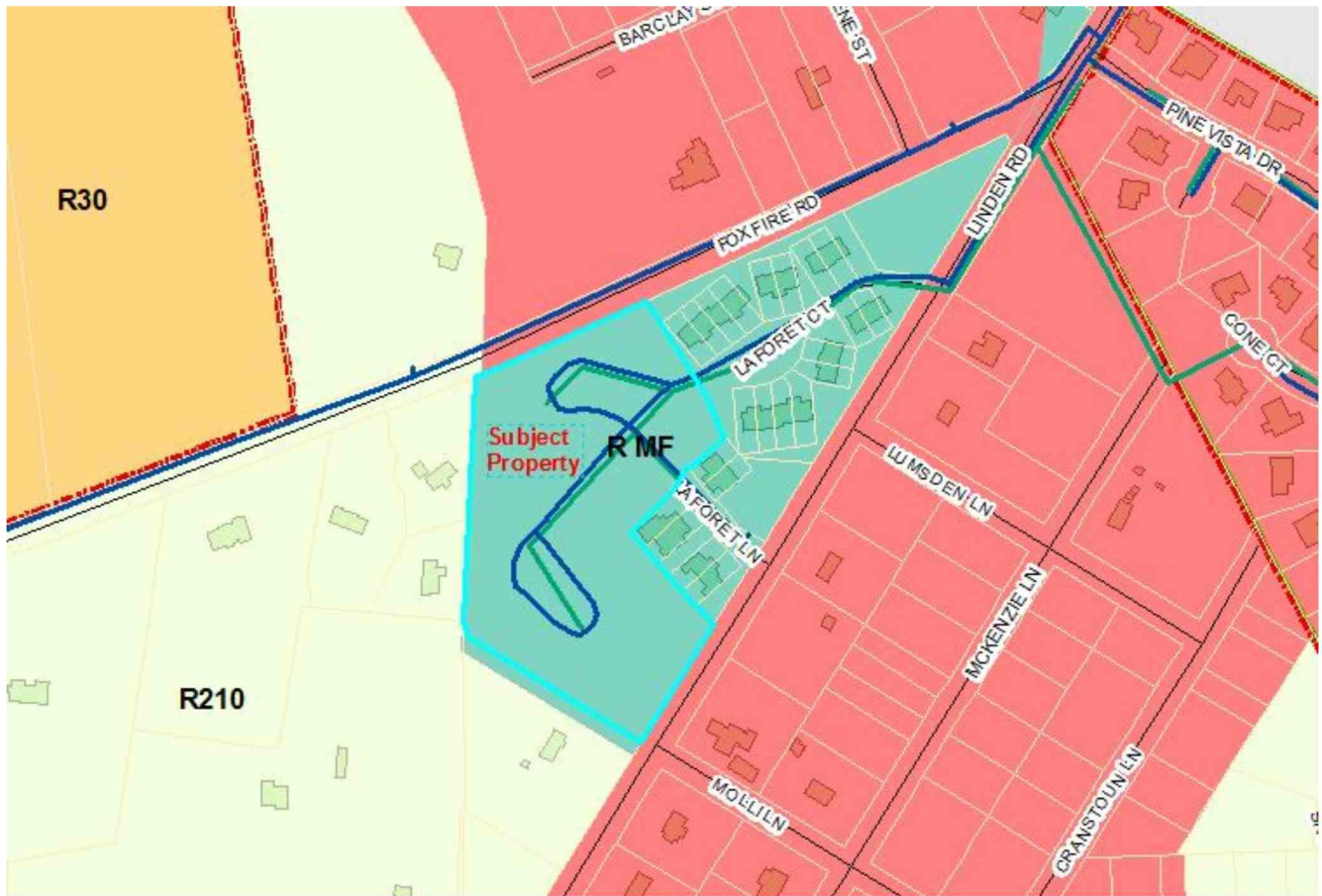
To: Planning and Zoning Board
From: Alex Cameron, Senior Planner
Cc: Natalie Hawkins, Assistant Village Manager
Date: October 24, 2018
Subject: Staff Report for Proposed Major Site Plan

Request

The applicant requests a Major Site Plan approval in order to allow for a 44 unit townhome project off Laforet Ln and Laforet Ct. The property is located between Foxfire Rd. and Linden Rd. In accordance with Section 9.16.1.5 of the Pinehurst Development Ordinance, all proposed Major Site Plans are reviewed by the Planning & Zoning Board and a Public Hearing is to be held. The Planning & Zoning Board must then submit its recommendation on the proposed major site plan to the Village Council.

<u>Project Profile</u>	
Applicant:	R & M Commercial Real Estate, LLC
Owner:	Planet Development, LLC
Property Location:	Laforet Ct./Laforet Ln.
Zoning:	R-MF The Residential Multi-Family District is established as a district in which the principal use of land is for multi-family and/or single-family dwellings. This district is further intended to discourage any use which would be detrimental to the predominately residential nature of the areas included within the district.
Land Area	± 6.95 Acres
Current Land Use:	Vacant with public water and sewer improvements that were installed previously.

Vicinity Map



Project Analysis

The proposed Major Site Plan includes the development of 44 townhome units and related infrastructure. The subject property is adjacent to a townhome development previously approved by Moore County. It's unclear if this site was a separate phase that was never completed, however, water and sewer was installed throughout the site. The property is currently located outside the corporate limits but inside the Village's ETJ.

The proposal includes one connection to Linden Rd. through Laforet Ln., an existing drive.

The proposal does not include any sidewalks other than for pedestrian movement from parking areas to the buildings and mail kiosk.

The property does not contain any wetlands and is not located within any floodplain.

This project is located within the WS-II Drowning Creek – Lumber River BW watershed protection area. However, since there is existing development prior to June 21, 1993 the property is not subject to further restrictions if it follows the originally approved plan.

The site is bounded to the north, east and south by single family lots which are currently zoned R-10. The site is bounded to the east by single family development currently zoned R-5. It's also bounded to the south and west by single family development zoned R-210.

Infrastructure and Zoning Criteria

The applicant is proposing internal streets and parking as shown on the plan. All streets and parking will have to be constructed in accordance with the Village of Pinehurst Engineering Standards Specifications Manual, the PDO as well as meet the requirements for emergency services vehicles. The applicant is asking for a waiver from section 3.02a of the Engineering Standards Manual which requires streets to be curb and gutter to allow the new streets to be in keeping with existing in the adjacent development.

The proposal shows public water and sewer per a plan that was previously approved by Moore County and installed. Moore County Public Utilities has indicated that the conceptual proposal is acceptable so long as the buildings will go where they were originally approved.

The plan does not show if the proposal meets the maximum density of 6 units per acre. Tax records indicate that the property is 6.95 acres which would equal an approximate density of 6.3 units per acre.

The maximum allowed impervious surface coverage in the R-MF Zoning District is 60%. The plan does not indicate if this requirement will be met.

The plan indicates a 25' rear setback along the entire property line. Staff interprets this to be correct but there appears to be an encroachment with a unit on the north east side of the site.

Landscape buffers are required along the perimeter of the development and are shown on the general concept plan. However, per the PDO a 20' buffer will be required along the southwest adjacent property line and not a 10' buffer as shown on the plan.

The applicant is asking for an exception to provide a pre and post stormwater control measure and allow for sheet flow for soil infiltration. However, the general concept plan does indicate one potential stormwater control measure on the western part of the site if an exception is not provided. If an exception is not granted, the system will need to be designed and constructed in accordance with the NCDEQ Stormwater Design Manual and the Village of Pinehurst Engineering Standards and Specifications Manual and may be subject to change to meet those requirements.

A Soil and Erosion Control Permit will need to be obtained from NCDEQ since the area of disturbance is more than one acre.

Staff Recommendation

The proposed use, as shown on the plan, does not meet all the requirements of the R-MF Zoning and the PDO. These requirements will have to be met at the time of general concept plan and site plan approval as well as any other agreed to or submitted conditions associated with this proposal.

In response to the requested waiver for the curb and gutter street requirement, Planning staff, the Assistant Village Manager of Operations and the Village Engineer have no concerns as long as side ditches are designed and installed. This would be consistent due to the lack of curb and gutter in the existing development.

In response to the requested waiver to meet pre and post stormwater runoff requirements, the Assistant Village Manager of Operations and Village Engineer do not recommend only allowing sheet flow and soil infiltration. Recommendation would be to show the basin as is on the plan with a note that smaller stormwater measures may be utilized in select areas pending the results of a geotechnical engineering report for the site.

Therefore, staff would recommend the applicant address the following issues before any action by the board:

1. Maximum allowed density per table 9.2a
2. Provide proposed impervious surface calculation.
3. Possible setback encroachment with the unit near the northeast part of the site.
4. Buffer requirement along the southwest property line.
5. Provide ISO calculations.
6. Provide a trip generation per ITE standards.



PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Planning and Zoning Board
From: Alex Cameron, Senior Planner
Cc: Natalie Hawkins, Assistant Village Manager
Date: October 24, 2018
Subject: Staff Report for Proposed Major Subdivision

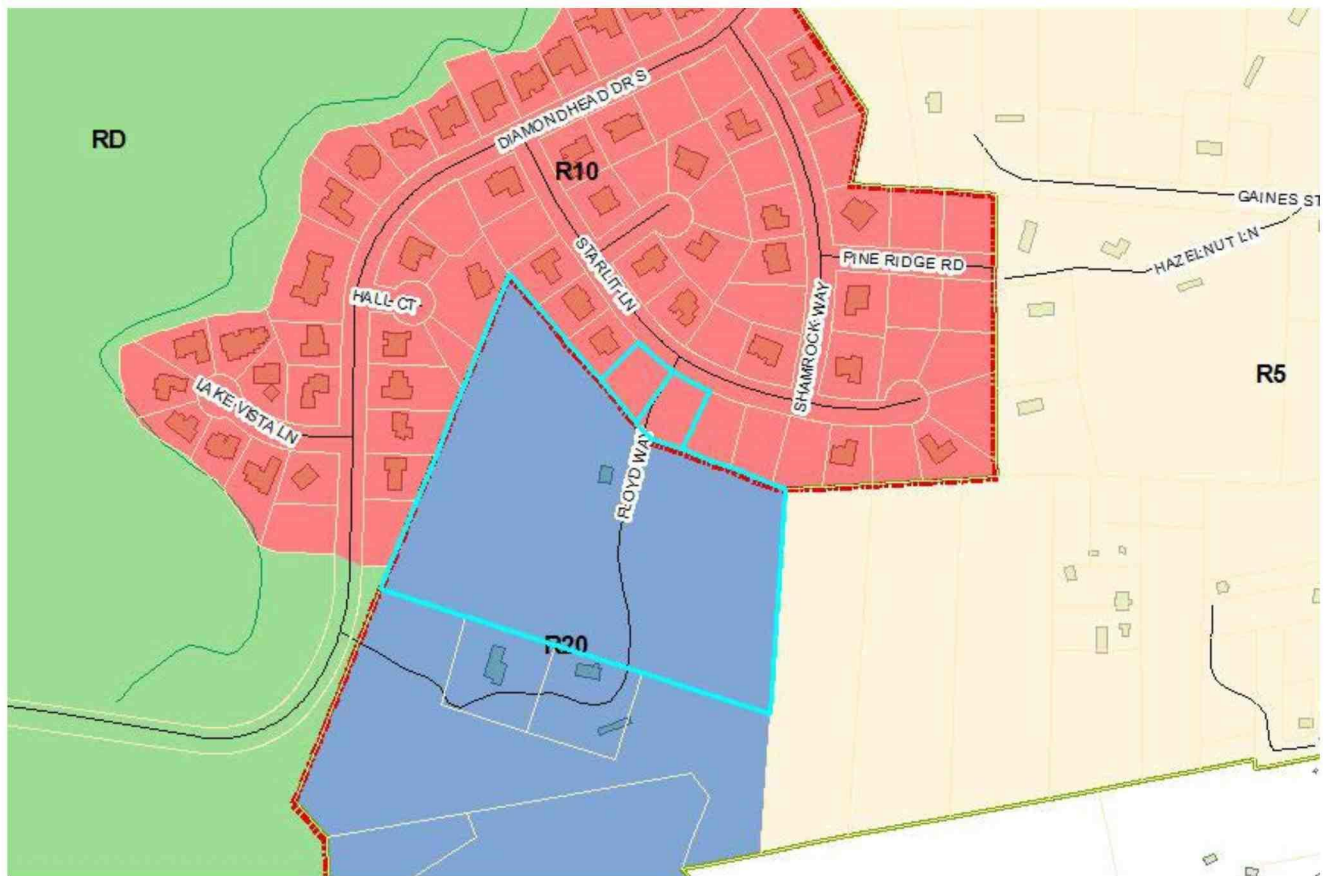
Request

The applicant requests a Major Subdivision approval in order to allow for a 20 lot subdivision off Starlit Ln. and Floyd Way. In accordance with Section 9.17.1.3 of the Pinehurst Development Ordinance, all proposed major subdivisions are reviewed by the Planning & Zoning Board and a Public Hearing is to be held. The Planning & Zoning Board must then submit its recommendation on the proposed major subdivision to the Village Council.

Project Profile

Applicant:	R & M Commercial Real Estate, LLC
Owner:	Rita Goins Lucas
Property Location:	Floyd Way/Starlit Ln.
Zoning:	R-20 Residential District is established as a district in which the principal use of land is for medium-density residential uses. This district is further intended to discourage any use which would be detrimental to the predominately medium-density residential nature of the areas included within the district.
Land Area	± 11.67 Acres
Current Land Use:	Mostly vacant with one residential dwelling built around 1948.
Proposed Land Use:	20 lot single family development.

Vicinity Map



Project Analysis

The proposed subdivision would create 20 new single family lots at a minimum of 16,000 square feet each and meet the minimum required amount of open space. Each lot will have a front setback of 32 feet, side setback of 12 feet, side street setback of 16 feet and a rear setback of 24 feet. The maximum allowed impervious surface coverage of each lot will be 42%. The property is currently located outside the corporate limits but inside the Village's ETJ. The proposed access will be through property that fronts Starlit Ln. and is currently within the Village's corporate limits.

The site is bounded to the north by single family lots which are currently zoned R-10 which includes vacant parcels along Starlit Ln. where the proposed access is shown. The site is bounded to the east by single family development currently zoned R-5. The site is bounded to the south by single family

development zoned R-20. It's also bounded to the west by single family development zoned R-10 that's adjacent to Lake Pinehurst.

Environment

This project is located within the WS-II Drowning Creek – Lumber River BW watershed protection area. Per section 8.3.3.5(B) of the PDO, single family residential development shall not exceed one dwelling unit per acre or 12% build-upon area. This proposed subdivision density is approximately 1.7 units per acre.

The property does appear to have wetlands near the southeast corner. A 30' buffer is required around all bodies of water, including wetlands and the wetlands will need to be delineated on the plan.

Dimensional Criteria

The proposed major subdivision complies with the dimensional criteria of the R-20 Zoning District including lot size, building setbacks and the open space requirements.

Infrastructure and Zoning Criteria

The applicant is proposing internal streets with a 60' right-of-way, 24' street width and a 30' cul-de-sac radius. All streets will have to be constructed in accordance with the Village of Pinehurst Engineering Standards and Specifications Manual as well as meet the requirements for emergency services vehicles.

The applicant is proposing a waiver from section 3.02a of the Engineering Standards Manual which requires streets to be curb and gutter. If the curb and gutter requirement were to be waived, the Engineering Standards Manual requires a 32' asphalt radius for cul-de-sacs.

The applicant is also proposing a waiver from the sidewalk requirement in section 9.17.1.19 of the PDO. The only shown paths for pedestrian movement is located at the proposed mail kiosk on the site.

The proposal includes public water and sewer to the lots. Moore County Public Utilities has indicated that the conceptual proposal is acceptable and had one minor comment that the sewer and water easements are based off of depth and size of mains so the sewer easement between lots might need to be larger depending on design. This can be worked out when a full construction plan submittal goes to the TRC for review.

The current plan indicates stormwater control measures on-site. The system will be required to be designed and constructed in accordance with the NCDEQ Stormwater Design Manual and the Village of Pinehurst Engineering Standards and Specifications Manual and may be subject to change to meet those requirements.

A Soil and Erosion Control Permit will need to be obtained from NCDEQ since the area of disturbance is more than one acre.

Staff Recommendation

Planning staff and the Village Engineer have no concerns for the requested waiver of the curb and gutter street requirement, as long as side ditches are designed and installed.

Staff does not recommend granting the requested waiver for the sidewalk requirement.

Staff recommends the applicant address the following issues before any action by the board:

1. Show sidewalks per section 9.17.1.19 of the PDO.
2. Show compliance with density requirements per section 8.3.3.5(B) of the PDO.
3. Provide ISO calculations.
4. Provide a trip generation per ITE standards.