



AGENDA

**Town of Southern Pines Planning Board Meeting
Douglass Community Center
1185 W. Pennsylvania Avenue
November 17, 2016 at 7:00 p.m.**

I. Call to Order

II. Approval of Minutes

III. Public Hearing:

**CU-07-16: Conditional Use Permit for a Bed and Breakfast Inn;
310 Crest Road; Petitioner, Bill Smith**

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-07-16 Conditional Use Permit for a Bed & Breakfast Inn; 310 Crest Road; Petitioner, Bill Smith

Date: November 17, 2016

CU-07-16 Conditional Use Permit for a Bed & Breakfast Inn; 310 Crest Road; Petitioner, Bill Smith

On behalf of Berkshire Hathaway Home Services Pinehurst Realty Group – Southern Pines, the petitioner Mr. Bill Smith has submitted a Conditional Use Permit application requesting approval for a Bed and Breakfast Inn to be located at 310 Crest Road. The subject property is located within the RS-3 (Residential Single-Family – 3) zoning classification. Bed and Breakfast Inns are establishments that offer Bed and Breakfast accommodations for more than four (4) but not more than twelve (12) guest rooms; the petitioner is seeking approval of the proposed Conditional Use Permit for an operation consisting of six (6) guest rooms at the subject property. Per UDO Exhibit 3-15 *Table of Authorized Land Uses*, Bed and Breakfast Inns require a Conditional Use Permit for property in the RS-3 (Residential Single-Family – 3) zoning classification. The subject property is identified by the following: PIN: 858209076326 (PARID: 00036005). Per the Moore County tax records, the property owners are listed as Christopher N. and Christa M. Gilder.

Analysis:

The subject property is identified as “Residential” in the *Comprehensive Long Range Plan Future Land Use Map*. Per the *Comprehensive Long Range Plan 2015-16 Update*:

- **Residential:** This designation 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 to up to twelve units per acre in places that are clearly more urban. Elementary schools, civic uses, parks, and neighborhood scale commercial services may be authorized through the rezoning process without amending the Future Land Use Map.

Staff Comments:

- Per UDO Exhibit 3-15 *Table of Authorized Land Uses*, Bed & Breakfast Inns are classified under LBCS 1312.
- LBCS 1312 is listed as a “C” in the RS-3 (Residential Single-Family – 3) zoning classification.
 - “C” denotes that the land use must receive a Conditional Use Permit approval.

- The subject property is zoned RS-3 (Residential Single-Family – 3) therefore the subject property must obtain a Conditional Use Permit approval in order to operate a Bed & Breakfast Inn establishment.
- The subject property consists of 7.431 acres and is located within the corporate limits of the Town of Southern Pines.
- The adjoining properties are zoned RS-3 to the North, East, and South and RS-2 to the West across Pee Dee Road.
- Per UDO Section 2.21.7 an application for a Conditional Use Permit must satisfy the following criteria:

2.21.7 *Criteria for a Conditional Use Permit*

A Conditional Use is permitted only if the Applicant demonstrates that:

- (A) *The proposed conditional use shall comply with all regulations of the applicable zoning district and any applicable supplemental use regulations;*
- (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;*
- (C) *Adequate public facilities shall be provided as set forth herein;*
- (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;*
- (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,*
- (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.*
- Per UDO Section 5.5 an application for a Bed & Breakfast Establishment must satisfy the following criteria:

5.5 *BED & BREAKFAST ESTABLISHMENTS*

Bed & Breakfast establishments, where allowed, are subject to the following standards:

- (A) *Bed and Breakfast Home: A private home of not more than four (4) guest rooms that offers bed and breakfast accommodations, and that:*
 - (a) *Does not serve food or drink to the general public for pay;*
 - (b) *Serves only the breakfast meal, and that meal is served to overnight guests of the business;*
 - (c) *Includes the price of breakfast in the rate; and,*
 - (d) *Is the permanent residence of the owner or manager of the business.*
- (B) *Bed and Breakfast Inn: A private home of more than four (4) but not more than twelve (12) guest rooms that offers bed and breakfast accommodations, and that:*
 - (a) *Does not serve food or drink to the general public for pay;*
 - (b) *Serves only the breakfast meal, and that meal is served to overnight guests of the business;*
 - (c) *Includes the price of breakfast in the rate; and,*
 - (d) *Is the permanent residence of the owner or manager of the business.*

5.5.1 *Maximum Number of Guests*

- (A) *The maximum number of guest rooms in a Bed & Breakfast Home shall be four (4) with not more than one (1) guestroom permitted in an existing detached structure on the same property.*

(B) *The maximum number of guest rooms in a Bed & Breakfast Inn shall be more than four (4) but not more than twelve (12) with not more than one (1) guestroom permitted in an existing detached structure on the same property.*

5.5.2 Performance Standards

(A) *The following standards shall apply to Bed & Breakfast Homes and Bed & Breakfast Inns:*

(1) *A Bed and Breakfast establishment shall be permitted only in a residential structure with a minimum gross living area of three thousand (3,000) square feet.*

(2) *In any residential zoning district, establishment must be located that is located on a Lot with a minimum area of forty thousand (40,000) square feet.*

(3) *Food service shall be limited to the breakfast meal and shall be available only to guests and not to the general public in any residential district.*

(4) *Signage shall be limited to a nameplate not to exceed two (2) square feet.*

(5) *To avoid a concentration of Bed and Breakfast establishments in any residential district, no new Bed and Breakfast shall be located within one thousand three hundred twenty (1,320 feet) of another pre-existing Bed and Breakfast establishment, measured along a straight line from property line to property line.*

(6) *A Bed and Breakfast shall have vehicular access to a collector or arterial street.*

(7) *One (1) off street parking space shall be provided for each guest room.*

- The next closest Bed and Breakfast operation, “The Knollwood House”, is located at 1495 W. Connecticut Avenue, which is approximately 2,607 linear feet from the subject property. This distance was measured from the nearest property corner of the subject property to the nearest property corner of the operation on W. Connecticut Avenue in a straight line.
- The operation must be located on a collector or arterial street per Section 5.5.3(6) of the UDO. The current entrance to the subject property is located on Crest Road, which is classified as a local street; however, the rear of the property fronts on Pee Dee Road, which is classified as a collector street.

Exhibit 3-15: Table of Authorized Land Uses

Land Use	LBCS Code	Description	RE	RR	RS-1	RS-2	RS-3	RM-1	RM-2	CB/DTO	GB	NB	OS	I	FRR
Hotels, Motels, or Other Accommodation Services	1300	Lodging and short-term accommodation for travelers													
Bed and breakfast home	1311	Primarily in private homes and small buildings	ZS	ZS	ZS	ZS	ZS	ZS	ZS	ZS	ZS	ZS	ZS		
Bed and breakfast inn	1312	Primarily in private homes and small buildings	Z	C	C	C	C	C	C	Z	Z	Z			

Attachments:

- GIS Location
- Application Materials
- Criteria Narrative
- Images Provided by Petitioner
- 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...

Or

- 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 ...

I move to recommend to the Town Council:

1. The approval of CU-07-16;

Or

2. The denial of CU-07-16;

Or

3. The approval of CU-07-16 with the following additional conditions...

CU-07-16: Bed & Breakfast Inn – 310 Crest Road

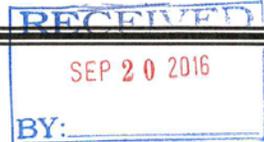
This map was created by the Town of Southern Pines Planning Department. The Town of Southern Pines, its agents and employees make NO warranty as to the correctness or accuracy of the information set forth on this media whether expressed or implied, in fact or in law, including without limitation the 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).



CU-07-16: Bed & Breakfast Inn – 310 Crest Road

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).





CU-07-16

Date Received: _____

**Application for Conditional Use Permit
Town of Southern Pines**

To the Planning Board and Town Council:

I, the undersigned, do hereby make application to and petition the Planning board and town Council to grant a Conditional Use Permit as required in the zoning Ordinance. In support of this application, the following facts are shown:

The property sought for Conditional Use is located on the west side of Crest Rd (Street/Avenue), between Crest Road (Street Avenue) and Pee Dee Road (Street/ Avenue). The address is 310 crest Rd, also known as LRK # 00036005 and PIN # 858209076326. It has a frontage of 500.27⁺ feet and a depth of 640.89⁺ feet, containing 7.5 acres.

The Conditional Use sought is based on Section(s) 5.5.3 of the Town of Southern Pines Unified Development Ordinance. The property in question is located in a RS-3 zoning district and is proposed for the following use:

Bed and Breakfast Inn (6+ rooms)
see attached description and facts
of the property

The following are all individuals, firms or corporations owning property 200 feet adjacent to both sides and rear, as well as the property across the street/highway from the property described above or at least the 10 nearest property owners. Please see Town Staff for details on how to compute the required adjacent property list.

List of Adjacent Properties

- Property owners' name: Betty Allen
Mailing Address: 360 Crest Rd
S. Pines, NC 28387
LRK #: 00030832
Adjacent Property Address: 360 Crest Rd
S. Pines, NC 28387
- Property owners' name: Daniel and Sara Pate
Mailing Address: 370 Serpentine Dr.
S Pines, NC 28387

LRK #: 000 37350

Adjacent Property Address: 370 Serpentine Dr.
S. Pines, NC 28387

3. Property owners' name: Willena R. Clement Declaration of Trust.

Mailing Address: 200 Crest Rd
S. Pines, NC 28387

LRK #: 000 32352

Adjacent Property Address: 200 Crest Rd

4. Property owners' name: S. Pines, NC 28387
Stanley and Pamela West

Mailing Address: 1335 Midland Rd
S. Pines, NC 28387

LRK #: 000 40196

Adjacent Property Address: 1335 Midland Rd

5. Property owners' name: S. Pines, NC 28387
Frank and Sandra Linell Gironde

Mailing Address: PO BOX 1711
S. Pines, NC 28387

LRK #: 000 39652

Adjacent Property Address: 165 Pee-dee Rd

6. Property owners' name: S. Pines, NC 28387
Charles Deleot + Laurie Rodriguez

Mailing Address: 335 Crest Rd
S. Pines, NC 28387

LRK #: 000 38426

Adjacent Property Address: 335 Crest Rd
S. Pines, NC 28387

7. Property owners' name: Eva M Trustee Peele

Mailing Address: 325 Crest Rd
S. Pines, NC 28387

LRK #: 000 32437

Adjacent Property Address: 325 Crest Rd
S. Pines, NC 28387

8. Property owners' name: Judith Cox

Mailing Address: 205 Crest Rd
S. Pines, NC 28387

LRK #: 00032575

Adjacent Property Address: 205 Crest Rd

9. Property owners' name: SPines, NC 28387
David + Crystal Steffen

Mailing Address: 1475 Midland Rd #50
S. Pines, NC 28387

LRK #: 20150316

Adjacent Property Address: King St Unit 50 Addition
S. Pines, NC 28387

10. Property owners' name: David + Crystal Steffen

Mailing Address: 50 Middleton Place
S. Pines, NC 28387

LRK #: 10002372

Adjacent Property Address: 50 King St
S. Pines, NC 28387

Please note that if you have more than (10) ten adjacent property owners, please use additional sheets, 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

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

Petitioner Signature: Bill Smith

Petitioner's Name: Bill Smith

Petitioner's Mailing Address: Please Print
244 SW Broad St
Southern Pines, NC 28387

Petitioner's email bsmith0650@gmail.com

Petitioner's Phone # 910-528-4090

Cell# 910-528-4090

Property owner's signature: [Signature]

Property owner's signature: [Signature]

Property owner's Mailing Address: Please Print
310 Crest Rd
Southern Pines, NC 28387

Property owner's email cris.guldr@mzero.com

Property owner's Phone # 910-528-1245

Cell # _____

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

PIN:858209076326
PARID:00036005
NAME:GILDER, CHRISTOPHER N
& CHRISTA M
ADDRESS:310 CREST ROAD
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387

PIN:858205079534
PARID:00030832
NAME:ALLEN, BETTY C
ADDRESS:360 CREST RD
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387

PIN:858205170752
PARID:00034100
NAME:THOMPSON, DON M
ADDRESS:390 CREST RD
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387

PIN:858205076784
PARID:00037350
NAME:PATE, W DANIEL & SARA
JANE H
ADDRESS:370 SERPENTINE DR
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387-2731

PIN:858205084063
PARID:00031137
NAME:TRUITT, JOHN LYNN JR &
NAME2:LIPPINCOTT, VIRGINIA
ADDRESS:300 PEE DEE RD
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387

PIN:858205073729
PARID:00035929
NAME:MAPLES, HENSON JR
ADDRESS:280 PEE DEE RD
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387-2117

PIN:858200070446
PARID:10001588
NAME:MIDDLETON PLACE
ASSOCIATION
NAME2:OF SOUTHERN PINES,
NC, INC
ADDRESS:PO BOX 83
CITY:PINEHURST
STATE:NC
ZIP:28370

PIN:858205071546
PARID:10002372
NAME:STEFFEN, DAVID A &
CRYSTAL L
ADDRESS:50 MIDDLETON PL
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387

PIN:858200071586
PARID:20150316
NAME:STEFFEN, DAVID A
NAME2:STEFFEN, CRYSTAL L
ADDRESS:1475 MIDLAND ROAD
#50
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387

PIN:858209070308
PARID:10001586
NAME:MORGAN, MICHAEL L
NAME2:MORGAN, PATRICIA D
ADDRESS:49 MIDDLETON PLACE
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387

PIN:857212978038
PARID:00031731
NAME:CHRIST FELLOWSHIP
CHURCH
ADDRESS:1425 MIDLAND RD
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387

PIN:858209072127
PARID:00039652
NAME:GIRONDA, FRANK &
NAME2:GIRONDA, SANDRA
LINELL
ADDRESS:PO BOX 1711
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387

PIN:858209062974
PARID:00040196
NAME:WEST, STANLEY W &
PAMELA
ADDRESS:1335 MIDLAND RD
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387-3127

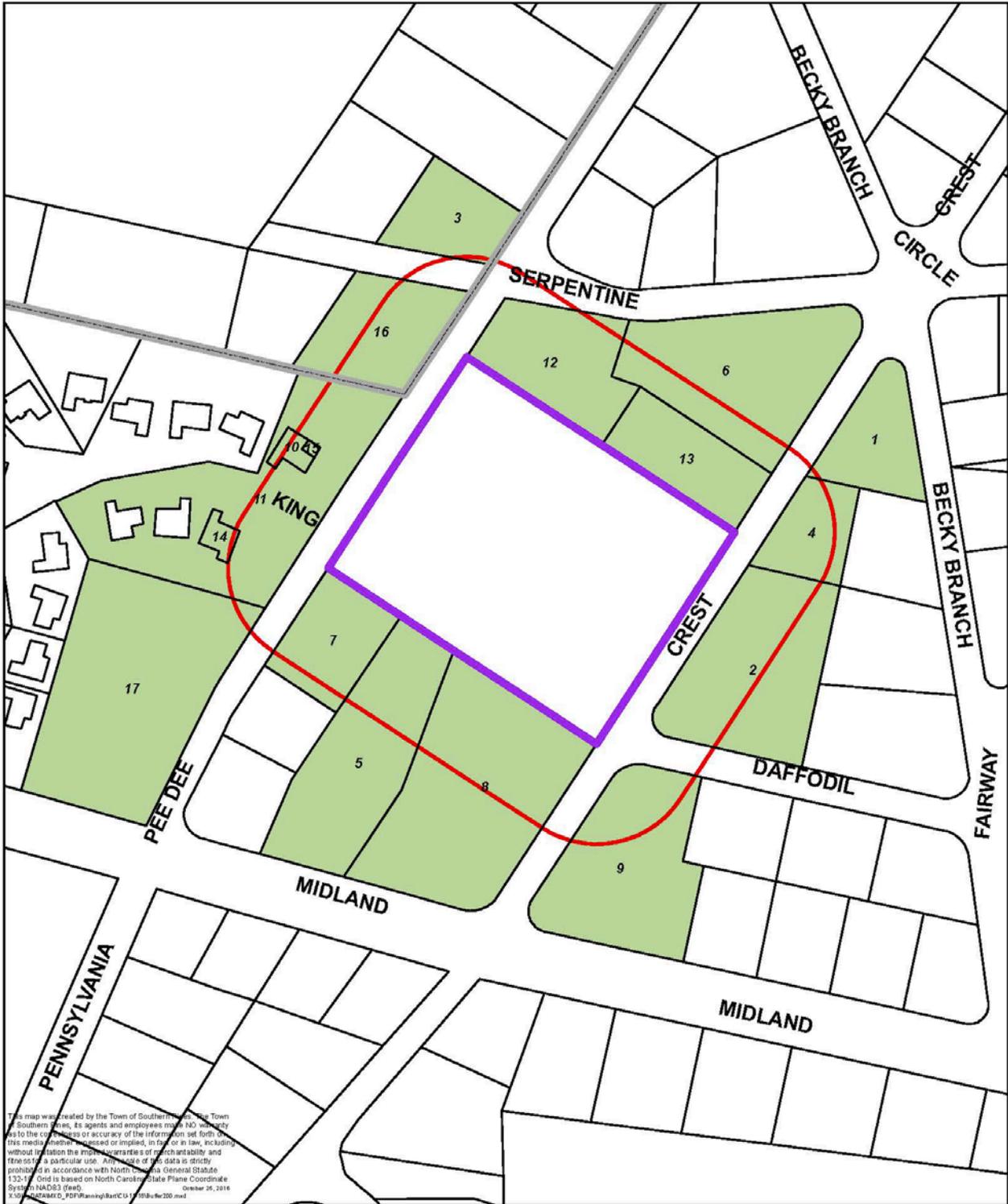
PIN:858209065807
PARID:00032352
NAME:WILLENA R CLEMENT
DECLARATION OF TRUST
ADDRESS:200 CREST ROAD
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387

PIN:858209068723
PARID:00032575
NAME:COX, JUDITH O
ADDRESS:205 CREST RD
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387

PIN:858209170173
PARID:00032437
NAME:PEELE, IVA M TRUSTEE
ADDRESS:325 CREST RD
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387

PIN:858209171480
PARID:00038426
NAME:DELEOT, CHARLES
FREDERICK III &
NAME2:LAURIE RODRIGUEZ
ADDRESS:335 CREST RD
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387

PIN:858205173519
PARID:00038922
NAME:COTE, PETER
NAME2:COTE, KATHLEEN
ADDRESS:290 BECKY BRANCH
ROAD
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387



This map was created by the Town of Southern Pines, the Town of Southern Pines, its agents and employees using GIS technology as to the correctness or accuracy of the information set forth on this media (whether processed or implied, in fact or in law, including without limitation the implied warranties of merchantability and fitness for a particular use). Acquisition of the data is strictly prohibited in accordance with North Carolina General Statute 132-1.1. Ord is based on North Carolina State Coordinate System NAD83 (feet). October 26, 2016
 X:\GIS\DATA\GIS_#01\Planning\BartC\110101\BartC200.mxd



310 Crest Rd Bed and Breakfast
PIN: 858209076326
LRK: 00036005
200' Buffer Map

- Property Location
- 200' Buffer
- Property Within 200'
- Parcel Boundaries
- City Limits

CU-07-16

310 Crest Road Southern Pines, NC 28387

310 Crest named Homewood was built in 1930 on Crest Road in the Knollwood Heights area of Southern Pines. It was built to serve as a "showplace" for Southern Pines.

310 Crest is zoned RS-3 from a land use perspective, a Bed and Breakfast is permitted in the RS-3 zoning classification.

The Gilder's are requesting a Conditional Use Permit (CUP) for a Bed and Breakfast Inn at 310 Crest Rd. Section 5.5.3 establishes the performance standards for a Bed and Breakfast, which are as follows:

REQUIRED

1. Gross living space 3,000 SQ.FT.
2. Minimum lot size 40,000 SQ.FT.
3. 1320 FT between existing B&B
4. 1 off street parking space for each guest room

310 CREST

9,000 SQ.FT.
326,700 SQ.FT.
over 5,000 FT.
4.75 acres (not an issue)

A Bed and Breakfast shall have vehicle access to a connected or arterial street. The front entrance at 310 Crest is less than .2 miles from Midland Rd passing two homes and the back of the property adjoins Pee Dee Rd. We do not see where there would be any issue with traffic due to the proximity of 310 Crest to Midland Road. A Bed and Breakfast Inn allows for more than 4 but not more than 12 guest rooms. It is envisioned that 310 Crest would accommodate 6 guest rooms. At a 65% occupancy vehicle traffic would be approximately 4.5 vehicles per day.

310 Crest would operate as a High End Bed and Breakfast therefore offering exposure to the Town of Southern Pines contributory a positive impact for the area. Due to the size of the property and the setbacks on the front, back, and side, the guests would have no impact to the residential community. A High End Bed and Breakfast with a well-maintained property, should be a positive impact for the value of the other properties in the area.

Typically Bed and Breakfast Inns are some of the most historical properties in the area. In the case of Homewood, it certainly maintains that position. Southern Pines is one of the few historical towns in the state without the presence of several Bed and Breakfast venues.

Respectfully submitted,

Bill Smith

Bill Smith Realty Group
Berkshire Hathaway HS Pinehurst Realty Group
bsmith0650@gmail.com

310 Crest Road Southern Pines, NC

2.21.7 Criteria

- A. The proposed Conditional-Use Permit shall comply with all regulations of the applicable zoning district and any applicable supplemental use regulations; 310 Crest Road meets and exceeds the zoning requirements for a Bed and Breakfast and the location is currently zoned RS-3. A Bed and Breakfast Inn requires an approved Conditional-Use Permit.
- B. No exterior modifications of the structure at 310 Crest would be required, that said, it conforms to the characteristics of the neighborhood.
- C. The approximately 7.5-acre lot, 310 Crest Road, meets and exceeds all requirements for a Bed and Breakfast Inn in terms of structure size, lot size, and parking requirements. 310 Crest Road is not classified as a collector street. Crest Road is connected to an arterial road, which is Midland Road and is less than .2 of a mile from the front entrance of 310 Crest Road. The rear of the property adjoins Pee Dee Road, which is an arterial Road. We would need a waiver of this ordinance to utilize the Crest Road entrance.
- D. The proposed use as a Bed and Breakfast Inn shall not impede on the development and improvement of the surrounding neighborhood. A high-end Bed and Breakfast Inn should only enhance the value of the property within the neighborhood.
- E. With the size of the property (7.5 approximate acres) there should be no detrimental endangerment to public health, safety, or comfort of the surrounding area.
- F. We believe the public interest and welfare to support a Bed and Breakfast Inn shall be more than sufficient to outweigh any individual intent that may exist.

With the above said, we respectfully request a Conditional-Use Permit (CUP) for a Bed and Breakfast Inn Located at 310 Crest Road in Southern Pines, NC.

Bill Smith
Berkshire Hathaway HomeServices Pinehurst Realty Group
Bill Smith Realty Group
910.528.4090

310 CREST ROAD SOUTHERN PINES, NC 28387

OWNERS: Chris and Christa Gilder

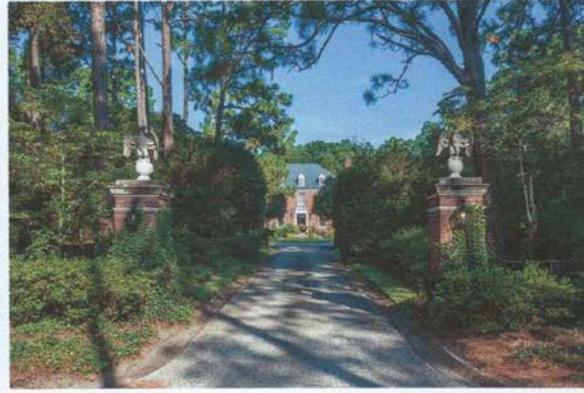
PARCEL ID: 00036005

LEGAL DESCRIPTION: Lot 207 A B 208 -212

DEED RECORDED: 06/08/2011

BOOK/PAGE: 661/174

NEIGHBORHOOD: Knollwood Heights



310 CREST ROAD SOUTHERN PINES, NC 28387



NOTES:

- 1. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHT-OF-WAYS, AND AGREEMENTS OF RECORD PRIOR TO THIS PLAT.
- 2. ALL PROPERTY LINES AND CORNERS ESTABLISHED USING EXISTING BOUNDARY EVIDENCE AND DEEDS AND PLATS OF RECORD IN MOORE COUNTY REGISTRY.
- 3. ALL DISTANCES ARE HORIZONTAL GROUND.

2011 NOV 18 P 4:16
 2011 NOV 18 P 4:16
 PLAT CABINET 15 SLIDE 506
 MRS. JUDY D. MARTIN
 REGISTER OF DEEDS - MOORE COUNTY
 CARTHAGE, NORTH CAROLINA 28327

I, TRAVIS L. NICKENS, CERTIFY THAT THIS PLAT WAS DRAWN BY ME FROM AN ACTUAL SURVEY MADE BY ME. THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWING THAT THE RATIO OF PRECISION AS CALCULATED IS 1/10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 18th DAY OF NOVEMBER, A.D., 2011

Travis L. Nickens
 TRAVIS L. NICKENS, PLS NO. 4218



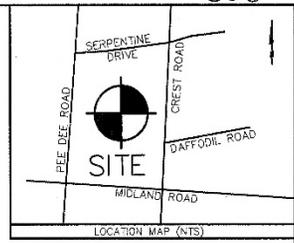
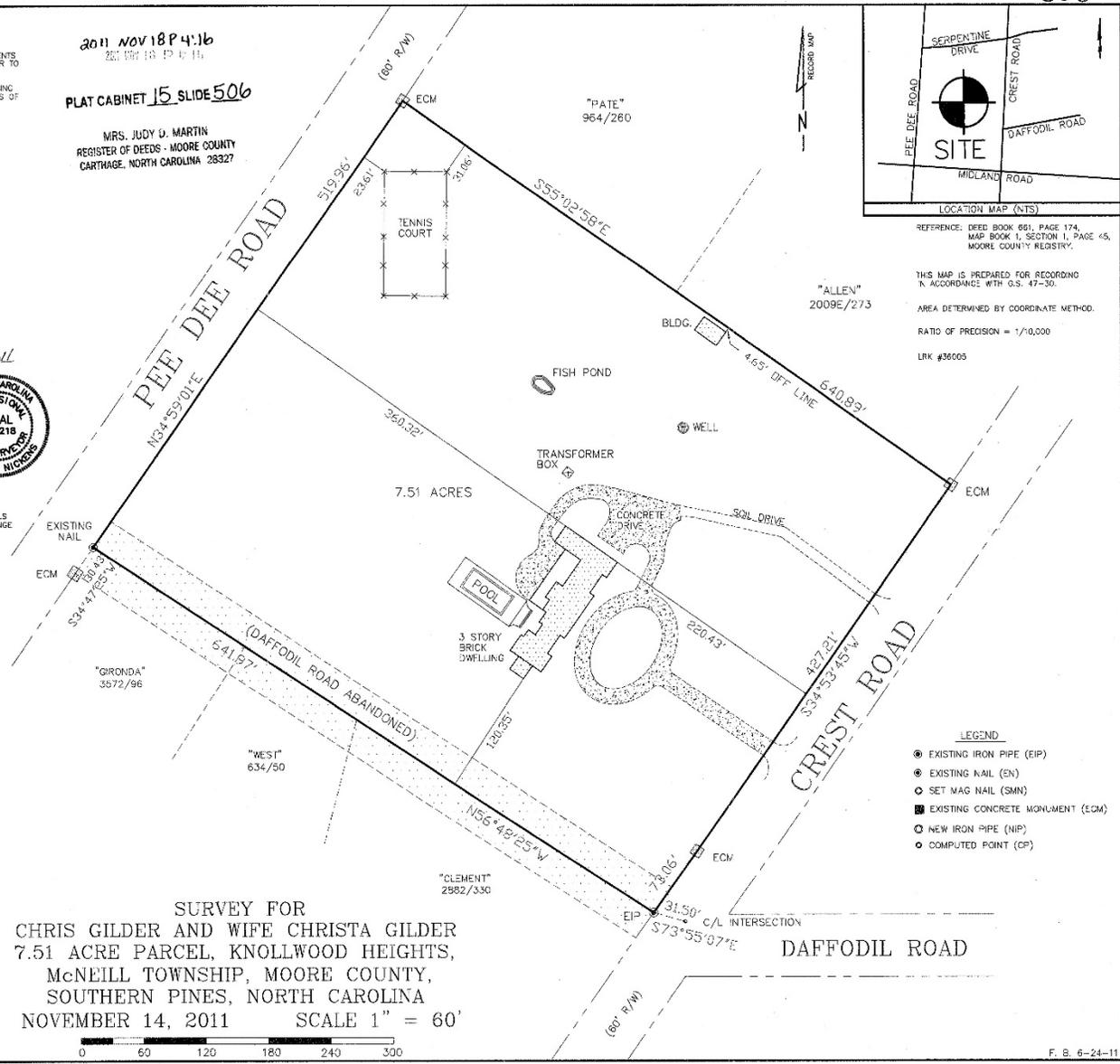
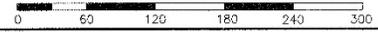
I, TRAVIS L. NICKENS, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY TO THE FOLLOWING:
 THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

Travis L. Nickens
 TRAVIS L. NICKENS, PLS NO. 4218

CURRENT OWNERS ADDRESS:
 BERNICE V. MARTIN
 310 CREST ROAD
 SOUTHERN PINES, NC 28387

SURVEYORS ADDRESS:
 TRAVIS L. NICKENS
 159 NICKENS ROAD
 CAMERON, NC 28326
 (910) 215-3852

SURVEY FOR
 CHRIS GILDER AND WIFE CHRISTA GILDER
 7.51 ACRE PARCEL, KNOLLWOOD HEIGHTS,
 McNEILL TOWNSHIP, MOORE COUNTY,
 SOUTHERN PINES, NORTH CAROLINA
 NOVEMBER 14, 2011 SCALE 1" = 60'



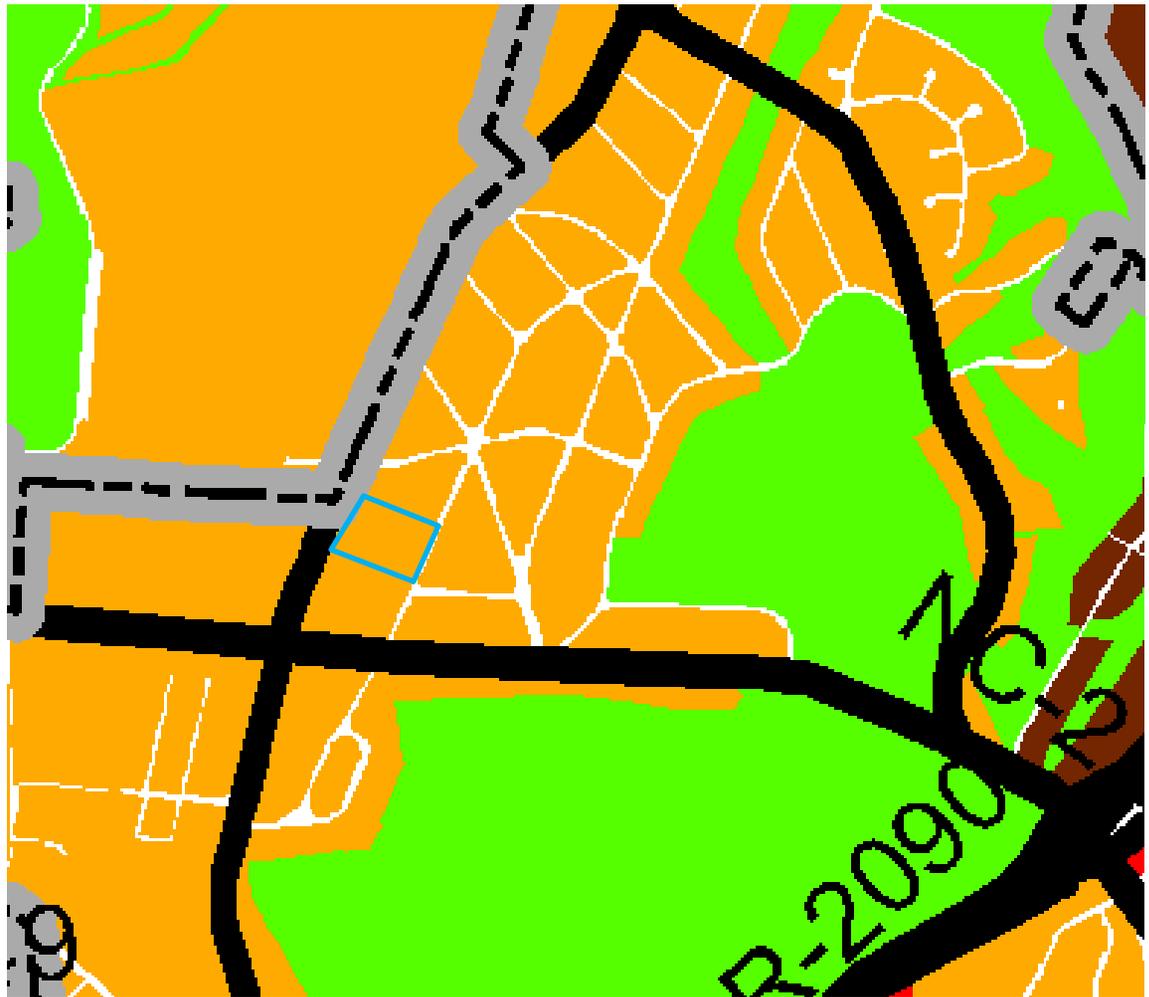
REFERENCE: DEED BOOK 661, PAGE 174,
 MAP BOOK 1, SECTION 1, PAGE 45,
 MOORE COUNTY REGISTRY.

THIS MAP IS PREPARED FOR RECORDING IN ACCORDANCE WITH G.S. 47-30.
 AREA DETERMINED BY COORDINATE METHOD.
 RATIO OF PRECISION = 1"/0.000
 LRK #36005

- LEGEND
- EXISTING IRON PIPE (EIP)
 - EXISTING NAIL (EN)
 - SET MAG NAIL (SMN)
 - EXISTING CONCRETE MONUMENT (ECM)
 - NEW IRON PIPE (NIP)
 - COMPUTED POINT (CP)

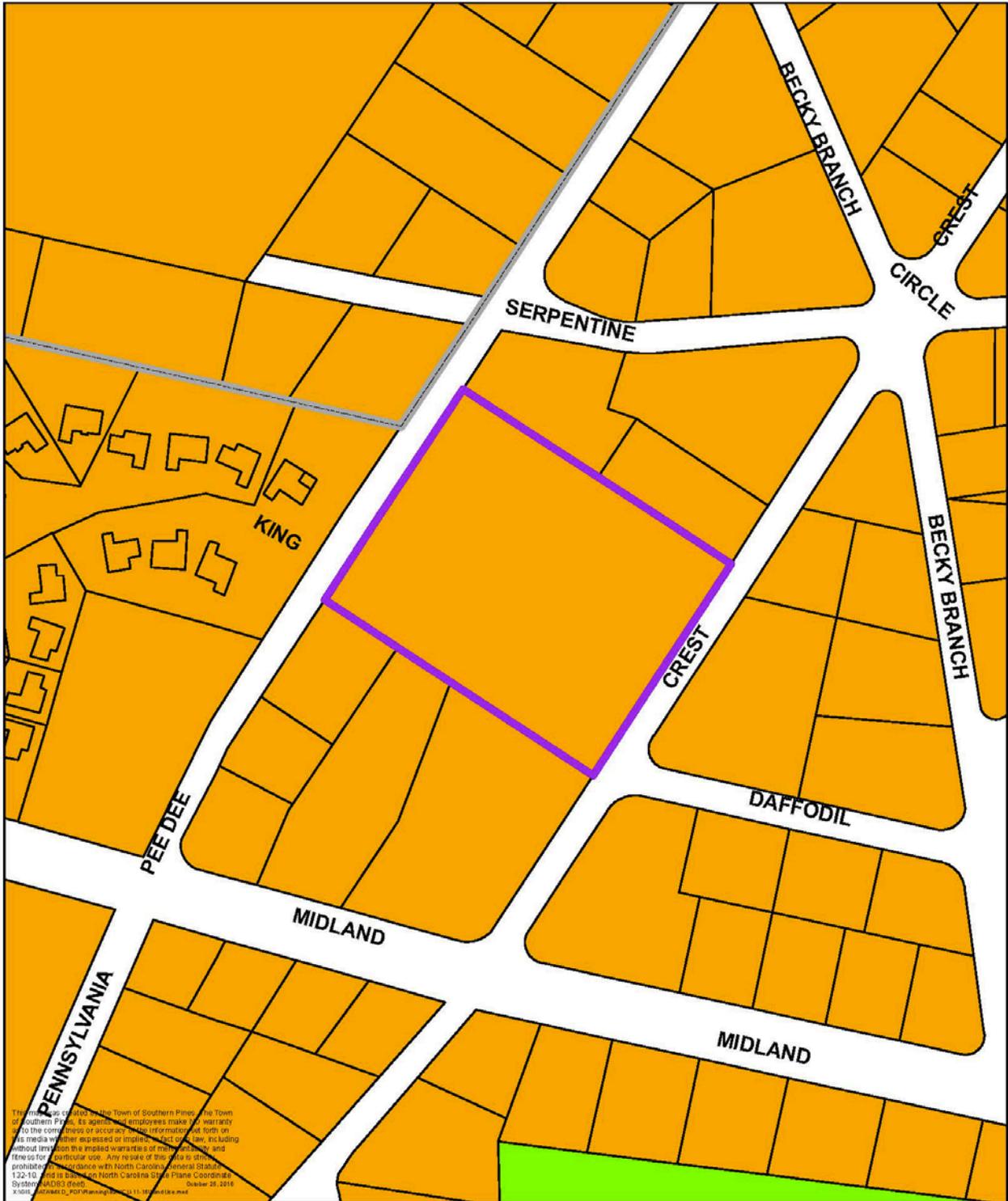
Future Land Use Map: Bed & Breakfast Inn – 310 Crest Road

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

- Legend**
-  City Limits
 -  Primary Roads
- Future Land Use Categories**
-  Parks / Open Space
 -  Residential / Golf
 -  Rural Equestrian
 -  Urban Reserve
 -  Low Density Residential
 -  Residential
 -  Commercial
 -  Traditional Mixed Use
 -  Industrial



This map was created by the Town of Southern Pines. The Town of Southern Pines, its agents and employees make no warranty as to the completeness or accuracy of the information set forth on this media whether expressed or implied. No liability is assumed without limitation the implied warranties of merchantability and fitness for a particular use. Any reliance on this data is strictly prohibited. In accordance with North Carolina General Statute 132-10, and its Eastern North Carolina State Plane Coordinate System (NAD83) datum. October 25, 2016. © 2016. All rights reserved. www.southernpines.com



310 Crest Rd Bed and Breakfast
PIN: 858209076326
LRK: 00036005
Future Land Use Map

- Residential Future Land Use
- Residential / Golf Future Land Use

- Property Location
- City Limits

CU-07-16