

## AGENDA

**Regular Business Meeting of the Southern Pines Town Council  
March 8, 2016, 7:00 PM, Douglass Community Center, 1185 W. Pennsylvania  
Avenue**

Call To Order

### **Pledge of Allegiance**

### **Southern Pines Police Department Service Awards Ceremony – Police Chief Robert Temme**

#### **1. Manager’s Comments**

#### **2. Consent Agenda**

*All items listed below are considered routine and will be enacted by one motion and without discussion.*

- A. Adopt Worksession Meeting Minutes of January 25, 2016 Agenda Meeting Minutes of February 3, 2016 and Regular Business Meeting Minutes of February 9, 2016 as written.
- B. Interlocal Agreement with Moore County: Building Inspections
- C. Water and Sewer Impact Fee Ordinance Amendment
- D. Resolution Stating the Intent to Abandon an Unopened Portion of N. Mechanic Street and Setting a Public Hearing - Abandonment of Right-of-way along N. Mechanic Street for the portion of Right-of-way between W. Maine Avenue to W. Rhode Island Avenue
- E. Board Appointments
  - Historic District Commission Appointments
    - George “Bud” Seifert 03/12/2016 - 03/12/2020 – 2<sup>nd</sup> Appointment
    - Carolyn Burns 03/12/2016 – 03/12/2020 – 2<sup>nd</sup> Appointment
    - Steady Meares 03/12/2016 – 03/12/2020 – 2<sup>nd</sup> Appointment

#### **3. Architectural Reviews**

##### **A. AR-09-15 Monroe Dental Clinic; 330 W. Pennsylvania Avenue; Stagaard & Chao Architects PLLC**

On behalf of Stagaard & Chao Architects PLLC, the petitioner Mr. Allan Stagaard has submitted an application requesting Architectural Review approval for a new commercial structure located at 330 W. Pennsylvania Avenue. The proposed project includes the demolition of the existing structure and the new construction of a dental office. The proposed structure will be 2,950 square feet. The property is identified by the following: PIN: 858105290344 (PARID: 00036522). Per the Moore County Tax records, the property owner(s) are listed as Twin Properties LLC.

##### **B. AR-02-16 Coalition Resale Building Addition; 1117 W. Pennsylvania Avenue; Sandhills Coalition for Human Care**

On behalf of the petitioner the Sandhills Coalition for Human Care, Ms. Barrett Walker, Executive Director of the Sandhills Coalition for Human Care has submitted an application requesting Architectural Review approval for a commercial expansion to the existing structures located at 1117 W. Pennsylvania Avenue. The proposed project includes an addition to the existing structures with an expansion that connects the boutique building and the Sullivan building. The proposed expansion will be 1,068 square feet. The property is identified by the following: PIN: 857216929649

**C. AR-03-16 Commercial Accessory Structure Addition; 385 W. Pennsylvania Avenue; Century Link Telephone**

On behalf of the petitioner Century Link Telephone, Mr. Ken Lowman of Ken Lowman Construction has submitted an application requesting Architectural Review approval for a commercial accessory structure to be located on the Century Link Telephone property located at 385 W. Pennsylvania Avenue. The proposed project includes one (1) pre-manufactured storage structure to be located behind the existing building. The proposed expansion will be 1,068 square feet. The property is identified by the following: PIN: 858100292684 (PARID: 00039823). Per the Moore County Tax records, the property owner(s) are listed as United Telephone Company.

**D. AR-04-16 Caropines Amenity Center; 492 Avenue of the Carolinas; Caropine Ventures, LLC**

On behalf of the petitioner Caropine Ventures, LLC, Mr. Perry Shelley has submitted an application requesting Architectural Review approval for the new construction of a neighborhood amenity center for the Caropines project within the Carolina development off of Airport Road. The proposed construction will include 3,998 square feet of heated area with an additional 1,389 square feet of porches. The property is identified by the following: PIN: 858300693296

**4. Public Hearings**

**A. Z-01-16; Request to Rezone Property from RS-1 to NB-CD; 1650 W. New York Avenue; Petitioner, American Legion Post #177**

On behalf of American Legion Post #177, Mr. Fenton Wilkinson is requesting to rezone property located at 1650 W. New York Avenue. The request is to rezone the parcel from RS-1 (Residential Single-Family – 1) to NB-CD (Neighborhood Business – Conditional District). The subject property is comprised of 1.69 acres. The property is identified by the following: PIN: 857216749214 (PARID: 00030850). Per the Moore County Tax records, the property owner(s) are listed as American Legion Post #177.

**B. Comprehensive Long Range Plan Update**

**5. Public Comments**

## ***PUBLIC COMMENT PROCEDURES***

*The Southern Pines Town Council is committed to allowing members of the public an opportunity to offer comments and suggestions. In addition to public hearings, a special time is set aside for the purpose of receiving such comments and suggestions. All comments and suggestions addressed to the Council during the Public Comment Period shall be subject to the following procedures:*

- 1. The Public Comment Period will be held at the end of the Council Meeting.*
- 2. Each person choosing to speak is asked to keep their statements to a reasonable length in time in recognition that others may also wish to speak and that the Council requires time to conduct its normal business. The Chair retains the right to limit discussion as he/she deems necessary.*
- 3. Speakers will be acknowledged by the Mayor/Chair. Speakers will address the Council from the lectern at the front of the room and begin their remarks by stating their name and address for the record.*
- 4. Public comment is not intended to require the Council and/or staff to answer any impromptu questions. Speakers will address all comments to the entire Council as whole and not one individual member. Discussions between speakers and members of the audience will not be permitted.*
- 5. Speakers will be courteous in their language and presentation. Matters or comments which are harmful, discriminatory or embarrassing to any citizens, official or employee of the Town shall not be allowed. Speaker must be respectful and courteous in their remarks and must refrain from personal attacks and the use of profanity.*
- 6. Any applause will be held until the end of the Public Comment Period.*
- 7. Speakers who have prepared written remarks or supporting documents are encouraged to leave a copy of such remarks and documents with the Clerk to the Council.*
- 8. Speakers shall not discuss any of the following: matters which concern the candidacy of any person seeking public office, including the candidacy of the person addressing the Council; matters which are closed session matters, including but not limited to matters within the attorney-client privilege, anticipated or pending litigation, personnel, property acquisition, matters which are made confidential by law; **matters which are the subject of public hearings.***
- 9. Action on items brought up during the Public Comment Period will be at the discretion of the Council.*

## MINUTES

### Worksession Meeting of the Southern Pines Town Council January 25, 2016, 3:00 pm, C. Michael Haney Community Room, Southern Pines Police Department 450 W. Pennsylvania Avenue

**Present:** Mayor David McNeill, Mayor Pro Tem Mike Fields, Councilmember Fred Walden, and Councilmember Jim Simeon

**Absent:** Councilwoman Teresa VanCamp

#### 1. 2015 Comprehensive Annual Financial Report

Finance Director Crystal Gabric and John Frank of Dixon Hughes Goodman, LLP were present to discuss the 2015 Comprehensive Annual Financial Report.

Mr. Frank provided an Executive Summary Report with the financial results for the year 2015. Mr. Frank stated upon audit review, they have issued a clean audit report with no cited material weaknesses or significant deficiencies. Mr. Frank commented the Town received a Certificate of Excellence on the financial report from the Finance Officers Association, which is a very notable accomplishment.

Mr. Frank stated the summary report reflects the following results; the Town's balance for cash or cash equivalences for 2015 is around \$17,500,00, which is an increase of about 4 ½ percent from fiscal year 2014. The general fund or available fund balance has increased by \$383,000, which is an increase of about 7 ½ percent from fiscal year 2014. Overall revenues increased by \$1,316,000, which is 9.3 percent from 2015. Property tax revenues were up about \$541,000 primarily due to the increased tax rate and the increase in taxable property values. Other taxes and licenses were up around 5 ½ percent. Mr. Frank continued with an overall explanation of each category in the summary and ended with an increase in the general fund balance from \$211,715 for fiscal year 2014 to \$403,153 for fiscal year 2015. The percentage of the unassigned fund balance to the general fund for budgetary basis expenditures in 2014 was at 37.90 percent, which decreased to 37.25 percent in 2015. The water and sewer fund operation revenues increased about 3 ½ percent as well as the expenditures.

Mr. Frank stated the Town's increase in Net Position for fiscal year 2014 was \$682,155 and \$630,694 for 2015.

Councilmember Walden inquired about the increased permits and fees revenues versus the decrease in capital contributions on the utility side.

Town Manager Reagan Parsons stated the permits and fees final figures will be based primarily upon the building fees from the Planning & Inspections Department, which will incorporate the facilities that are under actual construction. Town Manager Parsons commented that water and sewer line fees that developers are required to install will be contributed back to the Town. Town Manager Parsons stated these figures may trend downward over the next couple of years as the current type of development is in-fill development, as water and sewer access is readily available on the lots and won't need to be constructed.

Mr. Frank stated there was nothing negative to point out in the report.

Town Manager Parsons thanked Finance Director Crystal Gabric and her staff for a well-developed Annual Financial Report.

Mayor McNeill commended Finance Director Crystal Gabric and the Finance Department staff for their continued fine work as represented with this Audited Financial Report.

#### 2. Request to Discuss the Potential for a Conditional Use Permit for a Major Subdivision Application for Single Family Homes; Petitioner, Pete Mace

Planning Director Bart Nuckols gave an overview with maps of Mr. Mace's request for a Single Family Subdivision along Clark Street.

Planning Director Nuckols stated the project has been approved for a minor subdivision of five lots and explained Mr. Mace is now requesting eight lots, which requires a Major Subdivision permit approval.

Councilmember Walden inquired where the entrance would be located for this subdivision.

Mr. Mace responded all individual driveways would enter from Clark Street.

Discussion ensued regarding current Town limits, location of sewer lines and the location of a possible future walking trail.

Mayor Pro Tem Fields asked if there would be any requirements for the sidewalks.

Planning Director Nuckols stated not at this point.

Councilmember Simeon asked who would ultimately retain the ownership of the proposed trail.

Mr. Mace stated the Home Owners Association of the eight lots.

Councilmember Simeon inquired if this project progresses beyond the eight lots, will this issue regarding the trail be understood with the land owners.

Planning Director Nuckols stated these conditions regarding the trail would be addressed if an application is ultimately submitted.

Mayor McNeill stated in the short-term realm, this will be a private walking trail, but in the long-term aspect, it could evolve into something more public.

Mr. Mace commented yes, it could become a greenway extension.

Councilmember Walden asked if there are currently any perceived traffic issues with this project.

Mr. Mace stated it is his understanding that Ms. DeSell's accesses will be off of Midlothian.

Planning Director Nuckols confirmed.

Discussion ensued regarding right-of-way access, setbacks and proposed open space.

As so incorporated to these minutes of January 25, 2016 are exact copies as so recorded in the ordinance and resolution books of the Town of Southern Pines as if fully set out in the minutes.

There being no further business the meeting adjourned at 3:29 p.m.

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Peggy K. Smith  
Town Clerk

**MINUTES**  
**Agenda Meeting of the Southern Pines Town Council**  
**February 3, 2016, 7:00 PM, C. Michael Haney Community Room,**  
**Southern Pines Police Department**  
**450 W. Pennsylvania Avenue**

**Present:** Mayor David McNeill, Mayor Pro Tem Mike Fields, Councilmember Fred Walden, Councilmember Jim Simeon and Councilwoman Teresa VanCamp

**Absent:** None

Call to Order

**1. Manager's Comments**

Mayor McNeill gave an overview of the proposed consent agenda and explained the updated Amendments to the Town Code of Ordinances regarding Section 93 Civil Emergencies to comply with State laws.

**2. Consent Agenda**

- A. Adopt Agenda Meeting Minutes of January 6, 2016 and Regular Business Meeting Minutes of January 12, 2016 as written.

Minutes were approved as written.

- B. 2014-2015 Annual Audit

- C. Amendments to the Town Code of Ordinances regarding Section 93 Civil Emergencies

**3. Miscellaneous**

- A. Final Bid Offer Approval for Sale of Town Parcels 00032830 and 00032829 – Hector Commercial Real Estate Services, LLC in the amount of \$110,000.00  
***(Bid to be formally voted on at this Agenda Meeting)***

Assistant Town Manager Adam Lindsay gave a brief overview of the final bid offer for Town owned parcels 00023830 and 00032829.

Upon motion by Mayor Pro Tem Fields, seconded by Councilmember Simeon and carried unanimously 5-0, the final bid offer for sale of Town Parcels 00032830 and 00032829 in the amount of \$110,000 was approved.

Mayor McNeill stated Town Attorney Doug Gill will proceed with closing of this approved transaction.

Mayor McNeill requested that the submitted Resolution In Support of One-Quarter-Cent Sales and Use Tax Referendum To Fund Major Capital Building Projects For Moore County Schools be added to the consent agenda.

Council unanimously agreed to add the submitted Resolution to the consent agenda.

Councilmember Simeon briefly discussed a recent State Bond program.

Mayor Pro Tem Fields commented the State Bond funding program would be a totally separate issue from this particular resolution.

General discussion ensued.

Assistant Town Manager Lindsay has been in contact with a citizen that has voiced concerns regarding a proposed sidewalk project in front of her house along Stephens Street. Mr. Lindsay explained the citizen's concerns, the projected stages of the project, and how staff has addressed the citizen's concerns.

Mayor McNeill requested detailed pictures of the citizen's property to provide a more clear view of the concerns.

Councilmembers discussed scheduling a date for the upcoming annual budget retreat.

As so incorporated to these minutes of February 3, 2016 are exact copies as so recorded in the ordinance and resolution books of the Town of Southern Pines as fully set out in the minutes.

There being no further business the meeting adjourned at 7:20 p.m.

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Peggy K. Smith  
Town Clerk

## Minutes

### Regular Business Meeting of the Southern Pines Town Council February 9, 2016, 7:00 PM, Douglass Community Center, 1185 W. Pennsylvania Avenue

**Present:** Mayor David McNeill, Mayor Pro Tem Mike Fields, Councilmember Fred Walden, Councilmember Jim Simeon, Councilwoman Teresa VanCamp

**Absent:** None

Call To Order

#### Pledge of Allegiance

#### 1. Manager's Comments

Town Manager Parsons explained that Hector Commercial Real Estate Services, LLC withdrew their bid just prior to their midnight Friday, February 5<sup>th</sup> deadline. Mr. Parsons stated this was due to an error on the Hector Commercial Real Estate Services, LLC end regarding the closing date that they included on their submitted bid. Mr. Parsons stated they are still very much interested in purchasing the properties and submitted a new bid yesterday in the same amount of \$110,000 with a new closing date later in April. Mr. Parsons explained if Council accepts this new bid by resolution this evening, a new legal advertisement will be published on Sunday February 14, 2016 re-opening the ten day upset bid process again. Mr. Parsons commented the Hector Company did apologize for the error.

Town Manager Reagan Parsons requested that Item E be added to the consent agenda as the Resolution Authorizing Sale of Property By Upset Bid Process.

Upon motion by Councilman Walden, seconded by Councilman Simeon and carried unanimously 5-0, the Resolution Authorizing Sale of Property by Upset Bid Process was added as item E on the consent agenda.

#### 2. Consent Agenda

Town Manager Reagan Parsons gave an overview of the proposed consent agenda.

- A. Agenda Meeting Minutes of January 6, 2016, and Regular Business Meeting Minutes of January 12, 2016 as written.
- B. 2014-2015 Annual Audit
- C. Amendments to the Town Code of Ordinances regarding Section 93 Civil Emergencies
- D. Resolution in Support of One-Quarter-Cent Sales and Use Tax Referendum
- E. Resolution Authorizing Sale of Property By Upset Bid Process

Upon motion by Councilmember Jim Simeon, seconded by Councilmember Fred Walden and carried unanimously 5-0, the Consent Agenda was approved as presented.

#### 3. Public Comments

Kim Wade of 240 S. Stephens Street, Southern Pines was present to discuss her concerns regarding the new sidewalk project on Stephens Street and how she feels it will negatively affect her property. Ms. Wade provided pictures of her existing retaining wall, driveway and trees that would be affected by the proposed project. Ms. Wade expressed the reason for some of her concerns stems from how officials trimmed and ultimately killed trees in her yard 20 years ago.

Some discussion ensued about whether Town or Utility staff may have handled right-of-way tree pruning at that time.

Assistant Town Manager Adam Lindsay provided pictures of the existing property and described how the proposed project will complete the Morganton Rd to Pennsylvania Ave connection that Council adopted in the 2013 Sidewalk

Master Plan. Mr. Lindsay explained in detail how the sidewalk will be installed at the Wade property and tie into the existing grade and her driveway.

General discussion ensued.

Ms. Wade further expressed concerns that Stephens Street would not be paved soon and that unsightly cracks and backfill pavement would remain for years. She further stated that the Town is not mowing and clearing sidewalk areas along Stephens that were installed last year.

Mr. Lindsay gave an overview explaining maintenance and upkeep of sidewalks and roads and how they are addressed and scheduled for repairs.

General discussion ensued regarding the Town's role in maintaining grass in and around rights-of-way and sidewalks. It is expected that residents maintain those areas with their regular yard maintenance and that the Town may mow once or twice a year if areas are not maintained. This applies town wide.

Assistant Town Manager Lindsay stated, to limit subjectivity, the Town hires a 3<sup>rd</sup> party company every three years to conduct a pavement condition survey to scientifically assess and recommend improvements to Town streets. The survey creates a rating scale that the Town uses to prioritize resurfacing projects. Mr. Lindsay expressed concern that if the Town were to wait to install infrastructure, such as sidewalks, until those same streets are scheduled for resurfacing, it would be very difficult to ever make improvements and would not serve the interest of the general public. Both unsightly and structurally unsound street maintenance needs are not specific to any one area of town and may result from a number of factors, including traffic volume and utility cuts. Mr. Lindsay stated the streets that are in the worst condition, based on the survey, will most likely be placed at the top of the priority list to be resurfaced each year.

Upon motion by Councilman Simeon, seconded by Councilman Walden and carried unanimously 5-0 the meeting was adjourned.

As so incorporated to these minutes of February 9, 2016 are exact copies as so recorded in the ordinance and resolution books of the Town of Southern Pines as fully set out in the minutes.

There being no further business the meeting adjourned at 7:36 p.m.

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Peggy K. Smith  
Town Clerk

RESOLUTION APPROVING AN INTERLOCAL COOPERATION AGREEMENT FOR  
BUILDING INSPECTION SERVICES BETWEEN THE COUNTY OF MOORE  
AND THE TOWN OF SOUTHERN PINES

WHEREAS, the County of Moore (“County”) and the Town of Southern Pines (“Town”) maintain building inspection departments, provide building inspection services, and employ inspectors licensed and certified by the State of North Carolina pursuant to N.C.G.S. 153A-351 and 160A-411; and

WHEREAS, the County and the Town desire to offer each other building inspection services on a continual and as-needed basis as set forth in the attached Interlocal Agreement for Building Inspection Services with the Town of Southern Pines; and

WHEREAS, N.C.G.S. 160A-461 provides, “Any unit of local government in this State and any one or more other units of local government in this State . . . may enter into contracts or agreements with each other in order to execute any undertaking. The contracts and agreements shall be of reasonable duration, as determined by the participating units, and shall be ratified by resolution of the governing board of each unit spread upon its minutes.”

NOW, THEREFORE BE IT RESOLVED, the Moore County Board of Commissioners approves the attached Interlocal Agreement for Building Inspection Services with the Town of Southern Pines and authorizes the Chairman to sign the same.

This the 2nd day of February, 2016.

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Nick J. Picerno, Chairman  
Moore County Board of Commissioners

ATTEST:

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Laura M. Williams  
Clerk to the Board

[SEAL]

RESOLUTION APPROVING AN INTERLOCAL COOPERATION AGREEMENT FOR  
BUILDING INSPECTION SERVICES BETWEEN THE COUNTY OF MOORE AND  
THE TOWN OF SOUTHERN PINES

WHEREAS, the County of Moore (“County”) and the Town of Southern Pines (“Town”) maintain building inspection departments, provide building inspection services, and employ inspectors licensed and certified by the State of North Carolina pursuant to N.C.G.S. 153A-351 and 160A-411; and

WHEREAS, the County and the Town desire to offer each other building inspection services on a continual and as-needed basis as set forth in the attached Interlocal Agreement for Building Inspection Services with the Town of Southern Pines; and

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NOW, THEREFORE BE IT RESOLVED, the Southern Pines Town Council approves the attached Interlocal Agreement for Building Inspection Services with the Town of Southern Pines and authorizes the Mayor to sign the same.

This the 8th day of March, 2016.

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W. David McNeill, Mayor

ATTEST:

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Peggy K. Smith  
Town Clerk

[SEAL]

Public Services  
140 Memorial Park Ct.  
Southern Pines, NC 28387  
910-692-1983



Date: February 24, 2016  
To: Reagan Parsons, Town Manager  
CC: Town Council  
From: Adam Lindsay, Assistant Town Manager  
RE: Water & Sewer Impact Fees

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Following our discussion with Town Council at the February 22, 2016 Worksession Meeting, we propose the following amendments to the Town Code of Ordinances, Chapter 50 Water & Sewer Uses:

- 1) *50.065 Sewer impact fee* change to reflect a universal sewer impact fee and no longer just an impact fee on Warrior Woods and Nick's Creek pump station basins only.
- 2) *Appendix A Rates, Fees and Charges (E) Impact Fees* change to the table of fees to reflect the findings presented by Staff and the consultants.

The proposed rates are close to the midpoint above what staff originally presented last summer but below what the consultants proposed on Monday. We appreciate Council's consideration on these changes and recommend approval in the interest of the short and long-term Town utility capital needs.

Per the direction received from Council, we ask that these modifications take effect immediately following adoption by Council.

## **§ 50.065 SEWER IMPACT FEE.**

(A) The Town's Finance Office shall maintain the schedule of sewer impact fees and adjust those fees annually on October 1. Any increase shall be in proportion to the annual average increase in the Consumer Price Index for all urban consumers (CPI-U), U.S. city average, detailed expenditure category, for water and sewerage maintenance.

(1) The sewer impact fee table is listed in Appendix A.

(B) (1) Fifty percent of the sewer impact fee shall be paid at the time of the preliminary plat. The remaining 50% (at the current rate) shall be paid at the earliest or next occurrence of any 1 of the following:

- (a) Final plat;
- (b) Tap fee; or
- (c) Certificate of occupancy.

(2) If a lot has received its preliminary plat, then the entire 100% sewer impact fee shall be paid at the earliest or next occurrence of any 1 of the following:

- (a) Final plat;
- (b) Tap fee; or
- (c) Certificate of occupancy.

(3) If the Town cannot determine with reasonable accuracy at the time of platting what size meter will be required, then the sewer impact fee shall be paid at the first occurrence of either the tap fee or certificate of occupancy.

(4) Customers requesting to change from a smaller to a larger meter size shall pay the difference between the then current impact fees for the 2 meter sizes. Payment of the impact fee shall be made at the same time as payment for the new meter.

(5) No impact fee shall be required for additions or alterations requiring a certificate of occupancy but not requiring an increase in meter size.

(C) The sewer impact fee shall not be based on any water service used solely for the purpose of fire protection. In cases where a water service provides fire protection and regular service, the sewer impact fee shall be based on the water meter size necessary if fire protection were not required, as determined by the Director of Public Services and/or Town Engineer.

**(D) The sewer impact fee shall be applied throughout the entire area served by the Town sewer utility to any new sewer service.**

(E) The sewer impact fee shall be used to cover the cost of sewer system improvement. The costs of improvement include gravity mains, force mains and lift station. The fees shall be placed in a separate trust fund prior to expenditure.

(1989 Code, § 50.60) (Ord. 179, passed 8-14-1990; Am. Ord. 261, passed 11-12-1991; Am. Ord. 799, passed 3-9-1999; Am. Ord. 1541, passed 6-10-2014)

**This amendment shall become effective immediately as of March 8, 2016.**

**Adopted this 8<sup>th</sup> day of March, 2016.**

**I certify that this ordinance was adopted by the Town Council of the Town of Southern Pines at its meeting of March 8, 2016, as shown in the minutes of the Town Council for that date.**

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**Clerk of the Town of Southern Pines**

# APPENDIX A: RATES, FEES AND CHARGES

## 1. Schedule of rates fees and charges.

### § 1. SCHEDULE OF RATES, FEES AND CHARGES.

(A) **Water Rates.** The rates will be reviewed annually and adjusted as necessary via an ordinance amendment.

Water Service Fees (no volume)	Fee	
	In Town	Out of Town
Meter Size		
3/4"	\$10.93	\$21.86
1"	\$17.94	\$35.88
1-1/2"	\$37.92	\$75.84
2"	\$65.91	\$131.82
3"	\$145.95	\$291.90
4"	\$257.92	\$515.84
6"	\$578.01	\$1,156.02
8"	\$1,026.10	\$2,052.20
Cost per 1000 gallons	\$3.18	\$6.36

#### 3. Bulk water rate calculations.

(a) *Contract amount.* The contract amount will be for any quantity equal to or greater than 50,000 gallons per day.

(b) *Minimum take or pay.* The customer must take or pay for the annual minimum stated in the contract.

(c) *Usage over contract amount.* The customer may use an amount greater than the contract amount when capacity is available and has obtained prior permission from the town.

(d) *Annual adjustment to contract amount.* The contract provisions may be modified or altered by mutual written agreement of the parties.

(e) *Flat rate charge.* The contract will provide for a flat rate charge based on per 1,000 gallons purchased with a minimum total payout.

(f) *Rate adjustments.* The town will adjust the rate, same percentage, per 1,000 gallons sold to the purchaser as it does to its regular in-town paying customers. The rate charge shall become effective in the July billing each year.

(B) **Sewer Charges.** These charges will be reviewed annually and adjusted as necessary via an ordinance amendment.

(1) For sewer service the charge per 1,000 gallons of water provided by the Town to a customer are as follows:

(a) To property within the Town limits	\$5.14
(b) To property outside the Town limits	\$10.28
(c) To public entities that operate sewer systems for the public	As provided by written agreement between the Town and the other entity

(2) The Town may waive sewerage charge for:

(a) Water customers who are not connected to a public sewer system; or

(b) Water customers who use water provided by the Town for purposes that do not result in discharge to a public sewer system, if the customer provides a separate meter for such water to which standard water

rates apply, including minimum and connection fees.

(3) Sewer service for well water customers utilizing well water but desire sewerage service must allow the Town to furnish and install at the property owner's expense a meter and appurtenances on the well at actual cost for materials, labor and equipment, plus 30%. Unrestricted access will be afforded Town employees to inspect. Charges for services are as follows:

Sewer Rates (no volume)	Fee	
	In Town	Out of Town
Meter Size		
3/4"	\$4.39	\$8.78
1"	\$5.73	\$11.46
1-1/2"	\$9.45	\$18.90
2"	\$14.71	\$29.42
3"	\$29.67	\$59.34
4"	\$50.59	\$101.18
6"	\$110.47	\$220.94
8"	\$194.27	\$388.54
Cost per 1000 gallons	\$5.14	\$10.28

**(C) Connection Charges (Tap Fees).** These fees are subject to increase automatically on October 1<sup>st</sup> each year, proportional to the annual average increase in the Consumer Price Index for all urban consumers (CPI-U) U.S. city average, detailed expenditure category, for water and sewerage maintenance.

TAP FEES		
SEWER	IN TOWN	OUT OF TOWN
4" Connection	\$1,361	\$1,675
6" Connection	\$1,675	\$2,094
Mats/Labor Furnished	\$105	\$262
<b>WATER</b>		
3/4" Water Tap	\$1,361	\$1,675
3/4" Split Service	\$628	\$785
3/4" Meter Only (preset)	\$209	\$366
1" Meter Tap	\$1,571	\$1,989
1" Meter Only (preset)	\$314	\$471
1-1/2" Meter Tap	\$2,355	\$2,983
1-1/2" Meter Only (preset)	\$523	\$628
2" Meter Tap	\$2,669	\$3,245
2" Meter Only (preset)	\$628	\$785

In all cases, the Town will furnish the meter.

**(D) Additional Connection Charges.** These charges will be reviewed annually and adjusted as necessary via an ordinance amendment.

In addition to the above, a separate charge will be made for pavement cuts or bores where necessary. These charges will be as follows:

In-Town	\$350.00
Out-of-Town	\$500.00

Charges for water connections and sewer connections for sizes larger than the above or non-standard connections will be at actual cost of materials, labor, overhead, equipment, engineering and all other costs, or the cost of contracting the work to others, plus 20% in-Town or 40% out-of-Town. Billing for other services such as moving meters, water extensions, sewer connections, and the like will be per the above with an advance deposit as required by the Director of Public Services. Charges for equipment will be for total time at the job site whether operating or not. Rates shall be as follows:

<i>Equipment</i>	<i>Charge Per Hour</i>
Pick-up truck	\$10
1 ton truck	\$35
Dump truck	\$35
Backhoe with operator	\$75
Skid steer loader with operator	\$50
Motor grader with operator	\$150
Street sweeper with operator	\$150
Jet rodder with operator	\$150
Tractor with attachments with operator	\$50
Air compressor	\$15
Power rodder	\$15
Hand rodder	\$5
Dewatering pump	\$15
Asphalt roller	\$15
Concrete mixer	\$40
Chain saw	\$10
Pipe saw	\$15
Floor saw	\$25
Tamp	\$10
Trench roller	\$25
Wet tap	\$25 (per use)

<b>Miscellaneous</b>	<b>Charges</b>
Turn-on charge water only (In addition to connection charges, \$25 fee will not be charged on account set-up for new taps only)	\$25
Special meter readings (See § 50.013 (B))	\$15
Turn-on (service charge for discontinued service)	\$20/\$60 after hours
Turn-off	(no charge)
Late charge	\$6
Bad check / Draft handling fee	\$25
Verification of Meter Accuracy (See § 50.026)	
3/4" and 1" meter	\$30
Meters greater than 1" in diameter	Cost of test

Violation of grease trap requirement. Cost of grease trap plus \$100 per billing period.

A fee in lieu of assessment will be charged to any lot for which an assessment has not been levied and which connects to a sanitary sewer line which was assessed or otherwise installed by the Town as follows:

In-Town	\$1,400 plus in-Town connection charge
Out-of-Town	\$1,800 plus out-of-Town connection charge

**(E) Impact Fees.** These fees are subject to increase automatically on October 1<sup>st</sup> each year, proportional to the annual average increase in the Consumer Price Index for all urban consumers (CPI-U) U.S. city average, detailed expenditure category, for water and sewerage maintenance, are based on water meter size and are as follows:

<b>WATER METER SIZE</b>	<b>Water Impact Fee</b>	<b>Sewer Impact Fee 4"</b>	<b>Sewer Impact Fee 6"</b>
3/4"	\$1,500	\$1,999	\$5,914
1"	\$2,413	\$3,216	\$9,514
1-1/2"	\$5,282	\$7,041	\$20,828
2"	\$8,282	\$11,040	\$32,657
3"	\$15,456	\$20,603	\$60,943
4"	\$31,304	\$41,728	\$123,429
6"	\$71,739	\$95,628	\$282,858
8"	\$123,913	\$165,176	\$488,573

**(E) Deposit for water and sewer service.**

<i>Meter</i>	<i>In-Town</i>	<i>Out-of-Town</i>
3/4" and 1" meter water only	\$35	\$70
3/4" and 1" meter water and sewer	\$60	\$120
All meters larger than 1"	\$300	\$300

**(F) Town maintenance of septic system.** Town participation in cost of septic system installation shall be \$400.

(1989 Code, Ch. 50, App.) (Ord. passed 3-13-1984; Am. Ord. passed 12-11-1990; Am. Ord. 242, passed 6-28-1991; Am. Ord. 262, passed 11-12-1991; Am. Ord. passed 1-12-1993; Am. Ord. passed 2-9-1993; Am. Ord. 512, passed 11-8-1994; Am. Ord. 910, passed 4-10-2001; Am. Ord. 939, passed 4-9-2002; Am. Ord. 952, passed 6-11-2002; Am. Ord. 1211, passed 6-13-2006; Am. Ord. 1256, passed 6-12-2007; Am. Ord. 1293, passed 6-10-2008; Am. Ord. 1334, passed 6-9-2009; Am. Ord. 1372, passed 4-13-2010; Am. Ord. 1379, passed 6-8-2010; Am. Ord. 1508, passed 6-11-2013)

**This amendment shall become effective immediately as of March 8, 2016.**

**Adopted this 8<sup>th</sup> day of March, 2016.**

**I certify that this ordinance was adopted by the Town Council of the Town of Southern Pines at its meeting of March 8, 2016, as shown in the minutes of the Town Council for that date.**

---

**Clerk of the Town of Southern Pines**

Public Services  
140 Memorial Park Ct.  
Southern Pines, NC 28387  
910-692-1983



Date: February 25, 2016  
To: Reagan Parsons, Town Manager  
CC: Peggy Smith, Town Clerk  
From: Adam Lindsay, Assistant Town Manager  
RE: Abandonment of N Mechanic St between W Maine Ave and W Rhode Island Ave

---

Town staff recommends that Council abandon the portion of N Mechanic St between W Maine Ave and W Rhode Island Ave. (See attached map).

The topography of this portion will make it difficult to improve and this action may make it easier for adjoining property owners to develop their properties.

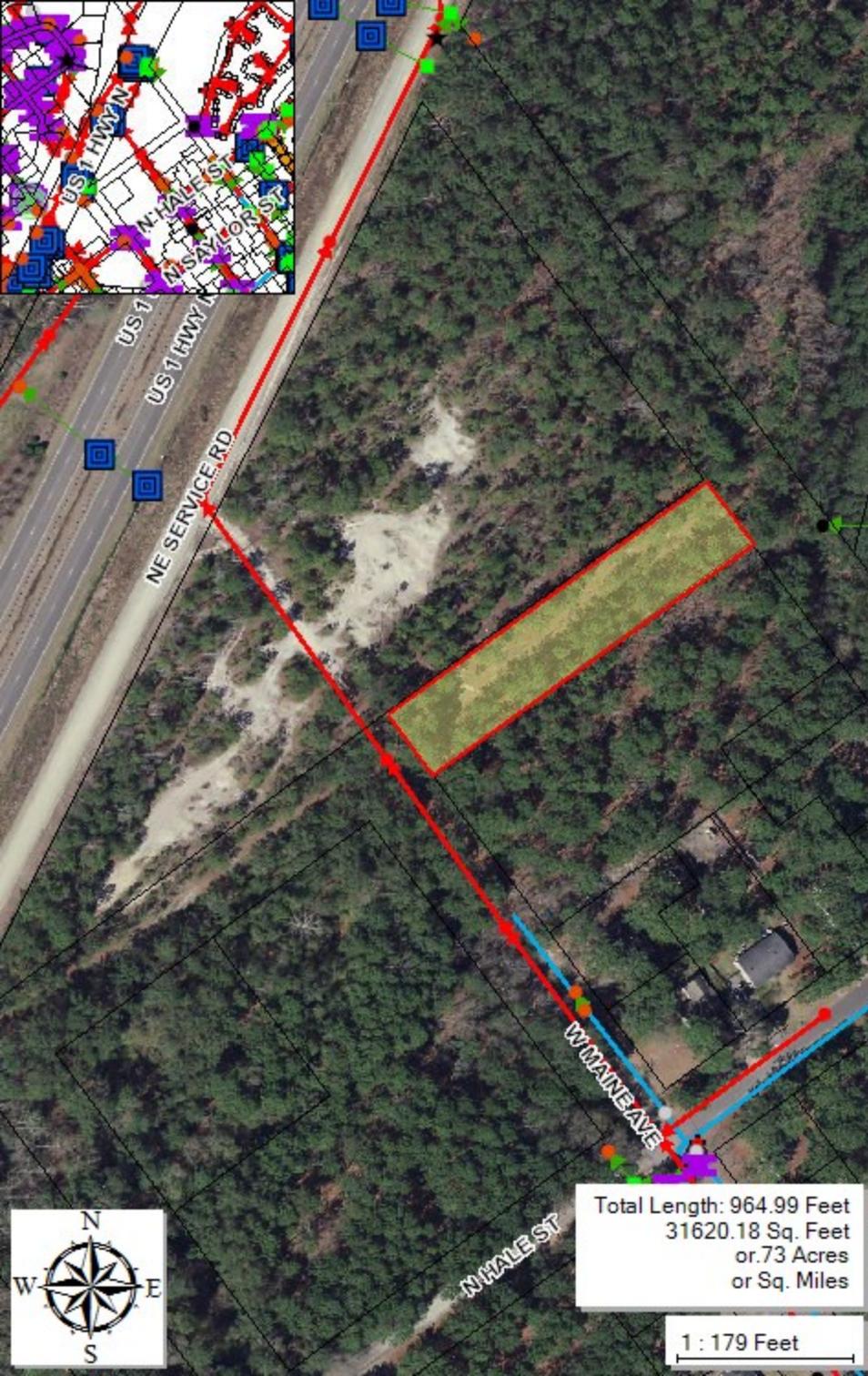
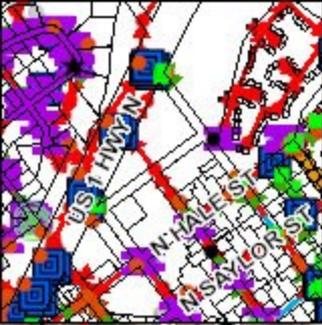
All of the N Mechanic St between SE Service Rd/US Hwy 1 and W Rhode Island is considered a paper street in that it is not currently improved or easily accessible for most types of transportation. This section of street is not included in Powell Bill funding calculations.

Town does not have future plans to improve these portions of unopened road. The Town does have a sewer line that runs east to west along W Maine Ave that will not be impacted by this action.

The procedure to abandon streets, no matter their condition or utility, requires an adopted resolution (see attached), public notices and finally a public hearing. If adopted, the areas abandoned revert automatically to the adjoining property owners to the midway point of their side of the street. As currently deeded, only two private property owners will be affected.

Possible Town Council Action:

- 1) Proceed with abandonment procedures and schedule the necessary public hearings.
- 2) Delay and request additional information
- 3) No action

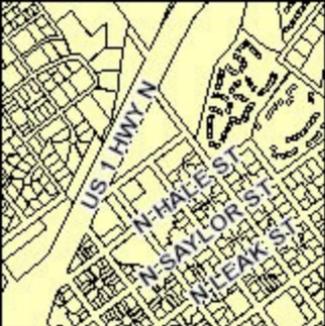


- Parcels
- Streets Labels
- Air Release Valve
- Manholes
- Monitoring Station
- Pump Stations
- Traps
- Gravity Sewer Mains
- Force Sewer Mains
- Moore County Sewer
- BMP
- Catch Basin
- Culvert
- GENERIC
- Junction Box
- Curb Cut
- Storm MH
- Questionable
- Curb Inlet
- Drainage Inlet
- Water Body
- ConveyancePts
- Conveyance Connection
- Storm Lines
- WR wBlowOff
- WR wControl Valve
- WR wFitting
- Cap
- Reducer
- Tapped Plug
- WR wHydrant
- WR wLateral Line
- WR wMain
- WR wPump
- WR wSystem Valve
- WR wTank

Total Length: 964.99 Feet  
 31620.18 Sq. Feet  
 or .73 Acres  
 or Sq. Miles

1 : 179 Feet





US 1 HWY N  
US 1 HWY N

NE SERVICE RD

W MAINE AVE

N HALE ST

W RHODE ISLAND AVE

N SAYLOR ST

VILLAGE GREEN CIR

Parcels



Streets Labels

City Limits



1 : 261 Feet



	Right-of-Way to be Vacated (currently unimproved)
	TOSP Paved Streets
	TOSP Gravel Streets
	TOSP Unimproved Streets
	NCDOT Streets

**RESOLUTION DECLARING INTENT TO VACATE A SECTION OF  
N. MECHANIC STREET BETWEEN W. MAINE AVENUE AND W. RHODE ISLAND AVENUE AND CALLING A  
PUBLIC HEARING THEREON**

BE IT RESOLVED BY the Town Council of the Town of Southern Pines that, having considered the apparent advantages to the Town and its citizens in doing so, hereby declares its intent to vacate N. Mechanic Street between W. Maine and W. Rhode Island Avenue as described below and to hold a public hearing upon such action. There shall be a public hearing on the 12<sup>th</sup> day of April, 2016, to address the issues of whether vacating that section of street will be detrimental to the public interest or will be detrimental to anyone's ability to have ingress or egress from that person's property.

The street to be vacated is N. Mechanic Street, lying between W. Maine Avenue and W. Rhode Island Avenue in the Town of Southern Pines.

The public hearing which is hereby called shall be held at the Douglass Community Center, 1185 W Pennsylvania Avenue, Southern Pines, on April 12, 2016, at 7:00pm.

This 8<sup>th</sup> day of March, 2016.

\_\_\_\_\_  
W. David McNeill, Mayor

ATTEST:

\_\_\_\_\_  
Peggy K. Smith, Town Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Douglas R. Gill, Town Attorney

## Consent Agenda Item

**To:** Reagan Parsons, Town Manager  
**Via:** Bart Nuckols, Planning Director  
**From:** Chris Kennedy, Senior Planner  
**Subject:** Historic District Commission Appointments  
**Date:** March 8, 2016

---

Listed below are vacancies and reappointments for the Southern Pines Historic District Commission:

- **Mr. George “Bud” Seifert** will complete his first full term on the Southern Pines Historic District Commission as of March 12, 2016. Per the *Unified Development Ordinance*, Mr. Seifert **is eligible** for reappointment to a second full term on the Historic District Commission. Mr. Seifert has expressed an interest in serving a second full term.
- **Mrs. Carolyn Burns** will complete her term as a replacement on the Southern Pines Historic District Commission on March 12, 2016. Per the *Unified Development Ordinance*, Mrs. Burns **is eligible** to serve two full terms after completing the term of a previous board member. Mrs. Burns is eligible for appointment to a first full term on the Historic District Commission and Mrs. Burns has expressed an interest in serving a first full term.
- **Mr. Milton Sills** will complete his second full term on the Southern Pines Historic District Commission as of March 12, 2016. Per the *Unified Development Ordinance*, Mr. Sills **is not eligible** for reappointment to the Historic District Commission. Mr. Sills has expressed an interest to continue serving until a replacement is determined.
- **Mr. Steady Meares** will complete his first full term on the Southern Pines Historic District Commission as of March 12, 2016. Per the *Unified Development Ordinance*, Mr. Meares **is eligible** for reappointment to a second full term on the Historic District Commission. Mr. Meares has expressed an interest in serving a second full term.

## **Agenda Item**

**To:** Reagan Parsons, Town Manager  
**Via:** Bart Nuckols, Planning Director  
**From:** Chris Kennedy, Senior Planner  
**Subject:** AR-09-15 Monroe Dental Clinic; 330 W. Pennsylvania Avenue; Stagaard & Chao Architects PLLC  
**Date:** March 8, 2016

---

### **AR-09-15 Monroe Dental Clinic; 330 W. Pennsylvania Avenue; Stagaard & Chao Architects PLLC**

On behalf of Stagaard & Chao Architects PLLC, the petitioner Mr. Allan Stagaard has submitted an application requesting Architectural Review approval for a new commercial structure located at 330 W. Pennsylvania Avenue. The proposed project includes the demolition of the existing structure and the new construction of a dental office. The proposed structure will be 2,950 square feet. The property is identified by the following: PIN: 858105290344 (PARID: 00036522). Per the Moore County Tax records, the property owner(s) are listed as Twin Properties LLC.

#### **Staff Comments:**

- The subject property is a 0.266 acre site.
- The property is zoned Central Business (CB).
- The proposed project must comply with the standards of Section 4.10 Commercial Building Design Standards as set forth in the UDO.
- Per Section 4.10.4 (C) Building Materials: The exterior finish of building walls shall be primarily comprised of brick. Cementitious horizontal lap siding, textured concrete masonry, cast stone and stucco may be used for accents, provided that they cover no more than twenty (20) percent of the exterior walls, exclusive of doors and windows. Wood and metal may be used as trim around doors and windows. The permit issuing authority may approve:
  - 1. The use of alternative building materials that establish an equivalent appearance and have equal or greater durability.
  - 2. Alternative materials satisfying minimum building code standards on walls that are screened and not visible from any public street, walkway, or residential zoning district.
    - The petitioner is asking that the Town Council waive the requirements for an 80% brick façade.
- The petitioner is not asking relief from any other standards from Section 4.10.
- All mechanical equipment on the ground and roof will be screened from all sides.

- The building height is proposed at 21.4', which is under the 45' height maximum for the CB (Central Business) zoning classification.
- The proposed structure will be 2,950 square feet. Per the UDO any structure applying for the Architectural Compliance Permit under 3,499 square feet may be approved at the staff level. However due to the request to waiver from UDO Section 4.10.4(C) staff has elected to forward the application to the Town Council.
- The proposed project utilizes the Downtown Overlay standards.

**Attachments:**

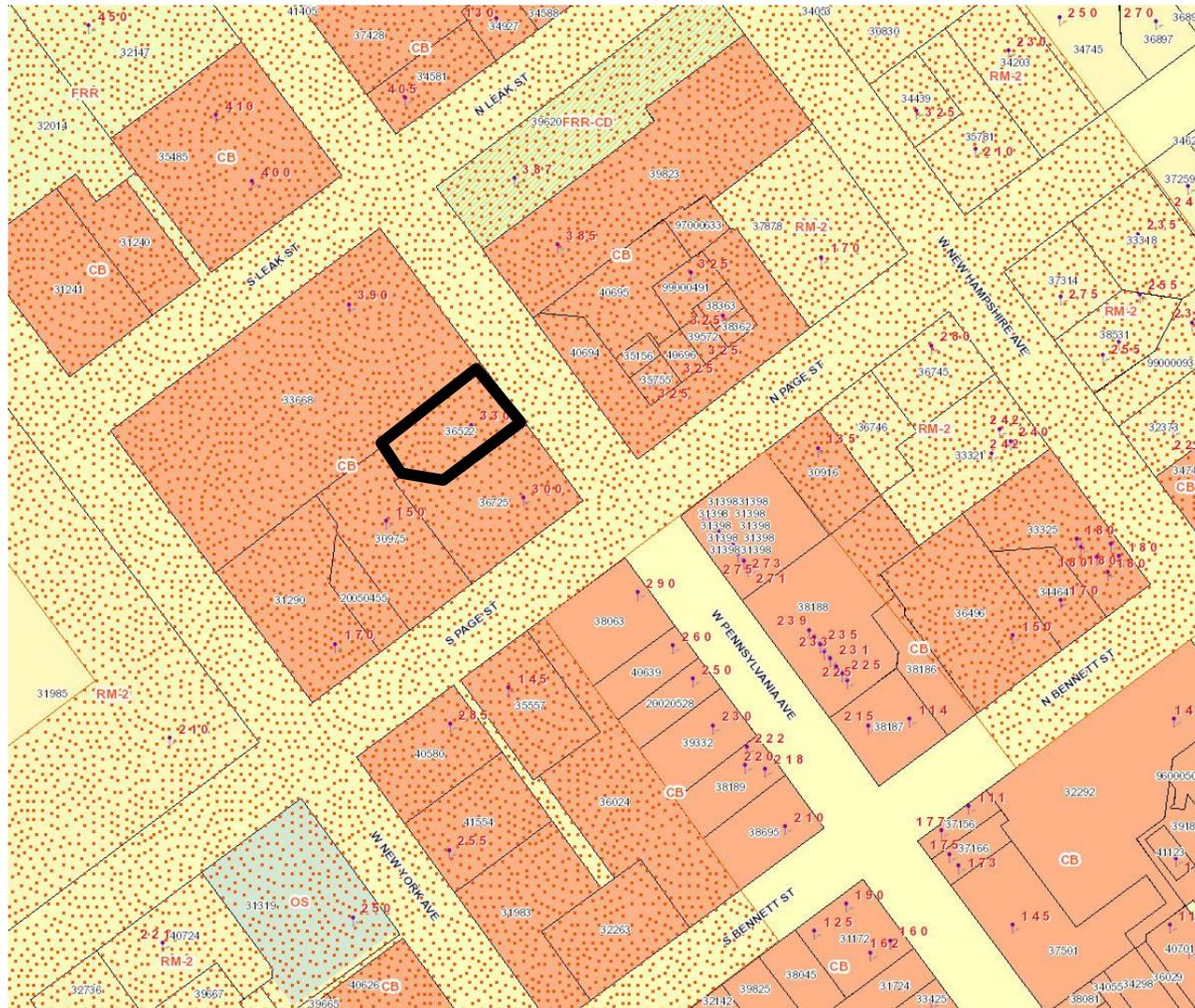
- GIS Aerial Vicinity Maps
- AR Application
- Narrative
- Illustrative Renderings
- Adjacent Property Context Images
- Site Plan
- Elevations and Floor Plan

**IN ADDITION TO Architectural Review Approval from Town Council, THE APPLICANT SHOULD BE REMINDED THAT ALL APPLICABLE PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION AND/OR DEMOLITION CAN BEGIN.**

When the applicant applies for the required permits such as zoning, grading, soil erosion control, building, sign, etc., a set of detailed plans (including a site plan in compliance with various Sections of the Town of Southern Pines UDO) will be necessary. Planning staff recommend a staff consultation of the applicant's preliminary plans to provide comprehensive remarks by all appropriate Town departments/divisions. Such staff consultation should minimize development costs, avoid misunderstanding or misinterpretation and ensure compliance with the requirements.

# AR-09-15 Monroe Dental Clinic 330 W. Pennsylvania Avenue

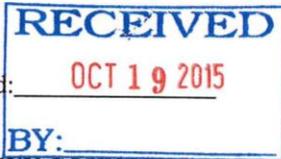
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APPLICATION FOR SOUTHERN PINES TOWN COUNCIL  
ARCHITECTURAL REVIEW



Date Received:

OCT 19 2015

Case: AR-09-15

TO THE TOWN COUNCIL OF THE TOWN OF SOUTHERN PINES, NORTH CAROLINA:

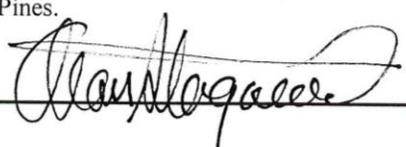
I, the undersigned, do hereby make application for an architectural review of the property as described below, to the Town of Southern Pines Town Council:

1. Name of project: New Office for Dr. Edward Monroe, DDS
2. Project Street Address: 330 West Pennsylvania Avenue
3. PIN # 858105290344 LRK 00036522
3. Type of Commercial Building (i.e. retail, office, etc.): Dental Office

I certify that all information furnished in this application is accurate and in compliance with the attached architectural standards of the Town of Southern Pines.

Name of Petitioner: Alan Stagaard

Please Print

Signature: 

Mailing Address of Petitioner: PO Box 4840, Pinehurst, NC 28374

Please Print

E-Mail of Petitioner: admin@stagaardchao.com

Please Print

Phone Number of Petitioner: 910-295-4800

(Area Code)

Name of legal owner of Property Owner Twin Properties LLC

(If different from Petitioner)

Please Print

Mailing Address of Legal Property Owner 280 Highland Road, Southern Pines, NC 28387

(If different from Petitioner)

Please Print

Phone Number of Legal Property Owner 910-695-3334

(If different from Petitioner)

Please Print

Form updated December 10, 2013

19 October 2015

Re: New Office for Dr. Edward Monroe, DDS  
330 West Pennsylvania Ave., Southern Pines NC  
Lot #10, LRK #0036522



105 CHEROKEE ROAD  
P O BOX 4840  
PINEHURST NC 28374  
910 295 4800  
FAX 910 295 4862

### Narrative Explanation of Design Conformance

The project is located in Zone CB.

The proposed building is designed to have an architectural style, mass, scale, height, material texture and color that are compatible and visually harmonious with the existing neighborhood, and is in keeping with the general character of the existing buildings in the surrounding areas.

#### Section 4.10.3 Site Design requirements

- A. Building continuity - Building front is recessed to allow for required parking spaces and to cause least disturbance to the existing terrain.
- B. Connection to Street – Internal sidewalk is provided between parking spaces and the building.
- C. Front yards – Shape and design of the space, including landscaping, provides a clear visibility of the entire front yard from the sidewalk. Walks, driveway, and parking surfaces are of durable non-slip materials and are accessible and ADA compliant.

#### Section 4.10.4 Building Design requirements

- A. Building Orientation and Entries – The primary customer entry faces the street. There is a secondary staff entry to the left, recessed back by approximately 12 feet from the main entrance.
- B. Building Dimensions – Building segments are created through a combination of changes in rooflines and architectural features such as decorative brackets at gable ends.

19 October 2015

Page 2

- C. Building Materials – The exterior finish of the building walls shall be of cementitious board and batten siding with brick base. This is compatible with other buildings within three blocks of the project. Attached are photographs of adjacent buildings with a rich mixture of different siding types.
- D. Windows and Exterior Doors on the building are of non-reflective clear glass. Window sizes on the Main Level are 3'-0" wide x 5'-6" high, the height being 1.83 times the width.
- E. Awnings – There are no awnings on this project.
- F. Galleries – There are no galleries on this project.
- G. Roofs – This project has multiple gable roofs running in both directions to create roof line changes as viewed from the street. Fiberglass roof shingles of neutral color is used.
- H. Mechanical Equipment – shall be located on the rear yard and will not be visible from the street.



NEW DENTAL OFFICE FOR DR. EDWARD MONROE, DDS  
VIEW TOWARDS PRIMARY-CUSTOMER ENTRY



NEW DENTAL OFFICE FOR DR. EDWARD MONROE, DDS  
VIEW TOWARDS STAFF & CUSTOMER ENTRIES



No. 1 – Natural Wood Horizontal Siding



No. 2 – Painted Combination Horizontal and Vertical Siding



No. 3 – Painted Vertical Siding



No. 4 – Painted Horizontal Siding



No. 5 – Painted Horizontal Siding



No. 6 – Painted Brick



No. 7 – Painted Board & Batten and Brick



No. 8 – Painted Horizontal Siding, Natural Brick, and Textured CMU



No. 9 – Brick with Metal Fascia Band



No. 10 – Brick with Painted Trim



No. 11 - Brick



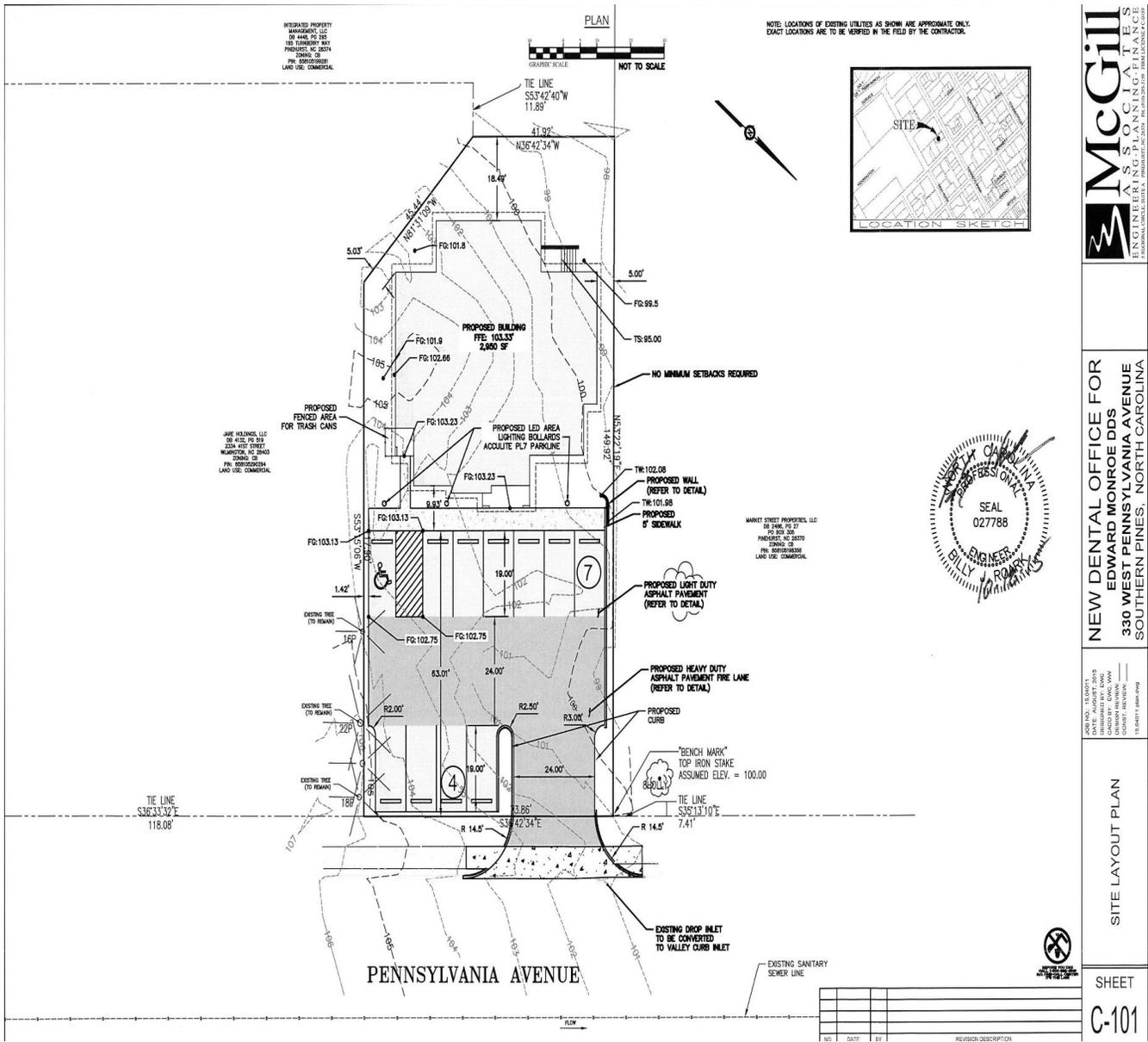
No. 12 - Brick



No. 13 – Brick with Metal Fascia



No. 14 – Painted Horizontal Siding



**McGill**  
 A S C O C I E T Y  
 ENGINEERING PLANNING  
 & CONSTRUCTION  
 1400 W. MAIN ST., SUITE 100  
 FAYETTEVILLE, NC 28404  
 PHONE: 704.336.1111 FAX: 704.336.1112

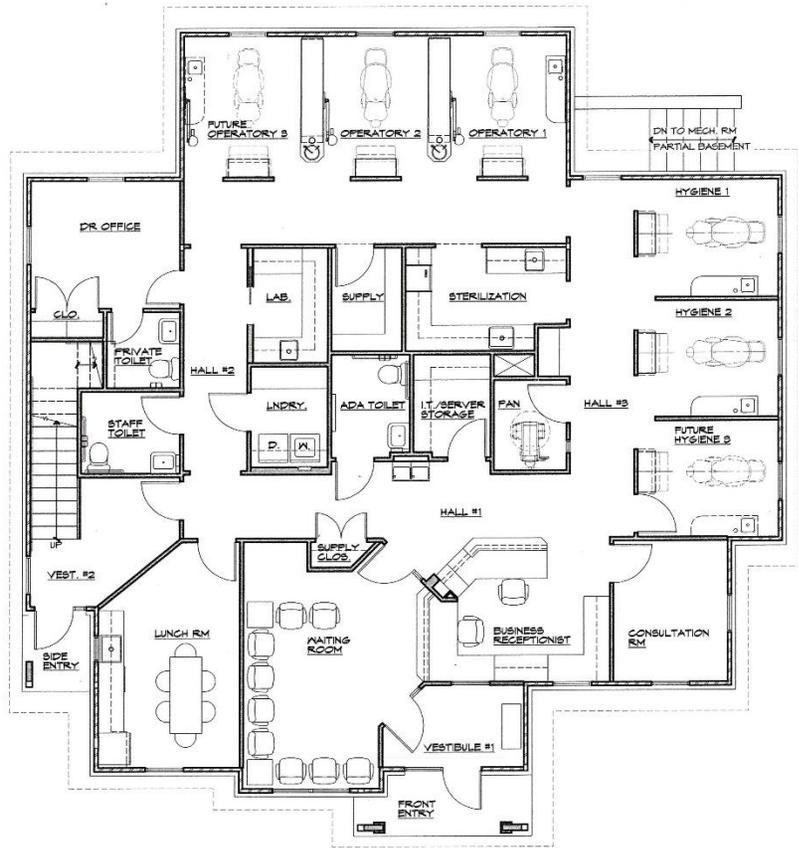
**NEW DENTAL OFFICE FOR  
 EDWARD MONROE DDS  
 330 WEST PENNSYLVANIA AVENUE  
 SOUTHERN PINES, NORTH CAROLINA**

DATE: 08/14/2015  
 DATE: AUGUST 2015  
 DRAWN BY: EDWARD MONROE  
 CHECKED BY: EDWARD MONROE  
 15.04(1) 1/24/09

**SITE LAYOUT PLAN**

**SHEET  
 C-101**

NO.	DATE	BY	REVISION DESCRIPTION



ALAN H. STAGAARD  
 REGISTERED ARCHITECT  
 6411  
*Alan Stagaard*  
 10/19/15

**Stagaard & Chao**  
**Architects**  
 P.L.L.C.

105 CHEROKEE RD  
 P.O. BOX 4840  
 PINEHURST, NC 28374  
 910 295 4800

ALAN STAGAARD A.I.A.  
 TERESITA CHAO A.I.A.

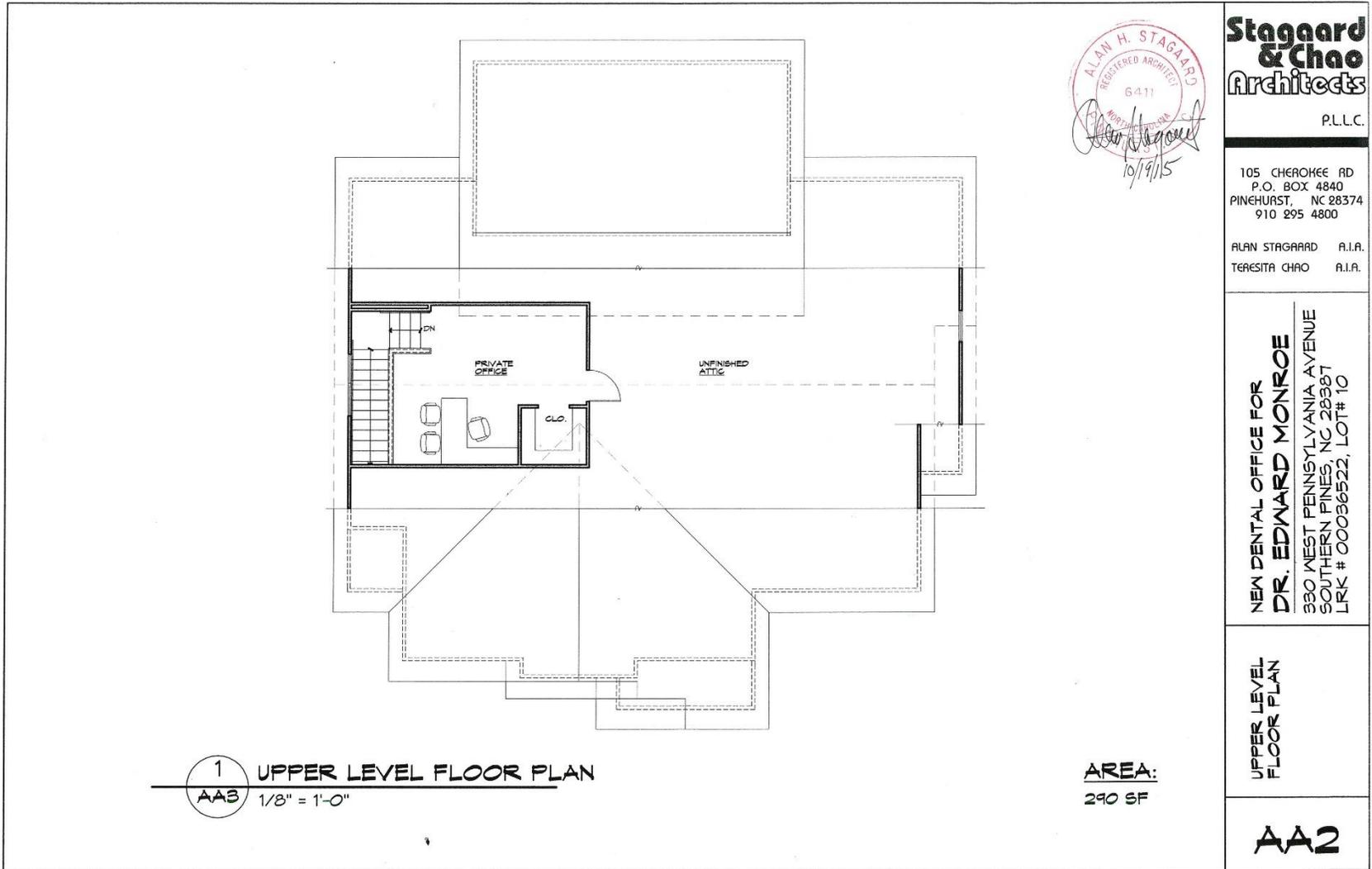
NEW DENTAL OFFICE FOR  
**DR. EDWARD MONROE**  
 330 WEST PENNSYLVANIA AVENUE  
 SOUTHERN PINES, NC 28387  
 LRK # 00036522, LOT# 10

MAIN LEVEL  
 FLOOR PLAN

**AA1**

**1** MAIN LEVEL FLOOR PLAN  
 AAS 1/8" = 1'-0" 19 OCT. 2015

**AREA:**  
 2950 SF



**MATERIAL COLORS**

FACE BRICK - BENJAMIN MOORE # OC-9 "BALLET WHITE"  
 HARDIE BOARD & BATTEN SIDING - BENJAMIN MOORE # OC-9 "BALLET WHITE"  
 FACIAS, FRIEZEBD & TRIM COLOR - BENJAMIN MOORE # OC-9 "BALLET WHITE"  
 WINDOWS - FELLA ALUMINUM CLAD "HARTFORD GREEN"  
 ROOFING - OWENS ROOFING "DRIFTWOOD"



**Stagaard & Chao Architects**

P.L.L.C.

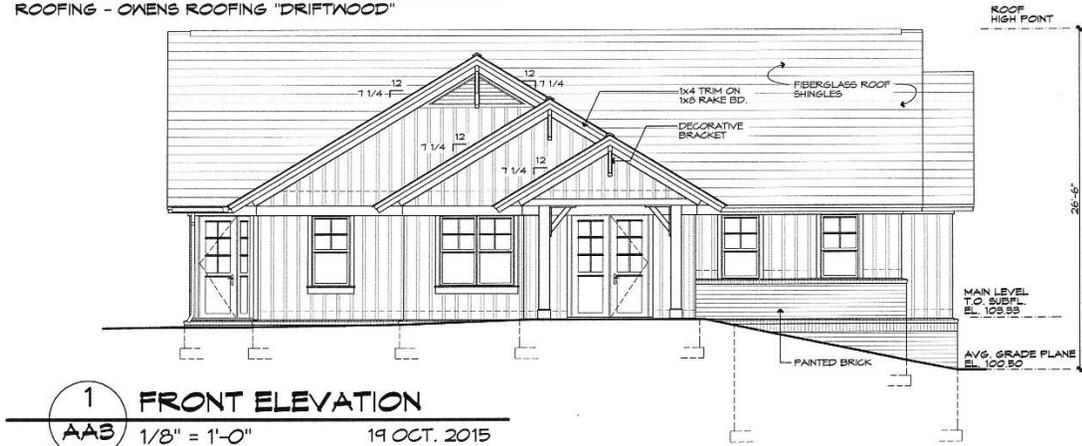
105 CHEROKEE RD  
 P.O. BOX 4840  
 PINEHURST, NC 28374  
 910 295 4800

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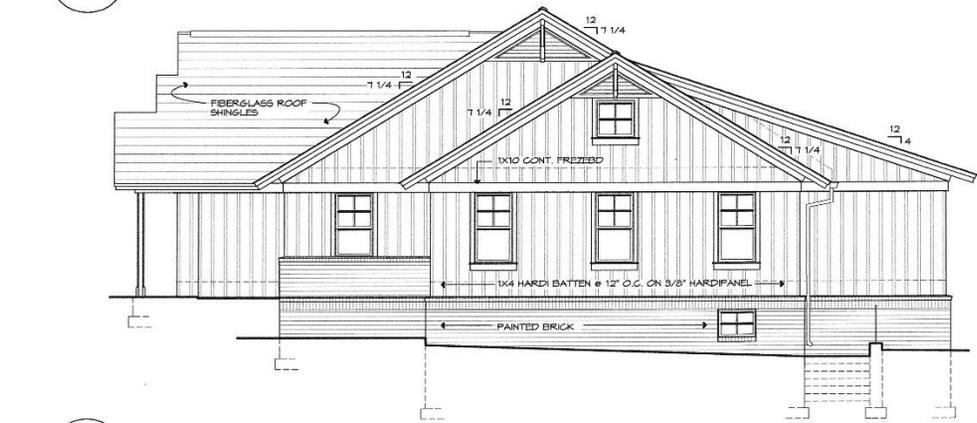
NEW DENTAL OFFICE FOR  
**DR. EDWARD MONROE**  
 330 WEST PENNSYLVANIA AVENUE  
 SOUTHERN PINES, NC 28387  
 LRK # 00036522; LOT# 10

BUILDING  
 ELEVATIONS

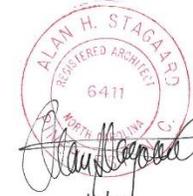
**AAS**



**1 FRONT ELEVATION**  
 AAS 1/8" = 1'-0" 19 OCT. 2015



**1 RIGHT SIDE ELEVATION**  
 AAS 1/8" = 1'-0" 19 OCT. 2015



**Stgaard  
& Chao**  
Architects

P.L.L.C.

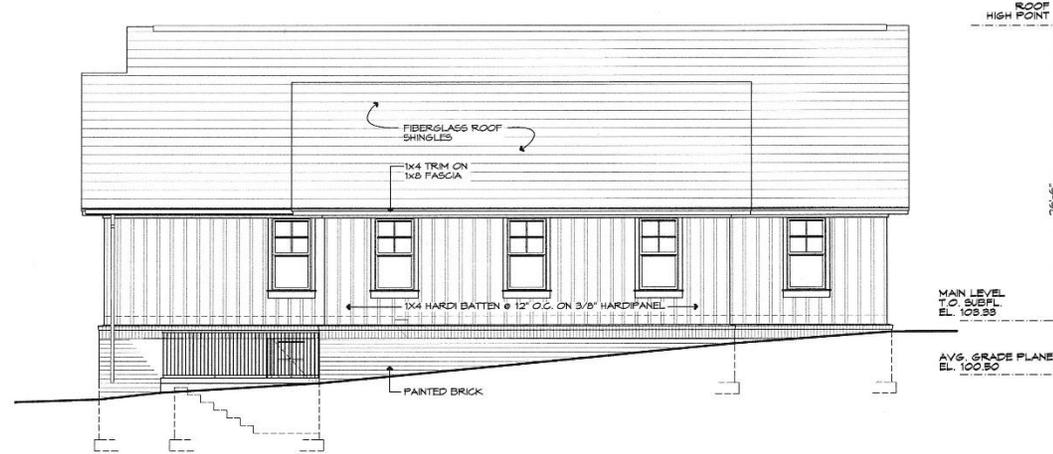
105 CHEROKEE RD  
P.O. BOX 4840  
PINEHURST, NC 28374  
910 295 4800

ALAN STGAARD A.I.A.  
TERESITA CHAO A.I.A.

NEW DENTAL OFFICE FOR  
**DR. EDWARD MONROE**  
330 WEST PENNSYLVANIA AVENUE  
SOUTHERN PINES, NC 28387  
LRK # 00036522, LOT# 10

BUILDING  
ELEVATIONS

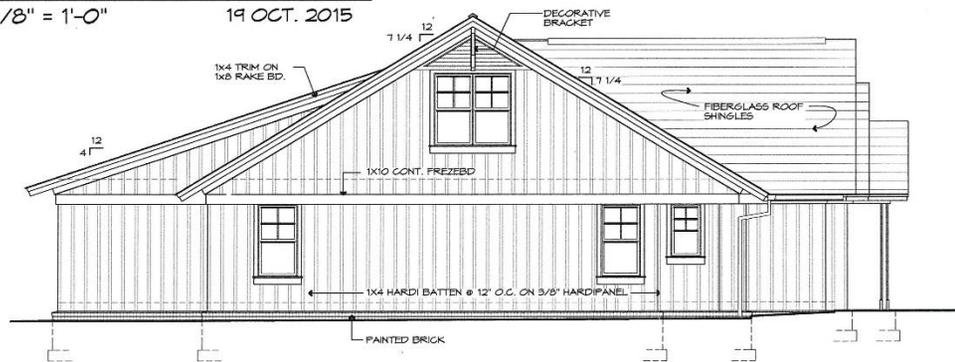
**AA4**



**1 REAR ELEVATION**

AA4 1/8" = 1'-0"

19 OCT. 2015



**1 LEFT SIDE ELEVATION**

AA4 1/8" = 1'-0"

19 OCT. 2015

## **Agenda Item**

**To:** Reagan Parsons, Town Manager

**Via:** Bart Nuckols, Planning Director

**From:** Chris Kennedy, Senior Planner

**Subject:** AR-02-16 Coalition Resale Building Addition; 1117 W. Pennsylvania Avenue; Sandhills Coalition for Human Care

**Date:** March 8, 2016

---

### **AR-02-16 Coalition Resale Building Addition; 1117 W. Pennsylvania Avenue; Sandhills Coalition for Human Care**

On behalf of the petitioner the Sandhills Coalition for Human Care, Ms. Barrett Walker, Executive Director of the Sandhills Coalition for Human Care has submitted an application requesting Architectural Review approval for a commercial expansion to the existing structures located at 1117 W. Pennsylvania Avenue. The proposed project includes an addition to the existing structures with an expansion that connects the boutique building and the Sullivan building. The proposed expansion will be 1,068 square feet. The property is identified by the following: PIN: 857216929649 (PARID: 00032171).

#### **Staff Comments:**

- The subject property is a 2.375 acre site that includes the Douglass Community Center in addition to the old Catholic Church structures that the Coalition now uses for operations.
- The property is zoned Facilities, Resources, & Recreation (FRR).
- The proposed expansion will include 1,068 square feet.
- Per the UDO, Architectural Compliance Permits for commercial additions and new construction up to 3,499 square feet are reviewed by Planning Department staff and commercial projects exceeding 3,500 square feet are reviewed by the Town Council.
  - In instances where the petitioner requests the waivers allowed by the UDO relative to the Architectural Compliance Permit or when the proposed project is located on property owned by the Town, staff elects to forward the application to the Town Council for approval of the Architectural Compliance Permit regardless of the square footage of the structure.
- The proposed project must comply with the standards of Section 4.10 Commercial Building Design Standards as set forth in the UDO.
- Per Section 4.10.4 (C) Building Materials: The exterior finish of building walls shall be primarily comprised of brick. Cementitious horizontal lap siding, textured concrete masonry, cast stone and stucco may be used for accents, provided that they cover no more than twenty (20) percent of the exterior walls, exclusive of doors and windows. Wood and

metal may be used as trim around doors and windows. The permit issuing authority may approve:

- 1. The use of alternative building materials that establish an equivalent appearance and have equal or greater durability.
- 2. Alternative materials satisfying minimum building code standards on walls that are screened and not visible from any public street, walkway, or residential zoning district.
  - The petitioner is asking that the Town Council waive the requirements for an 80% brick façade to keep the façade consistent with its existing conditions.
- All mechanical equipment on the ground and roof will be screened from all sides.

### **Attachments:**

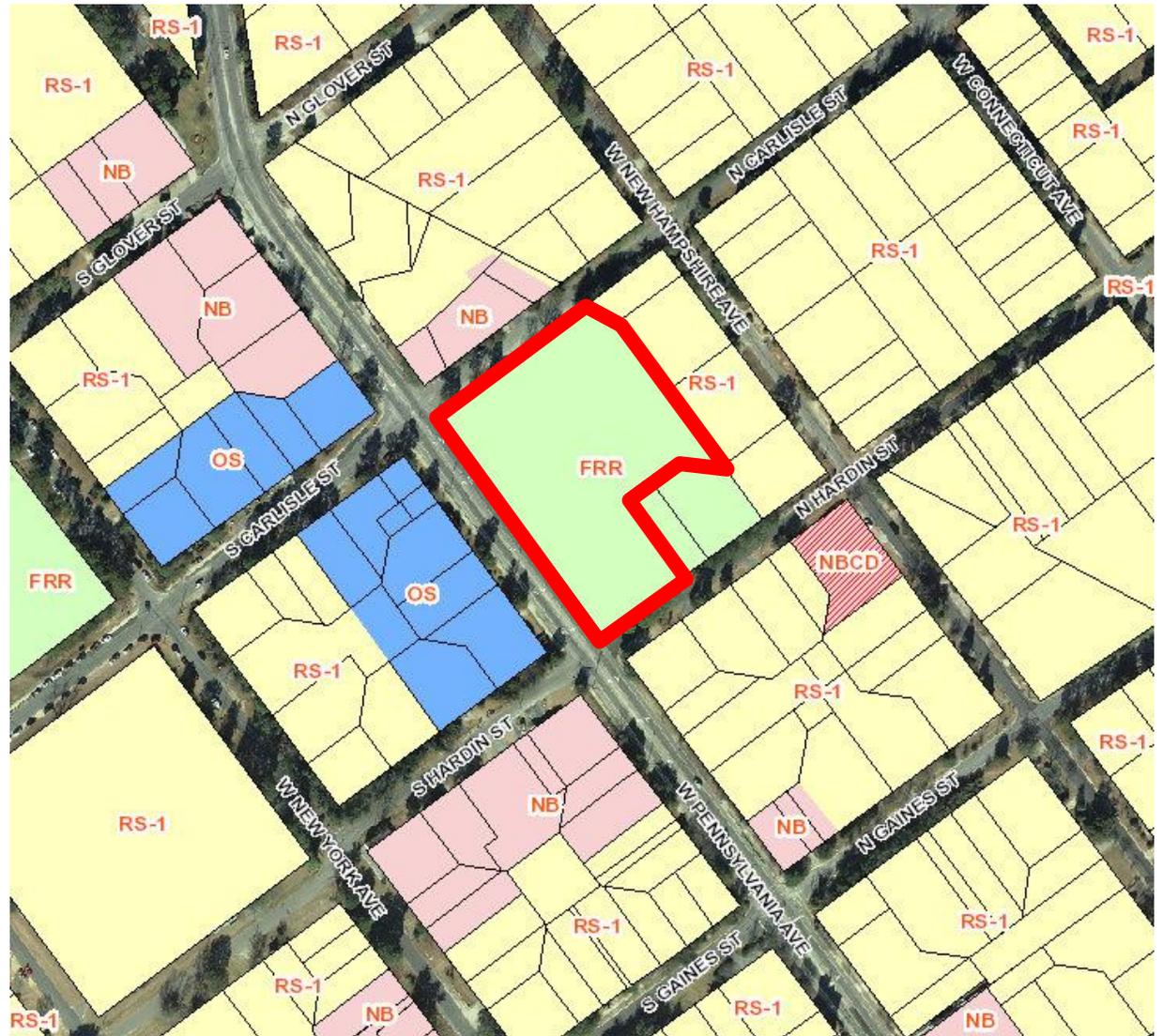
- GIS Aerial Vicinity Maps
- AR Application
- Narrative
- Vicinity Map
- Site Plan
- Illustrative Renderings
- Existing Conditions

**IN ADDITION TO Architectural Review Approval from Town Council, THE APPLICANT SHOULD BE REMINDED THAT ALL APPLICABLE PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION AND/OR DEMOLITION CAN BEGIN.**

When the applicant applies for the required permits such as zoning, grading, soil erosion control, building, sign, etc., a set of detailed plans (including a site plan in compliance with various Sections of the Town of Southern Pines UDO) will be necessary. Planning staff recommend a staff consultation of the applicant's preliminary plans to provide comprehensive remarks by all appropriate Town departments/divisions. Such staff consultation should minimize development costs, avoid misunderstanding or misinterpretation and ensure compliance with the requirements.

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# AR-02-16 Coalition for Human Care Resale Addition 1117 W. Pennsylvania Avenue



**AR-02-16 Coalition for Human Care Resale Addition  
1117 W. Pennsylvania Avenue**

This map was created by the Town of Southern Pines Planning Department. The Town of Southern Pines, its agents and employees make NO warranty as to the correctness or accuracy of the information set forth on this media whether expressed or implied, in fact or in law, including without limitation the implied warranties of merchantability and fitness for a particular use. Any resale of this data is strictly prohibited in accordance with North Carolina General Statute 132-10. Grid is based on North Carolina State Plane Coordinate System NAD83 (feet).



APPLICATION FOR SOUTHERN PINES TOWN COUNCIL  
ARCHITECTURAL REVIEW



Date Received: \_\_\_\_\_

Case: AR-02-16

TO THE TOWN COUNCIL OF THE TOWN OF SOUTHERN PINES, NORTH CAROLINA:

I, the undersigned, do hereby make application for an architectural review of the property as described below, to the Town of Southern Pines Town Council:

1. Name of project: Coalition Resale Addition
2. Project Street Address: 1117 W. Pennsylvania Ave
3. PIN # 857216929649 LRK 00032171
4. Type of Commercial Building (i.e. retail, office, etc.): Retail
5. Square footage of Project: 1934 SF existing + 1068 SF add'n = 3,002 SF

I certify that all information furnished in this application is accurate and in compliance with the attached architectural standards of the Town of Southern Pines.

Name of Petitioner: Barrett Walker  
Please Print

Signature: \_\_\_\_\_

A handwritten signature in black ink, appearing to read "Barrett Walker", written over a horizontal line.

Mailing Address of Petitioner: 1500 W. Indiana Ave.  
Please Print

E-Mail of Petitioner: Barrett@SandhillsCoalition.ORG  
Please Print

Phone Number of Petitioner: (910) 693-1600, ext.204  
(Area Code)

Name of legal owner of Property Owner Sandhills Coalition of Human Care  
(If different from Petitioner) Please Print

Mailing Address of Legal Property Owner same  
(If different from Petitioner) Please Print

Phone Number of Legal Property Owner same  
(If different from Petitioner) Please Print

Form updated July 16, 2014



## ARCHITECTURAL REVIEW NARRATIVE

### Coalition for Human Care – Renovations and Addition

Scope of Work: The Work consists of demolishing the existing wooden ramps at the exterior; Construction of an addition to the Boutique building of approximately 1,068 square feet; Construction of new ramps to access the addition and the Sullivan building; Alterations to the Boutique to add two accessible toilet rooms.

Materials:

Roof – Asphalt shingles to match existing Boutique.

Siding – Cedar shingles to match existing Boutique.

Brick Foundation – Brick to match the existing Boutique as closely as possible.

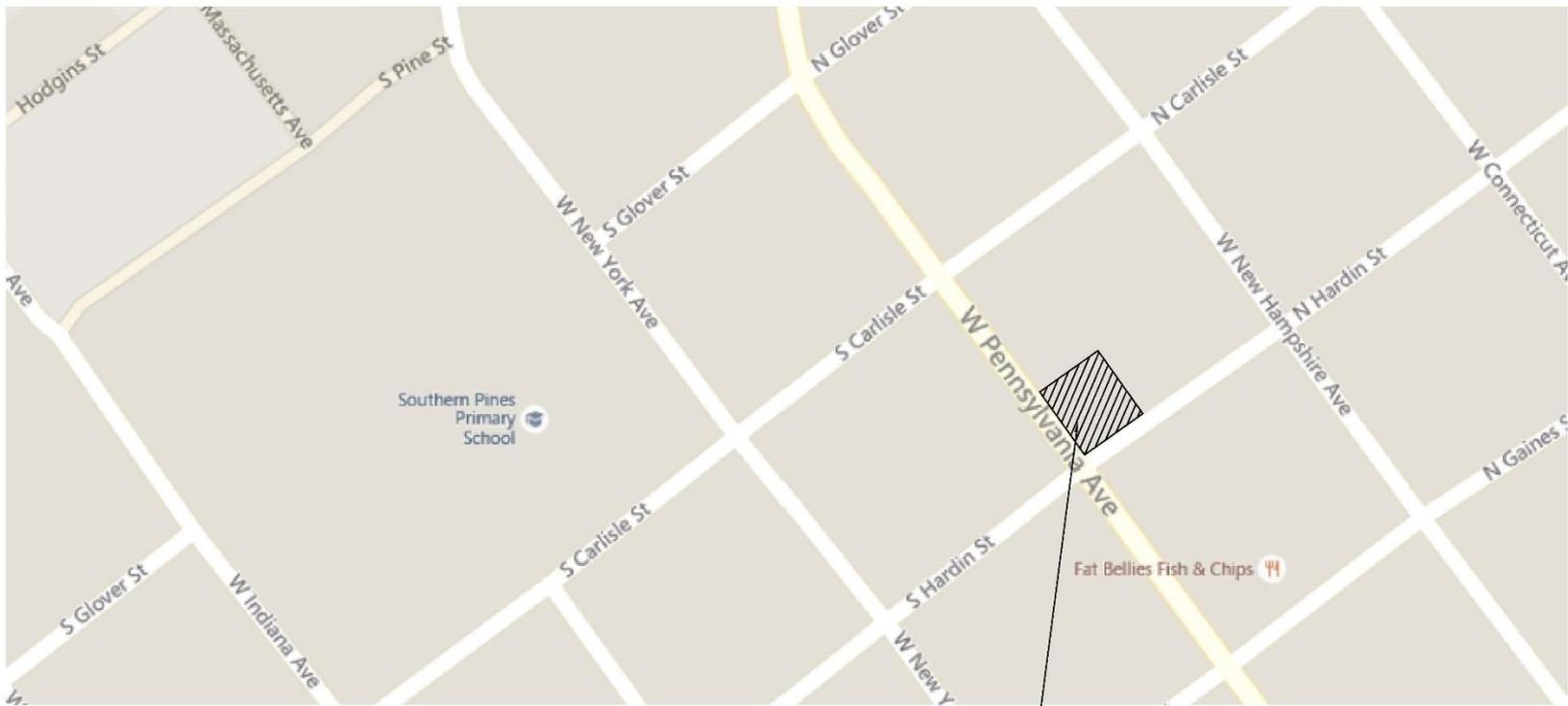
Windows – Proportions, frame color, and style to match the existing Boutique as closely as possible.

Wood trim – Configuration, cross section, and color to match Boutique.

Ramps – Pressure-treated pine, with railings to receive a stain to match siding color. Deck surface to receive a lighter version of the same color.

Architectural Compatibility: While this existing structure is not in the Southern Pines Historic District, the property has historical value. It is located in a section of town that contains a number of similarly aged residences scattered throughout the area. The addition will conform to the architectural style of the buildings on the site, and therefore conform to the immediately adjacent residential neighborhood. It is the intention of the applicant that the final outcome look and feel harmonious within the site and within the neighborhood.

Anderson Architecture, PLLC 135 West Connecticut Avenue, Southern Pines, NC 28387  
P: (910) 692-7316 F: (910) 692-7476  
[www.AndersonArchitecture.net](http://www.AndersonArchitecture.net)



SITE

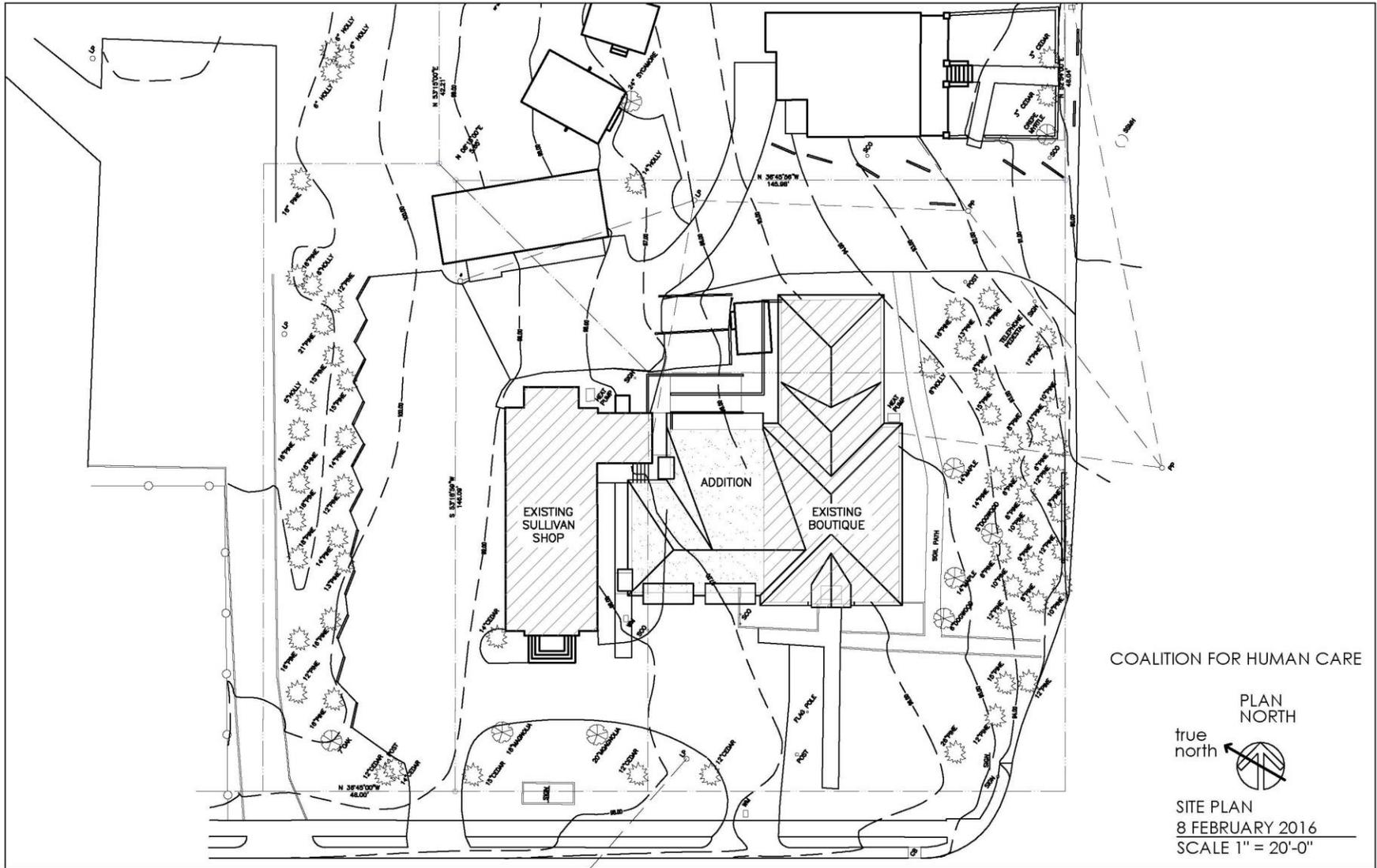
COALITION FOR HUMAN CARE

true  
north



PLAN  
NORTH

VICINITY MAP  
8 FEBRUARY 2016  
SCALE 1" = 200'-0"







SIDE ELEVATION

COALITION FOR HUMAN CARE

ELEVATIONS  
8 FEBRUARY 2016  
SCALE 1/8" = 1'-0"

**Existing Conditions**



## **Agenda Item**

**To:** Reagan Parsons, Town Manager  
**Via:** Bart Nuckols, Planning Director  
**From:** Chris Kennedy, Senior Planner  
**Subject:** AR-03-16 Commercial Accessory Structure Addition;  
385 W. Pennsylvania Avenue; Century Link Telephone  
**Date:** March 8, 2016

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### **AR-03-16 Commercial Accessory Structure Addition; 385 W. Pennsylvania Avenue; Century Link Telephone**

On behalf of the petitioner Century Link Telephone, Mr. Ken Lowman of Ken Lowman Construction has submitted an application requesting Architectural Review approval for a commercial accessory structure to be located on the Century Link Telephone property located at 385 W. Pennsylvania Avenue. The proposed project includes one (1) pre-manufactured storage structure to be located behind the existing building. The proposed expansion will be 1,068 square feet. The property is identified by the following: PIN: 858100292684 (PARID: 00039823). Per the Moore County Tax records, the property owner(s) are listed as United Telephone Company.

#### **Staff Comments:**

- The subject property is a 1.05 acre site.
- The property is zoned Central Business (CB).
- The proposed expansion will include 1,068 square feet.
- Per the UDO, Architectural Compliance Permits for commercial additions and new construction up to 3,499 square feet are reviewed by Planning Department staff and commercial projects exceeding 3,500 square feet are reviewed by the Town Council.
  - In instances where the petitioner requests the waivers allowed by the UDO relative to the Architectural Compliance Permit or when the proposed project is located on property owned by the Town, staff elects to forward the application to the Town Council for approval of the Architectural Compliance Permit regardless of the square footage of the structure.
- The proposed project must comply with the standards of Section 4.10 Commercial Building Design Standards as set forth in the UDO.
- Per Section 4.10.4 (C) Building Materials: The exterior finish of building walls shall be primarily comprised of brick. Cementitious horizontal lap siding, textured concrete masonry, cast stone and stucco may be used for accents, provided that they cover no more than twenty (20) percent of the exterior walls, exclusive of doors and windows. Wood and metal may be used as trim around doors and windows. The permit issuing authority may approve:

- 1. The use of alternative building materials that establish an equivalent appearance and have equal or greater durability.
- 2. Alternative materials satisfying minimum building code standards on walls that are screened and not visible from any public street, walkway, or residential zoning district.
  - The petitioner is asking that the Town Council waive the requirements for an 80% brick façade as the building is intended to be temporary and portable should it need to be removed in the future.

**Attachments:**

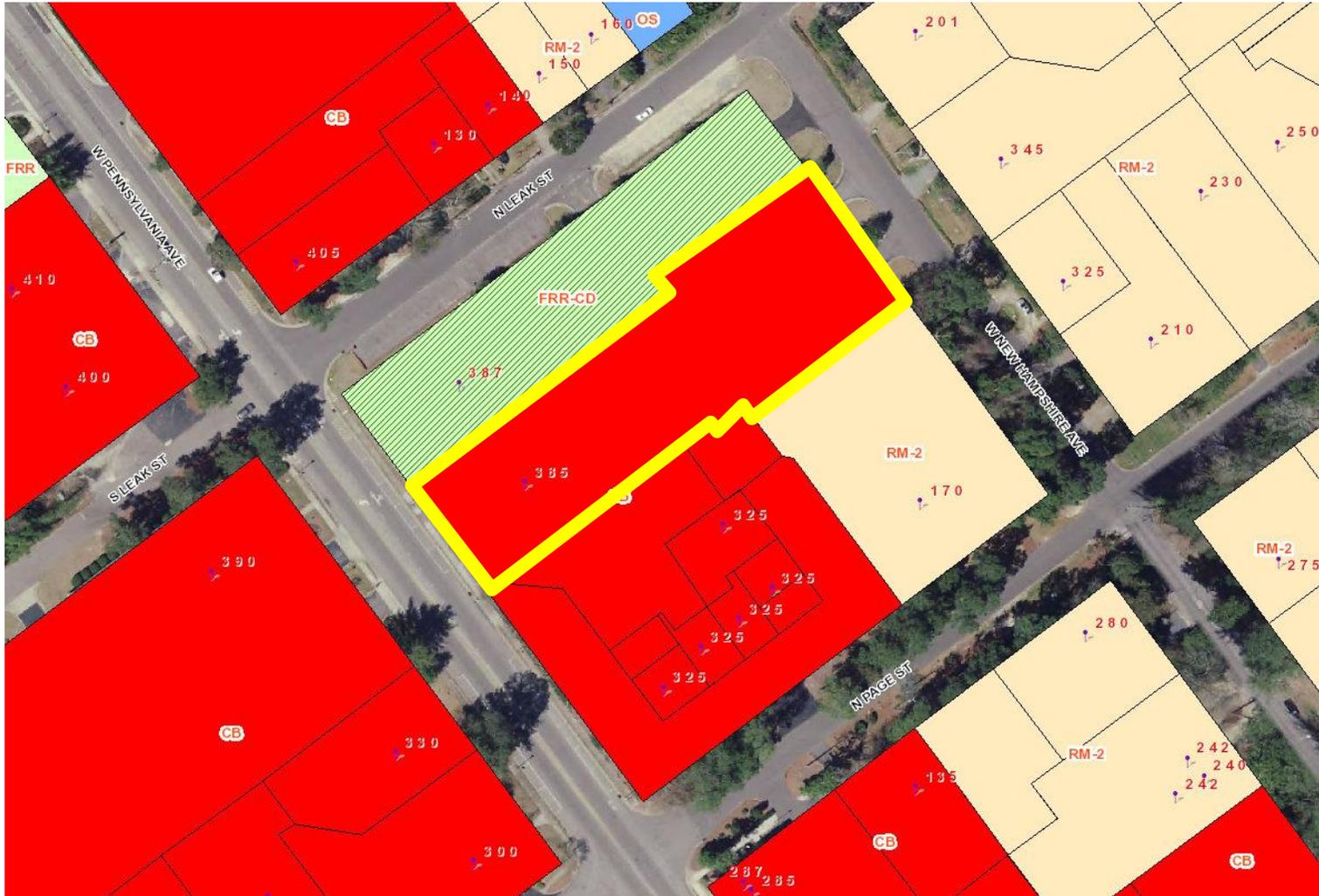
- GIS Aerial Vicinity Maps
- AR Application
- Narrative
- Illustrative Renderings
- Site Plan
- Existing Conditions

**IN ADDITION TO Architectural Review Approval from Town Council, THE APPLICANT SHOULD BE REMINDED THAT ALL APPLICABLE PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION AND/OR DEMOLITION CAN BEGIN.**

When the applicant applies for the required permits such as zoning, grading, soil erosion control, building, sign, etc., a set of detailed plans (including a site plan in compliance with various Sections of the Town of Southern Pines UDO) will be necessary. Planning staff recommend a staff consultation of the applicant's preliminary plans to provide comprehensive remarks by all appropriate Town departments/divisions. Such staff consultation should minimize development costs, avoid misunderstanding or misinterpretation and ensure compliance with the requirements.

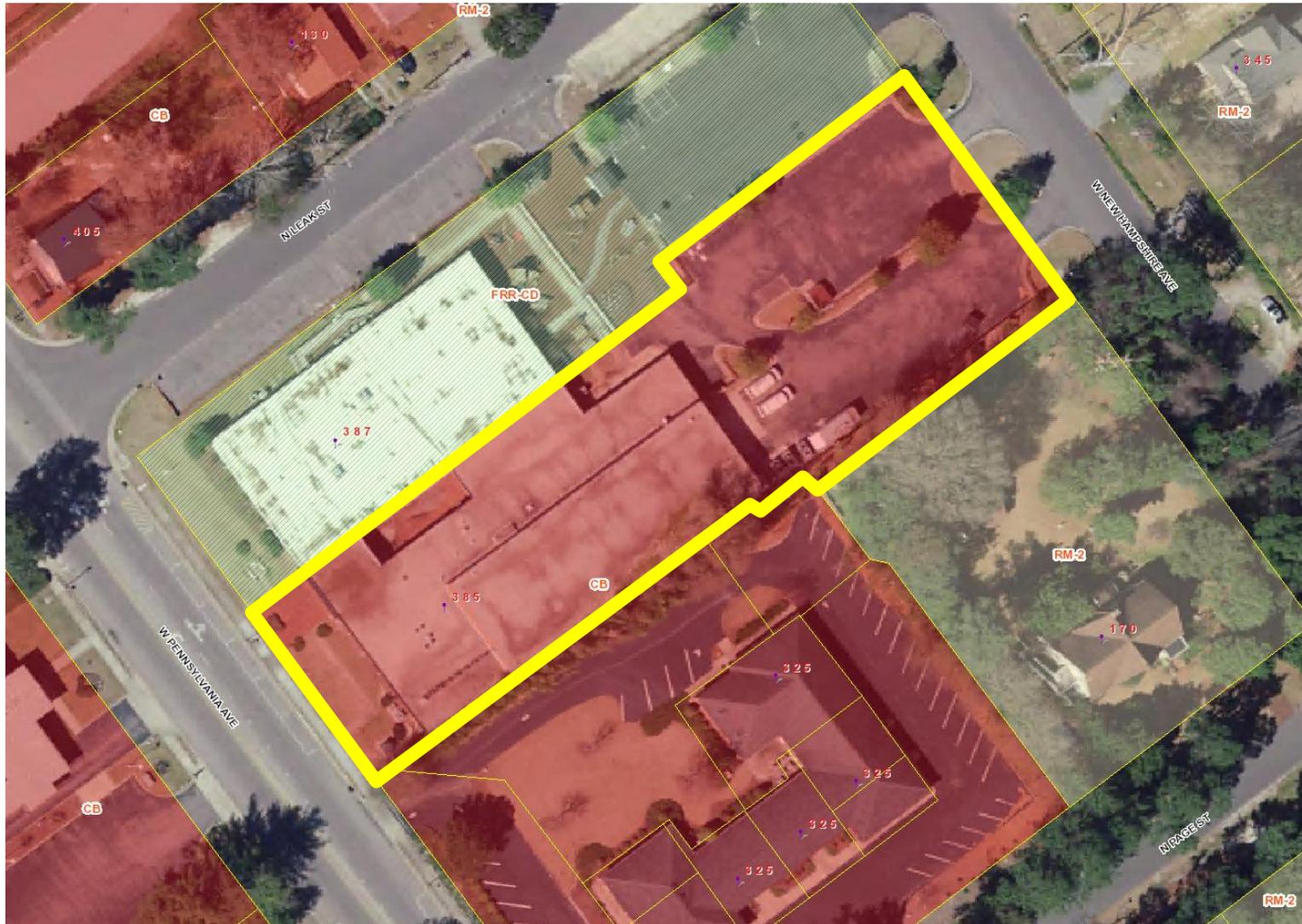
# AR-03-16 Commercial Accessory Structure Addition 385 W. Pennsylvania Avenue

This map was created by the Town of Southern Pines Planning Department. The Town of Southern Pines, its agents and employees make NO warranty as to the correctness or accuracy of the information set forth on this media whether expressed or implied, in fact or in law, including without limitation the implied warranties of merchantability and fitness for a particular use. Any resale of this data is strictly prohibited in accordance with North Carolina General Statute 132-10. Grid is based on North Carolina State Plane Coordinate System NAD83 (feet).



# AR-03-16 Commercial Accessory Structure Addition 385 W. Pennsylvania Avenue

This map was created by the Town of Southern Pines Planning Department. The Town of Southern Pines, its agents and employees make NO warranty as to the correctness or accuracy of the information set forth on this media whether expressed or implied, in fact or in law, including without limitation the implied warranties of merchantability and fitness for a particular use. Any resale of this data is strictly prohibited in accordance with North Carolina General Statute 132-10. Grid is based on North Carolina State Plane Coordinate System NAD83 (feet).



APPLICATION FOR SOUTHERN PINES TOWN COUNCIL  
ARCHITECTURAL REVIEW



Date Received:

FEB 23 2016

Case: AR-03/16

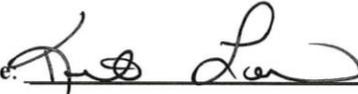
TO THE TOWN COUNCIL OF THE TOWN OF SOUTHERN PINES, NORTH CAROLINA:

I, the undersigned, do hereby make application for an architectural review of the property as described below, to the Town of Southern Pines Town Council:

1. Name of project: CenturyLink Telephone
2. Project Street Address: 385 Pennsylvania Avenue West
3. PIN # 858100292684 LRK 00039823
4. Type of Commercial Building (i.e. retail, office, etc.): Telephone Exchange
5. Square footage of Project: 192

I certify that all information furnished in this application is accurate and in compliance with the attached architectural standards of the Town of Southern Pines.

Name of Petitioner: Kenneth Lowman  
Please Print

Signature: 

Mailing Address of Petitioner: PO Box 824 Rutherford College, NC 28671  
Please Print

E-Mail of Petitioner: lowmankconstruction@yahoo.com  
Please Print

Phone Number of Petitioner: 828-310-9250  
(Area Code)

Name of legal owner of Property Owner United Telephone Co dba CenturyLink Telephone  
(If different from Petitioner) Please Print

Mailing Address of Legal Property Owner 100 CenturyLink Drive Monroe, LA 71211  
(If different from Petitioner) Please Print

Phone Number of Legal Property Owner 336-626-3177  
(If different from Petitioner) Jennifer Aven T  
Please Print

Form updated July 16, 2014



**KEN LOWMAN CONSTRUCTION**  
PO BOX 824  
RUTHERFORD COLLEGE, NC 28671  
(Mobile (828) 310-9250)

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Ken Lowman Construction hereby submits the following architectural specifications regarding the pre-manufactured storage building for CenturyLink Telephone located at 385 Pennsylvania Avenue West in Southern Pines, NC.

Specifications for building are as follows:

- 12 foot wide by 16 foot long
- Roof Pitch: 5 & 12 pitch @ 22 ½ degrees
- Floor system skids: Four (4) sets double 2 x 6 - treated
- Floor Joist: 2 x 8 treated - 16 inches on center
- Plywood Floor System: ¾ Tongue & Groove
- Wall Stud Framing: 2 x 4 bottom plate; 2 x 4 studs 16" on center; double 2 x 4 top plates
- Rafters: 2 x 6 16 inches on center
- Exterior Sheathing: 7/16 inch OSB
- Roof Sheathing: 7/16 inch OSB
- Wall Sheathing: attached to floor joist, wall studs, top plates & rafter ends
- Stud Roofing: 26-gauge (Color: Fern Green)
- Wall Coverings: 26-gauge (Color: Light Stone)
- Corners, roof trim, door trim: 26-gauge (Color: Fern Green)
- One (1) roll up steel door (Color: Light Stone)
- Four (4) Hurricane tie-down straps with anchors (1 at each corner)



KEN LOWMAN CONSTRUCTION  
PO BOX 824  
RUTHERFORD COLLEGE, NC 28671  
Office: (828) 879-8915  
Cell: (828) 310-9250

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**February 23, 2016**

**Chris Kennedy, AICP  
Senior Planner  
Town of Southern Pines  
180 SW Broad Street  
Southern Pines, NC 28387**

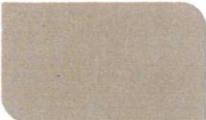
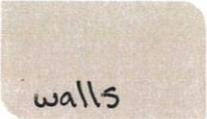
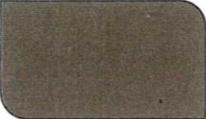
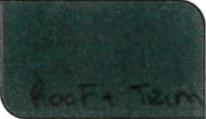
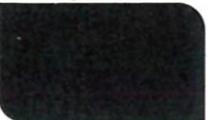
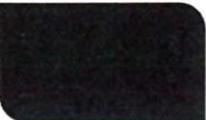
**Dear Mr. Kennedy:**

**This is in reference to the zoning and building permits requested by CenturyLink Telephone for a structure to be located at 385 West Pennsylvania Avenue in Southern Pines, NC. This structure is to be utilized for the storage of equipment in order to keep it enclosed and out-of-site. CenturyLink has opted to utilize a portable, pre-manufactured structure that may be temporary and can be moved to a different CenturyLink facility in the event the company is sold at a future date.**

**Respectfully,**

**Kenneth Lowman  
dba Ken Lowman Construction**

# Classic Colors

			
✓ Brite White	✓ Sierra Tan	✓ Hawaiian Blue	✓ Light Gray
			
✓ Polar White	✓ Clay	✓ Gallery Blue	✓ Dark Gray
			
✓ Light Stone	✓ Light Brown	✓ Brite Red	✓ Colonial Green
			
✓ Dark Brown	✓ Bronze	✓ Country Red	✓ Fern Green
			
✓ Matte Black	✓ Glossy Black	✓ Berry	✓ Forest
			
Galvanized	✓ Galvalume®		

**Triad Corrugated Metal, Inc.**

**TCM**

www.triadmetalroof.com  
336.625.9727

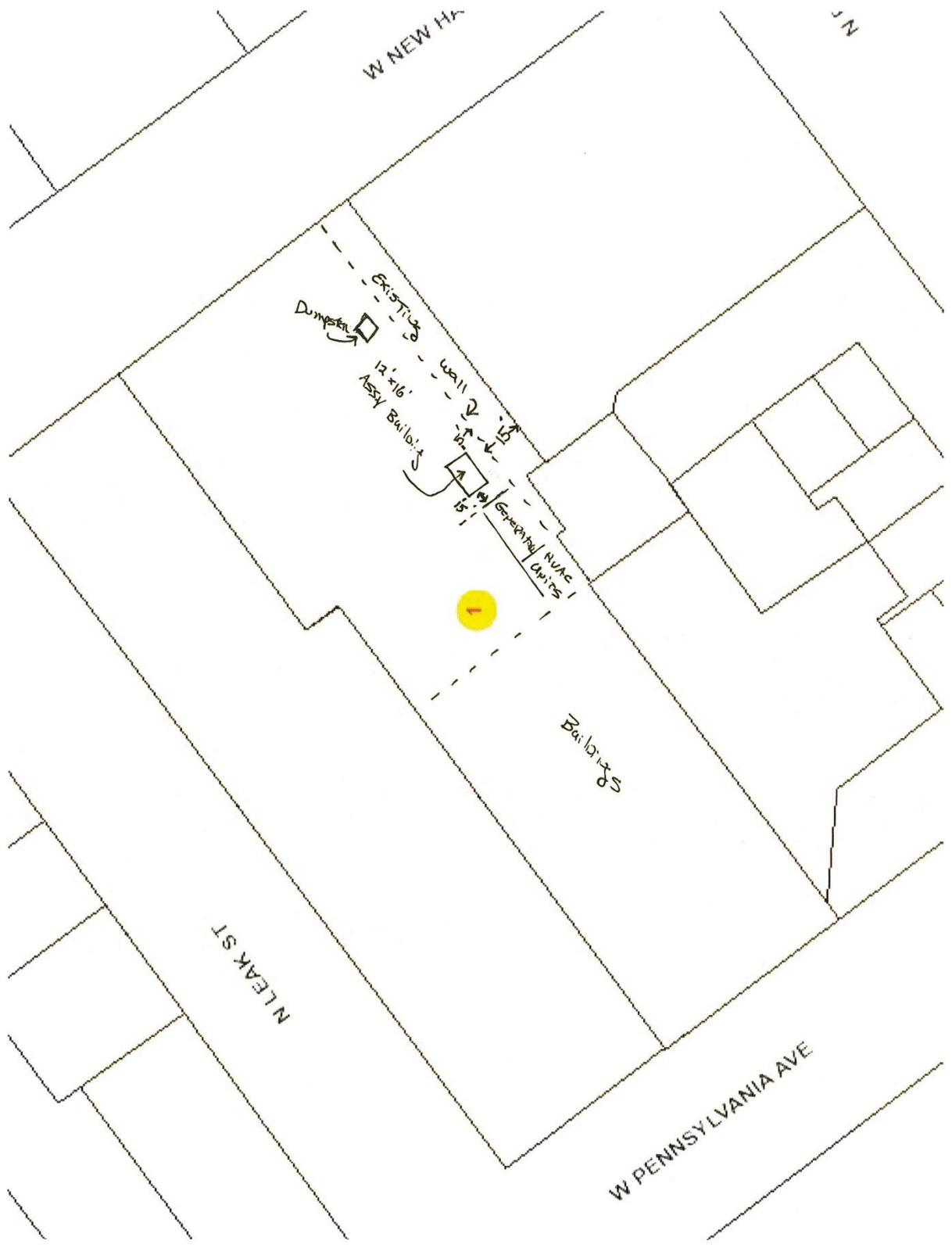


COMMERCIAL · RESIDENTIAL · AGRICULTURAL

\* The colors shown above may vary slightly from actual paint colors. Please make final color selection with metal samples. Galvalume is a registered trademark of BIEC International Inc.







**PORTABLE STRUCTURES, LLC** **Custom Utility Buildings**  
 More than 25 years experience

**Rent To Own!**

Many Options Available, including:  
 Windows, Workbenches and Wiring  
 Paint or Vinyl Siding  
 Prehung or Shop Built Doors  
 29 Gauge Metal or Shingle Roofs

**Pick a Buildig From Our Sales Lot or Have Us Build One Just For You!**

 An advertisement for Portable Structures, LLC. The background is a textured tan color. At the top left, the company name 'PORTABLE STRUCTURES, LLC' is written in large, bold, black letters. To its right, 'Custom Utility Buildings' is written in a similar font, with 'More than 25 years experience' in a smaller font below it. In the center, the words 'Rent To Own!' are written in a large, red, stylized font. To the right of this, a list of options is provided in black text. The advertisement features several images of utility buildings: a large dark building with a porch on the left, a long grey building with a porch on the top right, a white building with an open bay door on the bottom left, a white shed on the bottom center, a tan shed on the bottom right, and a dark building with a decorative window on the bottom right. At the bottom, a bold black line of text reads 'Pick a Buildig From Our Sales Lot or Have Us Build One Just For You!'.

**Existing Conditions**







## **Agenda Item**

**To:** Reagan Parsons, Town Manager  
**Via:** Bart Nuckols, Planning Director  
**From:** Chris Kennedy, Senior Planner  
**Subject:** AR-04-16 Caropines Amenity Center; 492 Avenue of the Carolinas; Caropine Ventures, LLC  
**Date:** March 8, 2016

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### **AR-04-16 Caropines Amenity Center; 492 Avenue of the Carolinas; Caropine Ventures, LLC**

On behalf of the petitioner Caropine Ventures, LLC, Mr. Perry Shelley has submitted an application requesting Architectural Review approval for the new construction of a neighborhood amenity center for the Caropines project within the Carolina development off of Airport Road. The proposed construction will include 3,998 square feet of heated area with an additional 1,389 square feet of porches. The property is identified by the following: PIN: 858300693296 (PARID: 00031457). Per the Moore County Tax records, the property owner(s) are listed as Caropine Ventures, LLC.

#### **Staff Comments:**

- The subject property is approximately 3.42 acres located within the Carolina development off of Airport Road.
- The property is zoned RS-2 (Residential Single-Family -2).
- The proposed construction will include 3,998 square feet of heated area with an additional 1,389 square feet of porches.
- Per the UDO, Architectural Compliance Permits for commercial additions and new construction up to 3,499 square feet are reviewed by Planning Department staff and commercial projects exceeding 3,500 square feet are reviewed by the Town Council.
- The proposed project must comply with the standards of Section 4.10 Commercial Building Design Standards as set forth in the UDO.
- Per Section 4.10.4 (C) Building Materials: The exterior finish of building walls shall be primarily comprised of brick. Cementitious horizontal lap siding, textured concrete masonry, cast stone and stucco may be used for accents, provided that they cover no more than twenty (20) percent of the exterior walls, exclusive of doors and windows. Wood and metal may be used as trim around doors and windows. The permit issuing authority may approve:
  - 1. The use of alternative building materials that establish an equivalent appearance and have equal or greater durability.

- 2. Alternative materials satisfying minimum building code standards on walls that are screened and not visible from any public street, walkway, or residential zoning district.
  - The petitioner is asking that the Town Council waive the requirements for an 80% brick façade as the building is situated in a residential neighborhood. The architectural style and materials are compatible with residential development and typical to the architectural vernacular seen in many neighborhood amenity centers.

**Attachments:**

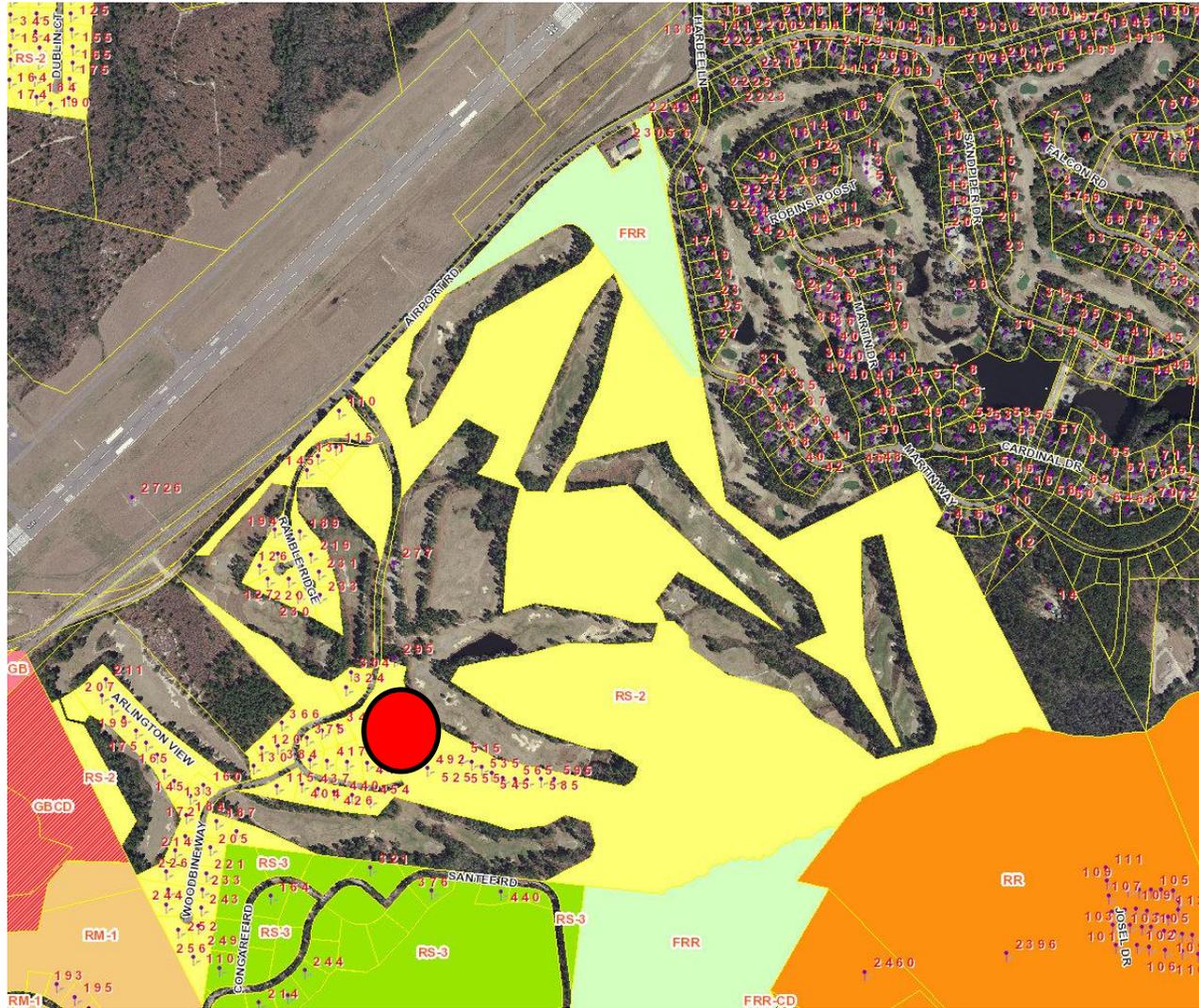
- GIS Aerial Vicinity Maps
- AR Application
- Narrative
- Illustrative Renderings
- Site Plan

**IN ADDITION TO Architectural Review Approval from Town Council, THE APPLICANT SHOULD BE REMINDED THAT ALL APPLICABLE PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION AND/OR DEMOLITION CAN BEGIN.**

When the applicant applies for the required permits such as zoning, grading, soil erosion control, building, sign, etc., a set of detailed plans (including a site plan in compliance with various Sections of the Town of Southern Pines UDO) will be necessary. Planning staff recommend a staff consultation of the applicant's preliminary plans to provide comprehensive remarks by all appropriate Town departments/divisions. Such staff consultation should minimize development costs, avoid misunderstanding or misinterpretation and ensure compliance with the requirements.

# AR-04-16 Caropines Amenity Center 492 Avenue of the Carolinas

This map was created by the Town of Southern Pines Planning Department. The Town of Southern Pines, its agents and employees make NO warranty as to the correctness or accuracy of the information set forth on this media whether expressed or implied, in fact or in law, including without limitation the implied warranties of merchantability and fitness for a particular use. Any resale of this data is strictly prohibited in accordance with North Carolina General Statute 132-10. Grid is based on North Carolina State Plane Coordinate System NAD83 (feet).



# AR-04-16 Caropines Amenity Center 492 Avenue of the Carolinas

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APPLICATION FOR SOUTHERN PINES TOWN COUNCIL  
ARCHITECTURAL REVIEW



Date Received: 2/18/16

Case: AR-04-16

TO THE TOWN COUNCIL OF THE TOWN OF SOUTHERN PINES, NORTH CAROLINA:

I, the undersigned, do hereby make application for an architectural review of the property as described below, to the Town of Southern Pines Town Council:

1. Name of project: The Carolinas - Amenity Center / Clubhouse
2. Project Street Address: Avenue of The Carolinas
3. PIN # 858300693296 LRK 0031457
4. Type of Commercial Building (i.e. retail, office, etc.): \_\_\_\_\_
5. Square footage of Project: 5387 (3998 Heated)

I certify that all information furnished in this application is accurate and in compliance with the attached architectural standards of the Town of Southern Pines.

Name of Petitioner: Caropine Ventures, LLC Signature: [Signature]  
Please Print

Mailing Address of Petitioner: 238 N. McPherson Church Rd  
Please Print Fayetteville, NC 28302

E-Mail of Petitioner: PerryS@C-Sprop.com  
Please Print

Phone Number of Petitioner: 910-864-3232  
(Area Code)

Name of legal owner of Property Owner Caropine Ventures, LLC  
(If different from Petitioner) Please Print

Mailing Address of Legal Property Owner same  
(If different from Petitioner) Please Print

Phone Number of Legal Property Owner same  
(If different from Petitioner) Please Print

Form updated July 16, 2014

## **The Caropines Amenity Center**

Pinehurst, North Carolina

The Caropines Amenity Center consists of 3,998 square feet of heated area and 1,389 square feet of porches. 10'-6" tall columns frame each porch. A stone water table by Coronado Stone – "Eastern Mountain Ledge" in "Coastal Brown" anchors the foundation. The walls are a board and batten detail along with the columns and trim all being painted with Benjamin Moore (OC-117) "Simply White" paint. Shutters are a raised panel design and painted with Benjamin Moore (2097-20) "Morning Coffee" paint. The roof is to be shingled in Timberline HD GAF shingles in "Pewter Grey" color. The windows are set to a 10-foot height and will have white frames. A cupola sits atop the building and will be finished with Hardie Panel siding painted with Benjamin Moore (OC-117) "Simply White" to match the main building. An arched louver painted with Benjamin Moore (2091-20) "Morning Coffee" sits on center on each side of the cupola. The roof of the cupola will be standing seam metal of a dark grey color.

A small mechanical enclosure will stand 54 inches tall, constructed with 6X6 pressure treated wood posts and vertical louvered panels to match the board and batten detail. The enclosure will be trimmed in white to match the building and will contain a perimeter, white trim cap. One panel shall remain operable for maintenance access. Strategic landscaping will help soften the visual accessibility of the enclosure as residents and guests view the building.

The main shingle roof of the building will measure a height of 25'-10" to the ridge. The cupola atop the building will measure 40'-6" to the ridge of the cupola roof.

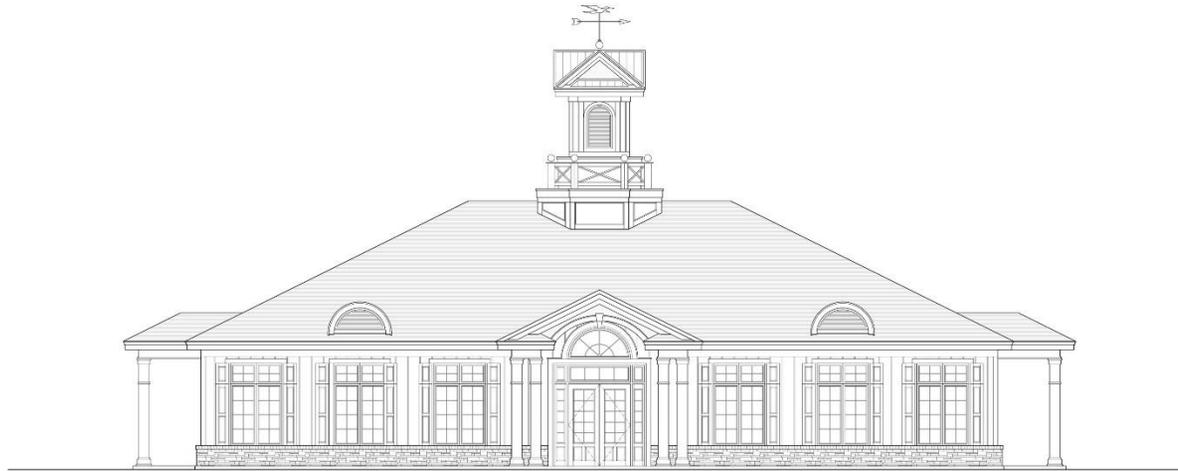
It is our request that the Town Council grant us a waiver of the requirements for all commercial properties to maintain an 80% brick façade as identified per UDO Section 4.10.4. With consideration of the homes within this development, to keep a consistent vernacular that will be an integral part of the Caropines identity, we ask for approval on the materials listed above in lieu of the 80% brick façade.



# THE CAROPINES AMENITY CENTER

ADDRESS TO BE DETERMINED  
PINEHURST

MOORE COUNTY, NORTH CAROLINA



CODE SUMMARY --

IBC 2014  
 OCCUPANCY: A3 & M  
 CONSTRUCTION TYPE: VB  
 ALLOWABLE S.F.: 6,000.00 S.F.  
 ACTUAL S.F.: 5,387.00 S.F.  
 AREA CALCULATIONS --  
 TOTAL HEATED AREA: 3,898.00 S.F.  
 ENTRY PORCH: 234.00 S.F.  
 POOL SIDE PORCH: 1,089.00 S.F.  
 COVERED PORCHES (2): 96.00 S.F.  
 SPRINKLED: NO  
 OCCUPANTS: 212 = A3  
 (198.2 + M (PRO SHOP) 13.8)  
 EGRESS CALCULATIONS:  
 (3 EXITS) @ 36" = 108"  
 (5 EXITS) @ 72" = 360"  
 TOTAL EGRESS WIDTH: 468"

\* FIRE EXTINGUISHERS TO BE LOCATED AT ALL EXITS AS PER FIRE INSPECTOR RECOMMENDATIONS.

DRAWING LIST --

ARCHITECTURAL DRAWINGS:  
 TITLE SHEET  
 A0.0 SITE PLAN  
 A1.0 FLOOR PLAN  
 A1.1 ROOF PLAN  
 A1.2 ROOM FINISHES/DOOR/WINDOW SCHEDULES  
 A2.0 BUILDING ELEVATIONS  
 A2.1 BUILDING SECTIONS  
 A4.0 TYPICAL WALL SECTIONS  
 AS.0 SIBSIS PLAN  
 AS.1 HANDICAP ACCESSIBILITY DETAILS  
 AS.2 REFLECTED CEILING PLAN  
 STRUCTURAL DRAWINGS:  
 S1.0 SPECIFICATIONS  
 S1.1 TYPICAL DETAILS  
 S2.0 FOUNDATION / SLAB PLAN  
 S2.1 ROOF FRAMING PLAN  
 S3.0 SECTION

PLUMBING DRAWINGS:

P1 SCHEDULES, SPECIFICATIONS, AND RISER DIAGRAM  
 P2 FLOOR PLAN - WASTE  
 P3 FLOOR PLAN - WATER

MECHANICAL DRAWINGS:

M1 SCHEDULES AND SPECIFICATIONS  
 M2 FLOOR PLAN - HVAC

ELECTRICAL DRAWINGS:

E1 SCHEDULES, SPECIFICATIONS, PANEL DIAGRAMS  
 E2 FLOOR PLAN - POWER  
 E3 FLOOR PLAN - LIGHTING  
 FA1 FLOOR PLAN - FIRE ALARM

REVISIONS:

NO. DATE

DATE: DRAWN BY: CHECKED BY: DATE: DRAWN BY: CHECKED BY:

CAROPINES AMENITY CENTER  
 ADDRESS TBD  
 PINEHURST  
 MOORE COUNTY, NORTH CAROLINA



FELIX JUREK & ASSOCIATES ARCHITECTS AND ENGINEERS, P.C.  
 1000 W. HARRIS STREET, SUITE 100  
 PINEHURST, NC 28130  
 (919) 431-9888

felix@jresearchlects.com  
 www.jresearchlects.com

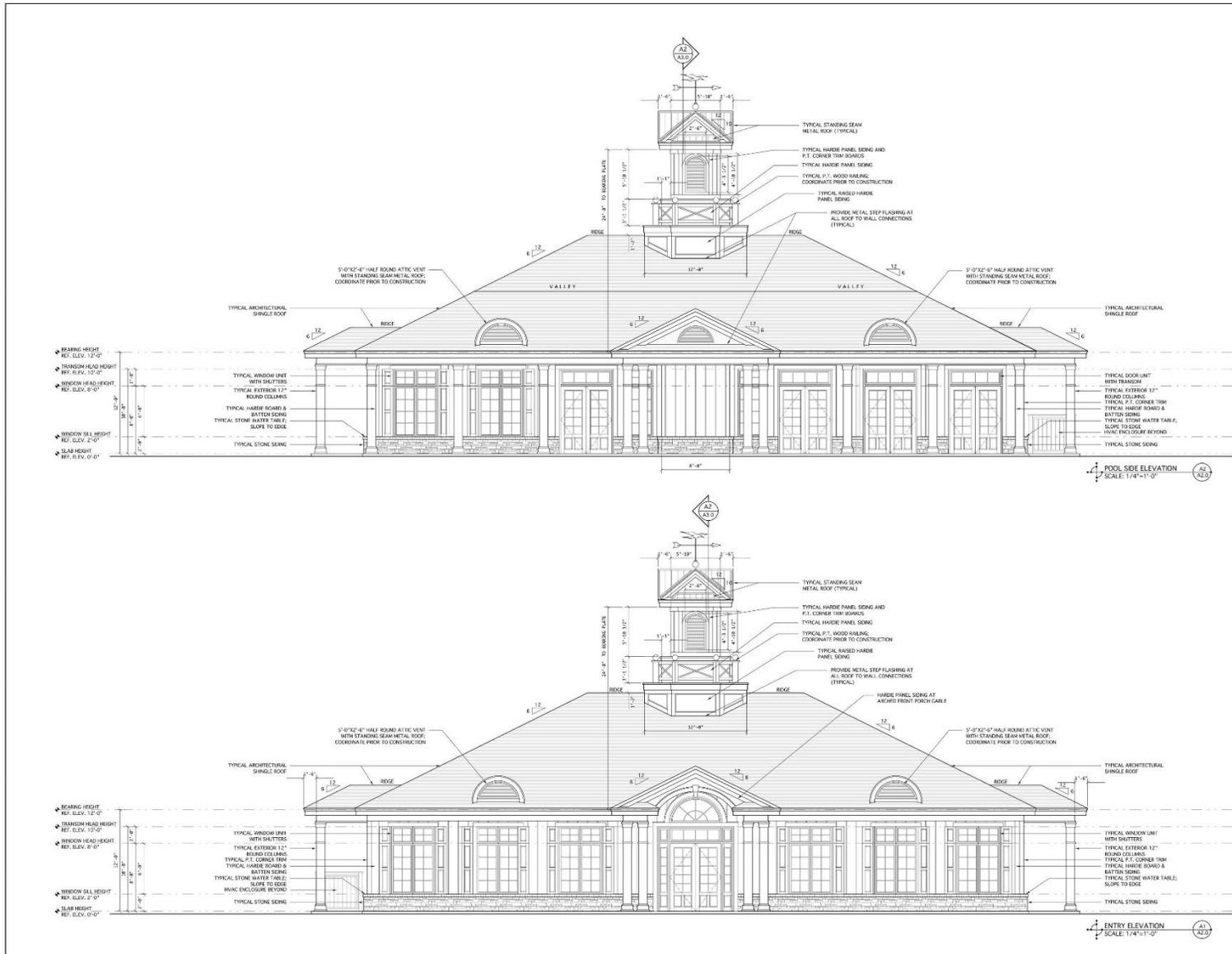
SHEET:

TITLE









	APPROVAL NOTES:	
DATE:	DATE:	
BY:	BY:	
CHECKED BY:	CHECKED BY:	

JOB NO.	REV. NO.	
DATE:	DATE:	
BY:	BY:	
CHECKED BY:	CHECKED BY:	

CAROPINES AMENITY CENTER

ADDRESS TBD  
PINEHURST  
MOORE COUNTY, NORTH CAROLINA

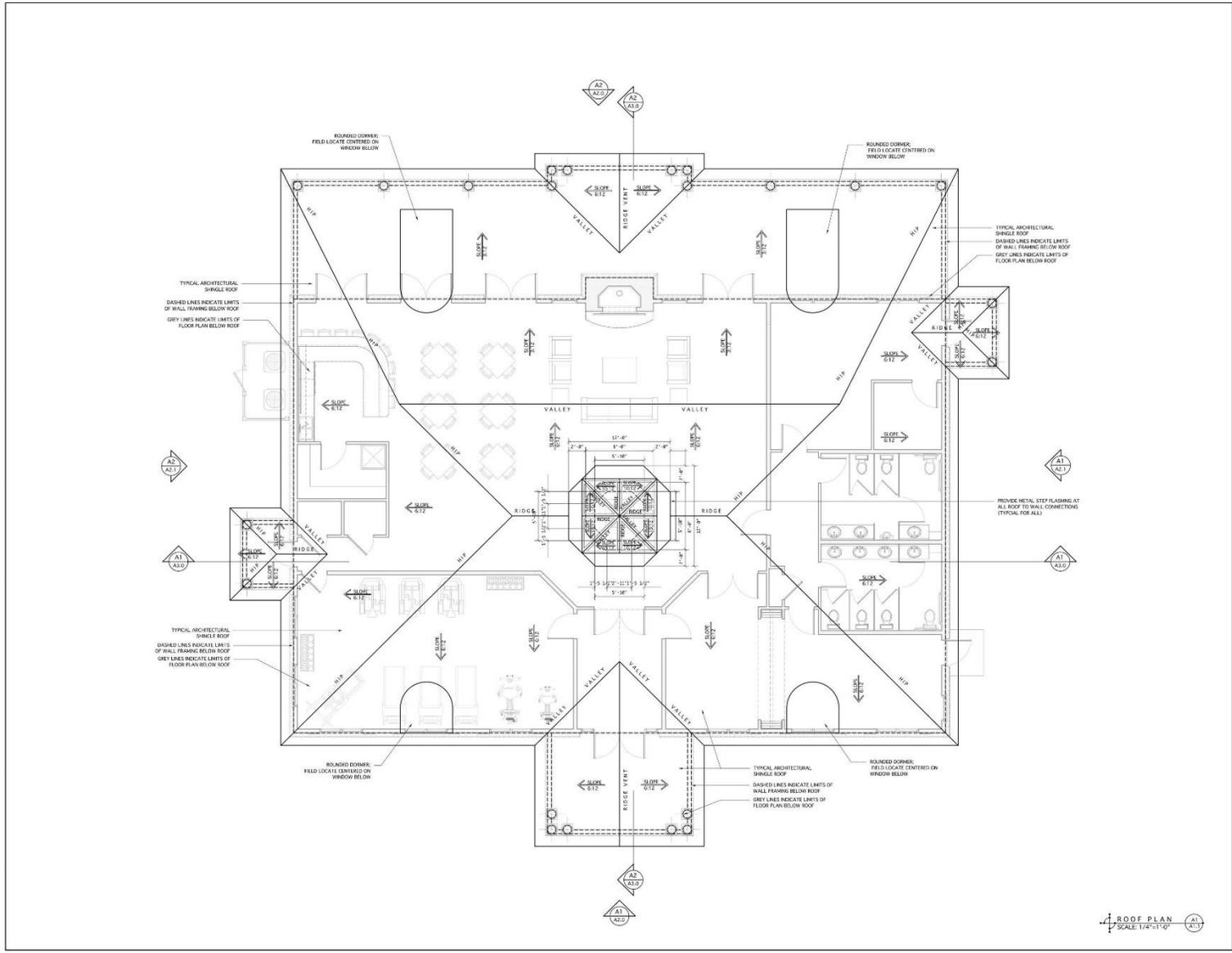
THIS DRAWING IS THE PROPERTY OF AYRES & ASSOCIATES, ARCHITECTS AND MAY NOT BE USED WITHOUT THEIR WRITTEN CONSENT.

FELIX AYRES & ASSOCIATES, ARCHITECTS  
P.O. BOX 225  
MURRELLS HILL, S.C.  
(843) 451-5888  
felix@ayresearchitects.com  
www.ayresearchitects.com

A2.0







REVISIONS:	DATE:	BY:	CHECKED BY:	SCALE:	SHEET:
<p><b>CAROPINES AMENITY CENTER</b>          ADDRESS TBD          PINEHURST          MOORE COUNTY, NORTH CAROLINA</p> <p style="font-size: x-small;">THIS DRAWING IS THE PROPERTY OF JAYES &amp; ASSOCIATES ARCHITECTS AND MAY NOT BE USED WITHOUT THEIR WRITTEN CONSENT.</p>					
<p>80 BOX 325          HURRILL'S HILL, S.E.          (843) 450-5868          felix@oyearchitects.com          www.oyearchitects.com</p>					
<p>ROOF PLAN          SCALE: 1/4"=1'-0"</p>					A1.1





## Agenda Item

**To:** Reagan Parsons, Town Manager  
**Via:** Bart Nuckols, Planning Director  
**From:** Chris Kennedy, Senior Planner  
**Subject:** Z-01-16; Request to Rezone Property from RS-1 to NB-CD; 1650 W. New York Avenue; Petitioner, American Legion Post #177  
**Date:** March 8, 2016

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**Z-01-16; Request to Rezone Property from RS-1 to NB-CD; 1650 W. New York Avenue; Petitioner, American Legion Post #177**

On behalf of American Legion Post #177, Mr. Fenton Wilkinson is requesting to rezone property located at 1650 W. New York Avenue. The request is to rezone the parcel from RS-1 (Residential Single-Family – 1) to NB-CD (Neighborhood Business – Conditional District). The subject property is comprised of 1.69 acres. The property is identified by the following: PIN: 857216749214 (PARID: 00030850). Per the Moore County Tax records, the property owner(s) are listed as American Legion Post #177.

**Planning Board Recommendation:**

At the February 18, 2016 Regular Meeting of the Planning Board, the Planning Board held a legislative public hearing and received comments on the application from those in attendance regarding the application Z-01-16. Staff presented the application to the Board and proposed a Staff Comment Addendum. The addendum presented by staff seeks to differentiate primary land uses from ancillary or supportive land uses. The addendum was presented and discussion amongst all parties followed. The petitioner amended their application to reflect the primary, supportive, and accessory uses presented in the Staff Comment Addendum. After closing the public hearing and further discussion amongst the board members, the Planning Board voted unanimously (six (6) Board members voting, one (1) Board member recused) to recommend that the proposed amendment to the ordinance is not consistent with the Comprehensive Long Range Plan map as the property is designated as residential however the project is compatible with the goals and objectives of the Comprehensive Long Range Plan and other adopted land development documents. The Planning Board then voted unanimously (six (6) Board members voting, one (1) Board member recused) to recommend approval of Z-01-16 with no conditions.

**Analysis:**

The subject property is identified as Residential in the CLRP. Per the *Comprehensive Long Range Plan 2010*: the Residential classification encompasses the majority of Southern Pines' residential land, providing for single-family and attached housing at development densities ranging from one unit per acre in areas that are less intensively developed up to twelve units per acre in places that are clearly more urban.

**Staff Comments:**

- The petitioner is seeking to rezone the property from RS-1 to NB-CD.
  - The land use designation for the American Legion Post #177 would be classified under LBCS 6830 *Civic, Social, or Fraternal Organization*.
  - The adjoining properties are zoned RS-1 to the North, South, East and West.
  - Per UDO Section 3.5.3, the RS-1 zoning classification has a minimum lot size of 10,000 square feet and permits a density of approximately 4.3 dwelling units per acre.
    - The RS-1 zoning classification is established as a district in which to allow primarily medium-density single-family residential land uses. The regulation of the RS-1 district are intended to:
      - Preserve existing single-family residential neighborhoods that have developed at a medium-density; and,
      - Encourage new residential development that is compatible with that in the existing neighborhoods.
  - Per UDO Section 3.5.10, the NB zoning classification is established as a mixed use district that allows small scale, limited retail and service land uses that provide goods and services primarily to surrounding residential neighborhoods, residential buildings and mixed-use building. The major objectives of this district are to:
    1. Encourage the location of convenience retail establishments, professional services and professional offices that are compatible with surrounding residential uses;
    2. Preclude large-scale buildings that are inconsistent with the neighborhood character;
    3. Limit major traffic generators to thoroughfares;
    4. Promote safe and convenient pedestrian access from surrounding residences; and,
    5. Allow for single-family dwellings in business corridors to be used for business or residential purposes.
  - Per Section 2.17.7 Planning Board Action; The Planning Board shall hold a legislative public hearing and shall render its recommendation in accordance with the procedures set forth in this chapter.
  - Per Section 2.17.8 Town Council Action;
- (A) Within thirty (30) days of the Planning Board recommendation, the application shall be submitted to the Council to review at a legislative public hearing.
- (B) The Council is not required to take final action on a proposed amendment within any specific period of time, but it should proceed as expeditiously as practicable on petitions for amendments since inordinate delays can result in the petitioner incurring unnecessary costs.
- (C) Following the hearing, the Council may approve, conditionally approve or deny the application. If the Application is denied, the Council shall advise the Applicant of the reason for denial.
- (D) The Council need not await the recommendations of the Planning Board before taking action on a proposed amendment, nor is the Council bound by any recommendations of the Planning Board that are before it at the time it takes action on a proposed amendment.
- (E) At the conclusion of the public hearing on a proposed amendment, the Council may proceed to vote on the proposed ordinance, refer it to a committee for further study or take any other action consistent with its usual rules of procedure.

(F) Voting on amendments to this chapter shall proceed in the same manner as other ordinances, subject to the provisions for protests to zoning district changes as set forth herein.

(G) Impacts. The council shall not regard as controlling any advantages or disadvantages to the individual requesting the change, but shall consider the impact of the proposed change on the public at large.

- Per Section 2.17.9 a Rezoning Application must satisfy the following criteria:

#### 2.17.9 Criteria for Zoning Map Amendments

In its review of an application for a zoning map amendment, the Hearing Bodies shall consider the following criteria. No single factor is controlling; instead, each must be weighed in relation to the other standards.

- (A) Consistency. Rezoning shall be consistent with the adopted Comprehensive Plan.
- (B) Adverse Impacts on Neighboring Lands. The Hearing Body shall consider the nature and degree of an adverse impact upon neighboring lands. Lots shall not be rezoned in a way that is substantially inconsistent with the uses of the surrounding area, whether more or less restrictive. The Town finds and determines that vast acreages of single-use zoning produces uniformity with adverse consequences, such as traffic congestion, air pollution, and social alienation. Accordingly, rezonings may promote mixed uses subject to a high degree of design control.
- (C) Suitability as Presently Zoned. The Hearing Body shall consider the suitability or unsuitability of the Tract for its use as presently zoned. This factor, like the others, should be weighed in relation to the other standards, and instances can exist in which the land may be rezoned to meet public need, to reflect substantially changed conditions in the neighborhood, or to effectuate important goals, objectives and policies of the Comprehensive Plan or UDO.
- (D) Health, Safety, and Welfare. The amending ordinance must bear a substantial relationship to the public health, safety or general welfare, or protect and preserve historical and cultural places and areas. The rezoning may be justified, however, if a substantial public need or purpose exists, even if the private owner of the Tract will also benefit.
- (E) Public Policy. Certain public policies in favor of the rezoning may be considered. Examples include a need for affordable housing, economic Development, mixed-use Development, or sustainable environmental features, which are consistent with neighborhood, area, or specific plans.
- (F) Size of Tract. The Hearing Body shall consider the size, shape, and characteristics of the Tract in relation to the affected neighboring lands. Amendatory ordinances shall not rezone a single Lot when there have been no intervening changes or other saving characteristics. Proof that a small Tract is unsuitable for use as zoned, or that there have been substantial changes in the immediate area, may justify ordinance rezoning.
- (G) Other Factors. The Hearing Body may consider any other factors relevant to a rezoning application under state law.
- (H) Applicant Representations. Except for rezoning requests submitted in accordance with the provisions herein for conditional use district rezonings, the Hearing Body shall not consider any representations made by the petitioner that,

if the change is granted, the rezoned property will be used for only one of the possible range of uses permitted in the requested classification. Rather, the Hearing Body shall consider whether the entire range of permitted uses in the requested classification is more appropriate than the range of uses in the existing classification.

**Attachments:**

- Staff Comment Addendum Provided to Planning Board
- RLUAC Response
- Planning Board Memo and Packet

**Town Council Actions:**

**The Town Council shall vote on whether the proposed amendment is consistent with *Comprehensive Long Range Plan* that has been adopted and any other officially adopted plan that is applicable. The Town Council could make one of the following motions for recommendations or any alternative they wish:**

**I move that:**

1. The proposed amendment is consistent with those documents that constitute the officially adopted land development plan and other applicable plans; or
2. The proposed amendment is not consistent with the documents that constitute the officially adopted land development plan or other applicable plans, in that.....

**I move to:**

1. Approve Z-01-16;
2. Deny Z-01-16; OR
3. Approve Z-01-16 with the following additional conditions...

### Staff Comment Addendum

**To:** Planning Board

**Via:** Bart Nuckols, Planning Director

**From:** Chris Kennedy, Senior Planner

**Subject:** Z-01-16; Request to Rezone Property from RS-1 to NB-CD; 1650 W. New York Avenue; Petitioner, American Legion Post #177

**Date:** February 18, 2016

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With regard to the above referenced property please be advised as follows, the application *Z-01-16; Request to Rezone Property from RS-1 to NB-CD; 1650 W. New York Avenue; Petitioner, American Legion Post #177* includes the request to rezone the subject property from RS-1 (Residential Single Family -1) to NB-CD (Neighborhood Business – Conditional District). The petitioner has submitted a list of uses to be included into the NB-CD zoning classification. Listed below is a comprehensive list of the land uses requested by the petitioner:

- LBCS 2141 Consumer Goods: Florist
- LBCS 2153 Consumer Goods: Specialty Food Store
- LBCS 2154 Consumer Goods: Fruit and Vegetable Store
- LBCS 2199 Retail Sales, Service or Repair: Markets for Farm Produce or Crafts (ZS)
- LBCS 6563 Social Assistance, Welfare, & Charitable Services: Community Food Services
- LBCS 9100 Crop Production:
  - Land Use Category Includes:
    - LBCS 9110 Outdoor Production
    - LBCS 9140 Greenhouse Production
      - LBCS 9141 Greenhouse Production: No On-Premises Sales
      - LBCS 9142 Greenhouse Production: Sales of Products Grown On Premises
      - LBCS 9143 Greenhouse Production: Sales of Products & Related Accessory Products.
- LBCS 2530 Food Services: Snack or Non-Alcoholic Bar
- LBCS 2560 Food Services: Caterer
- LBCS 5210 Museums and Other Special Purpose Recreational Institutions: Museum
- LBCS 5372 Fitness, Recreational Sports, Gym, Athletic Club, Multi-purpose Facility: Private Facilities
- LBCS 6830 Associations, Non-Profit Organizations, Clubs: Civic, Social, or Fraternal Organization
- LBCS 6565 Social Assistance, Welfare, & Charitable Services: Other Family Services (Hotline Centers, Suicide Crisis Centers, Self Help Organizations, et cetera)
- LBCS 6567 Social Assistance, Welfare, & Charitable Services: Veteran Affairs

- LBCS 6568 Social Assistance, Welfare, & Charitable Services: Vocational Rehabilitation
- LBCS 2145 Consumer Goods: Antique Shop, Flea Market, Thrift Stores
- LBCS 2420 Administrative Services
  - Land Use Category Includes:
    - LBCS 2421 Administrative Services: Office Administrative Services
    - LBCS 2422 Administrative Services: Facilities Support Services
    - LBCS 2423 Administrative Services: Employment Agency
    - LBCS 2424 Administrative Services: Copy Center, Private Mail Center, Other Business Support Services
    - LBCS 2425 Administrative Services: Collection Agency
- LBCS 4221 Motion Pictures and Sound Recording: Motion Picture and Video Productions, Publishing, & Distribution
- LBCS 5160 Independent Artist, Writer, or Performer

The following requested land uses is not permitted in the NB (Neighborhood Business) zoning classification thereby it cannot be considered as part of this amendment:

- LBCS 9371 All Other Animals: Bees

In response to the land uses requested by the petitioner, the Planning Department staff would recommend to the Planning Board that should the Board wish to recommend approval of the request Z-01-16 to rezone property from RS-1 to NB-CD that the permitted land uses be designated as primary or supportive land uses. While the LBCS Codes assigned to each land use are considered to be principal or primary land uses in and of themselves as specified in Exhibit 3-15 *Table of Authorized Land Uses* of the Town of Southern Pines Unified Development Ordinance (UDO), with respect to the subject property and the current conditional district rezoning application staff recommends that should an approval be granted not all of the land uses requested should be considered as permissible uses unless the operations are in conjunction with the operations of the American Legion Post #177 as classified under LBCS 6830.

**Primary Land Uses:** Land uses that may act as stand-alone uses in which the operations of said land use is not contingent on the operation of another land use.

- LBCS 6830 Associations, Non-Profit Organizations, Clubs: Civic, Social, or Fraternal Organization
- LBCS 9100 Crop Production:
  - Land Use Category Includes:
    - LBCS 9110 Outdoor Production
    - LBCS 9140 Greenhouse Production
      - LBCS 9141 Greenhouse Production: No On-Premises Sales
      - LBCS 9142 Greenhouse Production: Sales of Products Grown On Premises
      - LBCS 9143 Greenhouse Production: Sales of Products and Related Accessory Products.

**Supportive Land Uses:** Land uses that are not intended to act as primary or stand-alone uses. Must be operated in conjunction with a primary land use listed in this document.

- LBCS 2141 Consumer Goods: Florist
- LBCS 2145 Consumer Goods: Antique Shop, Flea Market, Thrift Stores
- LBCS 2153 Consumer Goods: Specialty Food Store
- LBCS 2154 Consumer Goods: Fruit and Vegetable Store
- LBCS 2199 Retail Sales, Service or Repair: Markets for Farm Produce or Crafts (ZS)
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- LBCS 6567 Social Assistance, Welfare, & Charitable Services: Veteran Affairs
- LBCS 6568 Social Assistance, Welfare, & Charitable Services: Vocational Rehabilitation

**Accessory Uses:** Accessory uses are subordinate or incidental to the primary or supportive permitted land use. The accessory uses support the primary function, but might not be allowed as a primary use or supportive land use. The following accessory uses shall only be permitted in conjunction with primary or supportive permitted land uses:

- a. Off-street parking and loading facilities serving a primary use or supportive use;
- b. Open areas devoted to private permanent recreational facilities located on the same lot as a principal facility;
- c. Storage and service areas and accessory buildings, if serving a principal facility on the same lot; provided that such facilities are enclosed.
- d. Temporary construction yards and similar facilities which are necessary and incidental to development of facilities on the same lot, or on another of several lots being developed at the same time;

**The Planning Board is welcome to deviate from and/or disregard this recommendation. The Board is also welcome to discuss the inclusion or non-inclusion of any land uses listed in the petitioner's request listed in the memorandum and this document during the public hearing.**



**TOWN OF SOUTHERN PINES  
REZONING REQUEST  
Case Number: Z-01-16    PIN: 857216749214  
Petitioner: American Legion Post #177  
February 23, 2016**

Following a review of the rezoning request by the RLUAC staff and Board of Directors for the parcel listed above, and recognizing that our findings are non-binding on the Town of Southern Pines, the RLUAC Board of Directors find that:

- The parcel is identified as suitable for URBAN development on the Joint Land Use Study maps, and
- There are no identified military impacts.

RLUAC therefore has no issues or concerns with the requested rezoning listed above.

Thank you for allowing RLUAC to review this case.

Robert McLaughlin, Chairman

James Dougherty, Executive Director

## Agenda Item

**To:** Planning Board

**Via:** Bart Nuckols, Planning Director

**From:** Chris Kennedy, Senior Planner

**Subject:** Z-01-16; Request to Rezone Property from RS-1 to NB-CD; 1650 W. New York Avenue; Petitioner, American Legion Post #177

**Date:** February 18, 2016

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### **Z-01-16; Request to Rezone Property from RS-1 to NB-CD; 1650 W. New York Avenue; Petitioner, American Legion Post #177**

On behalf of American Legion Post #177, Mr. Fenton Wilkinson is requesting to rezone property located at 1650 W. New York Avenue. The request is to rezone the parcel from RS-1 (Residential Single-Family – 1) to NB-CD (Neighborhood Business – Conditional District). The subject property is comprised of 1.69 acres. The property is identified by the following: PIN: 857216749214 (PARID: 00030850). Per the Moore County Tax records, the property owner(s) are listed as American Legion Post #177.

#### **Analysis:**

The subject property is identified as Residential in the CLRP. Per the *Comprehensive Long Range Plan 2010*: the Residential classification encompasses the majority of Southern Pines' residential land, providing for single-family and attached housing at development densities ranging from one unit per acre in areas that are less intensively developed up to twelve units per acre in places that are clearly more urban.

#### **Staff Comments:**

- The petitioner is seeking to rezone the property from RS-1 to NB-CD.
- The land use designation for the American Legion Post #177 would be classified under LBCS 6830 *Civic, Social, or Fraternal Organization*.
- The adjoining properties are zoned RS-1 to the North, South, East and West.
- Per UDO Section 3.5.3, the RS-1 zoning classification has a minimum lot size of 10,000 square feet and permits a density of approximately 4.3 dwelling units per acre.
  - The RS-1 zoning classification is established as a district in which to allow primarily medium-density single-family residential land uses. The regulation of the RS-1 district are intended to:
    - Preserve existing single-family residential neighborhoods that have developed at a medium-density; and,
    - Encourage new residential development that is compatible with that in the existing neighborhoods.

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    6. Encourage the location of convenience retail establishments, professional services and professional offices that are compatible with surrounding residential uses;
    7. Preclude large-scale buildings that are inconsistent with the neighborhood character;
    8. Limit major traffic generators to thoroughfares;
    9. Promote safe and convenient pedestrian access from surrounding residences; and,
    10. Allow for single-family dwellings in business corridors to be used for business or residential purposes.
  - Per Section 2.17.7 Planning Board Action; The Planning Board shall hold a legislative public hearing and shall render its recommendation in accordance with the procedures set forth in this chapter.
  - Per Section 2.17.8 Town Council Action;
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- (J) The Council is not required to take final action on a proposed amendment within any specific period of time, but it should proceed as expeditiously as practicable on petitions for amendments since inordinate delays can result in the petitioner incurring unnecessary costs.
- (K) Following the hearing, the Council may approve, conditionally approve or deny the application. If the Application is denied, the Council shall advise the Applicant of the reason for denial.
- (L) The Council need not await the recommendations of the Planning Board before taking action on a proposed amendment, nor is the Council bound by any recommendations of the Planning Board that are before it at the time it takes action on a proposed amendment.
- (M) At the conclusion of the public hearing on a proposed amendment, the Council may proceed to vote on the proposed ordinance, refer it to a committee for further study or take any other action consistent with its usual rules of procedure.
- (N) Voting on amendments to this chapter shall proceed in the same manner as other ordinances, subject to the provisions for protests to zoning district changes as set forth herein.
- (O) Impacts. The council shall not regard as controlling any advantages or disadvantages to the individual requesting the change, but shall consider the impact of the proposed change on the public at large.
- Per Section 2.17.9 a Rezoning Application must satisfy the following criteria:

#### 2.17.9 Criteria for Zoning Map Amendments

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- (P) Consistency. Rezoning shall be consistent with the adopted Comprehensive Plan.
- (Q) Adverse Impacts on Neighboring Lands. The Hearing Body shall consider the nature and degree of an adverse impact upon neighboring lands. Lots shall not be rezoned in a way that is substantially inconsistent with the uses of the surrounding area, whether more or less restrictive. The Town finds and

determines that vast acreages of single-use zoning produces uniformity with adverse consequences, such as traffic congestion, air pollution, and social alienation. Accordingly, rezonings may promote mixed uses subject to a high degree of design control.

- (R) Suitability as Presently Zoned. The Hearing Body shall consider the suitability or unsuitability of the Tract for its use as presently zoned. This factor, like the others, should be weighed in relation to the other standards, and instances can exist in which the land may be rezoned to meet public need, to reflect substantially changed conditions in the neighborhood, or to effectuate important goals, objectives and policies of the Comprehensive Plan or UDO.
- (S) Health, Safety, and Welfare. The amending ordinance must bear a substantial relationship to the public health, safety or general welfare, or protect and preserve historical and cultural places and areas. The rezoning may be justified, however, if a substantial public need or purpose exists, even if the private owner of the Tract will also benefit.
- (T) Public Policy. Certain public policies in favor of the rezoning may be considered. Examples include a need for affordable housing, economic Development, mixed-use Development, or sustainable environmental features, which are consistent with neighborhood, area, or specific plans.
- (U) Size of Tract. The Hearing Body shall consider the size, shape, and characteristics of the Tract in relation to the affected neighboring lands. Amendatory ordinances shall not rezone a single Lot when there have been no intervening changes or other saving characteristics. Proof that a small Tract is unsuitable for use as zoned, or that there have been substantial changes in the immediate area, may justify ordinance rezoning.
- (V) Other Factors. The Hearing Body may consider any other factors relevant to a rezoning application under state law.
- (W) Applicant Representations. Except for rezoning requests submitted in accordance with the provisions herein for conditional use district rezonings, the Hearing Body shall not consider any representations made by the petitioner that, if the change is granted, the rezoned property will be used for only one of the possible range of uses permitted in the requested classification. Rather, the Hearing Body shall consider whether the entire range of permitted uses in the requested classification is more appropriate than the range of uses in the existing classification.

**Attachments:**

- GIS Location
  - Application Materials
  - Metes and Bounds
  - Criteria Narratives
  - Future Land Use Map
-

**Planning Board Action:**

**The Planning Board shall vote on whether the proposed amendment is consistent with *Comprehensive Long Range Plan* that has been adopted and any other officially adopted plan that is applicable. The Planning Board could make one of the following motions for recommendations or any alternative they wish:**

**I move that we advise that:**

1. The proposed amendment is consistent with those documents that constitute the officially adopted land development plan and other applicable plans; or
2. The proposed amendment is not consistent with the documents that constitute the officially adopted land development plan or other applicable plans, in that .....

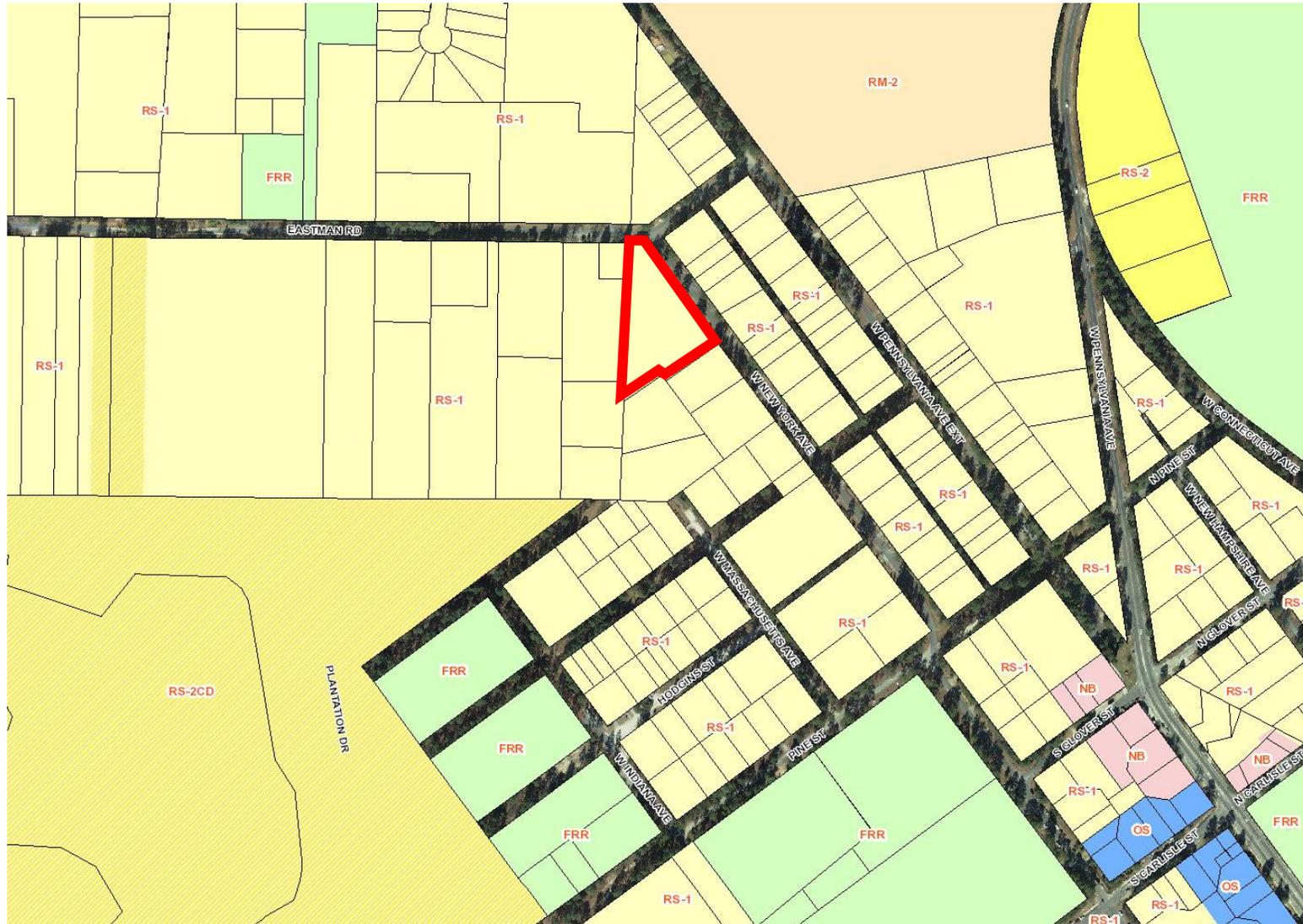
**I move to recommend to the Town Council:**

1. The approval of Z-01-16;
2. The denial of Z-01-16;
3. The approval of Z-01-16 with the following additional conditions...

This map was created by the Town of Southern Pines Planning Department. The Town of Southern Pines, its agents and employees make NO warranty as to the correctness or accuracy of the information set forth on this media whether expressed or implied, in fact or in law, including without limitation the implied warranties of merchantability and fitness for a particular use. Any resale of this data is strictly prohibited in accordance with North Carolina General Statute 132-10. Grid is based on North Carolina State Plane Coordinate System NAD83 (feet).

# Z-01-16 Request to Rezone from RS-1 to NB

PIN: 857216749214 (PARID:00030850)







1. Property owners' name: Willie Richard Hamer, Sr  
Mailing Address: 642 Michael Rd.  
Carthage, NC 28387

LRK #: 34224 RI

Adjacent Property Address: 163 Eastman Rd  
Southern Pines, NC

2. Property owners' name: Phylcia Marie Megachy  
Mailing Address: PO Box 2612  
Southern Pines, NC 28387

LRK #: 40014 RI

Adjacent Property Address: 1630 W New York Ave  
Southern Pines, NC

3. Property owners' name: Paul McKoy  
Mailing Address: 3695 Cascade Rd Ste V  
Atlanta, Ga 30331

LRK #: 34365 RI

Adjacent Property Address: 157 Eastman Rd  
Southern Pines, NC

4. Property owners' name: Mark Bouchard  
Mailing Address: 1675 W. New York Ave  
Southern Pines, NC 28387

LRK #: 32155 RI

Adjacent Property Address: 1675 W. New York Ave.  
Southern Pines, NC

5. Property owners' name: Arlisa Turner  
Mailing Address: 1622 Arnold Ave  
Aberdeen, NC 28315  
LRK #: 20150101 RV  
Adjacent Property Address: \_\_\_\_\_
6. Property owners' name: Pentecostal Assembly of Jesus Christ  
Mailing Address: PO Box 991  
Southern Pines, NC 28387  
LRK #: 41469 EX & 37431 EX  
Adjacent Property Address: 132 Eastman Rd, Southern Pines  
150 Eastman Road, Southern Pines
7. Property owners' name: Raecor, LLC  
Mailing Address: 170 Mill Road  
Southern Pines, NC 28387  
LRK #: 34331 RI  
Adjacent Property Address: 1657 W. New York Ave.  
Southern Pines, NC
8. Property owners' name: Kathy Jones  
Mailing Address: 115 Laurel Oak Lane  
Pinebluff, NC 28373  
LRK #: 40486 RI  
Adjacent Property Address: 1759 W. New York Ave  
Southern Pines, NC
9. Property owners' name: Betsy Harris  
Mailing Address: PO Box 1034  
Southern Pines, NC 28388

LRK #: 34377 RI

Adjacent Property Address: 1625 West New York Ave  
Southern Pines, NC 28387

10. Property owners' name: Roy A McKoy

Mailing Address: PO Box 1394  
Pinehurst NC 28374

LRK #: 36413 RV

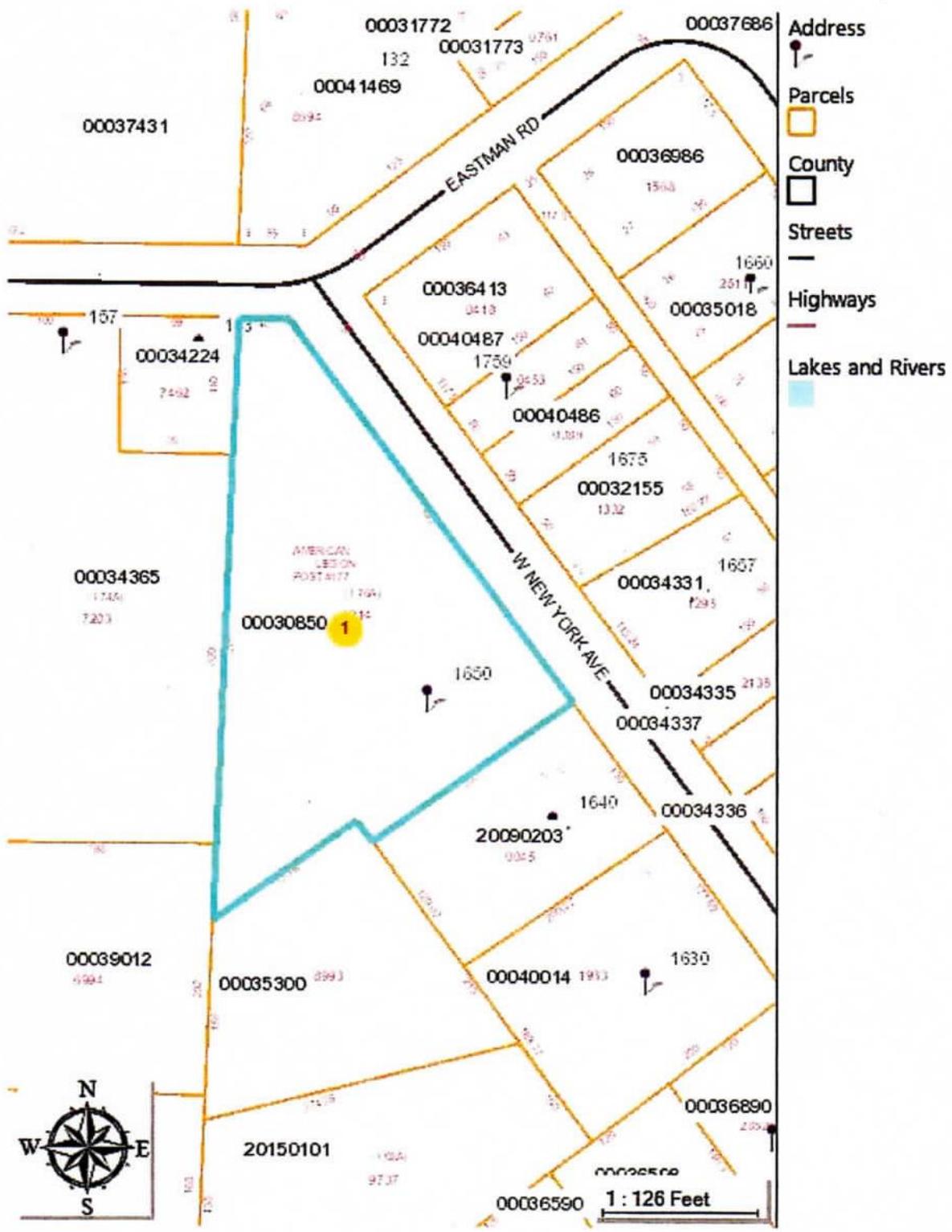
Adjacent Property Address: New York Ave  
West Haven Lots 62 & 63

**Please note that if you have more than (10) ten adjacent property owners, use another sheet for additional names, if necessary. Please include a stamped envelope addressed to each adjacent property owner with the following return address: Town of Southern Pines, Attn: Planning Department, 180 SW Broad Street, Southern Pines, NC 28387**

Application Amended July 1, 2014

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ATTACHMENT A  
To Rufus McLaughlin Post 177 Rezone Request

*Context for Requested Rezoning*

The applicant, Rufus McLaughlin American Legion Post 177 ("Post") has been a pillar of the West Southern Pines (WSP) community since 1953. From the beginning, the Post's decisions and actions have been guided by the American Legion's threefold missions of being a wartime veterans service organization, mentoring youth, and sponsoring wholesome community programs.

For over 40 years the Post effectively followed this mission. It was an important civic hub where the fabric of the community was built and maintained. It was a place where vets could talk, laugh, serve and heal from shared past experiences. It was also where young and old mixed, mingled and interacted as a community. It was where people celebrated weddings and anniversaries, births and deaths. The West Southern Pines Civic Club, and other community groups, held meetings and public events. There were Post celebrations and fundraising barbecues and fish fries, dances and American Legion meetings and service projects.

In the late 1990's the Post's leadership of WSP natives was aging out, and someone who recently moved to WSP from New York City became Post Commander. Over time, as more non-WSP natives assumed control of the Post, the emphasis shifted from being an organization serving veterans and the community to a shell organization acting as a cover for private gain. Unfortunately selling alcohol and gambling assumed prominence, leading to violence and other issues that are intolerable in any community.

Fortunately, with police and community intervention, the alcohol was removed as an element, and the Post leadership responsible for the problems was removed. Unfortunately the old guard was dying and there was little young energy coming in. Post activity and the condition of the property declined.

Times have changed. A number of West Southern Pines natives who left the community after high school for careers on a wider stage, many military, have retired and returned home. They have been struck by the degradation in the vibrant WSP they remember from childhood. Today, the thriving commercial community has been decimated, the poverty is deeper and more persistent, and the rich community connections of yore to address real issues are too quiet and too often frayed.

As more returnees arrive, settle in and connect, a commitment and capacity is growing for the self-revitalization of West Southern Pines community improving the quality of life of the residents while increasing community self-reliance.

The Post is committed to being a valuable and active asset in this improvement process. Since 2013, Post membership is on the increase, the facilities have undergone significant renovation, yet more needs to be done. The Post is host partner with Good Foods Sandhills on a Youth Leadership Academy whose curriculum is operating the Urban Farm as a business that improves community health with good eating. The farm is also used by the Moore County K-12 Schools as an afterschool STEM lab. The Post is also well into the process to establish a cub scout boy scout troop. These are the types of community spirited projects the Post wants to be able to do legally.

The purpose of this rezone request and the list of requested uses is to allow

1. the Post to function as an American Legion Post;
2. the Youth Farm and Healthy Community Food enterprises to operate food buys, canning and cooking workshops;
3. the Post to serve as a fully catered event space for community education, celebration and cultural events;
4. the Post to host and support a wide range of services to address issues of veterans – Joblessness, PTSD; and
5. the Post to support the incubation of WSP home businesses – shared admin services, be a market,

There is currently activity and planning in categories 1-3. At this point the things listed in 4-5 are on the wish list and may become possible when 1-3 are successful.

**Uses to be allowed in the NB Conditional District  
#’s from Town of Southern Pines UDO Table of Authorized Land Uses**

*Youth Farm and Community Food*

- 2141 – Florist – flowers are high value and may be raised and sold
- 2153 – Specialty Food Stores (Seafood) interest has been expressed in getting fresh NC Seafood available in the community.
- 2154 – Fruits and Veggies – community has done several successful community food buys which will become more regular.
- 2199 – Mkt farm produce and crafts – Youth Farm produce will be sold on-site.
- 6563 – community food services – collect, prepare, deliver for needy - food banks
- 9100 – crop production – all that are permitted in NB to cover the Youth Farm.
- 9371 – Bees – Not specified in NB but want to make clear it is permissible as an accessory to crop production.

### Community Event Space

- 2560 – Caterer with an NC ABC special events alcohol license. There are a number of community churches and organizations with strict no alcohol practices that will use the Post as for their events. Like every community, there are those who would like for alcohol to be part of their wedding reception, or a fundraiser dinner and evening of jazz, or .... There will be no problems as a result of this special event permit. The Post leadership and membership is different. They are responsible people.
- 2530 – snack non-alcoholic bar – hot dog, ice cream stand building exists and could be used at picnics or flea market day.
- 5210 – museum – ability to show local art or historical exhibits.
- 5372 – fitness, rec sports, multipurpose – private: including yoga classes, step aerobics, or
- 6830 – civic, social, fraternal

### Veterans Services

- 6567 - Veteran affairs
- 6568 – vocational rehabilitation
- 6565 - other family services – suicide crisis, self-help, job training. 22 vets a day are committing suicide in US. Very high homeless and jobless rates.

### Entrepreneurial Support Services

- 2145 – Antique, Flea Mkt, - new community home businesses are being encouraged in WSP. This would provide a neighborhood “market”
- 2420 – Administrative Services – maybe once a week a bookkeeper comes to service a number of small businesses.
- 4221 – video production
- 5160 – independent artist, writer, performer

PIN:857216749214  
PARID:00030850  
NAME:RUFUS MCLAUGHLIN AMERICAN  
NAME2:LEGION POST #177, INC  
ADDRESS:1650 W NEW YORK AVE  
CITY:SOUTHERN PINES  
STATE:NC  
ZIP:28387

PIN:857200738993  
PARID:00035300  
NAME:KELLY, MARGARET  
ADDRESS:PO BOX 4436  
CITY:PINEHURST  
STATE:NC  
ZIP:28374-4436

PIN:857200840045  
PARID:20090203  
NAME:MCGEACHY, PHYLCIA MARIE  
ADDRESS:PO BOX 2612  
CITY:SOUTHERN PINES  
STATE:NC  
ZIP:28387

PIN:857216736994  
PARID:00039012  
NAME:SMITH, JAMES L JR &  
NAME2:OATES, DORIS  
ADDRESS:715 MARSHA DR  
CITY:NEPTUNE  
STATE:NJ

PIN:857216747203  
PARID:00034365  
NAME:MCKOY, PAUL  
ADDRESS:3695 CASCADE ROAD STE V  
CITY:ATLANTA  
STATE:GA  
ZIP:30331

PIN:857216747462  
PARID:00034224  
NAME:HAMER, WILLIE RICHARD SR (HRS)  
NAME2:C/O ELLA WILEY  
ADDRESS:642 MICHAEL RD  
CITY:CARTHAGE  
STATE:NC  
ZIP:28327

PIN:857216746701  
PARID:00037431  
NAME:PENTECOSTAL ASSEMBLY OF JESUS  
NAME2:CHRIST  
ADDRESS:PO BOX 991  
CITY:SOUTHERN PINES  
STATE:NC  
ZIP:28388

PIN:857216748694  
PARID:00041469  
NAME:PENTECOSTAL ASSEMBLY OF JESUS  
NAME2:CHRIST  
ADDRESS:PO BOX 991  
CITY:SOUTHERN PINES  
STATE:NC  
ZIP:28388

PIN:857216840418  
PARID:00036413  
NAME:MCKOY, ROY A  
ADDRESS:PO BOX 1394  
CITY:PINEHURST  
STATE:NC  
ZIP:28374-1394

PIN:857216840453  
PARID:00040487  
NAME:JONES, KATHY &  
NAME2:WINFIELD, ALBERT G  
ADDRESS:115 LAUREL OAK LANE  
CITY:PINEBLUFF  
STATE:NC  
ZIP:28373

PIN:857216840388  
PARID:00040486  
NAME:JONES, KATHY &  
NAME2:WINFIELD, ALBERT G  
ADDRESS:115 LAUREL OAK LANE  
CITY:PINEBLUFF  
STATE:NC  
ZIP:28373

PIN:857216841332  
PARID:00032155  
NAME:BOUCHARD, MARK & JENNIFER  
ADDRESS:1675 W NEW YORK  
CITY:SOUTHERN PINES  
STATE:NC  
ZIP:28387

PIN:857216735912  
PARID:00040445  
NAME:WILLIS, BETSY  
NAME2:C/O MARY WILLIS SMITH  
ADDRESS:1860 W NEW YORK AVE  
CITY:SOUTHERN PINES  
STATE:NC  
ZIP:28387

PIN:857200831933  
PARID:00040014  
NAME:MCGEACHY, PHYLCIA MARIE  
ADDRESS:PO BOX 2612  
CITY:SOUTHERN PINES  
STATE:NC  
ZIP:28387

PIN:857216745311  
PARID:00039010  
NAME:SMITH, JAMES L JR (LE)  
SALE VALID:  
RECENT SALE:Null  
NAME2:C/O DORIS OATES  
ADDRESS:715 MARSHA DR  
CITY:NEPTUNE  
STATE:NJ  
ZIP:07753

PIN:857200739737  
PARID:20150101  
NAME:TURNER, AULISA M  
ADDRESS:622 ARNOLD AVE  
CITY:ABERDEEN  
STATE:NC  
ZIP:28315

PIN:857216841295  
PARID:00034331  
NAME:RAECOR, LLC  
ADDRESS:170 MILL RD  
CITY:SOUTHERN PINES  
STATE:NC  
ZIP:28387

PIN:857216736796  
PARID:00034225  
NAME:HAMER, WILLIE RICHARD SR (HRS)  
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ADDRESS:642 MICHAEL RD  
CITY:CARTHAGE  
STATE:NC  
ZIP:28327

PIN:857216842138  
PARID:00034335  
NAME:HARRIS, BETSY  
ADDRESS:PO BOX 1034  
CITY:SOUTHERN PINES  
STATE:NC  
ZIP:28388

PIN:857216842174  
PARID:00034337  
NAME:HARRIS, BETSY  
ADDRESS:PO BOX 1034  
CITY:SOUTHERN PINES  
STATE:NC  
ZIP:28388

PIN:857216843018  
PARID:00034336  
NAME:HARRIS, BETSY  
ADDRESS:PO BOX 1034  
CITY:SOUTHERN PINES  
STATE:NC  
ZIP:28388

**Metes and Bounds Description for  
1650 West New York Ave. Southern Pines, NC**

BEGINNING at an iron stake in the east line of the Eastman tract, at the south side of a 14 foot road leading through the Eastman tract, and running thence S. 87 deg. 43 min. E. 41.7 feet to a concrete monument in the southwesterly line of New York Avenue as extended northwesterly from Southern Pines through West Haven; thence with it, S. 36 deg. 45 min. E. 391 feet to a concrete monument; thence S. 53 deg. 15 min. W. 370.6 feet to a concrete monument in the aforesaid east line of the Eastman tract; thence with it, N. 2 deg. 17 min. E. 537.2 feet to the beginning, containing 1.9 acres, more or less, and being shown on a map of West Haven, made by J.B. Swett, C.E. said map being recorded in Moore County Registry in Map Book 2, page 125.

## 2.17.9 Criteria for Zoning Map Amendments

As related to Rufus McLaughlin American Legion Post 177 Rezone Request

### A. **Consistency.** Rezoning shall be consistent with the adopted Comprehensive Plan

The property in question is in West Southern Pines, therefore the West Southern Pines Neighborhood Plan (WSPNP) is instructive for this application. Quotes from WSPNP relevant to consideration of this rezone request include:

- Once a free-standing incorporated community, the neighborhood has a rich history and cultural pride that could provide a foundation for private investment to restore the neighborhood's vitality. p.2
- Residents reported a prevailing sense of apathy about West Southern Pines. This is likely to be an ongoing problem unless there are some visible wins that raise residents' hopes for neighborhood change. p.9
- Internally generated change is unlikely to happen unless there are increased opportunities for local employment. Education, job training and business training programs are well beyond the scope of development regulations, but residents cited these as local needs. p.9
- While there is great pride in the neighborhood's heritage, many of the local residents lack the training to actively participate in economic rejuvenation of West Southern Pines. Specifically, residents have expressed the desire to learn the skills needed to secure meaningful employment or to operate small businesses. ... [T]he neighborhood and Town as a whole would benefit from efforts to make this training readily available.

The American Legion Post is one of a growing number of projects being undertaken by WSP residents assuming responsibility for improving the conditions in their community. In terms of the quotes from the WSPNP above

- The Post has a deep history in building and honoring the community's rich culture. The requested changes are to enable it to continue and grow this role.
- Increased number of events held in the refurbished building, the Youth Farm's impacts on community kids, and food buys have already been noticed in the community and interest is growing. The results of requested changes will really give people hope.
- The requested changes will increase opportunities for employment. The Youth Farm from one perspective is a job training, business training program for area youth. The ability to have a part time shared bookkeeper on-site.
- The requested changes would give the Post the ability to host GED classes, and offer classes in wealth building, basic accounting and finance.

Rufus McLaughlin American Legion Post 177 Rezone Request

- B. **Adverse Impacts on Neighboring Lands.** The Hearing Body shall consider the nature and degree of an adverse impact upon neighboring lands. Lots shall not be rezoned in a way that is substantially inconsistent with the uses of the surrounding area, whether more or less restrictive.

The Post does not feel that granting its rezone request will result in any significant adverse impact on the neighboring lands. About half of the lot's perimeter abuts unimproved forests. The rest is residential. The farm is small scale so poses no industrial farm adverse impacts. There will not likely be any more peak traffic than currently being experienced.

The activities asking to be permitted are not inconsistent with the uses of the surrounding area. Neighborhoods need open space, they need gathering spots. Gated community residents can pay dearly for their gathering places. Residential areas need places to engage the youth in healthy activities. The changes support the Youth Farm and Cub Scout Boy Scout troop. Would allow playground equipment for youth exercise.

- C. **Suitability as Presently Zoned.** The Hearing Body shall consider the suitability or unsuitability of the Tract for its use as presently zoned.

The current RM-1 would not allow a very large percentage of the requested uses.

- D. **Health, Safety, and Welfare.** The amending ordinance must bear a substantial relationship to the public health, safety or general welfare, or protect and preserve historical and cultural places and areas. The rezoning may be justified, however, if a substantial public need or purpose exists, even if the private owner of the Tract will also benefit.

As described above, the requested rezone directly allows and supports the community's addressing the health, safety and general welfare needs identified in the WSPNP, in ways identified in the Plan as optimal.

- E. **Public Policy.** Certain public policies in favor of the rezoning may be considered. Examples include a need for affordable housing, economic Development, mixed-use Development, or sustainable environmental features, which are consistent with neighborhood, area, or specific plans.

The changes requested will help achieve numerous community fabric and economic development goals identified as important in the WSPNP.

- F. **Size of Tract.** The Hearing Body shall consider the size, shape, and characteristics of the Tract in relation to the affected neighboring lands.

The tract is essentially triangular shape and 1.9 acres in size. Opposite the East leg and half of the southern base are residential lots of varying sizes. Along the west leg and west half of the southern base are large parcels of unimproved forests. The northern tip touches a large parcel with a church and open space.

- G. **Other Factors.** The Hearing Body may consider any other factors relevant to a rezoning application under state law.

Unaware of any other relevant factors.

- H. **Applicant Representations.**

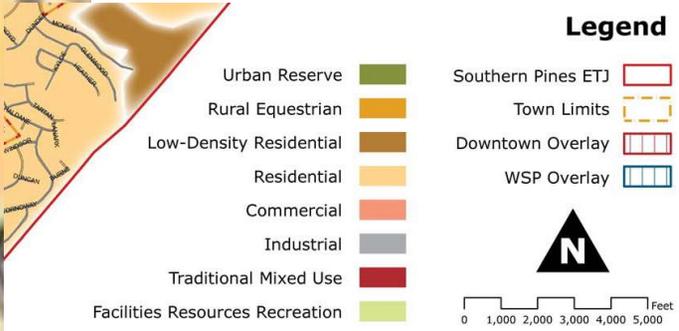
This is a request for a conditional district, therefore the limitations to the uses requested will be binding on the Post.

# Future Land Use Map: Z-01-16 Request to Rezone from RS-1 to NB-CD

This map was created by the Town of Southern Pines Planning Department. The Town of Southern Pines, its agents and employees make NO warranty as to the correctness or accuracy of the information set forth on this media whether expressed or implied, in fact or in law, including without limitation the implied warranties of merchantability and fitness for a particular use. Any resale of this data is strictly prohibited in accordance with North Carolina General Statute 132-10. Grid is based on North Carolina State Plane Coordinate System NAD83 (feet).



 = Subject Property



**Future Land Use Map**  
 Long-Range Comprehensive Plan – April, 2010  
 Map Updated - September, 2010  
 \* Approved City Limits Additions (12/31/09)  
 \*\* Area off Airport Road changed from Residential Use to Traditional Mixed Use



# Memo

To: Southern Pines Town Council  
From: Bart Nuckols,  
Date: March 8, 2016  
Re: Comprehensive Long Range Plan Hearing

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The Town Planning Board recommended adoption of the Public Review Draft of the Comprehensive Long Range Plan (CLRP) at their February 17 meeting. On March 8, the Town Council is scheduled to conduct a public hearing on the CLRP and may adopt the CLRP as recommended, adopt the CLRP with changes, or defer action for further discussion.

The draft CLRP is an update to the 2010 plan that includes changes that have been developed based on input from the public, the Town Council, Planning Board and Town Staff. The key changes are highlighted below:

- **Generally.** Existing text has been simplified and trimmed to reduce redundancy. Additionally, all data and projections have been updated to reflect changes and new information available since adoption of the 2010 CLRP.
- **Goal/Policy Consolidation.** The CLRP has been streamlined by eliminating redundant listings of goals and policies, which have been consolidated in Chapter 2. Note that substantive changes and new provisions have been labeled for your convenience during your review. Unlabeled goals and policies reflect the content of those contained in the current CLRP. These highlights will be removed from the final draft.
- **New Goals.** While part of the discussion of the currently adopted CLRP, the proposed goals promoting public health (G-1) and housing options meeting the needs of all residents (G-11) are new, but consistent with the intent of the prior plan.
- **Policy Changes.** While most of the policy language reflects the content of the currently adopted CLRP, proposed policy changes include:
  - **P-4:** Explains how the future land use map (FLUM) should be used as a guide for zoning and introduces the idea that since the FLUM represents a future state, a change in zoning that is consistent with the map may be premature if adequate infrastructure is not in place.
  - **P-8:** Conveys the Town's intent to continue to coordinate with Moore County and the Moore County Airport Authority through enforcement of the existing airport protection overlay district.
  - **P-10:** Extends the concept of greenways from connection of neighborhoods to the provision of community-wide access.

- **P-13:** States the intent of previous non-policy language in the plan to protect the existing housing stock.
- **P-14:** Incorporates current CLRP recommendations for public education through job training, library services and citizen engagement as policy language.
- **P-15:** Adds the concept of cost-effectiveness of public facility extensions to the Town's deliberations of the fiscal impacts of growth decisions. This is discussed in the currently adopted CLRP and in the subsequently adopted UDO, but not included in policy language.
- **P-16:** Adds policy language calling for the provision of public facilities and services in a fiscally responsible manner.
- **P-17:** Adds policy language calling for the cost-effective provision of water and wastewater service.
- **P-18:** Shifts the emphasis of the CLRP from expansion of park facilities to the coordinated provision of services, which is consistent with the recently adopted Recreation and Parks Master Plan.
- **P-20:** Adds current CLRP recommendations advocating public involvement as policy language.
- **Chapters 3-9 Issue Consolidation.** Chapters 3 through 9 include clear statements of the issues facing the Town. The listed issues are mixture of new and existing text that is intended to summarize the challenges faced by the Town. The purposes of these issues are to provide context for interpretation of the Plan's goals and policies, to help establish priorities for action, and to provide support for the Town's plan implementation actions (including application of the UDO) if the Town is challenged.
- **Chapter 4 Future Land Use Category Changes.** The draft CLRP includes the following changes to the future land use categories in the currently adopted Plan:
  - Public facilities have been added to the **Parks/Open Space** future land use category so that schools and other public institutions may be provided in conjunction with parks and open space uses.
  - The new **Residential/Golf** category has been added to provide greater flexibility in development patterns within golf course communities that may be needed to ensure their long-term viability. This category specifically allows for a mix of densities, as well as limited guest accommodations and commercial services, which would likely be authorized through a planned development zoning district.
  - The **Urban Reserve** category currently allows for large lot development, which ensures that urban development will be unlikely to occur. The draft CLRP authorizes clustering as an interim development tool, which would be more consistent with the intent of this category to allow some transitional uses.

- The **Residential** category has been modified to allow for elementary schools, civic uses, parks and neighborhood scale commercial services through rezonings, without the need for future land use map amendments.
- The **Commercial** category has been modified to allow for higher density residential development as part of mixed-use developments.
- **Chapter 10 Replaced.** The discussion of stewardship in the currently adopted plan has been integrated with other provisions of the plan and that text has been replaced by a new chapter that summarizes adopted area and corridor plans. Currently, this includes the West Southern Pines and Downtown Neighborhood Development Plans, but may include other areas, such as the U.S. 1 Highway corridor if the Council decides to pursue this implementation strategy included in Chapter 11.
- **Chapter 11 Implementation Recommendations.** This chapter includes a new Short-Term Work Program (STWP) and more explicit instructions about how this STWP should be incorporated into the routine responsibilities of Staff, the Planning Board and the Town Council. Please be prepared to comment on the STWP process and to suggest refinements or additions to the items listed in the draft STWP. The tasks, which are listed in a flexible format that allows the Council to adjust priorities each year, include:
  - Short Term Work Program projects to be initiated in years 1-3
    - Facilities Inventory
    - Level of Service Assessment
    - US 1 Gateway Corridor Plan
    - Morganton Road Corridor Plan
    - Utility Master Plans
  - Short Term Work Program projects to be initiated in years 2-4
    - Stormwater Management Master Plan
    - Old US 1 Corridor Plan
    - Facility Needs Assessment
    - IT/GIS Master Plan
  - Short Term Work Program to be initiated in years 3-6
    - Facilities Needs Plan