



AGENDA

**Town of Southern Pines Planning Board Meeting
Douglass Community Center
1185 W. Pennsylvania Avenue
October 20, 2016 at 7:00 p.m.**

- I. Call to Order**
- II. Approval of Minutes**
- III. Public Hearing:**
**CU-05-16 Major Amendment to CU-04-88, Area "F"; Longleaf Golf & Family Club;
Petitioner, Floyd Properties & Development**
- IV. Old Business**
- V. New Business**
- VI. Adjournment**

Agenda Item

To: Planning Board

Via: Chris Kennedy, Community Development Director

From: Bart Nuckols, Planning Director

Subject: CU-05-16 Major Amendment to CU-04-88, Area “F”; Longleaf Golf & Family Club; Petitioner, Floyd Properties & Development

Date: October 20, 2016

CU-05-16 Major Amendment to CU-04-88, Area “F”; Longleaf Golf & Family Club; Petitioner, Floyd Properties & Development

On behalf of the petitioner Floyd Properties & Development, Mr. David Wilson and Mr. Shane Sanders have submitted a Conditional Use Permit application requesting the approval of a major modification to Conditional Use Permit CU-04-88. The Longleaf Golf & Family Club was approved under application CU-04-88 which permitted a PRD (Planned Residential Development) and a golf course development between Midland Road and Airport Road with a total of (509) dwelling units. The petitioner is seeking a Conditional Use Permit for a Major Modification to “Area F” as designated in the original master plan under CU-04-88 to modify the approved unit type from eighty-two (82) townhomes to twenty-four (24) single-family homes and ten (10) townhomes. The proposal will utilize the existing density and approved dwelling unit total approved for the Longleaf Golf & Family Club development, deviating only in the unit type proposed for this section. The subject property is identified by the following: PIN: 857318326163 (PARID: 00041500) and PIN: 857318317745 (PARID: 00992022). Per the Moore County Tax records, the property owner(s) are listed as NC One, LLC.

Analysis:

The subject property is identified as Residential/Golf in the CLRP. Per the *Comprehensive Long Range Plan 2015-16 Update*:

Residential/Golf: The Residential/Golf designation applies to areas that include public or private golf courses and residences. This category may accommodate a single-family or attached dwellings at a variety of densities, recreational facilities in addition to the golf course, limited guest accommodations, and limited commercial services intended to serve residents of and visitors to the development.

Staff Comments:

- The proposal includes two parcels designated for development, one parcel comprised of 13.93 acres and the second comprised of 1.22 acres; totaling 15.15 acres per the Moore County GIS.

- The subject property the petitioner is seeking to develop is listed on the Master Plan as “Area F” and is designated to be developed with eighty-two (82) townhomes.
- The petitioner must provide the Town with the total number of units built to date for the Longleaf Golf & Family Club Development with the corresponding break down of the unit type mix to ensure compliance with the approved total of (509) dwelling units for the entire development.
 - For each housing type in the unit mix, the number corresponding to that housing type is the maximum allowed for that type in the development. If there are remaining units to be built for a particular housing type for the development, the petitioner may be allowed to develop up to the number allowed for that housing type.
 - Any modification to the approved Master Plan, including but not limited to: building more than the eighty-two (82) townhomes units in “Area F”, building more than the maximum unit mix for an approved housing type, or building a housing type not listed in the approved Master Plan, requires the approval of a Major Modification to CU-04-88 from the Town of Southern Pines Town Council.
- The petitioner is proposing a Major Modification to “Area F” to permit a total of thirty (30) dwelling units:
 - Twenty-four (24) single-family homes
 - Ten (10) townhomes.
 - Proposed setbacks:
 - Front: 20’; Side: 10’; Rear: 20’
 - Total Open Space: 5.42 acres (36.18%)
- The Longleaf Golf & Family Club development is zoned RS-1 – CD (Residential Single-Family 1 – Conditional District).
- The Longleaf Golf & Family Club development was approved under a Conditional Use Permit, CU-04-88 for a 509 Unit PRD (Planned Residential Development) located between Midland Road and Airport Road consisting of single-family, multi-family, and other amenities associated with a gold course development. The Longleaf Golf & Family Club development consists of 308.44 total acres. The golf course and open space comprise 182.27 acres.
 - The land usage from the original approval breaks down as follows:
 - Residential Single-Family 1 – Conditional District: 308.44 acres
 - Dedicated R-O-W (Knoll Road only): 10.89 acres
 - Inn: 3.24 acres
 - Open Space/Golf Course: 182.27 acres
 - Single-Family Lots: 35.15 acres
 - Patio Home Lots: 45.45 acres
 - Townhome Parcels: 33.99 acres
 - Local Business Zoning
 - Local Business: 7.0 acres
 - Dedicated R-O-W: 0.88 acres
- The approved Longleaf Golf & Family Club Development Master Plan allots 509 total dwelling units for the development. With a density of 1.645 dwelling units per acre.
 - Single-Family: 68 lots
 - Patio Homes: 190 lots

- Townhomes: 196 lots
- Inn Rooms: 55
- The approved Master Plan does not explicitly provide setbacks for single-family dwellings.
- The RS-1 zoning classification per the UDO has the following setbacks:
 - Front: 30.0'; Exterior Side: 15.0'; Interior Side: 10.0'; Rear: 30.0'
- Per the conditions of the original Conditional Use Permit of the Longleaf Golf & Family Club development property, there shall be a thirty (30) foot wide buffer maintained along the Knoll Road right-of-way.
- Per UDO Section 2.21.13 Conditional Use Permit Amendments are subject to the following standards:
 - (A) An amendment is a request for any enlargement, expansion, increase in intensity, relocation, or modification of any condition of a previously approved and currently valid CUP.
 - (B) Minor CUP amendments may be authorized by the Planning Director for shifts in on-site location and changes in height, area, or intensity of development by less than five (5) percent, or a five (5) percent or less increase in either impervious surface or floor area over what was originally approved provided that such minor changes comply with the following criteria:
 - 1) No previous minor modification has been granted pursuant to this section;
 - 2) There will be no detrimental impact on any adjacent property caused by significant change in the appearance or use of the property or any other contributing factor;
 - 3) Nothing in the currently valid CUP precludes or otherwise limits such amendment; and,
 - 4) The proposal conforms to the UDO and is in keeping with the spirit and intent of any adopted comprehensive plan.
 - (C) Major CUP amendments are any proposed amendment other than those defined above as Minor CUP amendments and shall be approved in the same manner and under the same procedures as the original approval.
- The entirety of the property is within the Little River #2 Intake (LR#2) Watershed.
- Per UDO Section 4.12.2(A)(2), a Traffic Impact Analysis will be required prior to the approval of a preliminary plat, architectural compliance permit, zoning map amendment, or conditional use permit for development that exceeds the following thresholds in one or more development applications submitted for a parcel or contiguous parcels under common ownership at the time of the adoption of this UDO or at the time of the development application.
 - (A) The proposed development will generate more than 1,000 average daily trips at full occupancy, according to the most current version of the ITE Trip Generation Informational Report or comparable research data approved by the Town Engineer; or,
 - (B) The proposed development will concentrate 300 or more trips per day through a single access point.
 - The proposed project includes 301 average daily trips out of a single access point therefore the TIA requirement is triggered with the request.
 - The petitioner has submitted a TIA to comply with this standard.

Previous Conditional Use Permits for the Longleaf Golf & Family Club:

- CU-04-88 509 Units
- CU-17-88 Conversion of site plan from Inn to 54 club cottages
- CU-18-88 Conversion of single-family lots to zero lot line lots
- CU-11-89 Conversion of 43 patio homes to 29 single-family lots
- CU-04-90 Modification of 29 single-family lots to 25 single-family lots and street design
- CU-05-90 Modification of 27 patio lots to 26 patio lots and street design
- CU-09-91 Modification to add 14 single-family homes to Steeplechase Way
- CU-10-91 Hunter Trail Street Design
- CU-05-93 (Z-05-93) Rezoning from Local Business Commercial Area to Residential Single Family [CUP for 47 Patio Homes]
- CU-02-11 Six (6) lot addition to Magnolia Court

Attachments:

- GIS Location
 - Application Materials
 - Criteria Narrative
 - TIA Response Letter from Town Engineer
 - TIA Excerpt
 - Preliminary Plat
 - Longleaf Development Density Statistics
 - Future Land Use Map
-

Planning Board Action:

To either approve or deny a *Conditional Use Permit* application, the Planning Board must make findings of fact and conclusions to the applicable standards. The Planning Board shall first vote on whether the application is complete and whether the facts presented are relevant to the case. The Planning Board shall then vote on whether the application complies with the criteria as set forth in Section 2.21.7 Criteria for a Conditional Use Permit, Criteria A-F. The Planning Board may choose one of the following motions for recommendations or any alternative they wish:

Finding of Fact #1

- 1) I move to recommend that as a finding of fact that the application is complete and that the facts submitted are relevant to the case, in that...

Or

- 2) I move to recommend that as a finding of fact the application is incomplete and/or that the facts submitted are not relevant to the case, in that...

Finding of Fact #2

- 1) I move to recommend that as a finding of fact the application complies with Section 2.21.7 Criteria for a Conditional Use Permit, Criteria A-F, in that...

Or

- 2) I move to recommend that as a finding of fact the application does not comply with Section 2.21.7 Criteria for a Conditional Use Permit, Criteria A-F, in that...

The Planning Board shall vote on whether the proposed *Conditional Use Permit* 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 *Conditional Use Permit Application* is consistent with those documents that constitute the officially adopted land development plan and other applicable plans, in that...
- 2) The proposed *Conditional Use Permit Application* is not consistent with those documents that constitute the officially adopted land development plan or other applicable plans, in that ...

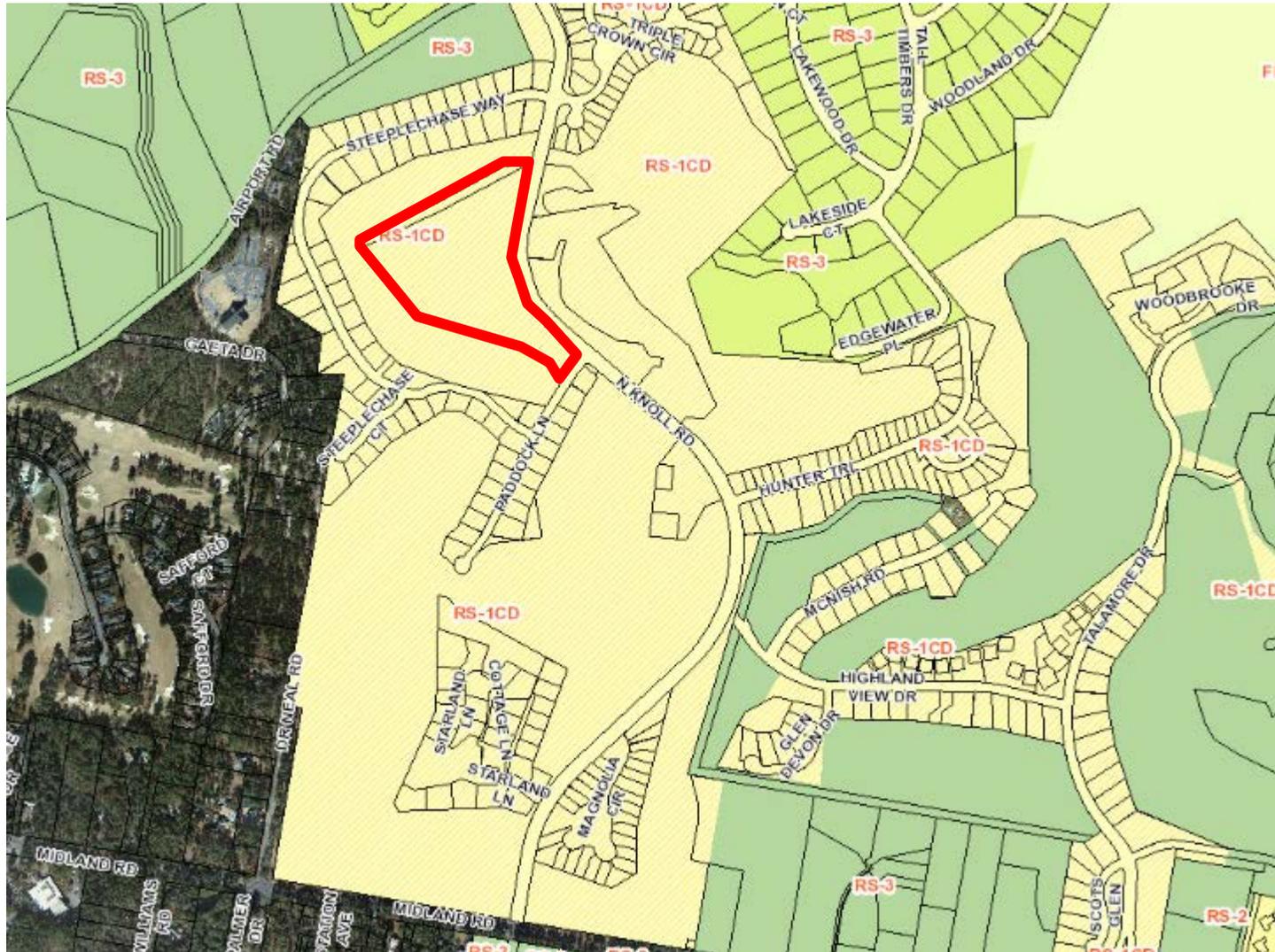
Then:

I move to recommend to the Town Council:

1. The approval of CU-05-16;
2. The denial of CU-05-16; OR
3. The approval of CU-05-16 with the following additional conditions...

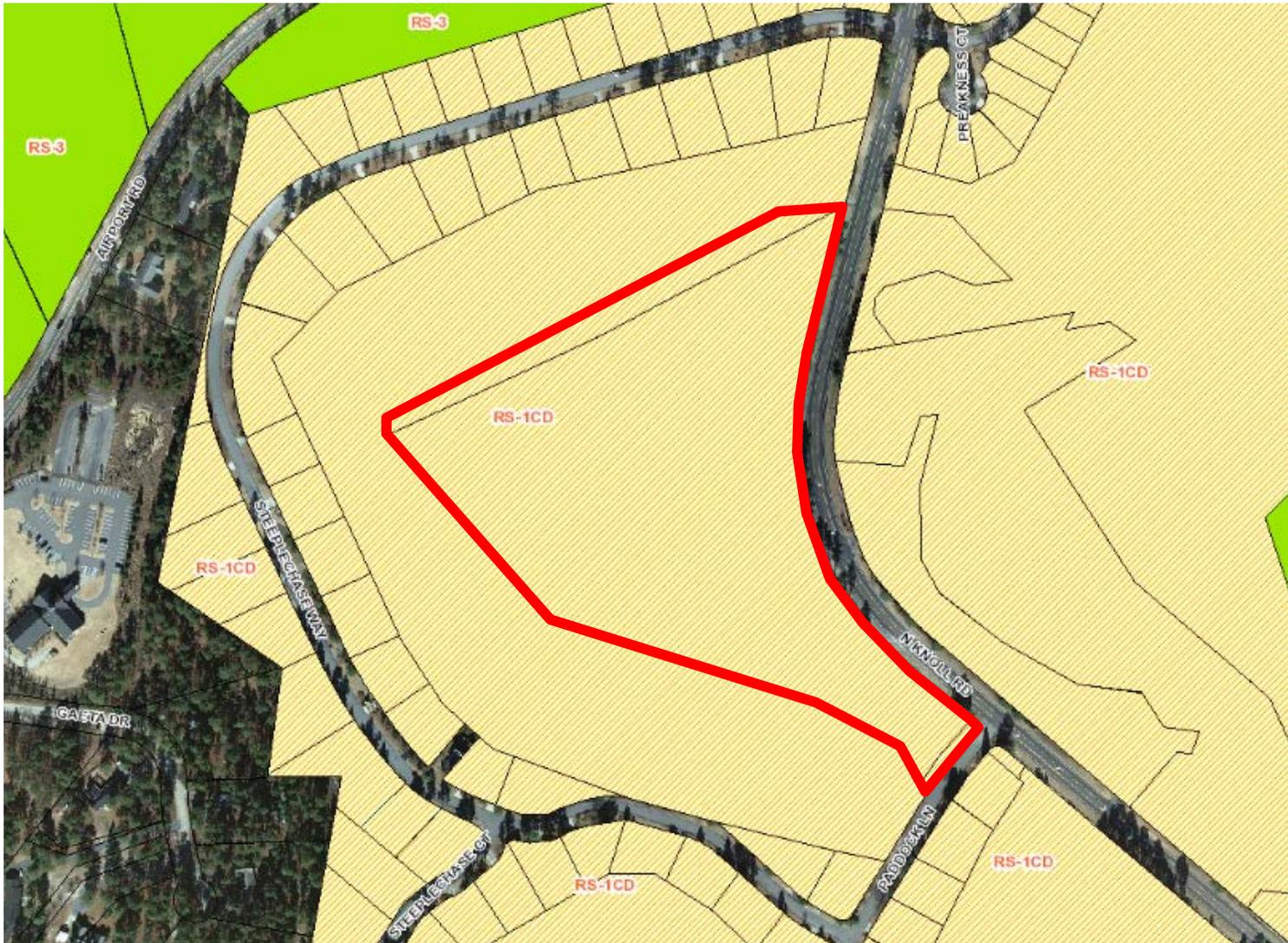
CU-05-16 Longleaf Golf & Family Club Request for Major Amendment to CU-04-88

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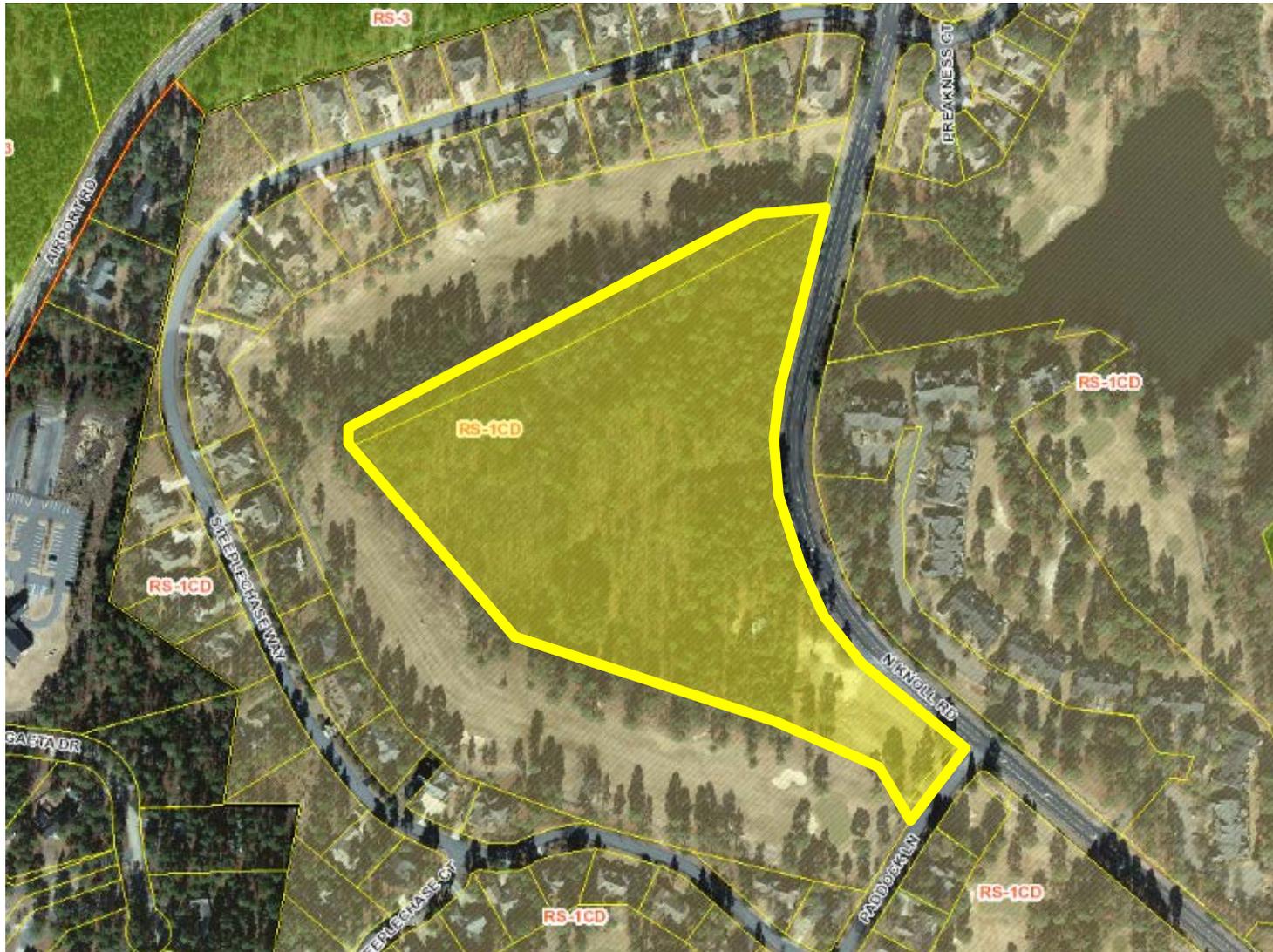
CU-05-16 Longleaf Golf & Family Club Request for Major Amendment to CU-04-88

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CU-05-16 Longleaf Golf & Family Club Request for Major Amendment to CU-04-88

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PIN: 857318416504
PARID8: 00041503
NAME: NELSON, MELVIN G & MARY H
NAME2:
ADDRESS: PO BOX 1019
CITY: SOUTHERN PINES
STATE: NC ZIP: 28388

PIN: 857318416504
PARID8: 00041503
NAME: PAGE, DAVID CARTER
NAME2:
ADDRESS: 259 KNOLL RD
CITY: SOUTHERN PINES
STATE: NC ZIP: 28387

PIN: 857318416504
PARID8: 00041503
NAME: FAHRNER, GAIL H &
NAME2: SCHMIDT, RICHARD S
ADDRESS: 1260 MIDLAND RD
CITY: SOUTHERN PINES
STATE: NC ZIP: 28387-3126

PIN: 857318416504
PARID8: 00041503
NAME: DALY, PAUL V & HELENE H
NAME2: TRUSTEES
ADDRESS: 213 KNOLL RD
CITY: SOUTHERN PINES
STATE: NC ZIP: 28387

PIN: 857318416504
PARID8: 00041503
NAME: CONSTANTINE, THOMAS A &
RUTH A
NAME2:
ADDRESS: 2522 ANGELINA DR
CITY: NISKAYUNA
STATE: NY ZIP: 12309-1155

PIN: 857318416504
PARID8: 00041503
NAME: HENDRICKS, ANDREW A
NAME2: HENDRICKS, MARY R
ADDRESS: 103 ROSEWOOD DR
CITY: LUMBERTON
STATE: NC ZIP: 28358

PIN: 857318406141
PARID8: 00035925
NAME: US KIDS GOLF FOUNDATION,
INC
NAME2:
ADDRESS: 3040 NORTHWOODS PKWY
CITY: NORCROSS
STATE: GA ZIP: 30071

PIN: 857318416504
PARID8: 00041503
NAME: NEFF, KEITH B & ELIZABETH G
NAME2:
ADDRESS: 9514 HARBOUR LIGHTS DR
CITY: BERLIN
STATE: MD ZIP: 21811

PIN: 857318416504
PARID8: 00041503
NAME: JOHNSTON, MARTHA J
NAME2:
ADDRESS: 129 JAIME DR
CITY: CANTON
STATE: GA ZIP: 30114

PIN: 857314423500
PARID8: 10001433
NAME: CARTER, CHRISTINE
NAME2:
ADDRESS: 102 PREAKNESS CT
CITY: SOUTHERN PINES
STATE: NC ZIP: 28387

PIN: 857318416504
PARID8: 00041503
NAME: SHARON, CHARLES
NAME2:
ADDRESS: 202 BLUE WINGED DRIVE
CITY: WARREN
STATE: OH ZIP: 44484

PIN: 857318416504
PARID8: 00041503
NAME: BEITH, JOHN R
NAME2: BEITH, LYNN A
ADDRESS: 187 KNOLL RD
CITY: SOUTHERN PINES
STATE: NC ZIP: 28387

PIN: 857318416504
PARID8: 00041503
NAME: ALBRIGHT, ALIDA V
NAME2:
ADDRESS: 275 KNOLL RD
CITY: SOUTHERN PINES
STATE: NC ZIP: 28387

PIN: 857314421631
PARID8: 95000420
NAME: LEONHARD, THOMAS F &
MARLENE L
NAME2:
ADDRESS: 140 STEEPLCHASE WAY
CITY: SOUTHERN PINES
STATE: NC ZIP: 28387

PIN: 857318416504
PARID8: 00041503
NAME: GUMBLETON, KATHLEEN
NAME2:
ADDRESS: 233 KNOLL RD
CITY: SOUTHERN PINES
STATE: NC ZIP: 28387

PIN: 857318416504
PARID8: 00041503
NAME: PENFOLD, DAWN MARIE
NAME2: DEKORNFELD, JAMES A
ADDRESS: 148 VARDON COURT
CITY: SOUTHERN PINES
STATE: NC ZIP: 28387

PIN: 857318416504
PARID8: 00041503
NAME: MCLEOD, SARAH E TRUSTEE
NAME2:
ADDRESS: 12253 42ND AVE N
CITY: MINNEAPOLIS
STATE: MN ZIP: 55441

PIN: 857318416504
PARID8: 00041503
NAME: WATTS, EDGAR HENRY JR
NAME2: WATTS, JANE LAW
ADDRESS: 269 KNOLL ROAD
CITY: SOUTHERN PINES
STATE: NC ZIP: 28387

PIN: 857318416504
PARID8: 00041503
NAME: FISHER, JANICE BECKMAN
NAME2:
ADDRESS: 189 KNOLL RD
CITY: SOUTHERN PINES
STATE: NC ZIP: 28387

PIN: 857318414039
PARID8: 00991710
NAME: SCOTT, LESLIE E
NAME2: SCOTT, LEA C
ADDRESS: 9 PADDOCK LN
CITY: SOUTHERN PINES
STATE: NC ZIP: 28387-2947

PIN: 857314420620
PARID8: 95000421
NAME: SHAW, MARGARET L
TRUSTEE
NAME2:
ADDRESS: 138 STEEPLECHASE
WAY
CITY: SOUTHERN PINES
STATE: NC ZIP: 28387

PIN: 857318416504
PARID8: 00041503
NAME: ZETERBERG, THOMAS E &
NAME2: LILLIAN T
ADDRESS: 103 BIRCHWOOD LANE
CITY: LAKE ARIEL
STATE: PA ZIP: 18436-4646

PIN: 857318416504
PARID8: 00041503
NAME: ZAFIAN, RAYMOND G
NAME2: ZAFIAN, KIM SUSAN
ADDRESS: 10104 ETHRIDGE CT
CITY: RALEIGH
STATE: NC ZIP: 27615

PIN: 857318416504
PARID8: 00041503
NAME: HARVEY, CYNTHIA B
TRUSTEE
NAME2:
ADDRESS: 273 KNOLL ROAD
CITY: SOUTHERN PINES
STATE: NC ZIP: 28387

PIN: 857318416504
PARID8: 00041503
NAME: HILL, PAULINE M CO/TRUSTEE
NAME2: HILL, THOMAS A CO/TRUSTEE
ADDRESS: 179 KNOLL ROAD
CITY: SOUTHERN PINES
STATE: NC ZIP: 28387

PIN: 857318416504
PARID8: 00041503
NAME: OHLENDORF, GREG M
NAME2: OHLENDORF, MELISSA A
ADDRESS: 905 PENFIELD STREET
CITY: BEECHER
STATE: IL ZIP: 60401

PIN: 857318416504
PARID8: 00041503
NAME: MACRAE, DUNCAN S &
KATHERINE W
NAME2: UNIT 442
ADDRESS: 183 KNOLL RD
CITY: SOUTHERN PINES
STATE: NC ZIP: 28387-2907

PIN: 857318416504
PARID8: 00041503
NAME: HUBBARD, JOHN A
NAME2: HUBBARD, LINDA
ADDRESS: 219 KNOLL RD
CITY: SOUTHERN PINES
STATE: NC ZIP: 28387-2936

PIN: 857318219813
PARID8: 95000436
NAME: ADAMS, DOUGLAS P &
NAME2: HAUSLOHNER, EMILY
ADDRESS: 114 STEEPLECHASE WAY
CITY: SOUTHERN PINES
STATE: NC ZIP: 28387

PIN: 857318416504
PARID8: 00041503
NAME: WRIGHT, LIDA A TRUSTEE &
NAME2: BANK OF AMERICA, NA
TRUSTEE
ADDRESS: 300 VALLEY PLACE
CITY: WAYNE
STATE: PA ZIP: 19087

PIN: 857318416504
PARID8: 00041503
NAME: WILKINS, JANET R
NAME2:
ADDRESS: 7804 BANKERS DRIVE
CITY: FAYETTEVILLE
STATE: NC ZIP: 28311

PIN: 857318416504
PARID8: 00041503
NAME: COATES, DONNA O
NAME2:
ADDRESS: 283 KNOLL ROAD
CITY: SOUTHERN PINES
STATE: NC ZIP: 28387

PIN: 857318401920
PARID8: 00991709
NAME: BARROWS, FRED H &
JACQUELINE J
NAME2:
ADDRESS: 6 STEEPLECHASE WAY
CITY: SOUTHERN PINES
STATE: NC ZIP: 28387

PIN: 857318326163
PARID8: 00041500
NAME: NC ONE LLC
NAME2: C/O PAUL SWANSON
ASSOCIATES
ADDRESS: 401 E PROSPECT AVE SUITE
201
CITY: MOUNT PROSPECT
STATE: IL ZIP: 60056

PIN: 857318416504
PARID8: 00041503
NAME: BROWN, LISA
NAME2:
ADDRESS: PO BOX 4418
CITY: PINEHURST
STATE: NC ZIP: 28374

PIN: 857318416504
PARID8: 00041503
NAME: HIGGS, JASON E
NAME2:
ADDRESS: 507 S COLLEGE AVE
CITY: SALEM
STATE: VA ZIP: 24153

PIN: 857318219771
PARID8: 95000437
NAME: HENDERSON, SAMUEL ROBERT
&
NAME2: CAROL S
ADDRESS: 112 STEEPLECHASE WAY
CITY: SOUTHERN PINES
STATE: NC ZIP: 28387

PIN: 857318416504
PARID8: 00041503
NAME: MERGINS, ANDRIS
NAME2: MERGINS, JOAN D
ADDRESS: 255 KNOLL RD
CITY: SOUTHERN PINES
STATE: NC ZIP: 28387

PIN: 857318416504
PARID8: 00041503
NAME: MUNGO, DAVID P & LINDA J
NAME2:
ADDRESS: P O BOX 958
CITY: SOUTHERN PINES
STATE: NC ZIP: 28388-0958

PIN: 857318310529
PARID8: 95000438
NAME: DAVIS, DANIEL M
NAME2:
ADDRESS: 110 STEEPLECHASE WAY
CITY: SOUTHERN PINES
STATE: NC ZIP: 28387

PIN: 857318416504
PARID8: 00041503
NAME: HANSELL, JOHN D JR & RUTH E
NAME2:
ADDRESS: 257 KNOLL RD
CITY: SOUTHERN PINES
STATE: NC ZIP: 28387-2936

PIN: 857318416504
PARID8: 00041503
NAME: MURPHY, CHRISTOPHER
DURBIN &
NAME2: ALONSO, SUSANA
ALVAREZ
ADDRESS: 155 OVERLOOK CT
CITY: FAYETTEVILLE
STATE: GA ZIP: 30215

PIN: 857318416504
PARID8: 00041503
NAME: LONGLEAF LAKESIDE VILLAS
NAME2: HOMEOWNERS ASSOCIATION
ADDRESS: PO BOX 83
CITY: PINEHURST
STATE: NC ZIP: 28374

PIN: 857318416504
PARID8: 00041503
NAME: DESCH, MATTHEW J &
NAME2: MURPHY, ANN M
ADDRESS: 1317 KURTZ RD
CITY: MC LEAN
STATE: VA ZIP: 22101

PIN: 857318416504
PARID8: 00041503
NAME: FAKER, SUZANNE M
NAME2:
ADDRESS: 263 KNOLL ROAD
CITY: SOUTHERN PINES
STATE: NC ZIP: 28387

PIN: 857318416504
PARID8: 00041503
NAME: GUCKIN, JAMES A & DOROTHY
NAME2:
ADDRESS: 225 KNOLL RD
CITY: SOUTHERN PINES
STATE: NC ZIP: 28387

PIN: 857318416504
PARID8: 00041503
NAME: ELLIS, WILLIAM
NAME2: ELLIS, ELISE
ADDRESS: 5176 7 LKS WY
CITY: WEST END
STATE: NC ZIP: 27376

PIN: 857318416504
PARID8: 00041503
NAME: KNORR, NAN WYATT
TRUSTEE
NAME2:
ADDRESS: 227 KNOLL RD
CITY: SOUTHERN PINES
STATE: NC ZIP: 28388-1363

PIN: 857314329517
PARID8: 95000422
NAME: BAHLER, ELIZABETH J
NAME2:
ADDRESS: 136 STEEPLECHASE WAY
CITY: SOUTHERN PINES
STATE: NC ZIP: 28387-2958

PIN: 857318416504
PARID8: 00041503
NAME: COSTELLO, JOHN
NAME2:
ADDRESS: 3 MEGHAN CT
CITY: SARATOGA SPRINGS
STATE: NY ZIP: 12866-6315

PIN: 857318413146
PARID8: 00041481
NAME: US KIDS GOLF
FOUNDATION, INC
NAME2:
ADDRESS: 3040 NORTHWOODS
PKWY
CITY: NORCROSS
STATE: GA ZIP: 30071

PIN: 857318416504
PARID8: 00041503
NAME: KRONE, PHILIP S &
NAME2: KRONE, DALE H TRUSTEES
ADDRESS: 330 POPLAR ST
CITY: WINNETKA
STATE: IL ZIP: 60093

PIN: 857318228050
PARID8: 95000432
NAME: BORRELL, JAMES E &
NAME2: BORRELL, RUTHANN F
ADDRESS: 116 STEEPLECHASE WAY
CITY: SOUTHERN PINES
STATE: NC ZIP: 28387-9107

PIN: 857318416504
PARID8: 00041503
NAME: DOWNING, THOMAS P &
VALERIE M
NAME2:
ADDRESS: 20 EXCHANGE PL
APT#2201
CITY: NEW YORK
STATE: NY ZIP: 10005-3206

PIN: 857318416504
PARID8: 00041503
NAME: KAY, KATHLEEN E
NAME2:
ADDRESS: P O BOX 220
CITY: HONEY BROOK
STATE: PA ZIP: 19344-0220

PIN: 857318414186
PARID8: 00041480
NAME: US KIDS GOLF FOUNDATION,
INC
NAME2:
ADDRESS: 3040 NORTHWOODS PKWY
CITY: NORCROSS
STATE: GA ZIP: 30071

PIN: 857318413445
PARID8: 00035769
NAME: LONGLEAF LAKESIDE
VILLAS
NAME2: HOMEOWNERS
ASSOCIATION, INC
ADDRESS: PO BOX 83--C/O CAS
SERVICES
CITY: PINEHURST
STATE: NC ZIP: 28374

PIN: 857318416504
PARID8: 00041503
NAME: CRISAFULLI, FRANK J & ANNE M
NAME2:
ADDRESS: 197 KNOLL RD
CITY: SOUTHERN PINES
STATE: NC ZIP: 28387

PIN: 857314423601
PARID8: 10001432
NAME: LONGLEAF HUNTER TRAIL
HOMEOWNERS
NAME2:
ADDRESS: 2001 MIDLAND ROAD
CITY: SOUTHERN PINES
STATE: NC ZIP: 28387

PIN: 857318403969
PARID8: 00991711
NAME: MCVERRY, WILLIAM &
SARAH N
NAME2:
ADDRESS: 29 PADDOCK LN
CITY: SOUTHERN PINES
STATE: NC ZIP: 28387

PIN: 857318416504
PARID8: 00041503
NAME: TWO ELEVEN, LLC
NAME2: C/O DANNY ADAMS
ADDRESS: PO BOX 3086
CITY: PINEHURST
STATE: NC ZIP: 28374

PIN: 857318403808
PARID8: 00991712
NAME: SHAW, SHARON S
NAME2:
ADDRESS: 39 PADDOCK LN
CITY: SOUTHERN PINES
STATE: NC ZIP: 28387

PIN: 857318422264
PARID8: 00041502
NAME: LONGLEAF MASTER
HOMEOWNERS
NAME2: ASSOCIATION, INC
ADDRESS: 2001 MIDLAND RD
CITY: SOUTHERN PINES
STATE: NC ZIP: 28387

PIN: 857318416504
PARID8: 00041503
NAME: EMRICK, KATHERINE A
NAME2:
ADDRESS: 277 KNOLL RD
CITY: SOUTHERN PINES
STATE: NC ZIP: 28387

PIN: 857318416504
PARID8: 00041503
NAME: MURDOCH, MARY P
NAME2:
ADDRESS: 289 KNOLL RD
CITY: SOUTHERN PINES
STATE: NC ZIP: 28387

PIN: 857318416504
PARID8: 00041503
NAME: SCANLON, ANDREW A
NAME2:
ADDRESS: 353 BAPTIST RD
CITY: CANTERBURY
STATE: NH ZIP: 03224

I certify that all information furnished in this application is accurate to the best of my knowledge.

Petitioner Signature: ✓ Steve Floyd

Petitioner's Name: Floyd Properties & Development, Inc.

Petitioner's Mailing Address: **Please Print**
901 Arsenal Avenue, Suite 101
Fayetteville, NC 28305

Petitioner's email stevefloyd@floydprop.com

Petitioner's Phone # 910-423-6700

Cell# _____

Property owner's signature: 

Property owner's signature: PAUL SWANSON MGTZ

Property owner's Mailing Address: **Please Print**
NC One LLC (C/O Paul Swanson Associates)
401 E Prospect Ave Suit 201
Mount Prospect IL 60056

Property owner's email PAUL@PSA-INC.BIZ

Property owner's Phone # 847-670-6710

Cell # _____

THE PETITIONER OR A REPRESENTATIVE OF THE PETITIONER IS EXPECTED TO ATTEND ALL MEETINGS TO BE AVAILABLE TO ANSWER QUESTIONS CONCERNING THE REQUEST.



275 S. Bennett St, Ste .A
Southern Pines, NC 28387
Phone: (910) 246-0038
www.snsengineers.com
License # C-3791

LONGLEAF AREA "F" **CONDITIONAL USE PERMIT NARRATIVE**

The proposed property to be developed as shown in the submitted exhibits is being described as Longleaf Area "F". This property consists of 15.01 acres of the original Planned Development known as Longleaf and is located along the western side of Knoll Road between Paddock Lane and Steeplechase Way. The property as well as the surrounding properties and golf course are all located in the Residential Single Family - 1 Conditional District (RS1-CD) zoning district which was established for the original conditional use permit (CUP) for the Longleaf development.

The intent of this CUP application is to modify the approved CUP allocation of 82 townhouses for this property to 24 single family lots and 10 townhouses (34 dwelling units total) for a reduction in density of 48 dwelling units (58.54%).

The property does currently lie in a WS-III high quality watershed. After speaking with the town senior planner Chris Kennedy who has confirmed with the town attorney that "due to the project's inclusion of previously approved unit types not exceeding the approved total for Longleaf despite the major modification request. Current engineering practices for the pre-post standards required by the Town shall apply." Based on this information, the storm water design for this project will comply with the pre-post standards of the town.

Current Build Out:

The original CUP for the Longleaf development approved an overall density of 509 dwelling units being divided into the categories of single family lots, patio home lots, townhomes, and inn rooms. Over the course of development, there have been several CUP modifications that have revised these category allocations from the original CUP while still maintaining a maximum overall density of 509 dwelling units. Based on current best estimates, the development has 396 dwelling units in place out of the 509 approved.

Proposed Design:

Sidewalks

Pedestrian connectivity will be provided throughout the development by means of one 5' wide sidewalk along all proposed streets, as well as providing an extension of the existing sidewalk/greenway trail along Knoll Road for that portion of the property fronting Knoll Road.

Streets and Access

All streets will be private and be maintained through a new homeowners association. The proposed street section will be as shown on the preliminary plat and will match those existing sections on Paddock Lane and Steeplechase Way to ensure cohesiveness throughout the Longleaf community.

Access to the development will be provided by one location to Knoll Road. This access location will meet the American Association of State Highway and Transportation Officials AASHTO standards for Geometric Design of Highways and Streets.

Utilities

Water and sewer service for the development will be provided by the Town of Southern Pines. Sewer currently exists on site and runs through the property while water is available along Knoll Road. All existing utilities will be accommodated with easements as well as those proposed. All utilities will be installed underground.

Open Space

The original CUP for Longleaf has provided approximately 182 acres of open space through the development of the golf course and other areas to meet the open space requirements for the entire development. This property will provide additional open space which will accommodate existing wetlands and any storm water features.

Signage

A subdivision sign will be installed in a reserved easement for the development as well as a sign in the townhome area. The signs will comply with current Town of Southern Pines sign ordinance.

Setbacks

All minimum building setbacks and buffers will be provided as shown on the preliminary plat.

Proposed Phasing Plan:

The development of this project will be completed in phases. The development will meet the proposed standards as shown on the submitted Preliminary Plat and approved under this CUP.

Phase 1 will consist of the construction of all required roads and utility infrastructure for the area of 24 single family lots labeled "Phase 1" on the preliminary plat and is anticipated to be completed within twelve (12) months from the date of the Phase 1 pre-construction meeting. Once roadways and infrastructure are complete and Phase 1 has been approved for final plat, individual home construction may commence.

Phase 2 will consist of the construction of the townhome area and will include the road and required utility infrastructure for all 10 townhomes and is anticipated to be completed within six (6) months from the date of the Phase 2 pre-construction meeting. The commencement of Phase 2 construction will not begin at any time prior to final plat approval of Phase 1, but shall begin within 60 days of obtaining a certificate of occupancy for fifty percent (50%) or twelve (12) of the single family lots.

Traffic Impact Analysis:

A Traffic Impact Analysis (TIA) will be performed pursuant to section 4.12.1 of the Town of Southern Pines UDO. The study will be performed on the intersections of Knoll Road with Airport Road, Midland Road, Steeplechase Way, Paddock Lane as well as the proposed street access for this property.

LONGLEAF AREA "F"
CONDITIONAL USE PERMIT JUSTIFICATION:

Below are the six (6) criteria (items A-F) for approval of the conditional use permit as described in section 2.21.7 of the Town of Southern Pines UDO. Following each individual criterion listed is an explanation of how the development complies.

(A) The proposed conditional use shall comply with all regulations of the applicable zoning district and any applicable supplemental use regulations;

- **The entire Longleaf Development is zoned RS1-CD which is a "Conditional District" based on the original conditional use permit. The intent of this conditional use permit is to modify the currently approved conditional use permit for the Longleaf Development. The proposed modification includes 24 single family lots and 10 townhomes for a total of 34 dwelling units. This proposed density is a reduction from the original approval of 82 townhomes for this site, and still complies with the overall density of the original conditional use permit.**

(B) The proposed conditional use shall conform to the character of the neighborhood in which it is located and not injure the use and enjoyment of property in the immediate vicinity for the purposes already permitted;

- **The original intent of the planned development for this property was to be townhomes. The existing development around this property is single family lots to the south, west and north along the golf course with townhomes across Knoll Road. The proposed development of single family lots with townhomes still allow the surrounding use of the golf course and other open areas.**

(C) Adequate public facilities shall be provided as set forth herein;

- **Public water is available along Knoll Road and public sewer is existing on the property now. All proposed water and sewer improvements will be installed by the developer and dedicated to the public. Open space area is being provided on the property which will be in addition to the initial open space of the golf course and other areas in the original planned development. Sidewalks will be provided along one side of proposed streets, with an extension of the greenway along Knoll Road as shown on the plan.**

(D) The proposed use shall not impede the orderly Development and improvement of surrounding property for uses permitted within the zoning district or substantially diminish or impair the property values within the neighborhood;

- **This property was originally planned for residential use with a much higher density than is being proposed now. The proposed uses are allowed in the zoning district and all lot sizes and townhomes will be comparable to the previous areas of development.**

(E) The establishment, maintenance, or operation of the proposed use shall not be detrimental to or endanger the public health, safety, comfort or general welfare; and

- **This residential use will not be detrimental or endanger the public health, safety, comfort or general welfare. This area has been intended for residential development from the original approval.**

(F) The public interest and welfare supporting the proposed use shall be sufficient to outweigh individual interests that are adversely affected by the establishment of the proposed use.

- **This proposed residential use is a reduction of density and will be cohesive with the overall neighborhood and the immediate surrounding areas.**



Department of Public Works
Office of the Town Engineer

Town Engineer Response to CU-05-16 Traffic Impact Analysis titled Longleaf Area F, prepared for Mr. Steve Floyd by Kimley-Horn and Associates, Inc. dated September 9, 2016.

To Whom It May Concern:

In my review, I, Brent Lockamy Town Engineer of the Town of Southern Pines, conclude that it appears that the Traffic Impact Analysis (TIA) for the Longleaf Area F prepared for Mr. Steve Floyd dated September 9, 2016 prepared by Kimley-Horn and Associates, Inc. and submitted to the Town as part of Conditional Use Permit application CU-05-16 is complete per the specified requirements as set forth for a TIA in the Town's Unified Development Ordinance (UDO) as per UDO Section 4.12.2(A) and UDO Section 4.12.6. Per initial scoping discussions that included both the traffic engineer and NCDOT determined the number of street segments and intersections to be included

The TIA document reviewed road segments and approaches in the vicinity of the following intersections: Midland Road at Knoll Road; Airport Road and Knoll Road; Knoll Road and Steeplechase Way; Knoll Road and Lakeside North Driveway; Knoll Road and Paddock Lane. Table 2.0 provides the Level-of-service summary conditions. Per UDO Section 4.12.5 (A) Level of Service: Level of Service D (LOS D) or less congested shall be maintained on all arterial and collector street segments and intersections. LOS C or less congested shall be maintained on all other street segments and intersections. No development shall result in the decline in the level of service of an adjacent street by more than two (2) letters (e.g., a drop from LOS A to LOS D) unless specifically approved by the Town Council. The TIA proposes an acceptable LOS on all studied streets and intersections.

The TIA suggest only minor improvements to Knoll Road as a condition of the project. These include restriping the existing two-way left-turn on Knoll Road to provide a 100-foot left-turn land with a 100-foot bay taper at the proposed site driveway.

In conclusion I recommend that the Traffic Impact Analysis titled Long Leaf Area F prepared for Steve Floyd by Kimley-Horn and Associates, Inc. dated September 09, 2016 is complete and the proposed recommendations and/or mitigation plans meet applicable level of service standards of the Town of Southern Pines and NCDOT and thereby I recommend to the Town Council the acceptance of the TIA document as part of Conditional Use Permit application CU-05-16. It should be noted that the TIA provides for the distribution of traffic and that all improvements must be engineered accordingly to an acceptable Town standard or NCDOT, depending on the jurisdiction, should the project be approved.

Brenton S. Lockamy, P.E.
Town Engineer

September 9, 2016

Mr. Steve Floyd
901 Arsenal Avenue, Suite 101
Fayetteville, NC 28305

RE: Longleaf Area F – Traffic Impact Analysis

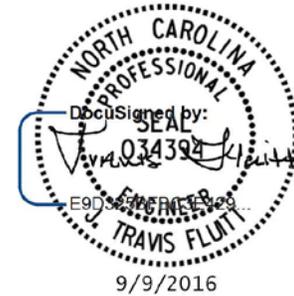
Dear Mr. Floyd:

Kimley-Horn and Associates, Inc. has performed a Traffic Impact Analysis for the proposed Longleaf Area F Development. This report studies the following five intersections and the traffic impact that would be anticipated by the Longleaf Area F development:

- Airport Road at Knoll Road
- Knoll Road at Steeplechase Way/Belmont Court
- Knoll Road at Lakeside North Driveway/Site Driveway
- Knoll Road at Paddock Lane
- Midland Road at Knoll Road

As currently envisioned, the Longleaf Area F development will consist of 24 single family detached houses and 10 residential condominiums/townhouses. This development is proposed to be accessed via one new full movement driveway along Knoll Road which will align with the existing Lakeside North Driveway. The proposed site location is shown on Figure 1, and the proposed site plan is shown on Figure 2. The existing roadway laneage for the study intersections is shown on Figure 3.

This report presents trip generation, distribution and traffic analyses to determine the traffic impact at the studied intersections. Analyses were performed for the weekday AM and PM peak hours for the existing (2016) traffic condition, projected (2026) background and build-out traffic conditions, and projected (2036) background and build-out traffic conditions.



Trip Generation

The traffic generation potential of the development was determined using the traffic generation rates published in the *ITE Trip Generation Handbook* (Institute of Transportation Engineers, Ninth Edition, 2012) and is summarized in Table 1.

Table 1 ITE Trip Generation							
Land Use	Size	Daily		AM		PM	
		In	Out	In	Out	In	Out
Single Family Detached Housing	24 d.u.	142	142	7	20	18	11
High-Rise Residential Condominium/Townhouse	10 d.u.	131	131	6	26	12	7
Total Net New External Trips		273	273	13	46	30	18

Table 1 shows that the site has the potential to generate approximately 273 new daily trips entering and 273 new daily trips exiting on a typical weekday, with 13 new trips entering and 46 new trips exiting in the weekday AM peak hour and 30 new trips entering and 18 new trips exiting in the weekday PM peak hour. Detailed trip generation calculations are attached.

Background Traffic

Traffic counts were performed at the study intersections on September 1, 2016 to reflect Moore County Schools being in session. NCDOT historic AADT data shows minimal growth along Midland Road and Airport Road. To be conservative an annual growth rate of 1% was applied to existing volumes on Knoll Road for ten years up to the build-out year of 2026 and twenty years up to the build-out year of 2036. There were no approved developments identified in the vicinity of this site for inclusion as background traffic in this analysis. Figures 4 and 5 show the projected (2026) background AM and PM volumes, respectively. Figures 6 and 7 show the projected (2036) background AM and PM volumes, respectively.

Distribution and Assignment

The proposed Longleaf Area F site trips were assigned to the study intersections as follows:

- 20% to/from the east on Airport Road
- 20% to/from the west on Airport Road
- 50% to/from the east on Midland Road
- 10% to/from the west on Midland Road

The attached Figure 8 show the overall site traffic distribution and percent assignment for the Longleaf Area F Development. Site traffic was assigned to the network based on the distribution shown above and added to the background traffic to obtain build-out traffic volumes. Figures 9 and

10 show projected (2026) build-out AM and PM peak hour traffic volumes, respectively. Figures 11 and 12 show projected (2036) build-out AM and PM peak hour traffic volumes, respectively.

Levels of Service

Capacity analyses were performed using Synchro Version 9.1 software. Approach LOS and delays are reported from Synchro and are summarized in Table 2. Synchro LOS reports are attached.

Table 2 Level-of-Service Summary		
Condition	AM Peak Hour LOS (Delay in seconds)	PM Peak Hour LOS (Delay in seconds)
Airport Road at Knoll Road (Unsignalized)		
Existing (2016) Traffic	NB – B (14.8) WBL – A (9.0)	NB – B (11.6) WBL – A (8.2)
Background (2026) Traffic	NB – C (16.5) WBL – A (9.3)	NB – B (12.2) WBL – A (8.4)
Build (2026) Traffic	NB – C (18.2) WBL – A (9.3)	NB – B (12.5) WBL – A (8.4)
Background (2036) Traffic	NB – C (18.9) WBL – A (9.7)	NB – B (13.0) WBL – A (8.5)
Build (2036) Traffic	NB – C (21.3) WBL – A (9.7)	NB – B (13.3) WBL – A (8.6)
Knoll Road at Steeplechase Way/Belmont Court (Unsignalized)		
Existing (2016) Traffic	EB – B (10.5) WB – B (10.9) NBL – A (7.6) SBL – A (7.6)	EB – B (10.2) WB – B (10.3) NBL – A (7.5) SBL – A (7.5)
Background (2026) Traffic	EB – B (10.8) WB – B (11.2) NBL – A (7.6) SBL – A (7.6)	EB – B (10.4) WB – B (10.4) NBL – A (7.5) SBL – A (7.5)
Build (2026) Traffic	EB – B (10.9) WB – B (11.4) NBL – A (7.6) SBL – A (7.7)	EB – B (10.5) WB – B (10.6) NBL – A (7.5) SBL – A (7.6)
Background (2036) Traffic	EB – B (11.0) WB – B (11.5) NBL – A (7.7) SBL – A (7.7)	EB – B (10.6) WB – B (10.7) NBL – A (7.5) SBL – A (7.6)
Build (2036) Traffic	EB – B (11.2) WB – B (11.8) NBL – A (7.7) SBL – A (7.7)	EB – B (10.7) WB – B (10.8) NBL – A (7.6) SBL – A (7.6)

Table 2 (cont.) Level-of-Service Summary		
Condition	AM Peak Hour LOS (Delay in seconds)	PM Peak Hour LOS (Delay in seconds)
Knoll Road at Paddock Lane (Unsignalized)		
Existing (2016) Traffic	EB – A (9.5) NBL – A (7.6)	EB – A (9.4) NBL – A (7.5)
Background (2026) Traffic	EB – A (9.6) NBL – A (7.6)	EB – A (9.5) NBL – A (7.5)
Build (2026) Traffic	EB – A (9.8) NBL – A (7.7)	EB – A (9.6) NBL – A (7.6)
Background (2036) Traffic	EB – A (9.7) NBL – A (7.7)	EB – A (9.6) NBL – A (7.6)
Build (2036) Traffic	EB – A (9.9) NBL – A (7.7)	EB – A (9.7) NBL – A (7.6)
Knoll Road at Midland Road (Signalized)		
Existing (2016) Traffic	B (11.7)	A (8.5)
Background (2026) Traffic	B (12.5)	A (9.1)
Build (2026) Traffic	B (12.5)	A (9.3)
Background (2036) Traffic	B (12.9)	B (10.0)
Build (2036) Traffic	B (13.1)	B (10.7)
Knoll Road at Lakeside North Driveway/Site Driveway (Unsignalized)		
Existing (2016) Traffic	WB – A (9.8) SBL – A (7.6)	WB – A (9.6) SBL – A (7.5)
Background (2026) Traffic	WB – A (9.9) SBL – A (7.6)	WB – A (9.7) SBL – A (7.6)
Build (2026) Traffic	EB – B (10.9) WB – B (11.2) NBL – A (7.7) SBL – A (7.6)	EB – B (10.4) WB – B (10.8) NBL – A (7.6) SBL – A (7.6)
Background (2036) Traffic	WB – B (10.0) SBL – A (7.6)	WB – A (9.8) SBL – A (7.6)
Build (2036) Traffic	EB – B (11.2) WB – B (11.5) NBL – A (7.7) SBL – A (7.6)	EB – B (10.6) WB – B (11.1) NBL – A (7.6) SBL – A (7.6)

Analysis indicates that all the study intersections are expected to operate with short delays on the minor-street approaches in both the AM and PM peak hours in the years 2026 and 2036 with the proposed development in place. No queueing issues are expected at any of these intersections. Therefore, no roadway improvements are recommended to accommodate projected site traffic volumes.

Recommendations

Based on the traffic analysis presented herein, all study intersections are expected to operate with short delays at project build out. Synchro analysis shows no queueing issues at any of the study intersections. Therefore, the only roadway improvement recommended to accommodate projected site traffic is to restripe the existing two-way left-turn lane on Knoll Road to provide a 100-foot left-turn lane with a 100-foot bay taper at the proposed site driveway. The proposed site driveway, which will align with the Lakeside North Driveway, is recommended to be constructed with one ingress lane and one egress lane. The recommended roadway laneage is shown on Figure 13.

Should you have any questions or comments, please do not hesitate to contact me at (919) 653-2948 or travis.fluitt@kimley-horn.com.

Sincerely,
Kimley-Horn and Associates, Inc.



Travis Fluitt, P.E.
Project Manager

Attachments: Figures 1-13, Trip Generation, Traffic Counts, Intersection Worksheets, Synchro Reports, Signal Plan



LONGLEAF DEVELOPMENT
SOUTHERN PINES, NC
TRAFFIC CAPACITY ANALYSIS

STUDY AREA

FIGURE
1

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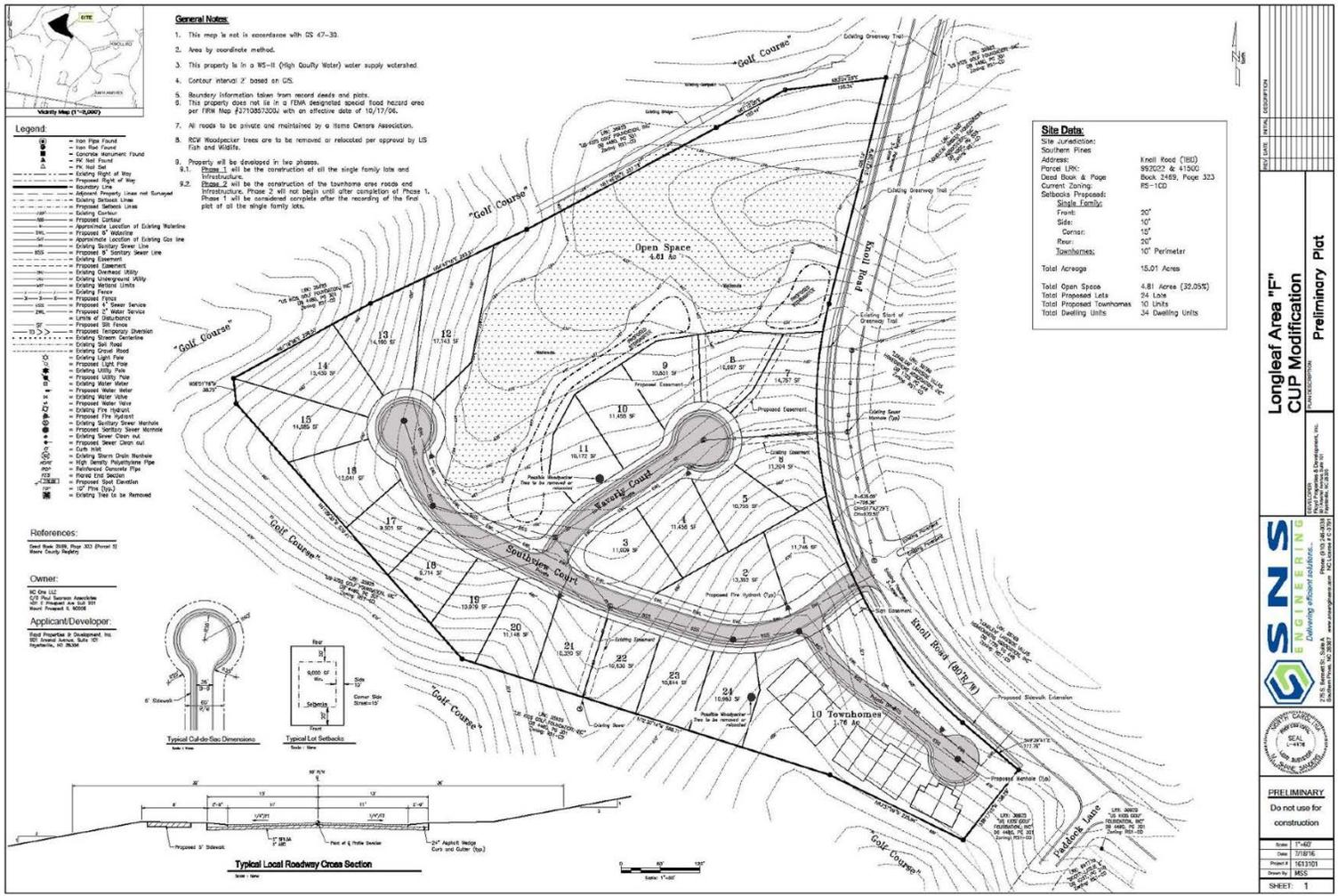


FIGURE 2

SITE PLAN

LONGLEAF DEVELOPMENT
 SOUTHERN PINES, NC
 TRAFFIC CAPACITY ANALYSIS



Longleaf Area "F" CUP Modification Preliminary Plat

SNS ENGINEERING
 ENGINEERING & PLANNING SOLUTIONS
 2705 S. Laurel St., Suite 100
 Fayetteville, NC 28403
 Phone: 704.336.8888
 Fax: 704.336.8889
 www.sns-engineering.com

PRELIMINARY
 Do not use for construction

Scale: 1" = 40'
 Date: 11/16/16
 Project #: 1613101
 Drawn by: MESS
 SHEET: 1

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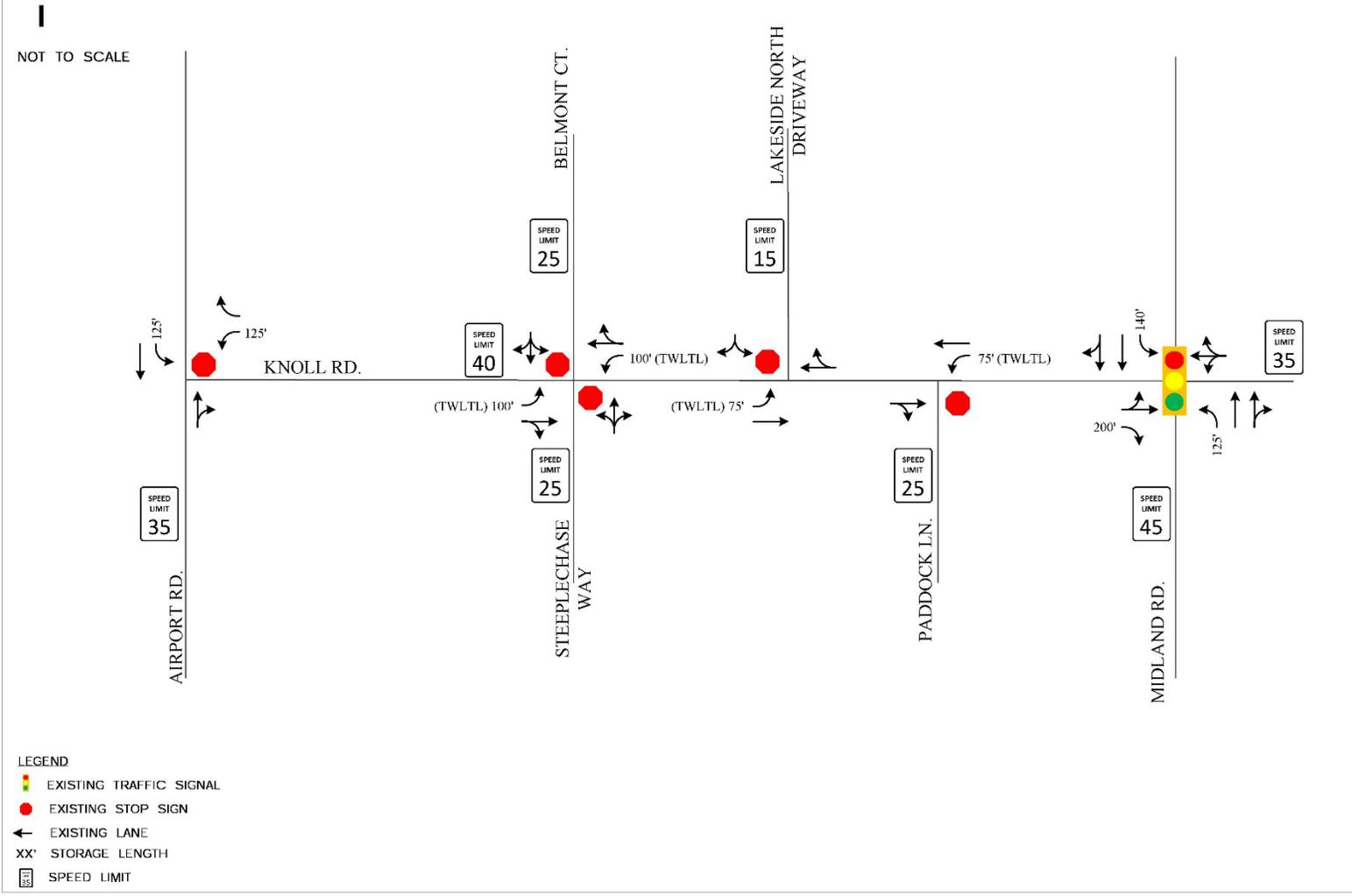


FIGURE
3

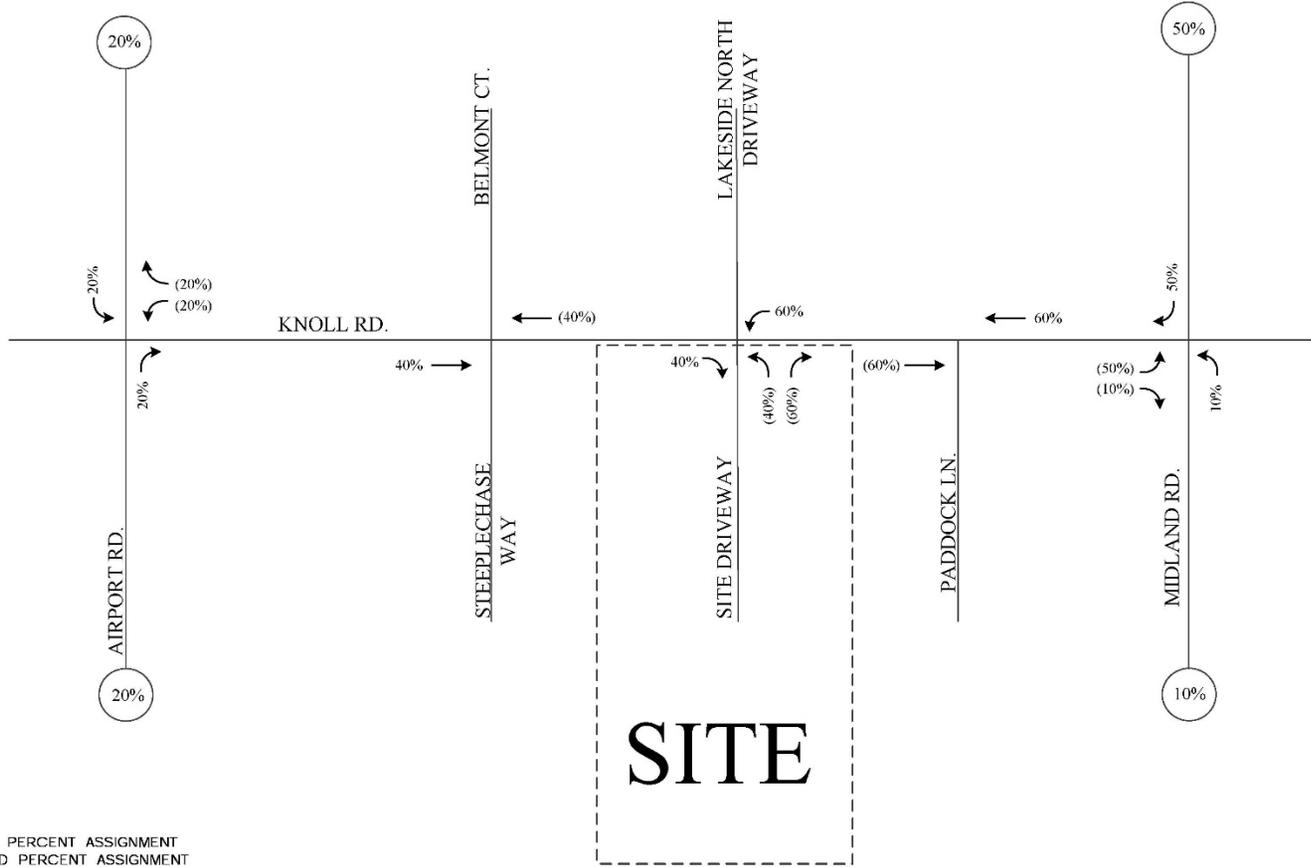
EXISTING ROADWAY LANEAGE

LONGLEAF DEVELOPMENT
SOUTHERN PINES, NC
TRAFFIC CAPACITY ANALYSIS



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I
NOT TO SCALE



LEGEND
 XX% INBOUND PERCENT ASSIGNMENT
 (XX%) OUTBOUND PERCENT ASSIGNMENT
 (XX%) OVERALL DISTRIBUTION

FIGURE
8

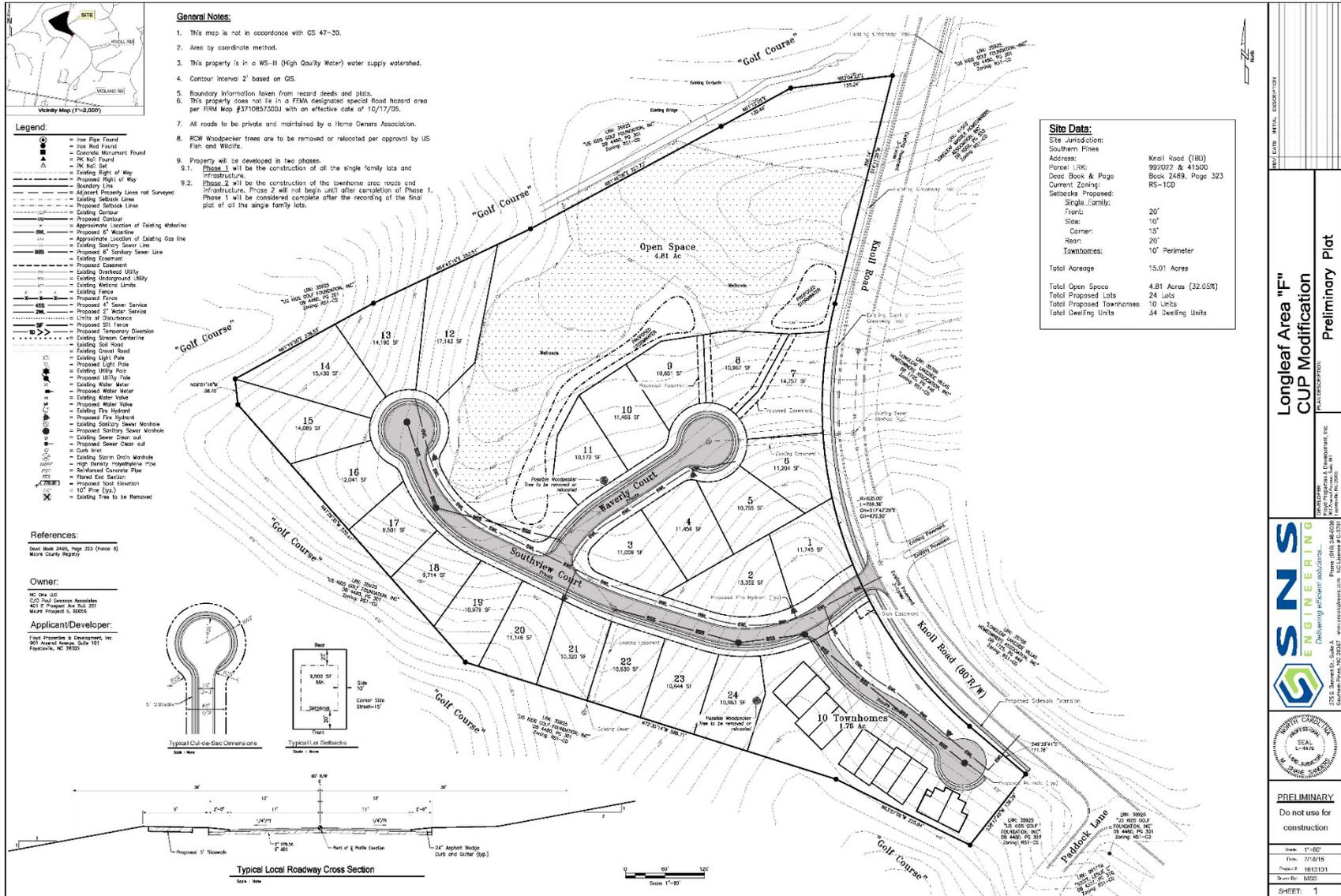
SITE DISTRIBUTION AND
PERCENT ASSIGNMENT

LONGLEAF DEVELOPMENT
SOUTHERN PINES, NC
TRAFFIC CAPACITY ANALYSIS



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Preliminary Plat for Area F



Longleaf Area "F"
 CUP Modification
 Preliminary Plat

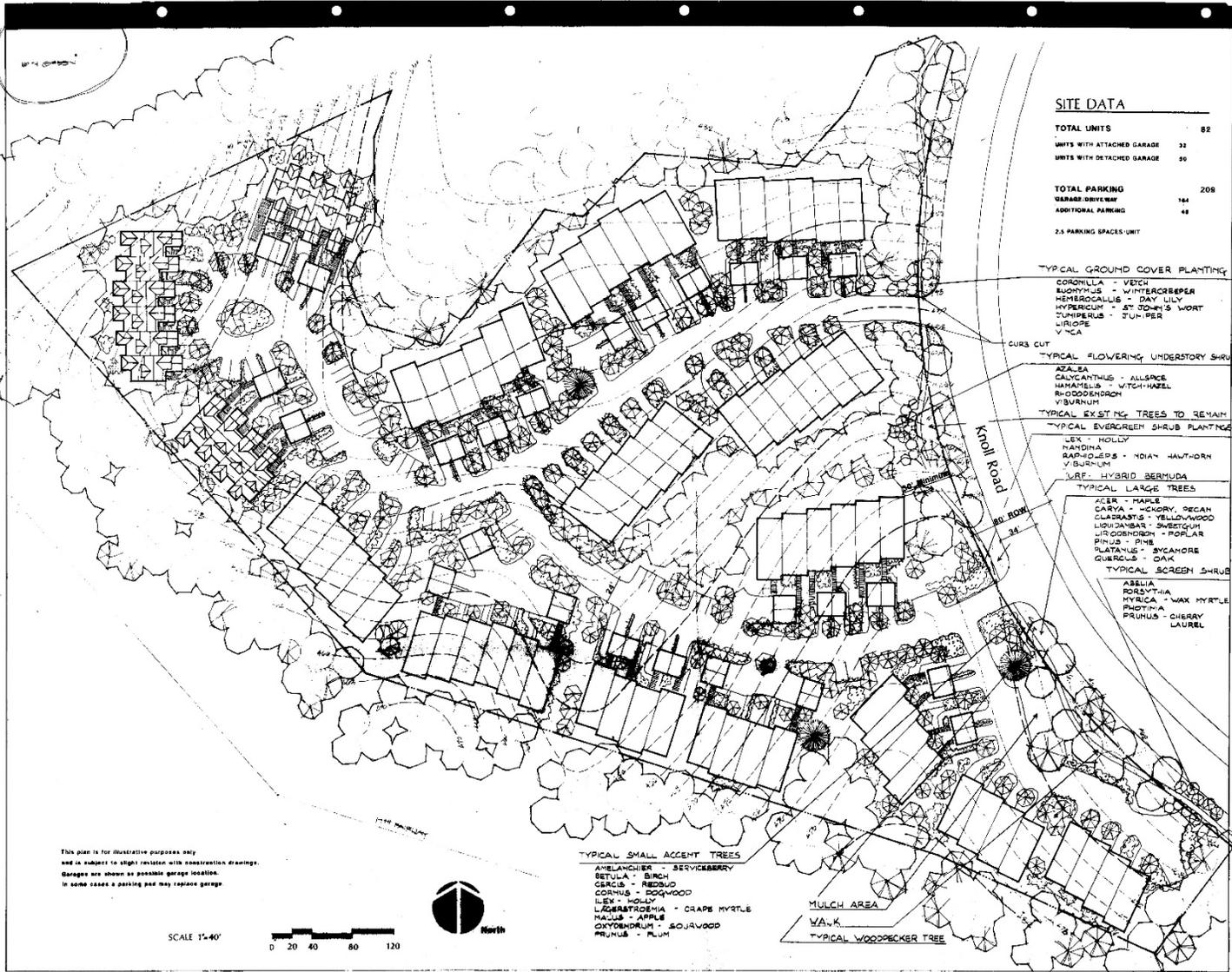
SEALS:

- Professional Engineer Seal
- Professional Surveyor Seal
- Professional Land Surveyor Seal

PRELIMINARY
 Do not use for construction

Scale: 1"=50'
 Date: 07/26/15
 Sheet: 18151511
 Sheet: 1825
 SHEET: 1

Original Approved Layout for Area F



LONGLEAF

Revision	Date
1	April 18, 2016

CHR ASSOCIATES
 Architecture
 Engineering
 Planning
 Interior Design
 Landscape Architecture
 Urban Design

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ENGINEER
BALENTINE ASSOCIATES, P.A.
 1000 W. Hargett Street
 Suite 200
 Raleigh, NC 27601
 919.833.1111

GOLF COURSE ARCHITECT
Dan Maples Design, Inc.
 601 Green Hill Road, Raleigh, NC 27606
 P.O. Box 981, Durham, NC 27702
 919.286.8888

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TYPICAL TOWNHOUSE LAYOUT & PLANTING CUP 7

June 23, 2016

To: Paul Swanson
From: Janet Williams
RE: Area F/David Wilson (Fore Properties)

These are 'best estimates' that I gave David Wilson on sold to date units and unsold areas:

Units sold to date	315 (all products)
Sales Office	1 (lots 301/302... I felt you sold this as 1 property)
<u>Best Estimate Sold</u>	<u>316</u>

Unsold/Platted to date:	
Patio lots.....	9
Sg. Family lots.....	5
Magnolia Park (platted lots)	6
Meadow Cottages	6
<u>Total Platted/unsold</u>	<u>26</u>

Club Cottage section (undeveloped) 42 (estimate)
*I think originally planned for 54 total units/12 sold included in sold data above)
**I told David Wilson to get the Club Cottage # from you)

Area F (undeveloped).....To Be Determined

Property approved for a total of 509 Units.

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).

Future Land Use Map: CU-05-16



NC-2