



AGENDA

**Town of Southern Pines Planning Board Meeting
Douglass Community Center
1185 W. Pennsylvania Avenue
January 19, 2017 at 7:00 p.m.**

I. Call to Order

II. Approval of Minutes – December 15, 2016

III. Public Hearings:

**Z-02-16 Request to Rezone Property Adjacent to Talamore Golf Club;
1515 Midland Road; Petitioner, Black Point Development LLC**

**CU-04-16 Major Amendment to CU-03-89 for a Patio Home Development;
Petitioner, Black Point Development LLC**

IV. Old Business

V. New Business

VI. Adjournment

Agenda Item

To: Planning Board

From: Chris Kennedy, Community Development Director

Subject: Z-02-16 Request to Rezone Property Adjacent to Talamore Golf Club; 1515 Midland Road; Petitioner, Black Point Development LLC

Date: January 19, 2017

Z-02-16 Request to Rezone Property Adjacent to Talamore Golf Club; 1515 Midland Road; Petitioner, Black Point Development LLC

On behalf of the petitioner, Black Point Development LLC, Mr. Mike Rokoski has submitted a request for a rezoning and subsequent major amendment to Conditional Use Permit CU-03-89. The application Z-10-88 approved the rezoning of the Talamore development from RA to RS-1-CD. The Conditional Use Permit application CU-03-89 approved a PRD (Planned Residential Development) and a golf course off of Midland Road for Talamore Golf Club. The petitioner seeks to rezone property adjacent to the Talamore Golf Club development from RS-2 to RS-1-CD, to replicate the approved zoning for the Talamore Golf Club and incorporate the subject properties into the approved Master Plan for the Talamore Golf Club development. The proposal will utilize the existing density and approved dwelling unit total approved for the Talamore development, thereby only adding acreage to the property within the Talamore Golf Club development. As a matter of procedure, the rezoning must be approved prior to the Conditional Use Permit for the Major Modification. The subject property is comprised of 13.52 acres with portions of the subject property located in the Town of Southern Pines and portions of the subject property located in the ETJ (Extraterritorial Jurisdiction) of the Town of Southern Pines. The subject property is identified by the following: PIN:857208886200 (PARID:10001558); PIN:857208871689 (PARID:00041435); PIN:857208880154 (PARID:00030890); PIN:857208779873 (PARID:00030889); PIN:857208779501 (PARID:00030888); PIN:857208786097 (PARID:10001557); PIN:857208881312 (PARID:10001556). Per the Moore County Tax records, the property owner(s) are listed as Black Point Development, LLC, Talamore Partners Limited Partnership, and Talamore Homeowners Association Inc.

Analysis:

The subject property is identified as Residential and Residential/Golf in the CLRP. 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.

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 a development area of 13.52 acres, portions of which are already included in the RS-1 CD zoning classification for Talamore. The subject properties of this rezoning request, those to be added to the Talamore Golf Club development, comprise an approximate 9.97 acres. The total project acreage of the existing Talamore Golf Club development totals 310.89 acres; adding the proposed properties will bring the total acreage for the Talamore development to 320.86 acres.
 - Portions of the subject property are currently in the Town of Southern Pines Extraterritorial Jurisdiction (ETJ) and not within the corporate limits of the Town, therefore a voluntary annexation request will also run concurrent to the Rezoning and Conditional Use Permit applications at the Town Council public hearings to annex the ETJ portions of this development into the Town limits.
- The Talamore Golf Club development is zoned RS-1 – CD (Residential Single-Family 1 – Conditional District).
 - Portions of the subject properties to be added to the Talamore Golf Club development are currently zoned RS-2. The rezoning request is to rezone those portions of the subject properties from RS-2 to RS-1 CD.
- The neighboring properties are zoned RS-1-CD, RS-2, RM-2, and RS-3.
- Per UDO Section 3.5.3, the RS-1 zoning classification is established as a district in which to allow primarily medium density single-family residential land uses (approximately 4.3 dwelling units per acre). The regulations of this 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.
- The building setbacks for the RS-1 zoning classification are as follows:
 - Front: 30.0’; Interior Side: 10.0’; Exterior Side: 15.0’; Rear: 30.0’
- Per UDO Section 3.5.4, the RS-2 zoning classification is established as a district in which to allow primarily low density single-family residential land uses (approximately 2.1 dwelling units per acre). The regulations of this district are intended to:
 - Preserve existing single-family residential neighborhoods that have developed at a low-density; and,
 - Encourage new residential development that is compatible with that in the existing neighborhoods.
- The building setbacks for the RS-2 zoning classification are as follows:
 - Front: 30.0’; Interior Side: 10.0’; Exterior Side: 15.0’; Rear: 30.0’
- The standard lots have the following setbacks as per the approved Master Plan:
 - Front: 35.0’; Side:15.0’; Rear: 35.0’

- The patio home lots have the following setbacks as per the approved Master Plan:
 - Front: 20.0'; Side: 15.0'; Rear: 20.0'
 - The petitioner is seeking to amend the setbacks for patio homes to the following:
 - Front: 30.0'; Side: 5.0'; Rear: 30.0'
- Per the approval of the original rezoning of the Talamore Golf Club development property dated September 27, 1988, the following conditions shall apply to the property as part of the RS-1- CD zoning:
 1. Recommendations outlined in Section IV of the “Assessment of Developmental Impacts on Surface Water and Groundwater Quality” prepared by Craig B. Morgan and Associates, P.A., Consulting Engineers will be implemented as part of the project development.
 2. The monitoring wells required in Section IV of the “Assessment Study” described in (1) above shall be installed and maintained by the developer and a water quality analysis from each well shall be conducted at the expense of the developer in March, July, and November of each year.
 3. A one-hundred (100) foot setback will be maintained from the shoreline of the Old Town Reservoir.
 4. There will be no boat dock access to the Old Town Reservoir from the Savin Property (the Talamore Golf Club Development).
 5. A dedicated public pedestrian access easement measured forty (40) feet from the shoreline of the lake shall be provided for the Town’s use.
 6. Fifty (50) foot wide natural buffers shall be maintained adjacent to surrounding private property as follows:
 - a. On the portion of the property adjacent to Pine Grove Village,
 - b. On those other portions of the property where roads or existing or proposed housing abuts.
 7. The golf course maintenance area will be internally located within the development.
 - The current rezoning request, Z-02-16, would include the conditions listed above in the conditions of the rezoning.
- The Talamore Golf Club development was approved under a Conditional Use Permit, CU-03-89 for the PRD and CU-04-89 for the golf course. The Talamore Golf Club development consists of 310.89 total acres. The golf course and open space comprises 169.05 acres.
- The original developer of Talamore requested and received rezoning approval for a 306-acre tract known as the Savin property in September 1988. The rezoning was to RS-1 Conditional District which would allow a 455-unit residential development with an 18-hole championship golf course. The developer then requested two Conditional Use Permits, one (CU-03-89) for a Planned Residential Development (PRD) and the other (CU-04-89) for the Golf Course. In CU-03-89, the applicant requested a CUP for single family lots, patio home lots, and townhomes. The overall density remained consistent with the original Conditional Use zoning under Z-10-88.

- The approved zoning under Z-10-88 allowed for 455 total dwelling units for the development. With a density of 1.48 dwelling units per acre.
 - Standard (1/3 acre) lots: 100 lots
 - Patio Homes: 227 lots
 - Townhomes: 128 lots
- Between the approval of Z-10-88 and the application for Z-03-89 the developer acquired an additional 4.6 acres to add to the existing 306.29-acre tract; bringing the property total to approximately 310.89 acres.
- The approved Talamore Golf Club Development Master Plan under CU-03-89 allots 455 total dwelling units for the development, with a density of 1.46 dwelling units per acre.
 - Standard (1/3 acre) lots: 85 lots
 - Patio Homes: 207 lots
 - Townhomes: 163 lots
- The Talamore Golf Club Development Master Plan under CU-03-89 was amended with Conditional Use Permit application CU-03-90. CU-03-90 allowed 497 total dwelling units for the development, with a density of 1.59 dwelling units per acre.
 - Standard (1/3 acre) lots: 85 lots
 - Patio Homes: 207 lots
 - Townhomes converted to Hotel Suite Units: 205 (135 room inn/hotel and 70 satellite cottages)
- The approved Talamore Golf Club Development Master Plan under CU-03-90 was modified to the following to include 497 total dwelling units for the development, retaining the density of 1.59 dwelling units per acre.
 - Standard (1/3 acre) lots: 85 lots
 - Patio Homes: 207 lots
 - Townhomes converted to Hotel Suite Units: 205 (159 room inn/hotel and 46 satellite cottages)
- The current request to modify the Talamore Golf Club Development Master Plan under CU-04-16 seeks to plan 36 lots that will be a part of the 497 total dwelling units for the development. The proposal adds 9.97 acres to the Talamore development and thereby creates a total development density of 1.55 dwelling units per acre.
 - Standard (1/3 acre) lots: 85 lots
 - Patio Homes: 207 lots
 - Townhomes converted to Hotel Suite Units: 205 (159 room inn/hotel and 46 satellite cottages)
- The Talamore Development has received the following approvals:
 - Z-10-88 – Initial Rezoning to Permit 455 dwelling units in conjunction with a golf course on 306.29 acres (includes 140.30-acre golf course and 28.75 acres for other open space).
 - CU-03-89 – CUP for the 455-dwelling unit PRD (Planned Residential Development)
 - CU-04-89 – CUP for 18-hole golf course with a club house and maintenance facility; also includes the addition of 4.6 acres to the Talamore CUP to bring total to 310.89 acres.
 - CU-03-90 – Talamore Inn / Cottages Modification
 - Amendment to CU-03-90 – Talamore Inn / Cottages Modification

- CU-01-91 – Modification for the Removal of Lots 22-30 for open space
 - ❖ The total dwelling units allotted for the development is 489 as of the CU-01-91.
- 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.
 - Once the Board makes a recommendation on Rezoning application Z-02-16, the Board will then hold a public regarding the Conditional Use Permit application CU-04-16 for a Major Amendment to CU-03-89.

Attachments:

- GIS Location
- Application Materials
- Metes and Bounds Description
- Proposed Preliminary Plat
- Proposed Built Upon Area Map
- Proposed Screening
- Criteria Narrative
- USFWS RCW Letter
- Z-10-88 Approval Letter
- 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:

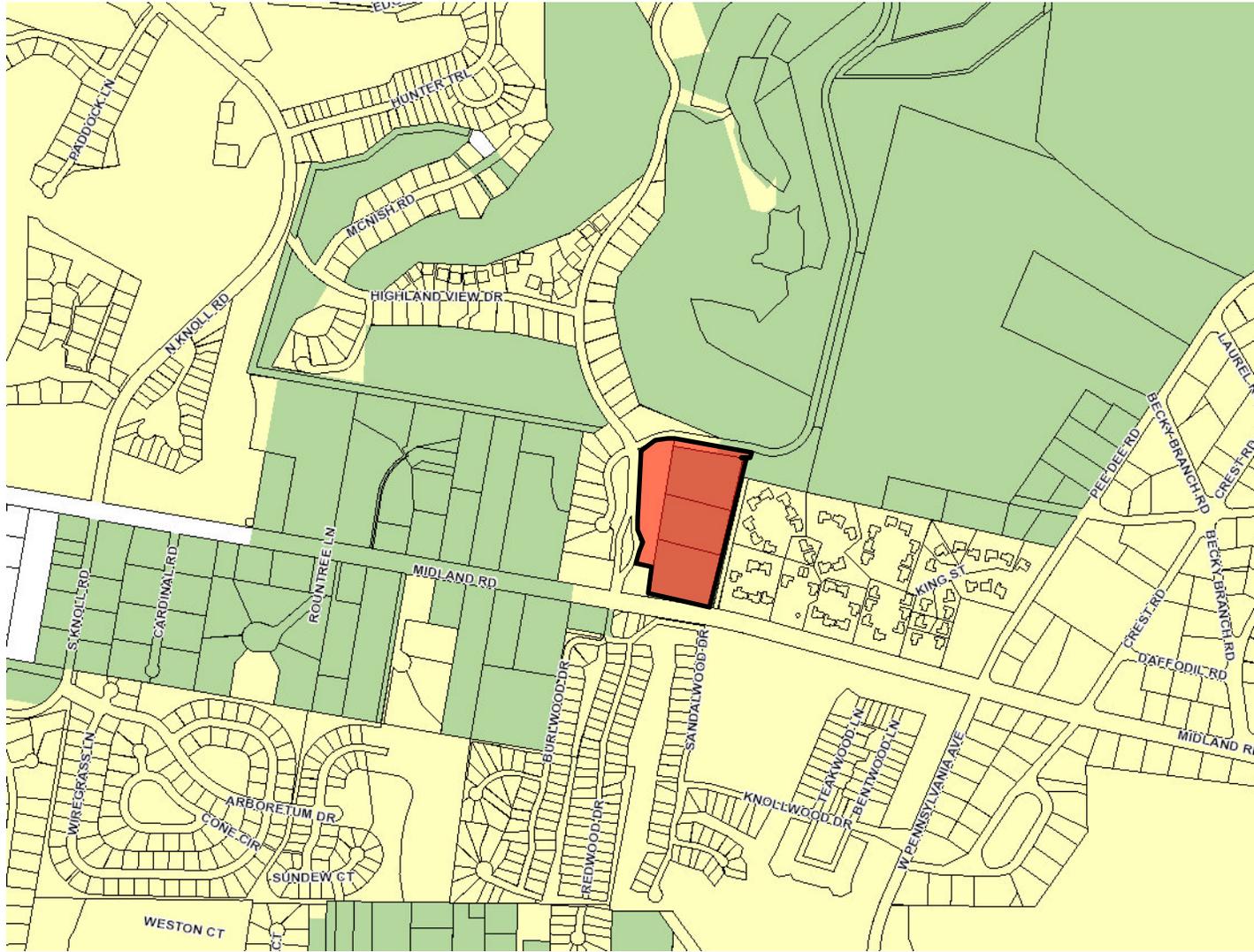
1. The proposed amendment is consistent with those documents that constitute the officially adopted land development plan and other applicable plans; in that...
or
2. The proposed amendment is not consistent with the documents that constitute the officially adopted land development plan or other applicable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

I move to recommend to the Town Council:

1. The approval of Z-02-16;
2. The denial of Z-02-16;
3. The approval of Z-02-16 with the following additional conditions...

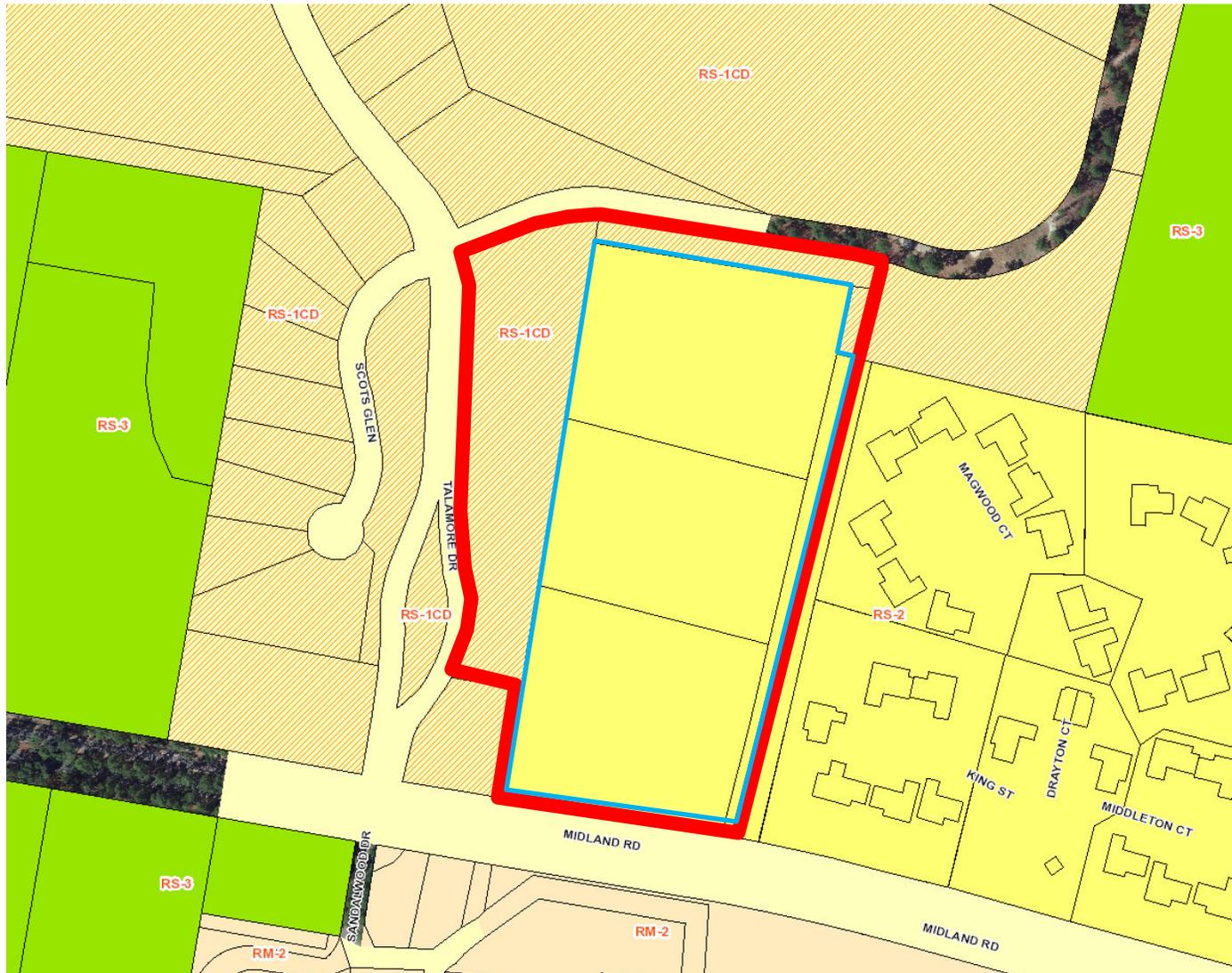
Z-02-16 Talamore Golf Club RS-2 to RS-1 – CD

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Z-02-16 Talamore Golf Club RS-2 to RS-1 – CD

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Z-02-16 Talamore Golf Club RS-2 to RS-1 – CD

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To the Planning Board and Town Council of Southern Pines, North Carolina:

I, the undersigned, do hereby make a petition to change the zoning map of the Town of Southern Pines as herein requested:

- The property is located on the N side of MIDLAND RD (St., Ave., Dr., Ct.) between TALAMORE DR (St., Ave., Dr., Ct.) and KING ST. (St., Ave., Dr., Ct.). The address is 1515 MIDLAND RD and is identified as PIN Number SEE ATT. and LRK SEE ATT.. It has a frontage of 929 feet and an average depth of 1003 feet containing 13.96 acres.
- It is desired and requested that the foregoing property be rezoned from RS 2 District to RS-100 District for the following purpose: RESIDENTIAL DEVELOPMENT TO MATCH TALAMORE PUD
- A metes and bounds description must be attached to this application.
- List all individuals, firms or corporations owning property within 200 feet of the rezoning petition and within 200 feet of all other property contiguously owned by the property owner/petitioner or all pieces of land that were part of the property requesting rezoning or at least the ten (10) closest properties prior to the requested rezoning, and the property across the street from the property sought to be rezoned. It is required to furnish PIN and LRK numbers for each property, owner's name and address.

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

Petitioner's Name (Please Print or Type) MICHAEL ROKOSKI

Petitioner's Signature [Signature]

Mailing Address PO BOX 4989

PINEHURST NC 28389

Phone Number (910) 315 6200 Email mjrokoski@gmail.com

Property Owner (Please Print or Type) BLACKPOINT DEVELOPMENT LLC

Mailing Address PO BOX 1087

WEST END NC 28376

Phone Number (910) 215-0616 Email _____

1. Property owners' name: _____

SEE ATT.

Mailing Address: _____

LRK #: _____

Adjacent Property Address: _____

2. Property owners' name: _____

Mailing Address: _____

LRK #: _____

Adjacent Property Address: _____

3. Property owners' name: _____

Mailing Address: _____

LRK #: _____

Adjacent Property Address: _____

4. Property owners' name: _____

Mailing Address: _____

LRK #: _____

Adjacent Property Address: _____

Adjacent Property Owners

PIN:857208880154
 PARID:00030890
 NAME:BLACK POINT
 DEVELOPMENT LLC
 ADDRESS:PO BOX 1087
 CITY:WEST END
 STATE:NC
 ZIP:27376

PIN:857208779873
 PARID:00030889
 NAME:BLACK POINT
 DEVELOPMENT LLC
 ADDRESS:PO BOX 1087
 CITY:WEST END
 STATE:NC
 ZIP:27376

PIN:857208779501
 PARID:00030888
 NAME:BLACK POINT
 DEVELOPMENT LLC
 ADDRESS:PO BOX 1087
 CITY:WEST END
 STATE:NC
 ZIP:27376

PIN:857208871689
 PARID:00041435
 NAME:BLACK POINT
 DEVELOPMENT LLC
 ADDRESS:PO BOX 1087
 CITY:WEST END
 STATE:NC
 ZIP:27376

PIN:857208881312
 PARID:10001556
 NAME:TALAMORE
 HOMEOWNERS ASSOC INC
 NAME2:VALLEY GREEN INN
 ADDRESS:SPRINGFIELD AVE &
 WISSAHICKON
 CITY:PHILADELPHIA
 STATE:PA
 ZIP:19128

PIN:857208786097
 PARID:10001557
 NAME:TALAMORE PARTNERS
 LTD PTN
 ADDRESS:48 TALAMORE DR
 CITY:SOUTHERN PINES
 STATE:NC
 ZIP:28387

PIN:857212776403
 PARID:10001587
 NAME:TALAMORE GOLF
 PARTNERS LTD PTN
 ADDRESS:48 TALAMORE DR
 CITY:SOUTHERN PINES
 STATE:NC
 ZIP:28387

PIN:857200776138
 PARID:00037630
 NAME:PINEHURST AREA REALTY,
 INC
 ADDRESS:PO BOX 1511
 CITY:PINEHURST
 STATE:NC
 ZIP:28370

PIN:857212775176
 PARID:20050377
 NAME:GOETZ, DONALD R &
 JOANNE F
 ADDRESS:503 SANDALWOOD
 DR
 CITY:SOUTHERN PINES
 STATE:NC
 ZIP:28387

PIN:857211774197
 PARID:20050376
 NAME:ENGLE, JOETTA
 ADDRESS:501 SANDALWOOD
 RD
 CITY:SOUTHERN PINES
 STATE:NC
 ZIP:28387

PIN:857211774275
 PARID:20050375
 NAME:PINEHURST AREA REAL
 INC
 ADDRESS:PO BOX 1511
 CITY:PINEHURST
 STATE:NC
 ZIP:28370

PIN:857208886200
 PARID:10001558
 NAME:TALAMORE PARTNERS
 LTD PTN
 ADDRESS:48 TALAMORE DR
 CITY:SOUTHERN PINES
 STATE:NC
 ZIP:28387

PIN:857208872618
 PARID:00041436
 NAME:MIDDLETON PLACE
 ASSOCIATION
 NAME2:OF SOUTHERN PINES,
 NC, INC
 ADDRESS:PO BOX 83
 CITY:PINEHURST
 STATE:NC
 ZIP:28370

PIN:857208874895
 PARID:00038489
 NAME:MIDDLETON PLACE
 ASSOCIATION
 NAME2:OF SOUTHERN PINES,
 NC, INC
 ADDRESS:PO BOX 83
 CITY:PINEHURST
 STATE:NC
 ZIP:28370

PIN:857212873486
 PARID:00038486
 NAME:MIDDLETON PLACE
 ASSOCIATION
 NAME2:OF SOUTHERN PINES,
 NC, INC
 ADDRESS:PO BOX 83
 CITY:PINEHURST
 STATE:NC
 ZIP:28370

PIN:857208884052
PARID:00033299
NAME:HINCHCLIFF, ANN L
ADDRESS:1475 MIDLAND RD,
#22
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387-2141

PIN:857212872449
PARID:00035858
NAME:HOLMES, PETER E
NAME2:HOLMES, ANNE W
ADDRESS:8 MIDDLETON PL
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387

PIN:857207784087
PARID:00041289
NAME:TALAMORE PARTNERS
LTD PTN
ADDRESS:48 TALAMORE DR
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387

PIN:857208873977
PARID:00032075
NAME:WEBSTER, MARGARET
JEAN
ADDRESS:1475 MIDLAND RD
UNIT# 21
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387

PIN:857212872387
PARID:00034052
NAME:ROBERSON, HELENE B &
NAME2:HIPPE, STEVEN H
TRUSTEES
ADDRESS:148 S BEACH ST
CITY:DAYTONA BEACH
STATE:FL
ZIP:32114-4408

PIN:857207772562
PARID:10001532
NAME:TALAMORE GOLF
PARTNERS LTD PTN
ADDRESS:48 TALAMORE DR
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387

PIN:857208873843
PARID:00040759
NAME:LITTLEFIELD, MARY JO
TRUSTEE
NAME2:MIDDLETON PL, #20
ADDRESS:1475 MIDLAND RD
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387

PIN:857200891436
PARID:20071022
NAME:TALAMORE GOLF
PARTNERS LTD PTN
ADDRESS:48 TALAMORE DR
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387

PIN:857207773629
PARID:10001530
NAME:REILLY, JOHN J JR
NAME2:C/O OLIVER REILLY
ADDRESS:113 IKEN CIRCLE
CITY:GOOSE CREEK
STATE:SC
ZIP:29445

PIN:857208873783
PARID:00033208
NAME:KAESER, NANCY B
ADDRESS:1475 MIDLAND ROAD
19
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387

PIN:857208786479
PARID:10001555
NAME:KORTE, MARTIN R &
ANDREA P
ADDRESS:18 TALAMORE DR
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387-2147

PIN:857207772996
PARID:10001527
NAME:DICKSON, GARY J
ADDRESS:11 SCOTS GLEN DRIVE
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387

PIN:857208873565
PARID:00032831
NAME:RAY, SUSAN S
ADDRESS:1475-9 MIDLAND RD
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387

PIN:857208775638
PARID:00992385
NAME:TALAMORE GOLF
PARTNERS LTD PTN
ADDRESS:48 TALAMORE DR
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387

PIN:857207783005
PARID:10001526
NAME:DICKSON, GARY J
ADDRESS:11 SCOTS GLEN DRIVE
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387

PIN:857207784338
PARID:10001522
NAME:ALBRECHT, ROBERT J&
LORRAINE H
ADDRESS:19 SCOTS GLEN
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387-2150

PIN:857208875979
PARID:00030853
NAME:HANNAH, JOHANNA B
TRUSTEE
ADDRESS:1475 MIDLAND RD
UNIT# 23
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387

PIN:857208876910
PARID:00033867
NAME:GIVANS, EMILY M
ADDRESS:1475 MIDLAND RD
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387

PIN:857208876862
PARID:00037403
NAME:LEWIS, KATHRYN PATON
TRUSTEE
NAME2:LEWIS, JAMES O
ADDRESS:1475 MIDLAND ROAD
#25
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387

PIN:857208874677
PARID:00041640
NAME:KRAL, WILLIAM J
NAME2:KRAL, EVA J
ADDRESS:P O BOX 189
CITY:PINEHURST
STATE:NC
ZIP:28370

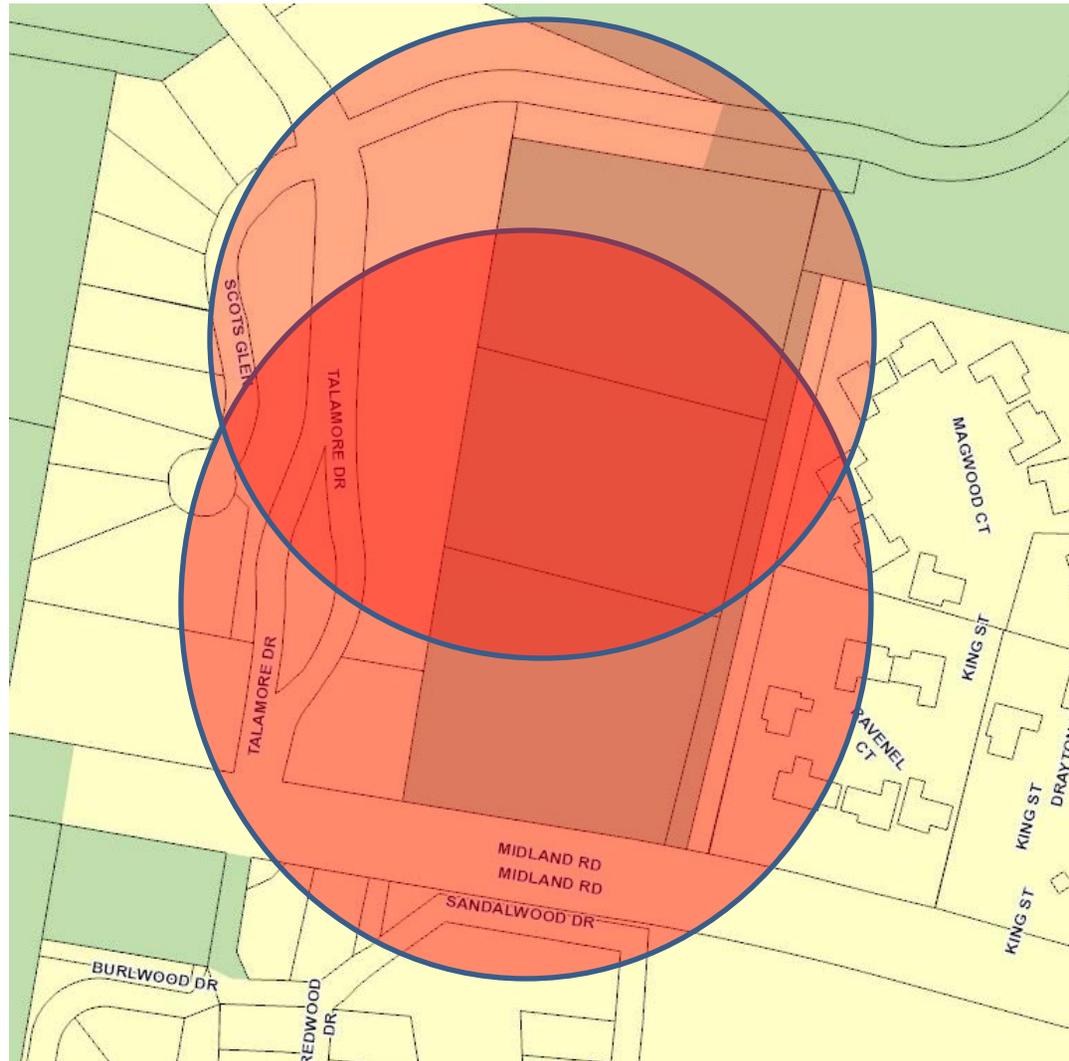
PIN:857208874544
PARID:00039125
NAME:LAWSON, AMANDA M &
NAME2:MCCASKILL, A ALEX
ADDRESS:1475 MIDLAND DR
UNIT 10
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387

PIN:857212874364
PARID:00039568
NAME:BROWN, SARAH R
ADDRESS:5 MIDDLETON PLACE
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387

PIN:857212873384
PARID:00034999
NAME:GEELEN, WINO JOHN
TRUSTEE &
NAME2:GEELEN, ANNELIES E
TRUSTEE
ADDRESS:1475 MIDLAND RD
UNIT 6
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387

CU-04-16 Talamore Golf Club (Adjacent Property Owners Map) Request for Major Amendment to CU-03-89

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).



**BLACKPOINT DEVELOPMENT LLC
TALAMORE TRACTS**

CERTAIN TRACTS OR PARCELS OF LAND IN MCNEILL TOWNSHIP, MOORE COUNTY, NORTH CAROLINA ADJOINED ON THE SOUTH BY MIDLAND ROAD, ON THE WEST BY TALAMORE GOLF PARTNERS LTD PARTNERS TRACTS DESCRIBED IN DEED BOOK 912 PAGE 49 AND DEED BOOK 731 PAGE 427, ON THE NORTH BY TALAMORE HOA INC TRACT AND ON THE EAST BY TALAMORE PARTNERS LTD PTN TRACT DESCRIBED IN DEED BOOK 731 PAGE 427 AND THE MIDDLETON PLACE ASSOCIATION TRACT DESCRIBED IN DEED BOOK 3377 PAGE 375 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 1

BEGINNING AT AN EXISTING CONCRETE MONUMENT IN THE NORTHERN RIGHT OF WAY OF MIDLAND ROAD (120' RIGHT OF WAY), SAID EXISTING CONCRETE MONUMENT HAVING THE NORTH CAROLINA GRID COORDINATES NORTHING – 527,287.3853', EASTING – 1,878,077.5785', SAID POINT LIES APPROXIMATELY 1839' FROM INTERSECTION OF THE NORTHERN RIGHT OF WAY OF MIDLAND ROAD AND THE EASTERN RIGHT OF WAY OF PEE DEE ROAD, THENCE WITH THE NORTHERN RIGHT OF WAY OF MIDLAND ROAD N 80°12'29" W A DISTANCE OF 400.02' TO AN EXISTING IRON PIPE, SAID IRON PIPE BEING THE SOUTHEAST CORNER OF THE TALAMORE GOLF LTD PARTNERS LOT DESCRIBED IN DEED BOOK 912 PAGE 49 IN THE MOORE COUNTY REGISTRY; THENCE LEAVING THE MIDLAND ROAD RIGHT OF WAY WITH THE EASTERN LINE OF THE TALAMORE GOLF LTD PARTNERS LOT N 09°51'13" E A DISTANCE OF 350.04' TO AN EXISTING IRON PIPE IN THE LINE OF THE TALAMORE GOLF LTD PARTNERS TRACT DESCRIBED IN DEED 731 PAGE 427 IN THE MOORE COUNTY REGISTRY, SAID IRON PIPE ALSO BEING THE SOUTHWEST CORNER OF TRACT 3 AS DESCRIBED IN DEED BOOK 4561 PAGE 225; THENCE WITH THE SOUTHERN LINE OF TRACT 3 S 80°07'47" E A DISTANCE OF 423.85' TO AN EXISTING IRON PIPE, SAID IRON PIPE BEING THE SOUTHEAST CORNER OF TRACT 3 IN THE WESTERN LINE OF TRACT 4 AS DESCRIBED IN DEED BOOK 4561 PAGE 225 IN THE MOORE COUNTY REGISTRY; THENCE WITH THE WESTERN LINE OF TRACT 4 S 13°45'12" W A DISTANCE OF 350.30' TO THE POINT OF BEGINNING; HAVING AN AREA OF 3.31 ACRES.

TRACT 2

BEGINNING AT AN EXISTING IRON PIPE, SAID IRON PIPE BEING THE NORTHEAST CORNER OF THE ABOVE DESCRIBED TRACT 1, THENCE WITH THE LINE OF THE NORTHERN LINE OF TRACT 1 N 80°07'47" W A DISTANCE OF 423.85' TO AN EXISTING IRON PIPE, SAID IRON PIPE BEING THE NORTHWEST CORNER OF TRACT 1 AND BEING IN THE EASTERN LINE OF THE TALAMORE GOLF LTD PARTNERS TRACT DESCRIBED IN DEED BOOK 731 PAGE 427 IN THE MOORE COUNTY REGISTRY; THENCE WITH THE TALAMORE GOLF PARTNERS TRACT N 09°52'16" E A DISTANCE OF 300.00' TO AN IRON ROD SET; THENCE S 80°07'58" E A DISTANCE OF 444.34' TO AN EXISTING IRON PIPE IN THE WESTERN LINE OF TRACT 4 AS DESCRIBED IN DEED BOOK 4561 PAGE 225 IN THE MOORE COUNTY REGISTRY; THENCE WITH THE WESTERN LINE OF TRACT 4 S 13°46'43" W A DISTANCE OF 300.72' TO THE POINT OF BEGINNING; HAVING AN AREA OF 2.99 ACRES.

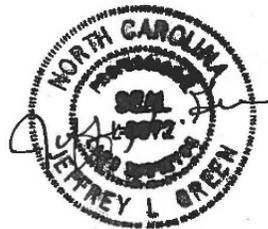
TRACT 3

BEGINNING AN EXISTING IRON PIPE, SAID IRON PIPE BEING THE NORTHWEST CORNER OF THE ABOVE DESCRIBED TRACT 2, THENCE WITH THE NORTHERN LINE OF TRACT 2 N 80°07'58" W A DISTANCE OF 444.34' TO AN IRON ROD SET, SAID IRON ROD BEING THE NORTHWEST CORNER OF TRACT 2 IN THE EASTERN LINE OF THE TALAMORE GOLF LTD PARTNERS TRACT DESCRIBED IN DEED BOOK 731 PAGE 427 IN THE MOORE COUNTY RESGISTRY; THENCE WITH THE TALAMORE LTD PARTNERS TRACT N 09°52'16" E A DISTANCE OF 350.48' TO AN EXISTING IRON PIPE, SAID PIPE BEING THE NORTHEAST CORNER OF THE TALAMORE LTD PARTNERS TRACT AND ALSO BEING THE SOUTHWEST CORNER OF THE TALAMORE HOA, INC TRACT DESCRIBED IN DEED BOOK 923 PAGE 142 IN THE MOORE COUNTY REGISTRY; THENCE WITH THE SOUTHERN LINE OF THE TALAMORE HOA TRACT S 80°08'11" E A DISTANCE OF 468.33' TO AN EXISTING CONCRETE MONUMENT, SAID EXISTING CONCRETE MONUMENT BEING NORTHWEST CORNER OF THE TALAMORE PARTNERS LTD TRACT DESCRIBED IN DEED BOOK 731 PAGE 427 IN THE MOORE COUNTY REGISTRY; THENCE WITH THE TALAMORE PARTNERS LTD TRACT S 13°47'09" W A DISTANCE OF 125.07' TO AN IRON ROD SET, SAID IRON ROD BEING THE NORTHWEST CORNER OF THE BLACK POINT DEVELOPMENT LLC TRACT DESCRIBED IN DEED BOOK 4561 PAGE 225 (TRACT 4) IN THE MOORE COUNTY

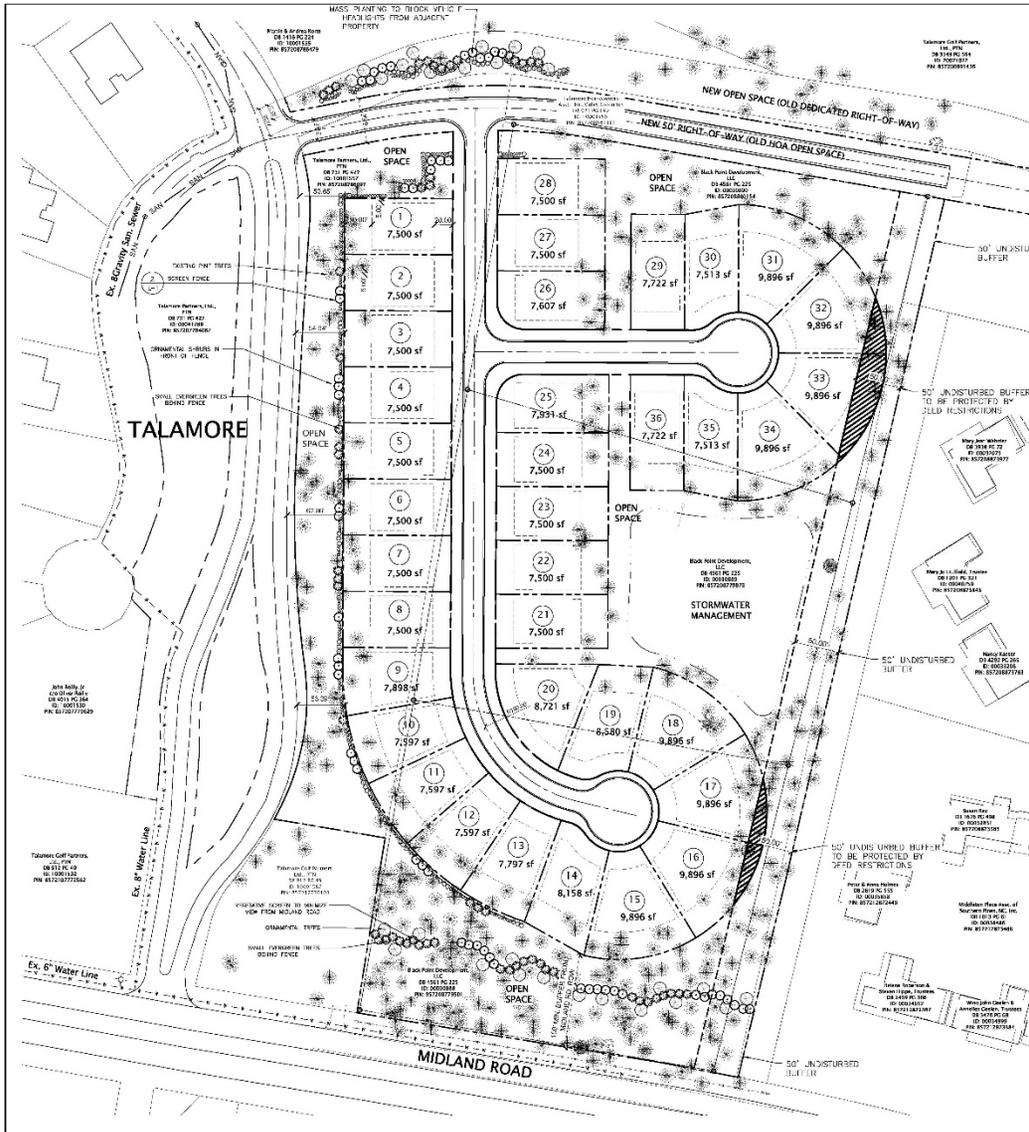
REGISTRY, SAID IRON ROD BEING LOCATED N77°29'02" W A DISTANCE OF 30.32' FROM AN EXISTING IRON ROD AT A CHAIN LINK FENCE CORNER, SAID EXISTING IRON ROD BEING THE NORTHEAST CORNER OF THE MIDDLETON PLACE OF SOUTHERN PINES, NC INC TRACT AS DESCRIBED IN DEED BOOK 3377 PAGE 375 IN THE MOORE COUNTY REGISTRY ; THENCE WITH THE BLACK POINT DEVELOPMENT TRACT 4 S 13°47'09" W A DISTANCE OF 226.26' TO THE POINT OF BEGINNING, HAVING AN AREA OF 3.67 ACRES.

TRACT 4

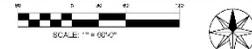
BEGINNING AT AN EXISTING CONCRETE MONUMENT, SAID CONCRETE MONUMENT BEING THE POINT OF BEGINNING FOR THE ABOVE DESCRIBED TRACT 1; THENCE WITH THE EASTERN LINE OF TRACT 1 N 13°45'12" E A DISTANCE OF 350.30' TO AN EXISTING IRON PIPE, SAID IRON PIPE BEING THE NORTHEAST CORNER OF TRACT 1 AND BEING THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED TRACT 2; THENCE WITH THE EASTERN LINE OF TRACT 2 N 13°46'43" E A DISTANCE OF 300.72' TO AN EXISTING IRON PIPE, SAID IRON PIPE BEING THE NORTHEAST CORNER OF TRACT 2 AND BEING THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED TRACT 3; THENCE WITH THE EASTERN LINE OF TRACT 3 N 13°47'09" E A DISTANCE OF 226.26' TO AN IRON ROD SET; THENCE S 77°29'02" E A DISTANCE OF 30.32' TO AN EXISTING IRON ROD AT A CHAIN LINK FENCE CORNER, SAID IRON ROD BEING IN THE TERMINUS CENTERLINE OF THE CLOSED OLD PLYMOUTH ROAD, SAID IRON ROD NOW BEING THE NORTHEAST CORNER OF THE MIDDLETON PLACE ASSOCIATION LOT BEING DESCRIBED IN DEED BOOK 3377 PAGE 375 IN THE MOORE COUNTY REGISTRY AND BEING LOCATED N77°29'02"W A DISTANCE OF 30.01' FROM AN EXISTING CONCRETE MONUMENT, SAID MONUMENT BEING THE NORTHEAST CORNER OF THE OLD PLYMOUTH ROAD RIGHT OF WAY AND BEING A CORNER OF THE MIDDLETON PLACE ASSOCIATION TRACT DESCRIBED IN DEED BOOK 1013 PAGE 61 IN THE MOORE COUNTY REGISTRY ; THENCE WITH THE OLD CENTERLINE OF PLYMOUTH ROAD S 13°47'26" W A DISTANCE OF 875.87' TO AN IRON ROD SET IN THE NORTHERN RIGHT OF WAY OF MIDLAND ROAD; THENCE WITH THE NORTHERN RIGHT OF WAY OF MIDLAND ROAD N 80°12'29" W A DISTANCE OF 30.07' TO THE POINT OF BEGINNING; HAVING AN AREA OF 0.61 ACRES.



Gregory L. Green
L-3972
6/10/2016
DATE



SYN	DESCRIPTION	DATE	BY



- SITE NOTES**
1. EXISTING CONDT OR BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM MOORE COUNTY GIS MAPS.
 2. VEGETATIVE PLANTINGS ARE CONCEPTUAL ONLY. EXACT PLANTS, TYPES AND SIZES TO BE DETERMINED DURING CONTRACT DOCUMENT APPROVAL AND SHALL COMPLY WITH ALL TOWN STANDARDS.
 3. IN AN EFFORT TO PRESERVE EXISTING TREES TO REMAIN A BUFFER COMPLETION OF PROJ. NOT ADDITIONAL TREES MAY BE REQUIRED FOR UTILITY INSTALLATION, CONSTRUCTION AND STORMWATER SYSTEMS WHICH LEAVE NOT YET BEEN DECIDED.

1 L-1 GENERAL NOTES

SITE DATA:	
PROJECT NAME:	BLACK POINT DEVELOPMENT
OWNER:	BLACK POINT DEVELOPMENT, LLC
PROJECT:	1100 ENGINEERING, LLC
PROJECT ADDRESS:	1515 MIDLAND RD., 35 2000 79 4084
PROJECT NO.:	00030589, 10001557
DATE BOOK & PAGE:	DB4561, 731 PG225, 427
LOT AREA:	13.52 ACRES (PROJECT)
COUNTY ZONING:	RS-2
WATER SUPPLY:	WS-11L-2W
SEWER INDEX:	18-23-11-11
WATER FLOODING:	18-23-11-11
EXISTING IMPROVED AREA:	19,005.15 AC
PROPOSED IMPROVED AREA:	256,825.00 AC
TOTAL IMPROVED AREA:	304,830.15 AC
OPEN SPACE:	234,071.59 AC

TALAMORE OPEN SPACE CALCULATIONS:	
TALAMORE PROPERTY:	309.25 AC
TALAMORE PROPERTY OPEN SPACE:	175.67 AC
TALAMORE AND PROJECT PROPERTY:	320.34 AC
TALAMORE AND PROJECT PROPERTY OPEN SPACE:	187.04 AC

LOT DEVELOPMENT DATA:	
AVERAGE LOT SIZE:	82.5' WIDE X 120' DEEP
FRONT SETBACK:	20'
SIDE SETBACK:	5'
REAR SETBACK:	20'
MAX. BUILDING FOOTPRINT:	20'

PRELIMINARY — DO NOT USE FOR CONSTRUCTION

LK Engineering, LLC
 140 Aqua Street Court
 Aberdeen, NC 28315
 Phone: 704.632.0966
 License No. P-1095

Engineering
 Landscape Architecture
 Planning

LK

Concept Site Plan

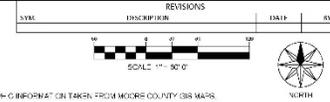
BLACK POINT DEVELOPMENT, LLC
 Southern Pines, North Carolina

DATE: July 7, 2016
 DESIGNED: -
 DRAWN: -
 CHECKED: -
 NO. L-1



SITE DATA

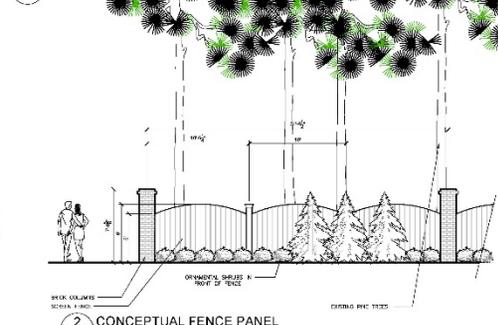
AVERAGE LOT SIZE: 80'x100'x100' DEEP
 FRONT SETBACK: 30'
 SIDE SETBACK: 5'
 REAR SETBACK: 30'



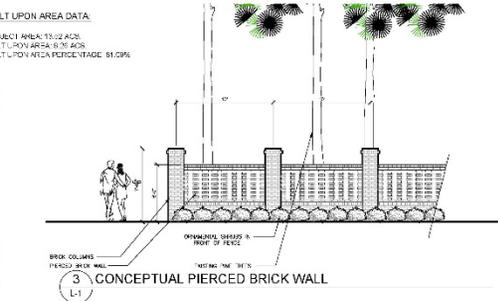
SITE NOTES:

- EXISTING CONCRETE CURB BOUNDARY AND TOPOGRAPHY INFORMATION TAKEN FROM MOORE COUNTY GIS MAPS.
- NECESSARY PLANS FOR ANY CONCEPTUAL ONLY EXISTING PLANS TYPES AND BEES TO BE DETERMINED DURING CONSTRUCTION DOCUMENT APPROVAL AND SHALL COMPLY WITH ALL TOWN OF ASHLEY STANDARDS.
- PLAN SHOWS AN OVERLAP OF LOTS. THESE OVERLAP AREN'T CONSIDERED AS PROJECT. HOWEVER, THESE MAY NEED TO BE RESOLVED FOR UTILITY INSTALLATION, HOUSE CONSTRUCTION, AND LANDSCAPE SYSTEMS WHICH MAY NOT YET BE DEVELOPED.

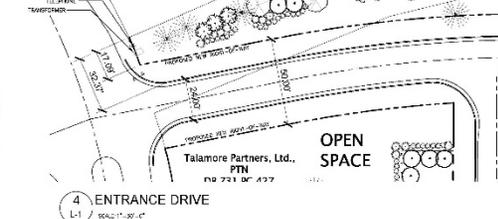
1 GENERAL NOTES



2 CONCEPTUAL FENCE PANEL



3 CONCEPTUAL PIERCED BRICK WALL



4 ENTRANCE DRIVE

BUILT UPON AREA DATA

TOTAL BUILT UPON AREA: 15,222 AC.
 BUILT UPON AREA PERCENTAGE: 81.05%

PRELIMINARY - DO NOT USE FOR CONSTRUCTION

LKC Engineering, LLC
 Engineering
 Landscape Architecture
 Planning

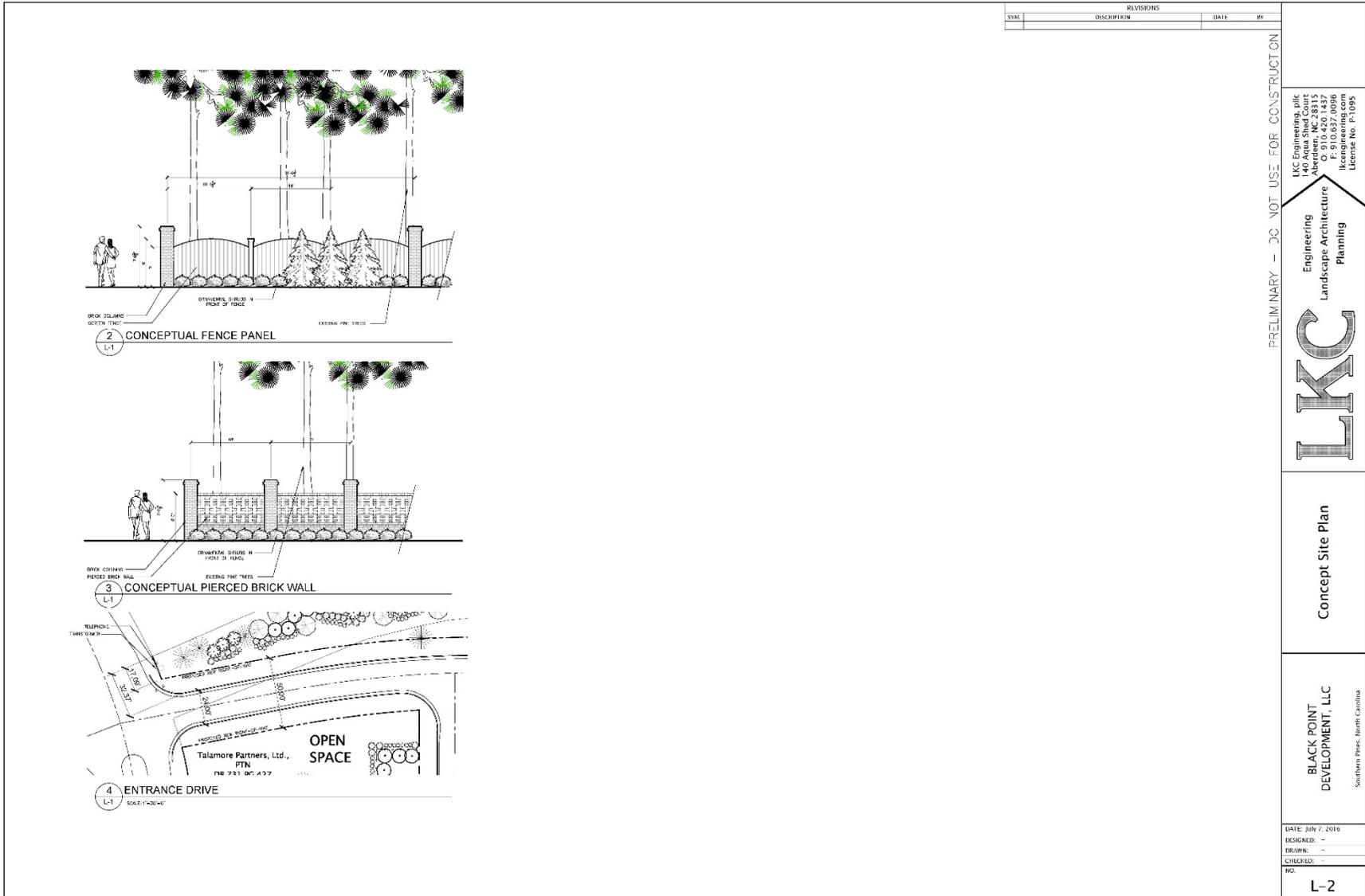
LKC

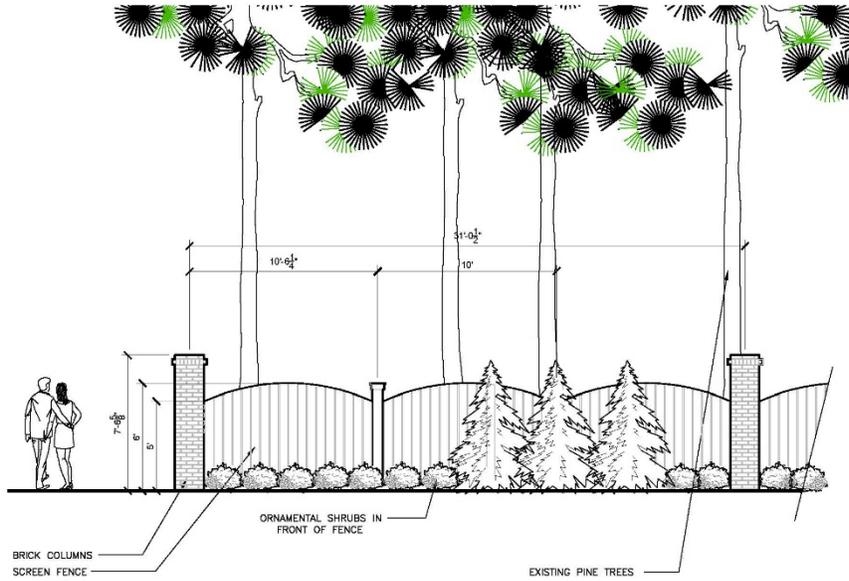
Concept Site Plan

BLACK POINT DEVELOPMENT, LLC
 Southern Pines, North Carolina

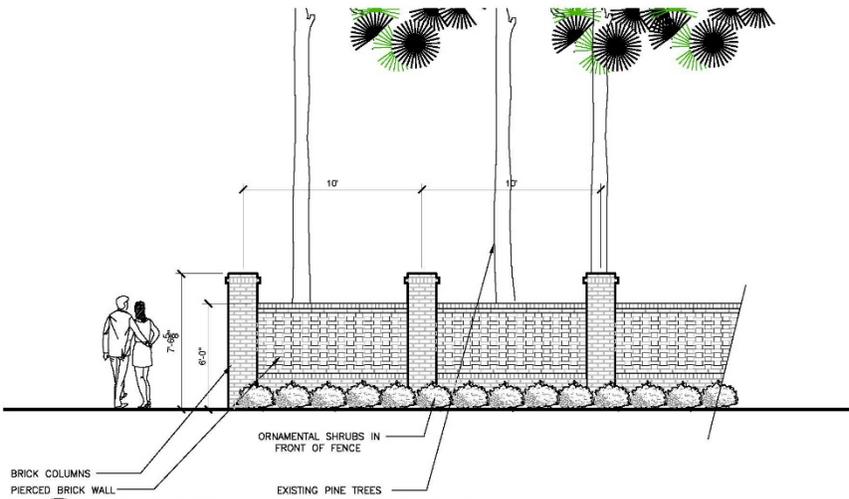
DATE: July 7, 2016
PROJECT: Talamore Partners, LLC
ORGAN: PTN
CHECKED: -
NO.

L-1

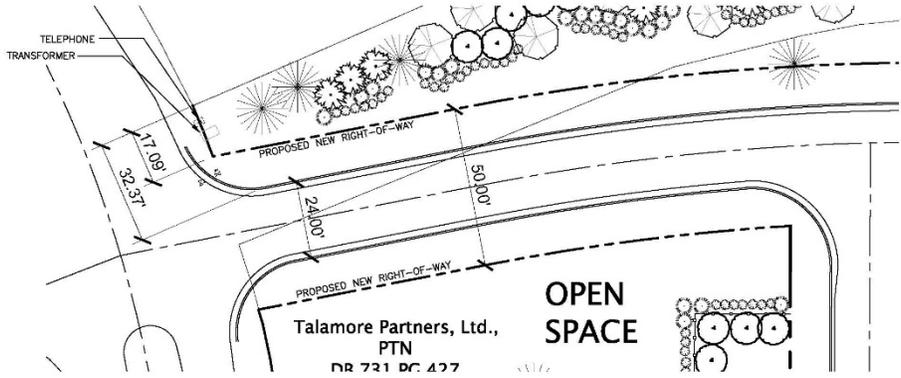




2 CONCEPTUAL FENCE PANEL
L-1



3 CONCEPTUAL PIERCED BRICK WALL
L-1



4 ENTRANCE DRIVE
L-1
SCALE: 1"=30'-0"

MIDLAND COTTAGES – Z-02-16 (Rezoning Application)

PROJECT NARRATIVE

Town of Southern Pines UDO: 2.17.9. Criteria for Zoning Map Amendments

A Narrative explaining how this application complies with the Town of Southern Pines' Unified Development Ordinance Section 2.17.9 Criteria for Zoning Map Amendments is hereafter provided.

GENERAL PROJECT DESCRIPTION: The Project will consist of approximately 36 lots having a minimum lots size of 7,500sf. The project is well buffered from surrounding neighborhoods with open space, planted buffers, decorative landscaping and screening and front and rear setbacks of 20ft and 30ft respectively. The dwellings shall be a maximum of 3,000 heated square feet and a 30ft height restriction. The Project will gain vehicular access from the existing Talamore Drive and a new access road extending from the intersection of Talamore Drive and Scots Glenn Drive. Utilities are intended to be public and internal streets to be private, stormwater management devices will be located with the project site.

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.

This application to rezone and integrate the property into an existing planned community is consistent with related goals and objectives of the Comprehensive Long Range Plan. Figure 4.6 Future Land Use Map shows the project site in the area shaded as Residential / Golf and residential. As noted in the Plan this map is an expression of the Plan's land use policy and shows current uses and those uses consistent with the long range goals. Figure 4.6 Future Land Use Map also supports this application's consistency by showing the site within an area designated for residential use. The proposed development utilized an existing community entry road intersecting with Midland Road, thus not creating an additional connection to Midland Road and eliminating an existing connection on Midland Road. The project's internal streets also offer interconnectivity for existing and future development. This development consistency to Comprehensive Long Range Plan can be likened to many other aspects of the plan. The most fundamental consistency however, is its integration into the Talamore Community's Conditional Use content and densities.

(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. **The project will be annexed and rezoned and included in the total density of the Talamore Condition Use Permit. Total number of units resulting from this development would not be a net increase previously approved from the Talamore CUP. The residential use is compatible with the surrounding areas and its physical configuration, separation from Midland Road and other residences safeguard any adverse characteristics.**

Buffers provided in the proposed plan include a minimum 100 ft buffer to the closest lot rear lot line bordering the Midland Road Right of Way (ROW). The plan illustrates the 100ft buffer plus a 30ft rear lot setback equating to a 130ft minimum distance from the closest structure to Midland Road ROW. This buffer is naturally vegetated and will be supplemented with a vegetative screen to further limit views from Midland Road. The Talamore CUP calls for 50ft natural buffer around the perimeter of the entire Talamore Tract which this project will become part of. The eastern property line of the subject tract will include the 50ft buffer and will be deed restricted from clearing where it encroaches onto lots 16,17,32 and 33 as shown in the Conceptual Site Plan.

- (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. **The property is currently zoned Residential RS-2 therefore the application is not a change in type of use. The proposed use is residential with an increased number of homes. The addition of the project site also increases the size of the Talamore community, thereby reducing the net density of that CUP with no net increases of previously approved units. Today's market demand seeks a wider range of single family detached homes. This application will offer an alternative, create higher and better land use, and increase total common area open space more than current zoning requires.**
- (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. **No historic sites are located on the subject property. The project as designed poses no risk to public health, safety and welfare. In fact, the components and elements of the development will enhance use, access, drainage controls, and common access or linkages to the large community and greenways and also eliminating an existing curb cut on Midland Road. Chapter 2 – Goals of the CLRP states in Goal 1 Community Well Being - Improve the personal health and security of our residents and promote neighborhoods and commercial areas that are safe, secure and healthy. We feel as this project will embody the feeling of a safe neighborhood through the sense of community created by targeted demographic of the development that is consistent with surrounding neighborhoods and promoting active lifestyle by use of the shared amenities of the Talamore Development.**
- (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. **Southern Pines' demography, housing needs and desires are dynamic. The current growth offers different opportunities to meet the needs of these new and changing conditions. This project can also be viewed as infill within the existing fabric of housing, thereby diversifying the neighborhood. It is the intent that the subject property will be annexed into the Talamore development. The Talamore development currently has a mix of traditional single family and multifamily. The proposed project would provide an additional offering of single family in a development offering smaller**

lot sizes. A sub POA will be created and provide all exterior maintenance in an age targeted setting. Front, rear and side setbacks will be 20ft, 30ft and 5ft respectively. The developer will impose a 30ft maximum height restriction to limit visibility to adjoining neighborhoods. Open space requirements exceed the Town's requirements. The CLRP Chapter 2 Goal 11 is to provide a broad range of housing choices that serve residents of all abilities and incomes, while this development is certainly targeted at a specific buyer it will provide an offering to a buyer segment that seeks a somewhat maintenance free lifestyle that adds to the offerings in the general vicinity of the development and the Town.

- (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. **The site plan conveys an accurate illustration of the size, shape, and configuration of the overall property and proposed residential lots, open space, storm water management areas and streets. Current RS-2 offers limited safeguards for Midland Road Buffer zone or connected common spaces, however the site plans and design considerations does provide for an increased buffer between the development areas to the Midland Road Right of Way of over 100ft including a supplemented plantings to enhance the buffer area providing additional screening to Midland Road. The site as being developed is approximately 13.52 acres including the three Black Point Development Tracts and lands being conveyed from the Talamore Tract. Based upon the development plans the total impervious area is 8.26 acres or 61% of the development tract and open space is calculated as 5.37 acres or 39.7% of the development tract acreage. As mentioned the Blackpoint Development (Midland Cottages) tract will be incorporated into the Talamore development property with no net increases of previously approved density. With the added acreage the total development acres are approximately 320 acres, which equate to approximately 171 acres of Open Space or 56.5% of the total acreage of the tract.**
- (G) **Other Factors.** The Hearing Body may consider any other factors relevant to a rezoning application under state law. **It is the intent of the developer to be taken into the larger Talamore HOA/CUP equating to no net change/increase to density of the Talamore CUP but at the same time expanding the land mass of that CUP equating to a lower overall density.**
- (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. **We respectfully request zoning that more clearly identifies the use of the property therefore eliminating the uncertainty of use by straight zoning versus conditional zoning as requested.**



United States Department of the Interior

FISH AND WILDLIFE SERVICE

Sandhills Sub Office
Post Office Box 119
Southern Pines, N. C. 28388

June 7, 2016

Matthew Wimberly
Forest Land Resource Consultants, PLLC
P.O. Box 7
West End, North Carolina 27376

Re: Black Point Development, Moore County, North Carolina

Dear Mr. Wimberly:

This is in response to your letter on behalf of your client Black Point Development regarding their proposed project to develop a 16-acre area along Midland Road in Southern Pines, North Carolina. In particular, this document considered impacts to the endangered red-cockaded woodpecker (*Picoides borealis*). The U.S. Fish and Wildlife Service (Service) offers the following comments in support of Section 9 of the Endangered Species Act of 1973 (16 U.S.C. 1531-1543) (Act) and the Service's *Private Lands Guidelines* found in Appendix 5 of the Service's *Recovery plan for the red-cockaded woodpecker (Picoides borealis): second revision* (U.S. Fish and Wildlife Service 2003).

The purpose of the proposed project is to develop a 36-lot residential area in Southern Pines, North Carolina. The proposed project site is approximately 16 acres in size and is located on the north side of Midland Road in Moore County, NC and occurs partially within the foraging partition assigned to active red-cockaded woodpecker cluster SOPI 31. There are no red-cockaded woodpecker cavity trees located on the project site.

Your letter includes the results of a forage habitat analysis (FHA) completed in May of 2016 for the one-half mile forage partition assigned to SOPI 31. Forage values were based on field data collected using protocols listed in the Service's Bluebook Guidelines and evaluated using the Standard for Managed Stability (SMS). Under the 2003 revision of the Private Lands Guidelines, the Service applies the SMS to assess a landowner's potential forage habitat responsibility. This standard requires that each active red-cockaded woodpecker partition provide at least 3000 ft² of total pine basal area on a minimum of 75 acres in stands having the following criteria:

- a) pine stands must be at least 30 years old or older;
- b) average pine basal area of pine trees > 10 inches in diameter at breast height is between 40 and 70 ft²/acre;
- c) pine stands have no hardwood midstory or if a hardwood midstory is present, it is sparse and less than 7 feet in height; and,
- d) the total stand basal area, including overstory hardwoods, is less than 80 ft²/acre;

According to the Guidelines, pine stands can only be considered suitable foraging habitat if they meet criteria a-d above.

The calculated pre-project forage value for the SOPI 31 half-mile partition is 9,450 ft² of pine ba of suitable forage habitat on 105 acres. The proposed project will remove 518.8 ft² of pine ba of suitable habitat on 12 acres in the cluster's foraging area. The post-project forage value for the SOPI 31 half-mile partition will be 8,931.20 ft² of pine ba of suitable forage habitat on 93 acres. This partition will meet the SMS requirements post-project.

The post project total will remain above the minimum forage habitat requirement listed in the Service Private Lands Guidelines: 3000 square feet of basal area in pine stems greater than 10 inches on a minimum of 75 acres. Therefore, the Service finds that this project is not likely to result in a habitat-related "take" of red-cockaded woodpeckers occupying cluster SOPI 31.

While the Service has determined that the project, as proposed, is not likely to result in a "take" of red-cockaded woodpecker habitat, this determination must be reconsidered if the project design is subsequently modified in a manner which was not addressed in this report, or if new information becomes available. Therefore, based on the information provided, your client has satisfied Fish and Wildlife Service guidelines related to red-cockaded woodpecker responsibilities under the Endangered Species Act.

If you have any questions regarding the comments in this letter, please contact me at (910) 695-3323.

Sincerely,



Susan Ladd Miller
Fish and Wildlife Biologist



Town of Southern Pines

POST OFFICE BOX 870
SOUTHERN PINES, NORTH CAROLINA 28387

September 27, 1988

Mr. Marvin Savin
Peter Savin Properties
37 Jerome Avenue
Bloomfield, CT 06002

RE: Rezoning Request, Savin Property
Case #Z-10-88

Dear Mr. Savin:

The Southern Pines Town Council, at its meeting on September 13, 1988, voted to approve your request to rezone 306.29 acres located on the north side of Midland Road from RA to RS-1 (CD) for the purpose of developing a mixed use project consisting of an 18-hole golf course and accessory facilities with single and multi-family development. The Town will need a metes and bounds description of the property from you before the zoning becomes official.

The following conditions apply to the property with the rezoning and must be complied with as development of the project occurs:

- (1) Recommendations outlined in Section IV of the "Assessment of Developmental Impacts on Surface Water and Groundwater Quality" prepared by Craig B. Morgan and Associates, P.A., Consulting Engineers will be implemented as part of the project development.
- (2) The monitoring wells required in Section IV of the "Assessment Study" described in (1) above shall be installed and maintained by the developer and a water quality analysis from each well shall be conducted at the expense of the developer in March, July and November of each year.
- (3) A 100 foot setback will be maintained from the shoreline of the Old Town Reservoir.
- (4) There will be no boat dock access to the Old Town Reservoir from the Savin Property.
- (5) A dedicated public pedestrian access easement measured 40 feet from the shoreline of the lake shall be provided for the town's use.
- (6) 50 foot wide natural buffers shall be maintained adjacent to surrounding private property as follows:
 - (a) on the portion of the property adjacent to Pine Grove Village,
 - (b) on those other portions of the property where roads or existing or proposed housing abuts.
- (7) The golf course maintenance area will be internally located within the development.

September 27, 1988

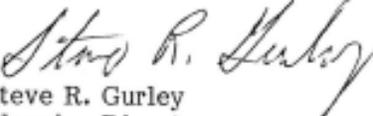
In order to proceed with the project, the following steps should be followed:

- (1) A Conditional Use Permit (CUP) for any aspect of the residential development and the golf course must be obtained. An application for a CUP may involve all or a portion of the proposed uses delineated on the approved master site plan. Applications for a CUP should adhere to the submission requirements of either Section 6-4.4, Planned Residential Developments or Section 6-4.10, Golf Courses, depending on the nature of the particular phase being initiated.
- (2) A CUP will be necessary for each phase proposed to be initiated. The CUP process involves a public hearing, planning board review, and town council approval. The time frame for securing a CUP is normally about 60 days from application submission to approval.
- (3) Each CUP or site plan approval requested must adhere to the master site plan as originally approved or as amended with concurrence of the Town Council. Amendments to the master site plan will follow the same procedures as the CUP process.
- (4) The final site plan for each phase initiated need only include the necessary support documentation (i.e., floor plans, building elevations, and landscape plans) for that particular phase.

Should you have further questions regarding the process for proceeding with the ~~site~~ *Sevin* ~~Tract~~ development, please advise.

Sincerely,

TOWN OF SOUTHERN PINES

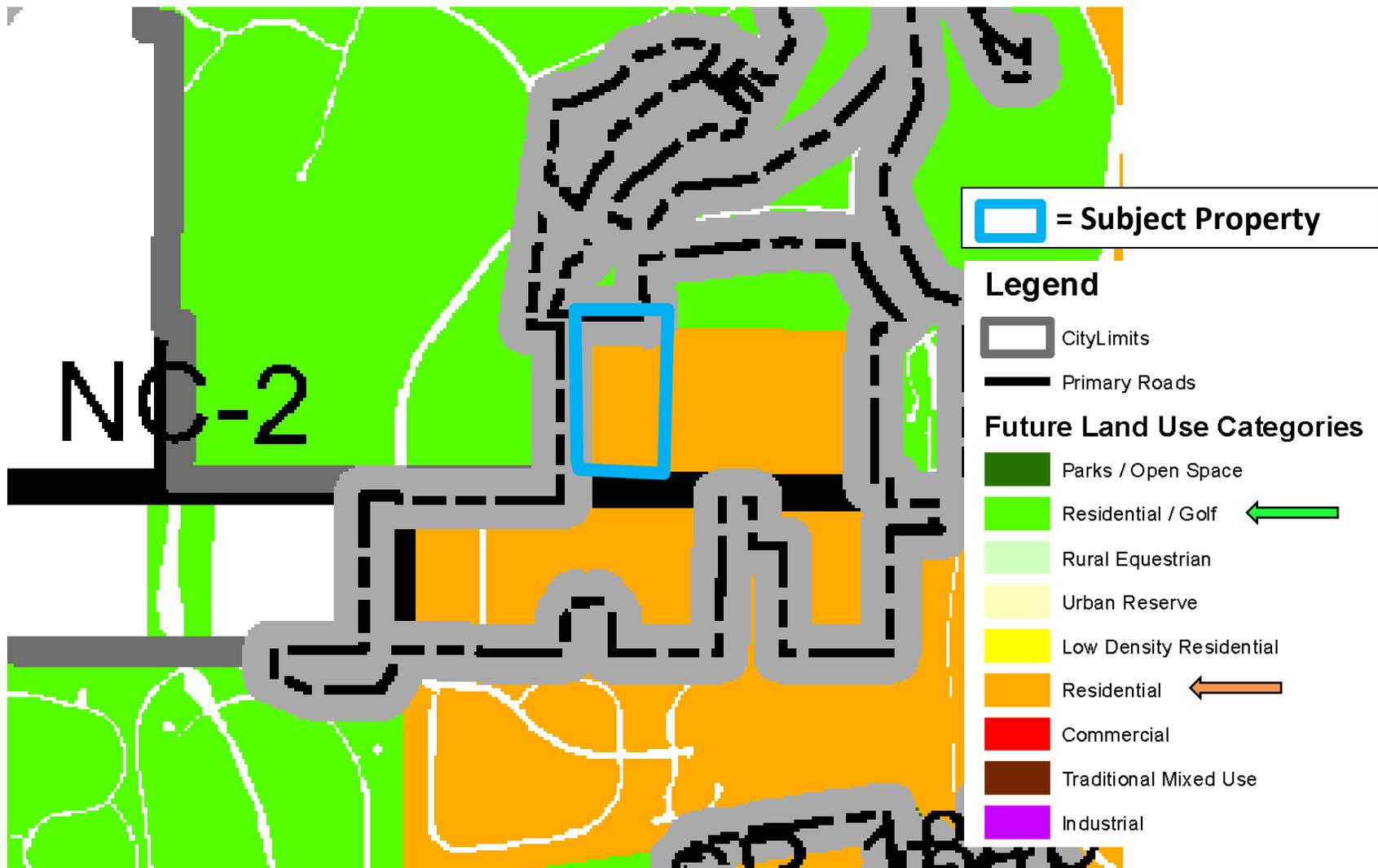

Steve R. Gurley
Planning Director

SRG/jm

cc: Dan Jewell, Young Jewell & Associates

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Future Land Use Map: Request to Rezone from RS-2 to RS-1-CD



Agenda Item

To: Planning Board

From: Chris Kennedy, Community Development Director

Subject: CU-04-16 Major Amendment to CU-03-89 for a Patio Home Development; Petitioner, Black Point Development LLC

Date: January 19, 2017

CU-04-16 Major Amendment to CU-03-89 for a Patio Home Development; Petitioner, Black Point Development LLC

On behalf of the petitioner, Black Point Development LLC, Mr. Mike Rokoski has submitted a request major amendment to Conditional Use Permit CU-03-89. The Conditional Use Permit application CU-03-89 approved a PRD (Planned Residential Development) and a golf course off of Midland Road for Talamore Golf Club. The proposal will utilize the existing density and approved dwelling unit total approved for the Talamore development, thereby only adding acreage to the property within the Talamore Golf Club development. The subject property is comprised of 13.52 acres with portions of the subject property located in the Town of Southern Pines and portions of the subject property located in the ETJ (Extraterritorial Jurisdiction) of the Town of Southern Pines. The subject property is identified by the following: PIN:857208886200 (PARID:10001558); PIN:857208871689 (PARID:00041435); PIN:857208880154 (PARID:00030890); PIN:857208779873 (PARID:00030889); PIN:857208779501 (PARID:00030888); PIN:857208786097 (PARID:10001557); PIN:857208881312 (PARID:10001556). Per the Moore County Tax records, the property owner(s) are listed as Black Point Development, LLC, Talamore Partners Limited Partnership, and Talamore Homeowners Association Inc.

Analysis:

The subject property is identified as Residential and Residential/Golf in the CLRP. 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.

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:

- RLUAC (Regional Land Use Advisory Commission) will review request once the application proceeds beyond the Planning Board but prior to the Town Council public hearing.
- The petitioner is seeking to add acreage to the previously approved master plan but is not seeking to add to the total number of units approved for the Talamore development.
- The petitioner must provide the Town with the total number of units built to date for the Talamore Golf Club Development with the corresponding break down of the unit type mix to ensure compliance with the approved total of (489) 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.
 - The requested modification to the approved Master Plan requires the approval of a Major Amendment to CU-03-89 from the Town of Southern Pines Town Council.
 - The petitioner is proposing a Major Amendment to thirty-six (36) patio homes with the inclusion of 9.97 acres to the total development acreage.
 - Total Open Space: 5.26 acres (38.91%)
- The proposal includes a development area of 13.52 acres, portions of which are already included in the RS-1 CD zoning classification for Talamore. The subject properties of this rezoning request, those to be added to the Talamore Golf Club development, comprise an approximate 9.97 acres. The total project acreage of the existing Talamore Golf Club development totals 310.89 acres; adding the proposed properties will bring the total acreage for the Talamore development to 320.86 acres.
 - Portions of the subject property are currently in the Town of Southern Pines Extraterritorial Jurisdiction (ETJ) and not within the corporate limits of the Town, therefore a voluntary annexation request will also run concurrent to the Rezoning and Conditional Use Permit applications at the Town Council public hearings to annex the ETJ portions of this development into the Town limits.
- The Talamore Golf Club development is zoned RS-1 – CD (Residential Single-Family 1 – Conditional District).
 - Portions of the subject properties to be added to the Talamore Golf Club development are currently zoned RS-2. The rezoning request Z-02-16 seeks to rezone these remainder portions of the subject properties from RS-2 to RS-1 CD.
- The neighboring properties are zoned RS-1-CD, RS-2, RM-2, and RS-3.
- Per UDO Section 3.5.3, the RS-1 zoning classification is established as a district in which to allow primarily medium density single-family residential land uses (approximately 4.3 dwelling units per acre). The regulations of this 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.
- The building setbacks for the RS-1 zoning classification are as follows:
 - Front: 30.0'; Interior Side: 10.0'; Exterior Side: 15.0'; Rear: 30.0'
- The standard lots have the following setbacks as per the approved Master Plan:
 - Front: 35.0'; Side: 15.0'; Rear: 35.0'
- The patio home lots have the following setbacks as per the approved Master Plan:
 - Front: 20.0'; Side: 15.0'; Rear: 20.0'
 - The petitioner is seeking to amend the setbacks for patio homes to the following:
 - Front: 30.0'; Side: 5.0'; Rear: 30.0'
- Per the approval of the original rezoning of the Talamore Golf Club development property dated September 27, 1988, the following conditions shall apply to the property as part of the RS-1- CD zoning:
 1. Recommendations outlined in Section IV of the “Assessment of Developmental Impacts on Surface Water and Groundwater Quality” prepared by Craig B. Morgan and Associates, P.A., Consulting Engineers will be implemented as part of the project development.
 2. The monitoring wells required in Section IV of the “Assessment Study” described in (1) above shall be installed and maintained by the developer and a water quality analysis from each well shall be conducted at the expense of the developer in March, July, and November of each year.
 3. A one-hundred (100) foot setback will be maintained from the shoreline of the Old Town Reservoir.
 4. There will be no boat dock access to the Old Town Reservoir from the Savin Property (the Talamore Golf Club Development).
 5. A dedicated public pedestrian access easement measured forty (40) feet from the shoreline of the lake shall be provided for the Town’s use.
 6. Fifty (50) foot wide natural buffers shall be maintained adjacent to surrounding private property as follows:
 - a. On the portion of the property adjacent to Pine Grove Village,
 - b. On those other portions of the property where roads or existing or proposed housing abuts.
 7. The golf course maintenance area will be internally located within the development.
 - The current rezoning request, Z-02-16, would include the conditions listed above in the conditions of the rezoning.
- The Talamore Golf Club development was approved under a Conditional Use Permit, CU-03-89 for the PRD and CU-04-89 for the golf course. The Talamore Golf Club development consists of 310.89 total acres. The golf course and open space comprises 169.05 acres.
- The developer of Talamore requested and received rezoning approval for a 306-acre tract known as the Savin property in September 1988. The rezoning was to RS-1 Conditional District which would allow a 455-unit residential development with an 18-hole

championship golf course. The developer then requested two Conditional Use Permits, one (CU-03-89) for a Planned Residential Development (PRD) and the other (CU-04-89) for the Golf Course. In CU-03-89, the applicant requested a CUP for single family lots, patio home lots, and townhomes. The overall density remained consistent with the original Conditional Use zoning under Z-10-88.

- The approved zoning under Z-10-88 allowed for 455 total dwelling units for the development. With a density of 1.48 dwelling units per acre.
 - Standard (1/3 acre) lots: 100 lots
 - Patio Homes: 227 lots
 - Townhomes: 128 lots
- Between the approval of Z-10-88 and the application for CU-03-89 the developer acquired an additional 4.6 acres to add to the existing 306.29-acre tract; bringing the property total to approximately 310.89 acres.
- The approved Talamore Golf Club Development Master Plan under CU-03-89 allots 455 total dwelling units for the development, with a density of 1.46 dwelling units per acre.
 - Standard (1/3 acre) lots: 85 lots
 - Patio Homes: 207 lots
 - Townhomes: 163 lots
- The Talamore Golf Club Development Master Plan under CU-03-89 was amended with Conditional Use Permit application CU-03-90. CU-03-90 allowed 497 total dwelling units for the development, with a density of 1.59 dwelling units per acre.
 - Standard (1/3 acre) lots: 85 lots
 - Patio Homes: 207 lots
 - Townhomes converted to Hotel Suite Units: 205 (135 room inn/hotel and 70 satellite cottages)
- The approved Talamore Golf Club Development Master Plan under CU-03-90 was modified to the following to include 497 total dwelling units for the development, retaining the density of 1.59 dwelling units per acre.
 - Standard (1/3 acre) lots: 85 lots
 - Patio Homes: 207 lots
 - Townhomes converted to Hotel Suite Units: 205 (159 room inn/hotel and 46 satellite cottages)
- The current request to modify the Talamore Golf Club Development Master Plan under CU-04-16 seeks to plan 36 lots that will be a part of the 497 total dwelling units for the development. The proposal adds 9.97 acres to the Talamore development and thereby creates a total development density of 1.55 dwelling units per acre.
 - Standard (1/3 acre) lots: 85 lots
 - Patio Homes: 207 lots
 - Townhomes converted to Hotel Suite Units: 205 (159 room inn/hotel and 46 satellite cottages)
- The Talamore Development has received the following approvals:
 - Z-10-88 – Initial Rezoning to Permit 455 dwelling units in conjunction with a golf course on 306.29 acres (includes 140.30-acre golf course and 28.75 acres for other open space).

- CU-03-89 – CUP for the 455-dwelling unit PRD (Planned Residential Development)
 - CU-04-89 – CUP for 18-hole golf course with a club house and maintenance facility; also includes the addition of 4.6 acres to the Talamore CUP to bring total to 310.89 acres.
 - CU-03-90 – Talamore Inn / Cottages Modification
 - Amendment to CU-03-90 – Talamore Inn / Cottages Modification
 - CU-01-91 – Modification for the Removal of Lots 22-30 for open space
- ❖ The total dwelling units allotted for the development is 489 as of the CU-01-91.
- The entirety of the property is within the Little River #2 Intake (LR#2) Watershed and is therefore subject to Watershed Protection Overlay District and the standards set forth in UDO Section 3.6.8.
- The area designated for the requested modification to the approved CUP may be required to obtain a Watershed Protection Permit from the Town Council due to its location within the high quality water portion of the Little River Intake #2 Watershed. Should the project exceed the 12% impervious level the project will be required to utilize BMPs for storm water management. Should the project exceed the 24% impervious level the project will be required to apply for the 5/70 Exemption from the Town Council as part of the CUP application.
 - The requested modification will likely trigger the UDO requirements for the developer to apply for the 5/70 exemption for area currently designated as single-family lots in conjunction with the CUP Major Modification.
 - The Watershed Protection Permit, if required and approved, will provide the project with the 5/70 exemption allowing the project to develop up to the 70% impervious surface level.
 - The development is proposed at 61.09% impervious.
- 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 360 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.
 - The Town Engineer has provided a written response accepting the TIA document as presented by the traffic engineer for the petitioner.

- The vehicular trip generation of the project per UDO Exhibit 4-19 is 360 ADT (average daily trips) for the proposed thirty-six dwelling units. Per the UDO a single-family attached land use is 10.0 trips per day per dwelling.
- Per UDO Section 4.11.7 *Street Connections Required*:
 - (A) Whenever connections to anticipated or proposed surrounding streets are required by this section, the street right-of-way shall be extended and the street developed to the property line of the subdivided property (or to the edge of the remaining undeveloped portion of a single tract) at the point where the connection to the anticipated or proposed street is expected.
 - The petitioner has provided a road extension and will stub the road to connect to the future street connecting to the east side development for Talamore. The right-of-way of this future road has been shifted closer to the proposed development in a land swap agreement with the Talamore Homeowners Association. The roads accessing the patio homes directly will be private.
- Per 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.*

Attachments:

- GIS Location
- Application Materials
- Criteria Narratives
- TIA
- TIA Response from Town Engineer
- Preliminary Plat
- 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...

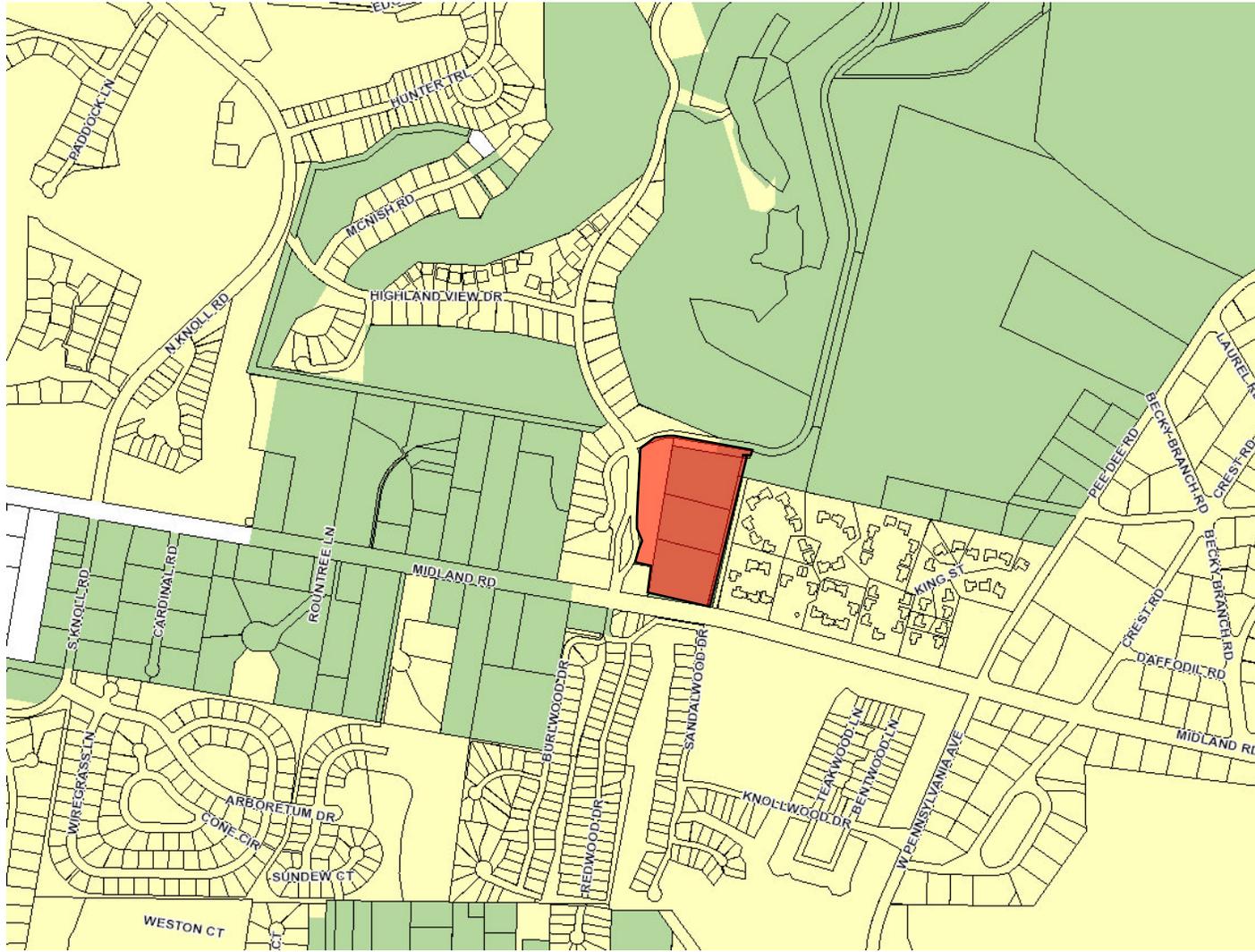
Then:

I move to recommend to the Town Council:

1. The approval of CU-04-16;
2. The denial of CU-04-16; OR
3. The approval of CU-04-16 with the following additional conditions...

CU-04-16 Talamore Golf Club (Vicinity and Corporate Limits Map) Request for Major Amendment to CU-03-89

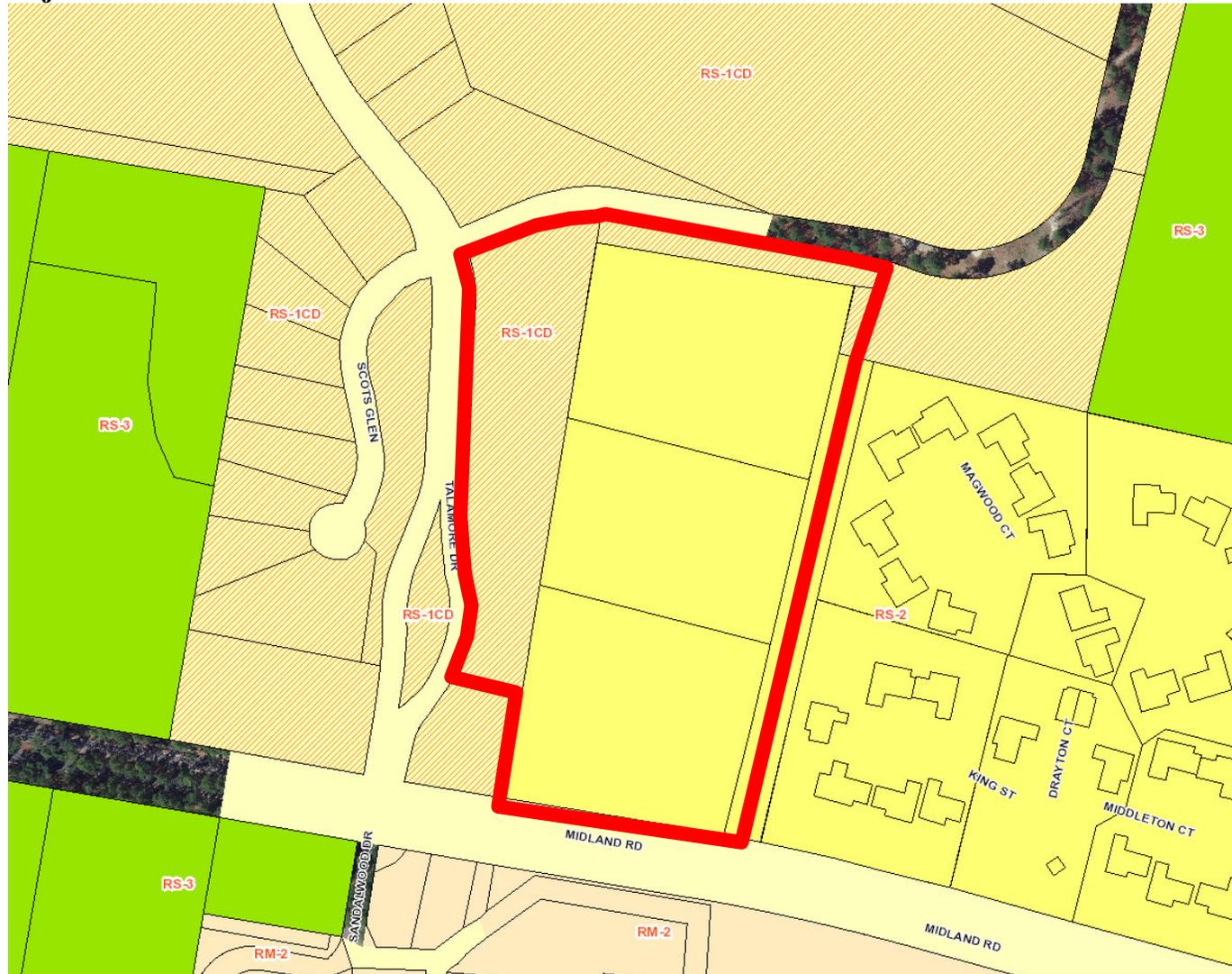
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CU-04-16 Talamore Golf Club (Zoning Map) Request for Major Amendment to CU-03-89



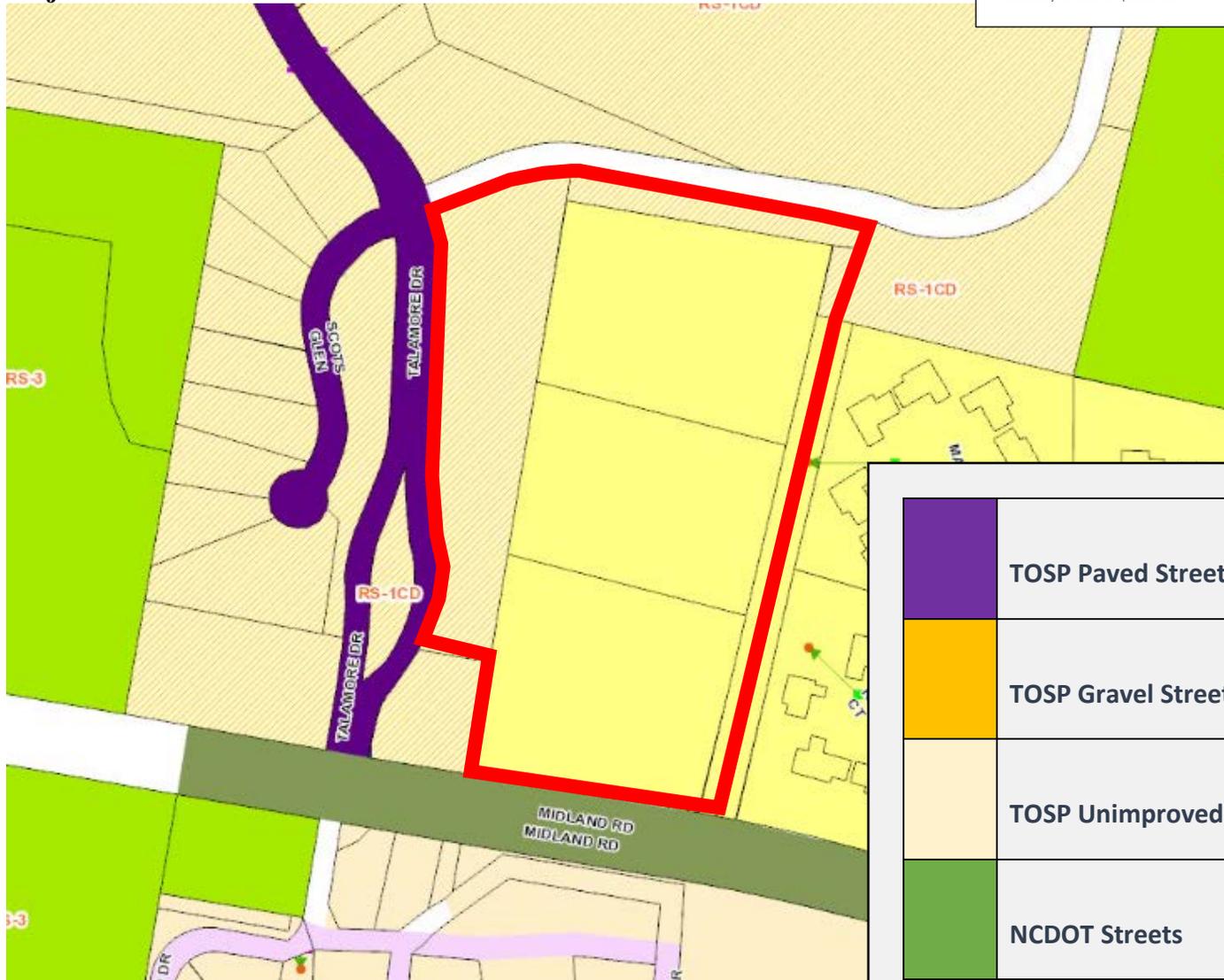
CU-04-16 Talamore Golf Club (Zoning with Aerials Map) Request for Major Amendment to CU-03-89

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**CU-04-16 Talamore Golf Club (Powell Bill Map)
Request for Major Amendment to CU-03-89**

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	TOSP Paved Streets
	TOSP Gravel Streets
	TOSP Unimproved Streets
	NCDOT Streets

CU-04-16 Talamore Golf Club (Watershed Map) Request for Major Amendment to CU-03-89

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CU-04-16

RECEIVED
MAY 23 2016
BY: _____

**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 N side of MIDLAND (Street/Avenue), between TALAMORE DR (Street Avenue) and KING ST. (Street/ Avenue). The address is 1515 MIDLAND, also known as LRK # SEE ATT and PIN # SEE ATT. It has a frontage of 429 feet and a depth of 1003 feet, containing 13.96 acres.

The Conditional Use sought is based on Section(s) 2.21.13 of the Town of Southern Pines Unified Development Ordinance. The property in question is located in a RS-2 (RS-100) zoning district and is proposed for the following use:

RESIDENTIAL

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

SEE ATT.

- Property owners' name: _____
Mailing Address: _____

LRK #: _____
Adjacent Property Address: _____

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: 

Petitioner's Name: MICHAEL ROKOSKI

Petitioner's Mailing Address: Please Print
PO BOX 4989
PINEHURST NC 28374

Petitioner's email mjrokoski@gmail.com

Petitioner's Phone # (910) 315 6200

Cell# _____

Property owner's signature: 

Property owner's signature: BLACKPOINT DEVELOPMENT LLC

Property owner's Mailing Address: Please Print
PO BOX 1087
WEST END NC 27376

Property owner's email smi_tp@earthlink.net

Property owner's Phone # (910) 215-0616

Cell # _____

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

Adjacent Property Owners

PIN:857208880154
 PARID:00030890
 NAME:BLACK POINT
 DEVELOPMENT LLC
 ADDRESS:PO BOX 1087
 CITY:WEST END
 STATE:NC
 ZIP:27376

PIN:857208779873
 PARID:00030889
 NAME:BLACK POINT
 DEVELOPMENT LLC
 ADDRESS:PO BOX 1087
 CITY:WEST END
 STATE:NC
 ZIP:27376

PIN:857208779501
 PARID:00030888
 NAME:BLACK POINT
 DEVELOPMENT LLC
 ADDRESS:PO BOX 1087
 CITY:WEST END
 STATE:NC
 ZIP:27376

PIN:857208871689
 PARID:00041435
 NAME:BLACK POINT
 DEVELOPMENT LLC
 ADDRESS:PO BOX 1087
 CITY:WEST END
 STATE:NC
 ZIP:27376

PIN:857208881312
 PARID:10001556
 NAME:TALAMORE
 HOMEOWNERS ASSOC INC
 NAME2:VALLEY GREEN INN
 ADDRESS:SPRINGFIELD AVE &
 WISSAHICKON
 CITY:PHILADELPHIA
 STATE:PA
 ZIP:19128

PIN:857208786097
 PARID:10001557
 NAME:TALAMORE PARTNERS
 LTD PTN
 ADDRESS:48 TALAMORE DR
 CITY:SOUTHERN PINES
 STATE:NC
 ZIP:28387

PIN:857212776403
 PARID:10001587
 NAME:TALAMORE GOLF
 PARTNERS LTD PTN
 ADDRESS:48 TALAMORE DR
 CITY:SOUTHERN PINES
 STATE:NC
 ZIP:28387

PIN:857200776138
 PARID:00037630
 NAME:PINEHURST AREA REALTY,
 INC
 ADDRESS:PO BOX 1511
 CITY:PINEHURST
 STATE:NC
 ZIP:28370

PIN:857212775176
 PARID:20050377
 NAME:GOETZ, DONALD R &
 JOANNE F
 ADDRESS:503 SANDALWOOD
 DR
 CITY:SOUTHERN PINES
 STATE:NC
 ZIP:28387

PIN:857211774197
 PARID:20050376
 NAME:ENGLER, JOETTA
 ADDRESS:501 SANDALWOOD
 RD
 CITY:SOUTHERN PINES
 STATE:NC
 ZIP:28387

PIN:857211774275
 PARID:20050375
 NAME:PINEHURST AREA REALT
 INC
 ADDRESS:PO BOX 1511
 CITY:PINEHURST
 STATE:NC
 ZIP:28370

PIN:857208886200
 PARID:10001558
 NAME:TALAMORE PARTNERS
 LTD PTN
 ADDRESS:48 TALAMORE DR
 CITY:SOUTHERN PINES
 STATE:NC
 ZIP:28387

PIN:857208872618
 PARID:00041436
 NAME:MIDDLETON PLACE
 ASSOCIATION
 NAME2:OF SOUTHERN PINES,
 NC, INC
 ADDRESS:PO BOX 83
 CITY:PINEHURST
 STATE:NC
 ZIP:28370

PIN:857208874895
 PARID:00038489
 NAME:MIDDLETON PLACE
 ASSOCIATION
 NAME2:OF SOUTHERN PINES,
 NC, INC
 ADDRESS:PO BOX 83
 CITY:PINEHURST
 STATE:NC
 ZIP:28370

PIN:857212873486
 PARID:00038486
 NAME:MIDDLETON PLACE
 ASSOCIATION
 NAME2:OF SOUTHERN PINES,
 NC, INC
 ADDRESS:PO BOX 83
 CITY:PINEHURST
 STATE:NC
 ZIP:28370

PIN:857208884052
PARID:00033299
NAME:HINCHCLIFF, ANN L
ADDRESS:1475 MIDLAND RD,
#22
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387-2141

PIN:857212872449
PARID:00035858
NAME:HOLMES, PETER E
NAME2:HOLMES, ANNE W
ADDRESS:8 MIDDLETON PL
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387

PIN:857207784087
PARID:00041289
NAME:TALAMORE PARTNERS
LTD PTN
ADDRESS:48 TALAMORE DR
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387

PIN:857208873977
PARID:00032075
NAME:WEBSTER, MARGARET
JEAN
ADDRESS:1475 MIDLAND RD
UNIT# 21
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387

PIN:857212872387
PARID:00034052
NAME:ROBERSON, HELENE B &
NAME2:HIPPE, STEVEN H
TRUSTEES
ADDRESS:148 S BEACH ST
CITY:DAYTONA BEACH
STATE:FL
ZIP:32114-4408

PIN:857207772562
PARID:10001532
NAME:TALAMORE GOLF
PARTNERS LTD PTN
ADDRESS:48 TALAMORE DR
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387

PIN:857208873843
PARID:00040759
NAME:LITTLEFIELD, MARY JO
TRUSTEE
NAME2:MIDDLETON PL, #20
ADDRESS:1475 MIDLAND RD
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387

PIN:857200891436
PARID:20071022
NAME:TALAMORE GOLF
PARTNERS LTD PTN
ADDRESS:48 TALAMORE DR
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387

PIN:857207773629
PARID:10001530
NAME:REILLY, JOHN J JR
NAME2:C/O OLIVER REILLY
ADDRESS:113 IKEN CIRCLE
CITY:GOOSE CREEK
STATE:SC
ZIP:29445

PIN:857208873783
PARID:00033208
NAME:KAESER, NANCY B
ADDRESS:1475 MIDLAND ROAD
19
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387

PIN:857208786479
PARID:10001555
NAME:KORTE, MARTIN R &
ANDREA P
ADDRESS:18 TALAMORE DR
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387-2147

PIN:857207772996
PARID:10001527
NAME:DICKSON, GARY J
ADDRESS:11 SCOTS GLEN DRIVE
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387

PIN:857208873565
PARID:00032831
NAME:RAY, SUSAN S
ADDRESS:1475-9 MIDLAND RD
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387

PIN:857208775638
PARID:00992385
NAME:TALAMORE GOLF
PARTNERS LTD PTN
ADDRESS:48 TALAMORE DR
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387

PIN:857207783005
PARID:10001526
NAME:DICKSON, GARY J
ADDRESS:11 SCOTS GLEN DRIVE
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387

PIN:857207784338
PARID:10001522
NAME:ALBRECHT, ROBERT J &
LORRAINE H
ADDRESS:19 SCOTS GLEN
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387-2150

PIN:857208875979
PARID:00030853
NAME:HANNAH, JOHANNA B
TRUSTEE
ADDRESS:1475 MIDLAND RD
UNIT# 23
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387

PIN:857208876910
PARID:00033867
NAME:GIVANS, EMILY M
ADDRESS:1475 MIDLAND RD
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387

PIN:857208876862
PARID:00037403
NAME:LEWIS, KATHRYN PATON
TRUSTEE
NAME2:LEWIS, JAMES O
ADDRESS:1475 MIDLAND ROAD
#25
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387

PIN:857208874677
PARID:00041640
NAME:KRAL, WILLIAM J
NAME2:KRAL, EVA J
ADDRESS:P O BOX 189
CITY:PINEHURST
STATE:NC
ZIP:28370

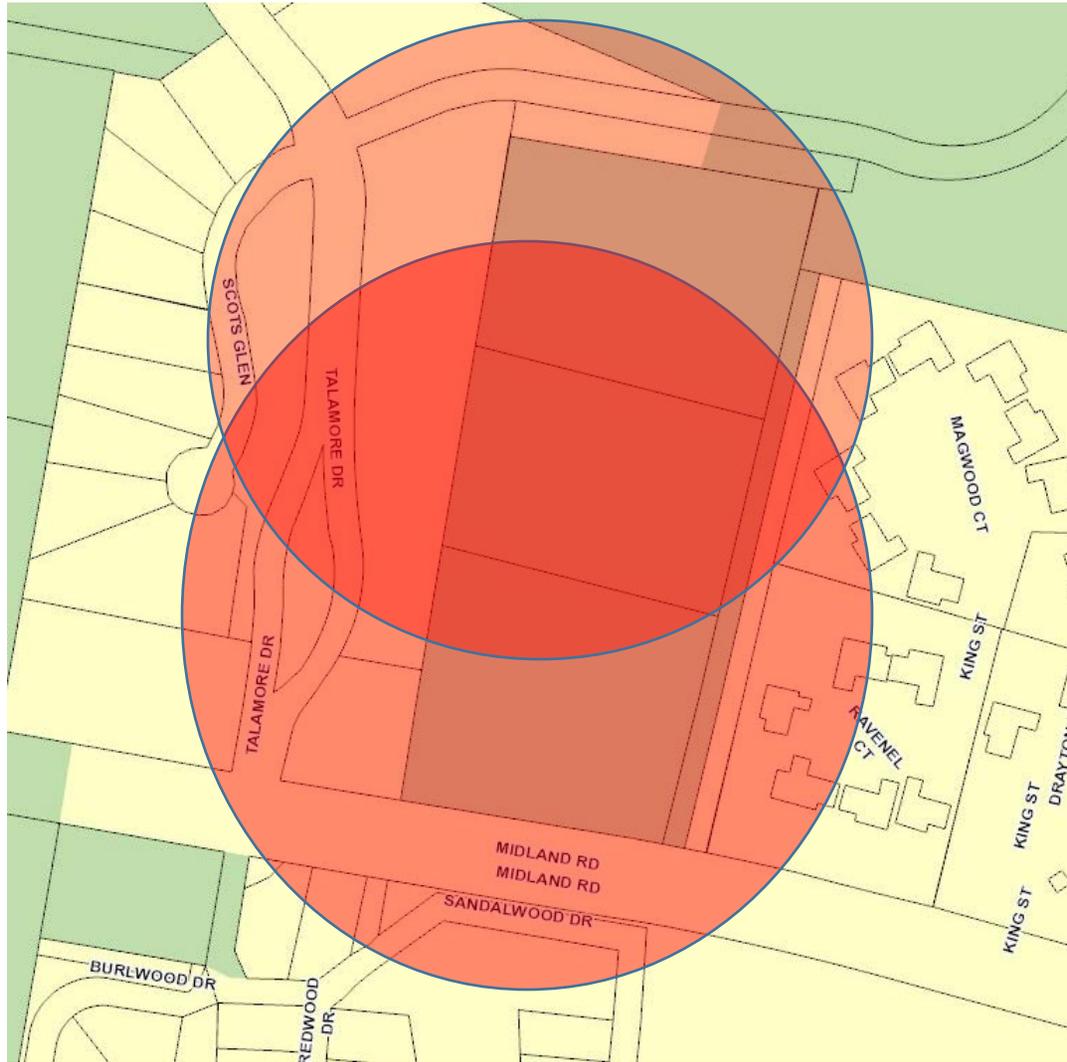
PIN:857208874544
PARID:00039125
NAME:LAWSON, AMANDA M &
NAME2:MCCASKILL, A ALEX
ADDRESS:1475 MIDLAND DR
UNIT 10
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387

PIN:857212874364
PARID:00039568
NAME:BROWN, SARAH R
ADDRESS:5 MIDDLETON PLACE
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387

PIN:857212873384
PARID:00034999
NAME:GEELLEN, WINO JOHN
TRUSTEE &
NAME2:GEELLEN, ANNELIES E
TRUSTEE
ADDRESS:1475 MIDLAND RD
UNIT 6
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387

CU-04-16 Talamore Golf Club (Adjacent Property Owners Map) Request for Major Amendment to CU-03-89

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.



**BLACKPOINT DEVELOPMENT LLC
TALAMORE TRACTS**

CERTAIN TRACTS OR PARCELS OF LAND IN MCNEILL TOWNSHIP, MOORE COUNTY, NORTH CAROLINA ADJOINED ON THE SOUTH BY MIDLAND ROAD, ON THE WEST BY TALAMORE GOLF PARTNERS LTD PARTNERS TRACTS DESCRIBED IN DEED BOOK 912 PAGE 49 AND DEED BOOK 731 PAGE 427, ON THE NORTH BY TALAMORE HOA INC TRACT AND ON THE EAST BY TALAMORE PARTNERS LTD PTN TRACT DESCRIBED IN DEED BOOK 731 PAGE 427 AND THE MIDDLETON PLACE ASSOCIATION TRACT DESCRIBED IN DEED BOOK 3377 PAGE 375 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 1

BEGINNING AT AN EXISTING CONCRETE MONUMENT IN THE NORTHERN RIGHT OF WAY OF MIDLAND ROAD (120' RIGHT OF WAY), SAID EXISTING CONCRETE MONUMENT HAVING THE NORTH CAROLINA GRID COORDINATES NORTHING – 527,287.3853', EASTING – 1,878,077.5785', SAID POINT LIES APPROXIMATELY 1839' FROM INTERSECTION OF THE NORTHERN RIGHT OF WAY OF MIDLAND ROAD AND THE EASTERN RIGHT OF WAY OF PEE DEE ROAD, THENCE WITH THE NORTHERN RIGHT OF WAY OF MIDLAND ROAD N 80°12'29" W A DISTANCE OF 400.02' TO AN EXISTING IRON PIPE, SAID IRON PIPE BEING THE SOUTHEAST CORNER OF THE TALAMORE GOLF LTD PARTNERS LOT DESCRIBED IN DEED BOOK 912 PAGE 49 IN THE MOORE COUNTY REGISTRY; THENCE LEAVING THE MIDLAND ROAD RIGHT OF WAY WITH THE EASTERN LINE OF THE TALAMORE GOLF LTD PARTNERS LOT N 09°51'13" E A DISTANCE OF 350.04' TO AN EXISTING IRON PIPE IN THE LINE OF THE TALAMORE GOLF LTD PARTNERS TRACT DESCRIBED IN DEED 731 PAGE 427 IN THE MOORE COUNTY REGISTRY, SAID IRON PIPE ALSO BEING THE SOUTHWEST CORNER OF TRACT 3 AS DESCRIBED IN DEED BOOK 4561 PAGE 225; THENCE WITH THE SOUTHERN LINE OF TRACT 3 S 80°07'47" E A DISTANCE OF 423.85' TO AN EXISTING IRON PIPE, SAID IRON PIPE BEING THE SOUTHEAST CORNER OF TRACT 3 IN THE WESTERN LINE OF TRACT 4 AS DESCRIBED IN DEED BOOK 4561 PAGE 225 IN THE MOORE COUNTY REGISTRY; THENCE WITH THE WESTERN LINE OF TRACT 4 S 13°45'12" W A DISTANCE OF 350.30' TO THE POINT OF BEGINNING; HAVING AN AREA OF 3.31 ACRES.

TRACT 2

BEGINNING AT AN EXISTING IRON PIPE, SAID IRON PIPE BEING THE NORTHEAST CORNER OF THE ABOVE DESCRIBED TRACT 1, THENCE WITH THE LINE OF THE NORTHERN LINE OF TRACT 1 N 80°07'47" W A DISTANCE OF 423.85' TO AN EXISTING IRON PIPE, SAID IRON PIPE BEING THE NORTHWEST CORNER OF TRACT 1 AND BEING IN THE EASTERN LINE OF THE TALAMORE GOLF LTD PARTNERS TRACT DESCRIBED IN DEED BOOK 731 PAGE 427 IN THE MOORE COUNTY REGISTRY; THENCE WITH THE TALAMORE GOLF PARTNERS TRACT N 09°52'16" E A DISTANCE OF 300.00' TO AN IRON ROD SET; THENCE S 80°07'58" E A DISTANCE OF 444.34' TO AN EXISTING IRON PIPE IN THE WESTERN LINE OF TRACT 4 AS DESCRIBED IN DEED BOOK 4561 PAGE 225 IN THE MOORE COUNTY REGISTRY; THENCE WITH THE WESTERN LINE OF TRACT 4 S 13°46'43" W A DISTANCE OF 300.72' TO THE POINT OF BEGINNING; HAVING AN AREA OF 2.99 ACRES.

TRACT 3

BEGINNING AN EXISTING IRON PIPE, SAID IRON PIPE BEING THE NORTHWEST CORNER OF THE ABOVE DESCRIBED TRACT 2, THENCE WITH THE NORTHERN LINE OF TRACT 2 N 80°07'58" W A DISTANCE OF 444.34' TO AN IRON ROD SET, SAID IRON ROD BEING THE NORTHWEST CORNER OF TRACT 2 IN THE EASTERN LINE OF THE TALAMORE GOLF LTD PARTNERS TRACT DESCRIBED IN DEED BOOK 731 PAGE 427 IN THE MOORE COUNTY RESGISTRY; THENCE WITH THE TALAMORE LTD PARTNERS TRACT N 09°52'16" E A DISTANCE OF 350.48' TO AN EXISTING IRON PIPE, SAID PIPE BEING THE NORTHEAST CORNER OF THE TALAMORE LTD PARTNERS TRACT AND ALSO BEING THE SOUTHWEST CORNER OF THE TALAMORE HOA, INC TRACT DESCRIBED IN DEED BOOK 923 PAGE 142 IN THE MOORE COUNTY REGISTRY; THENCE WITH THE SOUTHERN LINE OF THE TALAMORE HOA TRACT S 80°08'11" E A DISTANCE OF 468.33' TO AN EXISTING CONCRETE MONUMENT, SAID EXISTING CONCRETE MONUMENT BEING NORTHWEST CORNER OF THE TALAMORE PARTNERS LTD TRACT DESCRIBED IN DEED BOOK 731 PAGE 427 IN THE MOORE COUNTY REGISTRY; THENCE WITH THE TALAMORE PARTNERS LTD TRACT S 13°47'09" W A DISTANCE OF 125.07' TO AN IRON ROD SET, SAID IRON ROD BEING THE NORTHWEST CORNER OF THE BLACK POINT DEVELOPMENT LLC TRACT DESCRIBED IN DEED BOOK 4561 PAGE 225 (TRACT 4) IN THE MOORE COUNTY

REGISTRY, SAID IRON ROD BEING LOCATED N77°29'02" W A DISTANCE OF 30.32' FROM AN EXISTING IRON ROD AT A CHAIN LINK FENCE CORNER, SAID EXISTING IRON ROD BEING THE NORTHEAST CORNER OF THE MIDDLETON PLACE OF SOUTHERN PINES, NC INC TRACT AS DESCRIBED IN DEED BOOK 3377 PAGE 375 IN THE MOORE COUNTY REGISTRY ; THENCE WITH THE BLACK POINT DEVELOPMENT TRACT 4 S 13°47'09" W A DISTANCE OF 226.26' TO THE POINT OF BEGINNING, HAVING AN AREA OF 3.67 ACRES.

TRACT 4

BEGINNING AT AN EXISTING CONCRETE MONUMENT, SAID CONCRETE MONUMENT BEING THE POINT OF BEGINNING FOR THE ABOVE DESCRIBED TRACT 1; THENCE WITH THE EASTERN LINE OF TRACT 1 N 13°45'12" E A DISTANCE OF 350.30' TO AN EXISTING IRON PIPE, SAID IRON PIPE BEING THE NORTHEAST CORNER OF TRACT 1 AND BEING THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED TRACT 2; THENCE WITH THE EASTERN LINE OF TRACT 2 N 13°46'43" E A DISTANCE OF 300.72' TO AN EXISTING IRON PIPE, SAID IRON PIPE BEING THE NORTHEAST CORNER OF TRACT 2 AND BEING THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED TRACT 3; THENCE WITH THE EASTERN LINE OF TRACT 3 N 13°47'09" E A DISTANCE OF 226.26' TO AN IRON ROD SET; THENCE S 77°29'02" E A DISTANCE OF 30.32' TO AN EXISTING IRON ROD AT A CHAIN LINK FENCE CORNER, SAID IRON ROD BEING IN THE TERMINUS CENTERLINE OF THE CLOSED OLD PLYMOUTH ROAD, SAID IRON ROD NOW BEING THE NORTHEAST CORNER OF THE MIDDLETON PLACE ASSOCIATION LOT BEING DESCRIBED IN DEED BOOK 3377 PAGE 375 IN THE MOORE COUNTY REGISTRY AND BEING LOCATED N77°29'02"W A DISTANCE OF 30.01' FROM AN EXISTING CONCRETE MONUMENT, SAID MONUMENT BEING THE NORTHEAST CORNER OF THE OLD PLYMOUTH ROAD RIGHT OF WAY AND BEING A CORNER OF THE MIDDLETON PLACE ASSOCIATION TRACT DESCRIBED IN DEED BOOK 1013 PAGE 61 IN THE MOORE COUNTY REGISTRY ; THENCE WITH THE OLD CENTERLINE OF PLYMOUTH ROAD S 13°47'26" W A DISTANCE OF 875.87' TO AN IRON ROD SET IN THE NORTHERN RIGHT OF WAY OF MIDLAND ROAD; THENCE WITH THE NORTHERN RIGHT OF WAY OF MIDLAND ROAD N 80°12'29" W A DISTANCE OF 30.07' TO THE POINT OF BEGINNING; HAVING AN AREA OF 0.61 ACRES.



Gregory L. Green
L-3972
6/10/2016
DATE

**TALAMORE HOA, INC
TRACT
PID-10001556**

CERTAIN TRACTS OR PARCELS OF LAND IN MCNEILL TOWNSHIP, MOORE COUNTY, NORTH CAROLINA DESCRIBED IN DEED BOOK 923 PAGE 142 IN THE MOORE COUNTY REGISTRY, ADJOINED ON THE SOUTH BY THE BLACK POINT DEVELOPMENT TRACT DESCRIBED IN DEED BOOK 4561 PAGE 225 IN THE MOORE COUNTY REGISTRY, ON THE WEST BY TALAMORE GOLF PARTNERS LTD PARTNERS TRACTS DESCRIBED IN DEED BOOK 912 PAGE 49 AND DEED BOOK 731 PAGE 427 IN THE MOORE COUNTY REGISTRY, ON THE NORTH BY AN UNOPENED ROAD, ON THE EAST BY THE TALAMORE PARTNERS, LTD PTN TRACT DESCRIBED IN DEED BOOK 731 PAGE 427 IN THE MOORE COUNTY REGISTRY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIPE, SAID IRON PIPE BEING THE NORTHWEST CORNER OF THE BLACK POINT DEVELOPMENT TRACT HAVING THE PID # 00030890 AND BEING DESCRIBED IN DEED BOOK 4561 PAGE 225 IN THE MOORE COUNTY REGISTRY; THENCE WITH THE NORTHERN LINE OF THE BLACK POINT DEVELOPMENT TRACT S 80°08'11" E A DISTANCE OF 468.33' TO AN EXISTING CONCRETE MONUMENT; THENCE LEAVING THE BLACK POINT DEVELOPMENT TRACT S 80°08'11" E A DISTANCE OF 60.43' TO AN IRON ROD SET; THENCE N 13°46'20" E A DISTANCE OF 40.78' TO AN IRON ROD SET IN THE EAST RIGHT-OF-WAY OF AN UNOPENED ROAD; THENCE WITH THE UNOPENED ROAD RIGHT-OF-WAY THE FOLLOWING CALLS, A CURVE TO THE LEFT HAVING A RADIUS OF 275.00' A CHORD BEARING N 75°46'14" W A CHORD DISTANCE OF 42.66' TO AN IRON ROD SET; THENCE CN 80°13'07" W A DISTANCE OF 189.14' TO AN IRON ROD SET; THENCE N 80°12'52" W A DISTANCE OF 283.50' TO AN IRON ROD SET; THENCE A CURVE TO THE LEFT HAVING A RADIUS OF 225.00', A CHORD BEARING OF N 82°18'12" W A CHORD DISTANCE OF 16.38' TO AN IRON ROD SET; THENCE LEAVING THE UNOPENED RIGHT-OF-WAY S 09°51'54" W A DISTANCE OF 42.66' TO THE POINT OF BEGINNING; HAVING AN AREA OF 0.53 ACRES.

**TALAMORE PARTNERS LTD
TRACT
PID-10001558**

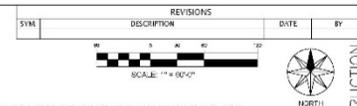
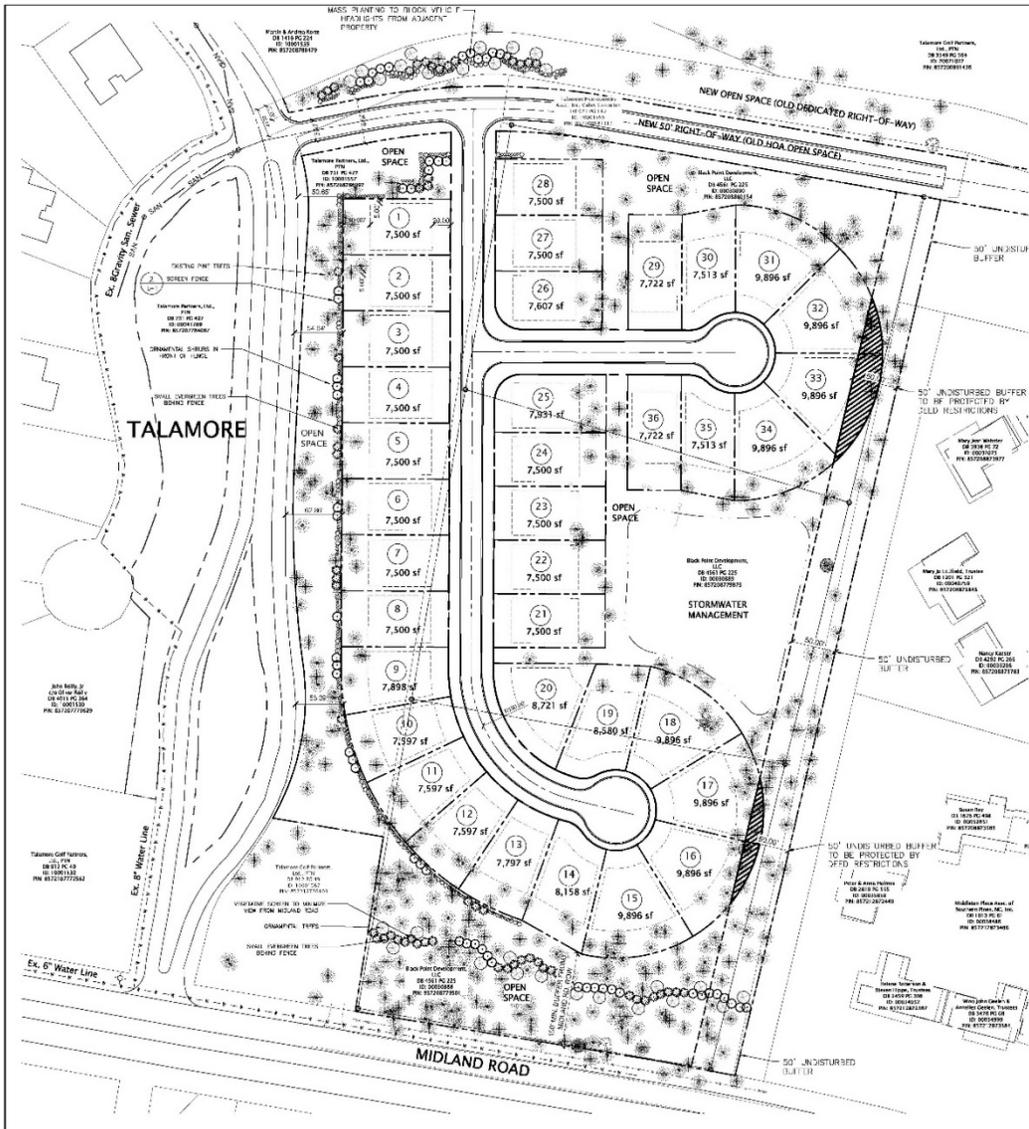
CERTAIN TRACTS OR PARCELS OF LAND IN MCNEILL TOWNSHIP, MOORE COUNTY, NORTH CAROLINA DESCRIBED IN DEED BOOK 731 PAGE 427 IN THE MOORE COUNTY REGISTRY, ADJOINED ON THE SOUTH BY THE MIDDLETON PLACE ASSOCIATION TRACTS DESCRIBED IN DEED BOOK 1013 PAGE 61 AND DEED BOOK 3377 PAGE 375 IN THE MOORE COUNTY REGISTRY AND , ON THE WEST BY BLACK POINT DEVELOPMENT LLC TRACTS DESCRIBED IN DEED BOOK 4561 PAGE 225 IN THE MOORE COUNTY REGISTRY, ON THE NORTH BY AN UNOPENED ROAD, ON THE EAST BY THE BVM PROPERTIES TRACT DESCRIBED IN DEED BOOK 3494 PAGE 78 IN THE MOORE COUNTY REGISTRY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON ROD, SAID IRON ROD BEING THE SOUTHEAST CORNER OF THE TALAMORE HOMEOWNERS ASSOCIATION TRACT DESCRIBED ABOVE; THENCE WITH THE TALAMORE HOMEOWNERS ASSOCIATION TRACT N 13°46'20" E A DISTANCE OF 40.78' TO AN EXISTING IRON ROD IN THE EAST RIGHT-OF-WAY OF AN UNOPENED ROAD; THENCE LEAVING THE TALAMORE HOMEOWNERS ASSOCIATION TRACT WITH THE RIGHT-OF-WAY A CURVE TO THE RIGHT HAVING A RADIUS 275.00', A CHORD BEARING OF S 68°59'22" E A CHORD DISTANCE OF 22.39' TO A IRS; THENCE CONTINUING WITH THE RIGHT-OF-WAY, A CURVE TO THE LEFT HAVING A RADIUS OF 310.12', A CHORD BEARING OF N 81°05'00" E A CHORD DISTANCE OF 294.17' TO AN IRON ROD SET; THENCE CONTINUING WITH THE RIGHT-OF-WAY A CURVE TO THE LEFT HAVING A RADIUS OF 276.97', A CHORD BEARING OF N 81°05'00" E A CHORD DISTANCE OF 294.17' TO AN IRON ROD SET; THENCE LEAVING THE UNOPENED RIGHT-OF-WAY S 76°20'16" E A DISTANCE OF 42.31' TO AN IRON ROD SET, SAID IRON ROD BEING IN THE WESTERN LINE OF THE BVM PROPERTIES, LLC TRACT DESCRIBED IN DEED BOOK 3494 PAGE 78 IN THE MOORE COUNTY REGISTRY; THENCE WITH THE WESTERN LINE OF THE BVM PROPERTIES TRACT S 13°39'44" W A DISTANCE OF 428.40' TO AN EXISTING CONCRETE MONUMENT, SAID CONCRETE MONUMENT BEING THE SOUTHWEST CORNER OF THE BVM PROPERTIES TRACT AND BEING IN THE NORTHERN LINE OF THE MIDDLETON PLACE ASSOCIATION OF SOUTHERN PINES, NC, INC TRACT

DESCRIBED IN DEED BOOK 1013 PAGE 61 IN THE MOORE COUNTY REGISTRY; THENCE WITH THE MIDDLETON PLACE ASSOCIATION TRACT N 77°27'28" W A DISTANCE OF 387.57' TO AN EXISTING CONCRETE MONUMENT, SAID MONUMENT BEING THE NORTHWEST CORNER OF THE MIDDLETON ASSOCIATION TRACT AND BEING THE NORTHEAST CORNER OF THE MIDDLETON PLACE ASSOCIATION TRACT (PARCEL ID # 00041435) DESCRIBED IN DEED BOOK 3377 PAGE 375 IN THE MOORE COUNTY REGISTRY; THENCE CONTINUING WITH THE MIDDLETON PLACE TRACT N 77°29'02" W A DISTANCE OF 30.01' TO AN EXISTING IRON ROD, SAID IRON ROD BEING THE NORTHWEST CORNER OF THE MIDDLETON PLACE TRACT, SAID IRON ROD ALSO BEING THE NORTHEAST CORNER OF THE BLACK POINT DEVELOPMENT LLC TRACT DESCRIBED IN DEED BOOK 4561 PAGE 225 IN THE MOORE COUNTY REGISTRY THENCE WITH THE BLACK POINT DEVELOPMENT TRACT N 77°29'02" W A DISTANCE OF 30.32' TO AN IRON ROD SET, SAID IRON ROD BEING THE NORTHWEST CORNER OF THE BLACK POINT DEVELOPMENT TRACT, SAID IRON ROD ALSO BEING IN THE EAST LINE OF THE BLACK POINT DEVELOPMENT LLC TRACT (PARCEL ID # 00030890) DESCRIBED IN DEED BOOK 4561 PAGE 225 IN THE MOORE COUNTY REGISTRY, THENCE WITH THE EASTERN LINE OF THE BLACK POINT DEVELOPMENT TRACT N 13°47'09" E A DISTANCE OF 125.07' TO AN EXISTING CONCRETE MONUMENT, SAID MONUMENT BEING THE NORTHEAST CORNER OF THE BLACK POINT DEVELOPMENT TRACT, SAID MONUMENT ALSO BEING IN THE SOUTHERN LINE OF THE TALAMORE HOMEOWNERS ASSOCIATION INC. TRACT; THENCE WITH THE TALAMORE HOMEOWNERS ASSOCIATION INC. TRACT S 80°08'11" E A DISTANCE OF 60.43' TO THE POINT OF BEGINNING HAVING AN AREA OF 2.44 ACRES.



Jeffrey L. Green
L-3972
12/21/2016
DATE



- SITE NOTES:**
- EXISTING CONCRETE CURB BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM MOORE COUNTY GIS MAPS.
 - VEGETATION PLANTINGS ARE CONCEPTUAL ONLY. EXACT PLANTS, TYPES AND SIZES TO BE DETERMINED DURING CONSTRUCTION DOCUMENT APPROVAL AND SHALL COMPLY WITH ALL TOWN STANDARDS.
 - PLANNING ANTICIPATES PLANTING TREES TO BE 4-6" DIAMETER AT 10' HEIGHT. ADDITIONAL TREES MAY BE REQUIRED TO MEET LOCALITY REGULATIONS. CONSTRUCTION AND STORAGE SYSTEMS WHICH MUST NOT BE OPEN TO THE PUBLIC.

1 GENERAL NOTES

SITE DATA:	
PROJECT NAME: BLACK POINT DEVELOPMENT	
OWNER: BLACK POINT DEVELOPMENT, LLC	OWNER PWA CONTACT: P
PROPERTY: LKC ENGINEERING, PLLC	PROPERTY PWA CONTACT: TIM@LKCENGINEERING.COM
PROJECT ADDRESS: 1515 MIDLAND RD.	APN: 33-2000
TRACT #: 00032889, 10001557	LOT: 79-4064
DEVELOPER & MAIL: DB4501, 721 PG225, 427	PHONE: 857206779873, 857206786297
LOT SIZE: 13.52 ACRES (PROJECT)	PLANNING PWA: N/A
CITY ZONING: RS-2	RECORDING WATER CO. NO.:
WATER USE: WS-FL-QW	MIL. DIRT-K
STORM RECEPTOR: 18-23-11-(1)	SEWER MAIN:
WATER Y/N: Y	CAUSE FEAR:
EXISTING INTERLUDE AREA: 19,000.13	ZONE: (MINIMUM FLOOD RISK)
PROPERTY APPROXIMATE AREA: 256,835.00	AC: 5.44
TOTAL APPROXIMATE AREA: 308,805.00	AC: 7.08
OPEN SPACE: 234,073.09	AC: 5.37

TALAMORE OPEN SPACE CALCULATIONS:	
TALAMORE PROPERTY:	AC: 359.82
TALAMORE PROPERTY OPEN SPACE:	AC: 175.67
TALAMORE AND PROXIMATE PROPERTY:	AC: 320.34
TALAMORE AND PROXIMATE PROPERTY OPEN SPACE:	AC: 181.04

LOT DEVELOPMENT DATA:	
AVG. LOT SIZE:	82.5' WIDE X 120' DEPT
FRONT SETBACK:	50'
LEFT SETBACK:	5'
REAR SETBACK:	50'
MAX. BUILDING FOOTPRINT:	50'

PRELIMINARY - DO NOT USE FOR CONSTRUCTION

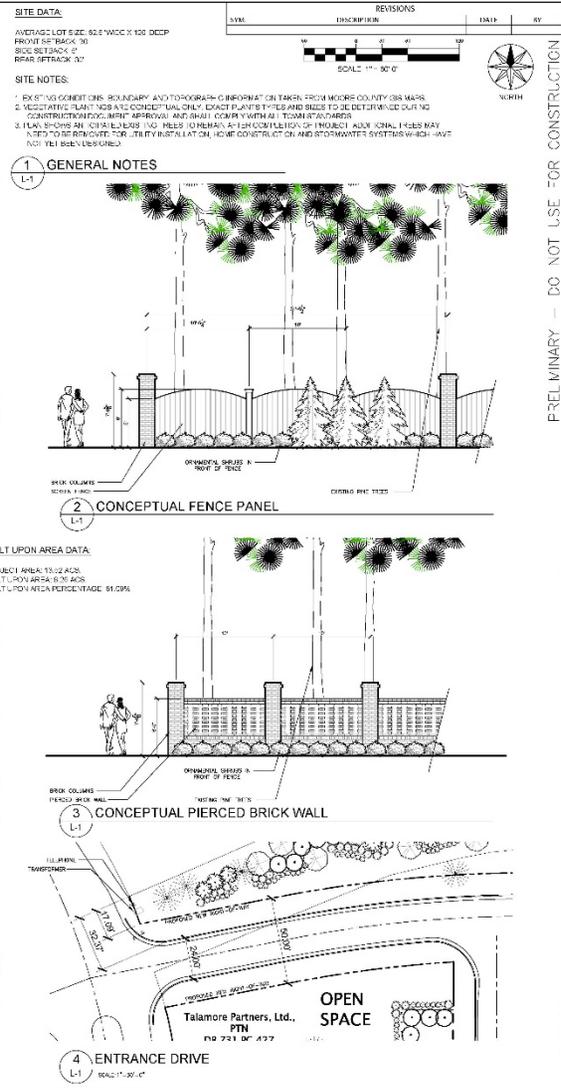
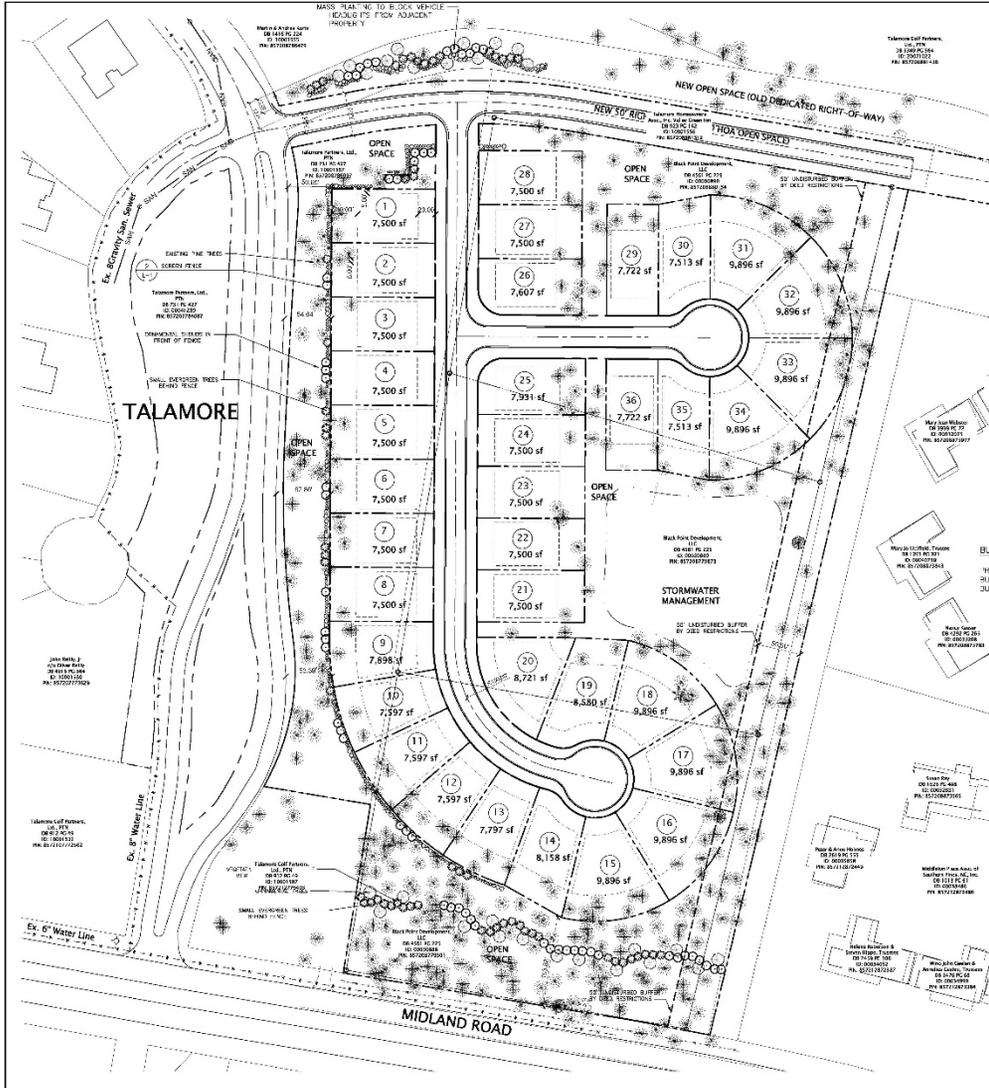
LKC
Engineering
Landscape Architecture
Planning

Concept Site Plan

BLACK POINT DEVELOPMENT, LLC
Southern Pines, North Carolina

DATE: July 7, 2018
DESIGNED: -
DRAWN: -
CHECKED: -
NO.

L-1



PRELIMINARY - DO NOT USE FOR CONSTRUCTION

LKC Engineering, LLC
Engineering
Landscape Architecture
Planning

LKC

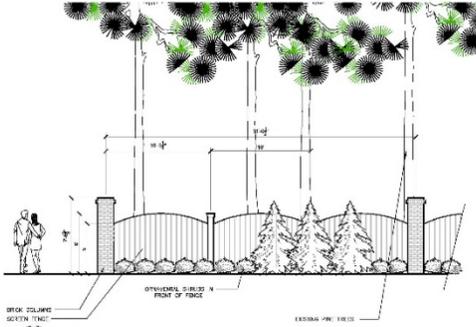
Concept Site Plan

BLACK POINT
DEVELOPMENT, LLC
Southern Pines, North Carolina

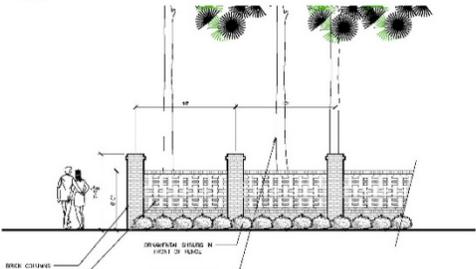
DATE: July 7, 2016
PROJECT: PTN
ORIGIN: -
CHECKED: -
NO.

L-1

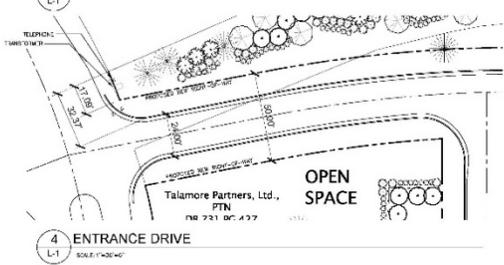
REVISIONS			
SYM.	DESCRIPTION	DATE	BY



2 CONCEPTUAL FENCE PANEL
L-1



3 CONCEPTUAL PIERCED BRICK WALL
L-1



4 ENTRANCE DRIVE
L-1

PRELIMINARY — DO NOT USE FOR CONSTRUCTION

LKC Engineering, PLLC
140 Aqua Street Court
Aberdeen, NC 28315
P: 810.420.1437
lkcengineering.com
License No. P-1095

Engineering
Landscape Architecture
Planning

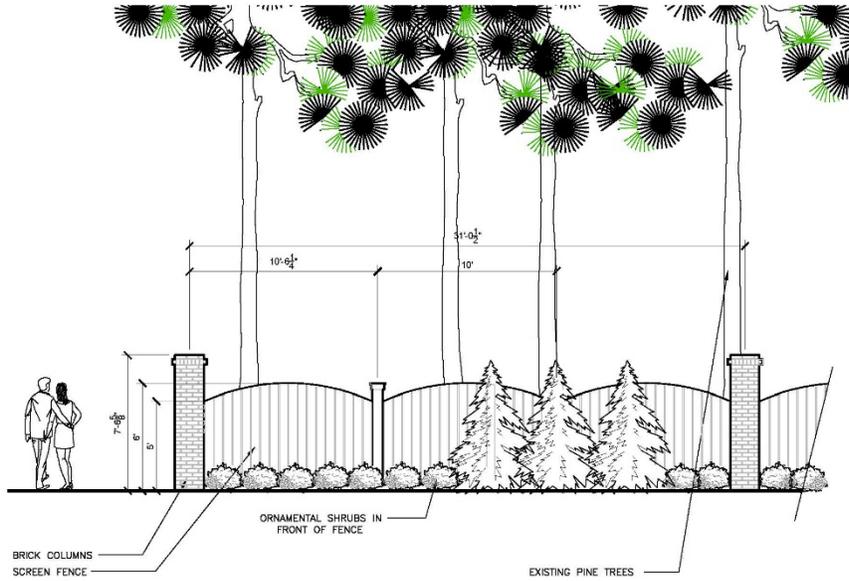
LKC

Concept Site Plan

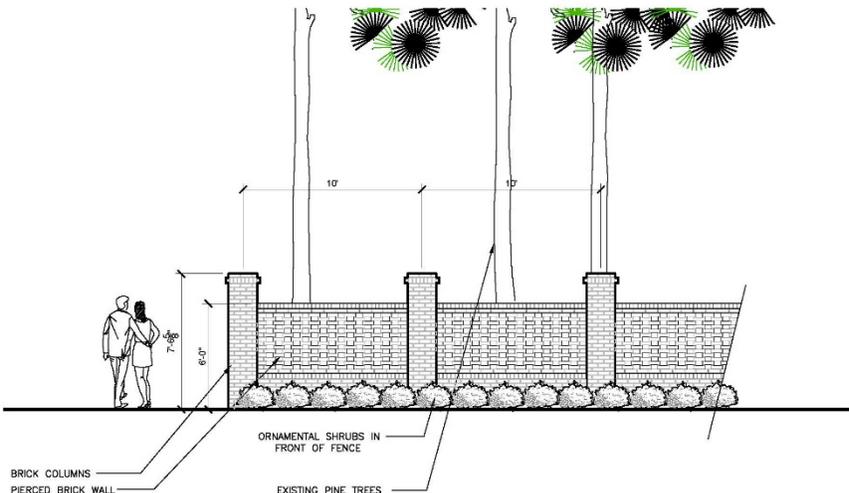
BLACK POINT
DEVELOPMENT, LLC
Southern Pines, North Carolina

DATE: July 7, 2016
DESIGNED: -
DRAWN: -
CHECKED: -
INC

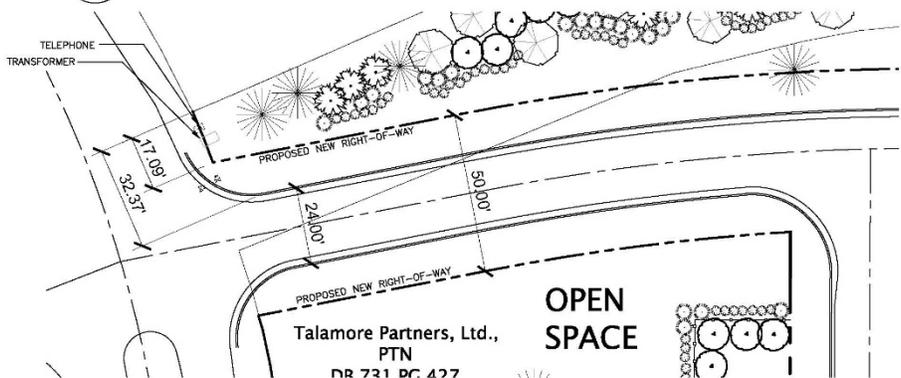
L-2



2 CONCEPTUAL FENCE PANEL
L-1



3 CONCEPTUAL PIERCED BRICK WALL
L-1



4 ENTRANCE DRIVE
L-1
SCALE: 1"=30'-0"

PROJECT NARRATIVE

A Narrative explaining how this application complies with the Town of Southern Pines' Unified Development Ordinance (UDO) Section 2.21.7 Conditional District Rezoning and Comprehensive Long Range Plan (CLRP) is hereafter provided.

GENERAL DESCRIPTION: The Project will consist of approximately 36 lots having a minimum lots size of 7,500sf. The project is well buffered from surrounding neighborhoods with open space, planted buffers, decorative landscaping and screening and front and rear setbacks of 20ft and 30ft respectively. The dwellings shall be a maximum of 3,000 heated square feet and a 30ft height restriction. The Project will gain vehicular access from the existing Talamore Drive and a new access road extending from the intersection of Talamore Drive and Scots Glenn Drive. Utilities are intended to be public and internal streets to be private.

2.21.7. Criteria

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; **Chapter 3, section 3.2 Conditional Districts provides that where the Town Council finds that the application of base district rules may be contrary to the purposes of this UDO due to the conditions of a site or adjacent properties, it may establish a conditional district and establish additional use and or design standards. This request is that the property be rezoned from RS-2 to RS-1 CD and modifying design standards (eg. 10,000sf minimum lots size reduced to 7,500sf minimum lots size). All of proposed streets, open spaces and other common areas meet the requirements of requested zoning district. The town requests a 100 foot landscape buffer between Midland Road and any residential lot as being an important open space. This saved land would not likely be preserved under the current RS-2 zoning, the proposed development plans actually provide for a minimum 100ft buffer to the closest lot line plus an additional 30ft of rear lot setback making the closest dwelling to the ROW of Midland Road approximately 130ft. We also feel the plan if consistent with the Comprehensive Long Range Plan as adopted by the Town.**

(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 Project being residential in use will be consistent with the surrounding and adjoining neighborhoods and should provide an additional offering of residential options for those seeking a low maintenance lifestyle. To further protect the surrounding neighborhoods the developer will install added plantings on the western boundary in the form a decorative opaque wall supplemented with plantings (per the conceptual site plan), a vegetative buffer on the southern boundary to screen the development to Midland Road, preservation of the existing 50ft buffer on the eastern boundary with Middleton Place, the access road to the north will connect to Talamore Drive with additional plantings and screenings to buffer the surrounding neighborhoods to the development. Storm water devices will be located on site such not to negatively impact surrounding areas with changes in drainage patterns and meet Town and State regulations relating to storage, treatment and discharge of storm water from the site.**

(C) Adequate public facilities shall be provided as set forth herein; **Adequate utility, transportation, and services are within reasonable connection distance from the property and provide the necessary**

performance characteristics to support the development. This was supported by the TIA provided by the developer. Each lot will be provided with public water and sewer services, not requiring the use of wells or septic fields and eliminating the existing septic field from its previous use. Storm water devices will be located on site such not to negatively impact surrounding areas with changes in drainage patterns. Access to public road network will be executed through a connection to Talamore Drive (Town Street) and eliminating an existing curb cut on Midland Road creating no additional direct connections to Midland Road.

(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; **The project will not impact or impede the orderly development of the surrounding properties as the surrounding properties are previously developed or approved for development similar in nature. The surrounding neighborhoods of Middleton Place to the west Knollwood to the south are essentially built out and the proposed development should not impair values or the orderly development of these neighborhoods. The current Talamore CUP allows 489 units with only 187 units being constructed to date leaving a 302 units undeveloped. The proposed project density of 36 units will be included in the remaining units available to Talamore creating no net increase of density while increasing the land area allowed under the Talamore CIP. The site plan as prepared illustrates an extension of a new road from Talamore Drive this roadway alignment follows the platted road right of way as shown in future development plans for Talamore and is also shown in Moore County GIS. The road will be extended and stubbed at the project boundary and will be later extended by future Talamore development. The Private Roadway system shall meet the Town of Southern Pines Construction Standards.**

(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 **as stated above, the risk of harm to the public safety, health, or welfare will not be solely caused by this development. In fact, this development is well designed with sustainable aspects and will contribute to the tax base, provide desired homes, in a safe physical configuration. The project will be self-contained and will establish a “sub” HOA of the larger entity, but will not impact negatively the operation, finances or maintenance of the surrounding properties. It is the intent of the development to be in compliance with the Town’s CLRP and UDO in reference to addressing health, safety and welfare to the public, the developer has provided TIA addressing Traffic impacts to the general public. Design standards of the Town as outlined in the UDO shall be adhered to further protect the health, safety and welfare of the residents of the development as well as those living and traveling adjacent to the proposed development. The developer as also chosen to eliminate a curb cut on Midland Road directing traffic to an existing Town Street (Talamore Drive) as opposed to utilizing the existing curb cut on Midland Road.**

(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 development seeks to be a valued, integral part of the Talamore Community, the Town of Southern Pines, and meet the needs of its residents. Doing so in harmony with the context and characteristics of sustainable placemaking and in consistent application of design standards, construction standards, Town planning requirement as contained in the Town’s UDO and CLRP.**

Traffic Impact Analysis Update Midland Cottages Southern Pines, NC



TRAFFIC IMPACT ANALYSIS UPDATE

FOR

MIDLAND COTTAGES

LOCATED

IN

SOUTHERN PINES, NORTH CAROLINA

Prepared For:
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West End, NC 27376

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December 2016

RKA Project No. 16219



Prepared By: NAB

Reviewed By: JTR

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- Appendix A: Memorandum of Understanding (MOU)
- Appendix B: Traffic Counts
- Appendix C: Annual Growth Rate Calculations
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**TRAFFIC IMPACT ANALYSIS UPDATE
MIDLAND COTTAGES
SOUTHERN PINES, NORTH CAROLINA**

1. INTRODUCTION

The contents of this report present the findings of the Traffic Impact Analysis (TIA) Update conducted for the proposed Midland Cottages development to be located north of Midland Road and east of Talamore Drive in Southern Pines, North Carolina. This update includes a new growth rate to more accurately reflect the average annual growth occurring along Midland Road adjacent to the proposed development. This growth rate has been reviewed and approved by Town Staff. The purpose of this study is to determine the potential impacts to the surrounding transportation system created by traffic generated by the proposed development, as well as recommend improvements to mitigate the impacts.

The proposed development, anticipated to be completed in 2019, is assumed to consist of 36 detached single family homes.

The study analyzes traffic conditions during the weekday AM and PM peak hours for the following scenarios:

- Existing (2016) Traffic Conditions
- Background (2019) Traffic Conditions
- Combined (2019) Traffic Conditions
- Future (2026) Traffic Conditions Per Town's UDO
- Future (2036) Traffic Conditions Per Town's UDO

1.1. Site Location and Study Area

The development is proposed to be located north of Midland Road and east of Talamore Drive in Southern Pines, North Carolina. Refer to Figure 1 for the site location map.



The study area for the TIA was determined through coordination with the North Carolina Department of Transportation (NCDOT) and the Town of Southern Pines (Town) and consists of the following existing intersections:

- Midland Road and Talamore Drive
- Talamore Drive and Highland View Drive
- Talamore Drive and Scots Glen Drive

Per section 4.12.6.A.2 of the Town’s Unified Development Ordinance (UDO), the study area was selected to include all intersections within 150 feet of the site, all collector/arterial streets within one-quarter (1/4) mile of the site, and all intersections which the proposed development is expected to add at least 5% of traffic.

It is worth noting, the proposed development is only expected to add 2% of traffic during the weekday AM and PM peak hours to the intersection of Midland Road and Talamore Drive. This intersection was still included in the analysis due to the proximity to the proposed site. Due to these relatively low volumes of trips added to Midland Road, no other intersections along Midland Road were included in the analysis.

The proposed development is expected to add 7% of trips during the weekday AM peak hour and 9% during the weekday PM peak hour to the intersection of highland View Drive and Talamore Drive. Due to this increase in traffic, the intersection was included in the analysis.

No additional intersections were identified by the UDO as warranting inclusion in the analysis. Refer to Appendix A for a copy of the Memorandum of Understanding (MOU), approved by the Town.

1.2. Proposed Land Use and Site Access

The proposed development, anticipated to be completed in 2019, is assumed to consist of 36 detached single family homes. Access will be provided via a site driveway that will align with Scots Glen Drive at its intersection with Talamore Drive.



Refer to Figure 2 for a copy of the preliminary site plan.

1.3. Adjacent Land Uses

The proposed development is located in an area consisting primarily of residential development, a golf course, and undeveloped land.

1.4. Existing Roadways

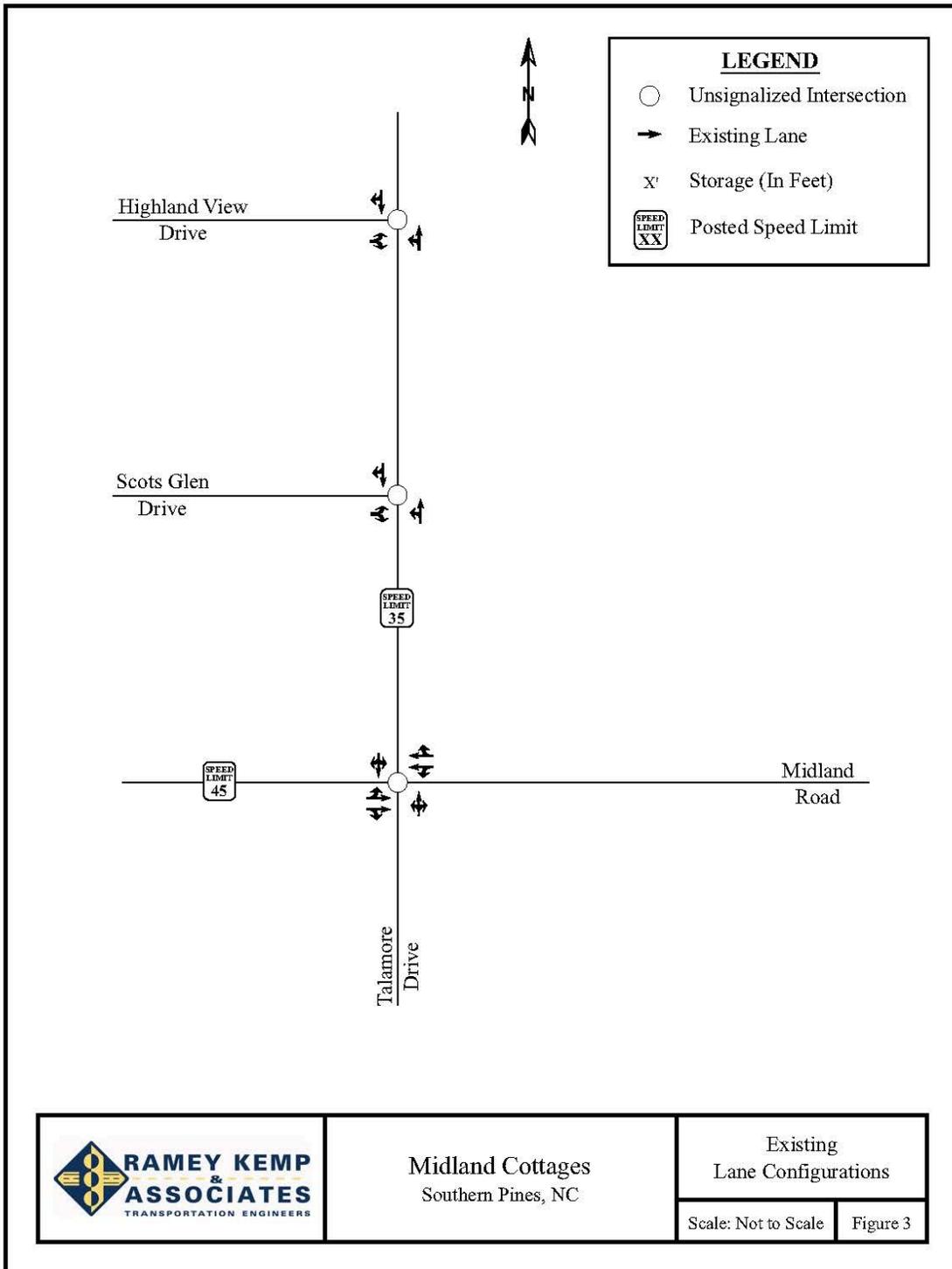
Midland Road is a four-lane roadway running in an east-west direction with a posted speed limit of 45 miles per hour (mph) within the study area. Based on the most recent data (2013) from the NCDOT, Midland Road had an average annual daily traffic (AADT) volume of approximately 11,000 vehicles per day (vpd) east of its intersection with Talamore Drive.

Talamore Drive is a two-lane roadway running in a north-south direction with a posted speed limit of 35 mph within the study area. Based on the traffic counts from 2016, and assuming that the peak hour volume is 10% of the average daily traffic, Talamore Drive has an AADT volume of approximately 500 vpd north of its intersection with Midland Road.

Highland View Drive is a two-lane roadway running in an east-west direction with a posted speed limit of 35 mph within the study area. Based on the traffic counts from 2016, and assuming that the peak hour volume is 10% of the average daily traffic, Highland View Drive has an AADT volume of approximately 200 vpd west of its intersection with Talamore Drive.

Existing lane configurations (number of traffic lanes on each intersection approach), lane widths, storage capacities, and other intersection and roadway information was collected through field reconnaissance by Ramey Kemp & Associates, Inc. (RKA). Refer to Figure 3 for an illustration of the existing lane configurations within the study area.





2. EXISTING (2016) PEAK HOUR CONDITIONS

2.1. Existing (2016) Peak Hour Traffic

Existing peak hour traffic volumes were determined based on traffic counts conducted at the study intersections listed below in September of 2016 by RKA during a typical weekday AM (7:00 AM – 9:00 AM) and PM (4:00 PM – 6:00 PM) peak periods:

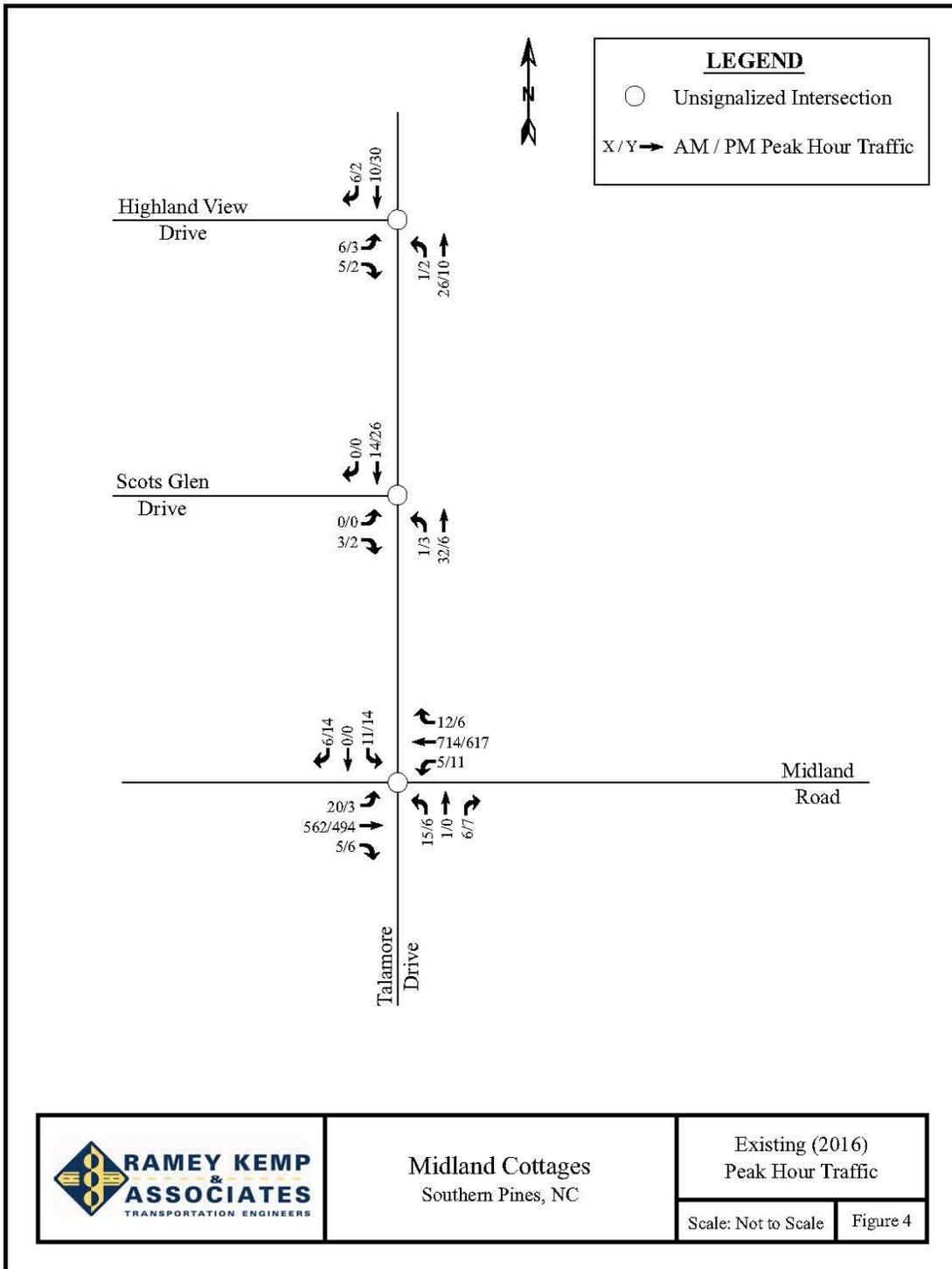
- Midland Road and Talamore Drive
- Talamore Drive and Highland View Drive

Existing peak hour traffic volumes at the intersection of Scots Glen Drive and Talamore Drive were balanced from the 2016 traffic counts conducted at Midland Road and Talamore Drive. A trip generation was then conducted for the 5 single family residential dwellings located on Scots Glen Drive and distributed according to the approved distribution for the Midland Cottages development. This site is located within close proximity and land use as the proposed Midland Cottages development. This approach was taken to provide a conservative estimate of existing traffic volumes at this intersection

Refer to Figure 4 for existing (2016) weekday AM and PM peak hour traffic volumes. A copy of the count data is located in Appendix B of this report.

2.2. Analysis of Existing (2016) Peak Hour Traffic

The existing (2016) weekday AM and PM peak hour traffic volumes were analyzed to determine the current levels of service at the study intersections under existing roadway conditions. Signal information was obtained from NCDOT and is included in Appendix B. The results of the analysis are presented in Section 7 of this report.



3. BACKGROUND (2019, 2026, 2036) PEAK HOUR CONDITIONS

In order to account for growth of traffic and subsequent traffic conditions at a future year, background traffic projections are needed. Background traffic is the component of traffic due to the growth of the community and surrounding area that is anticipated to occur regardless of whether or not the proposed development is constructed. Background traffic is comprised of existing traffic growth within the study area and additional traffic created as a result of adjacent approved developments.

3.1. Ambient Traffic Growth

Through coordination with the Town and NCDOT, it was determined that the Traffic Impact Analysis Update would utilize an annual growth rate of 0.75% to generate projected (2019, 2026, 2036) weekday AM and PM peak hour traffic volumes. This growth rate was found through consideration of the adjacent Average Daily Traffic (ADT) volumes collected by the NCDOT along Midland Road adjacent to the site. It provides a more accurate representation of growth in the area, than the growth rate used in the original TIA, which is more of a typical default value and is not specific to certain areas or Towns. Through analysis of the 10 years of data available, an average annual growth rate of 0.69% was found. The ADT data and average growth rate calculations are provided in Appendix C.

3.2. Adjacent Development Traffic

Through coordination with the Town, no adjacent developments were identified to be included in the analysis for this study.

3.3. Future Roadway Improvements

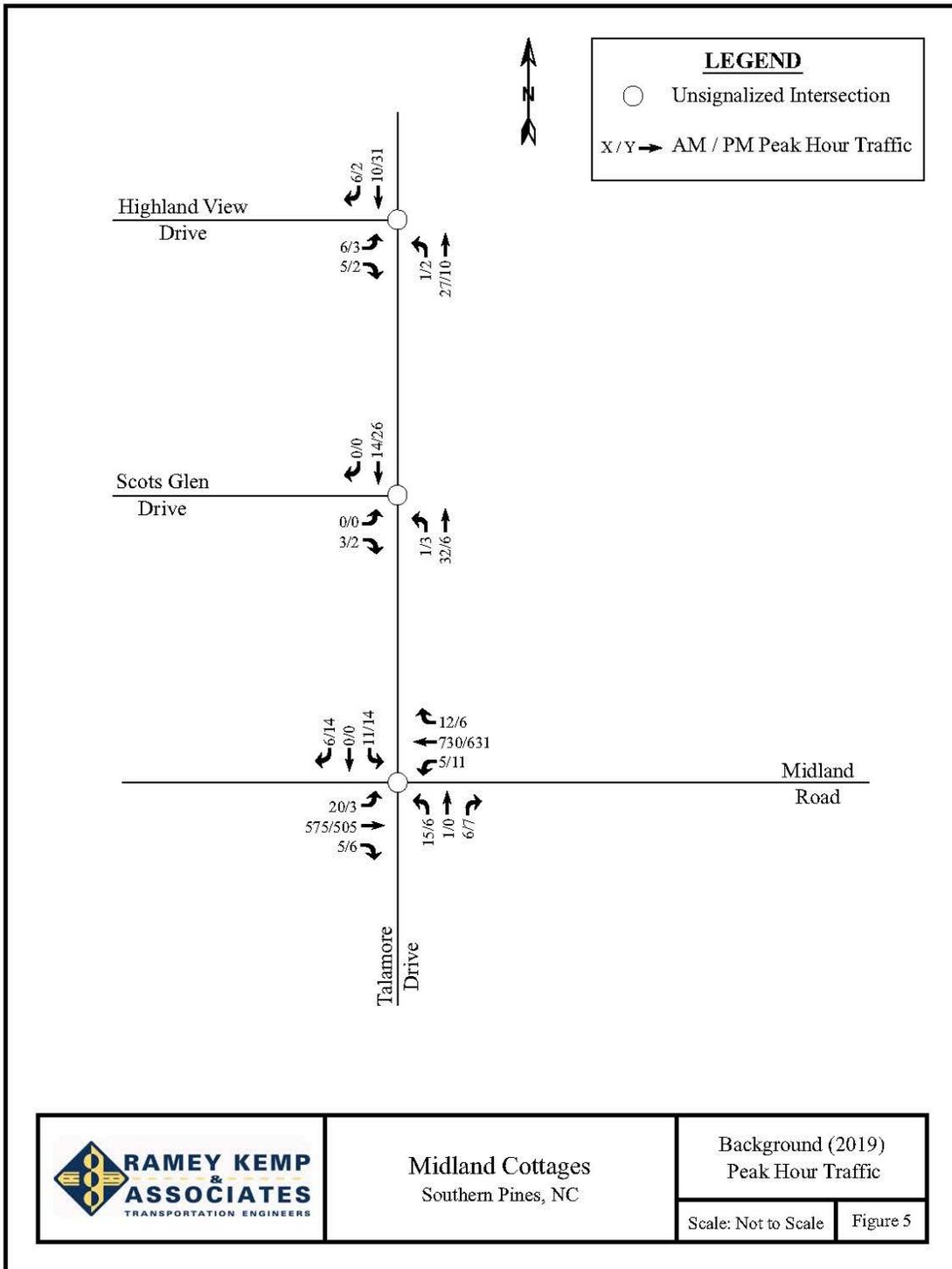
Based on coordination with the NCDOT and the Town, it was determined there were no future roadway improvements to consider with this study.

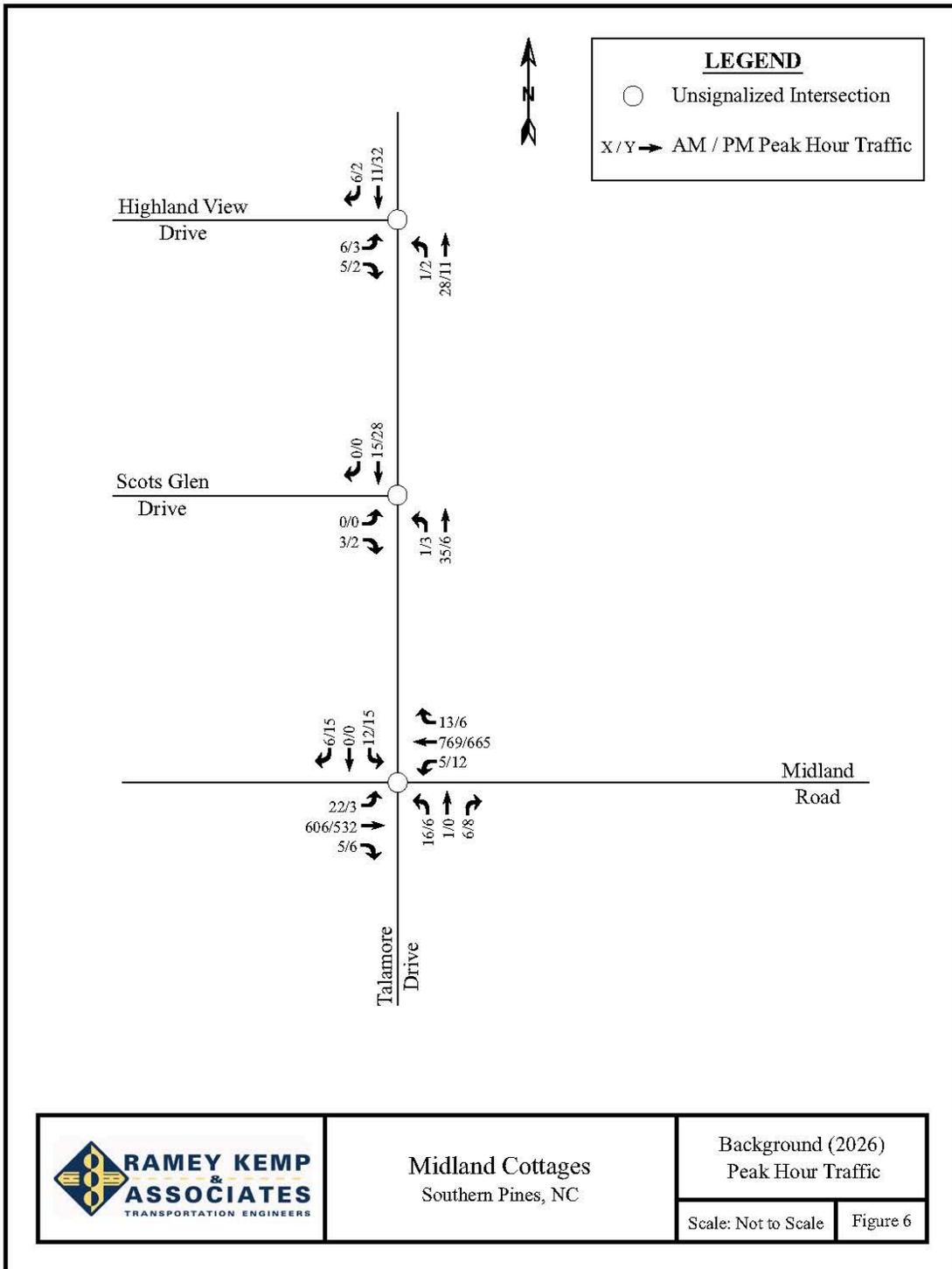
3.4. Background (2019, 2026, 2036) Peak Hour Traffic Volumes

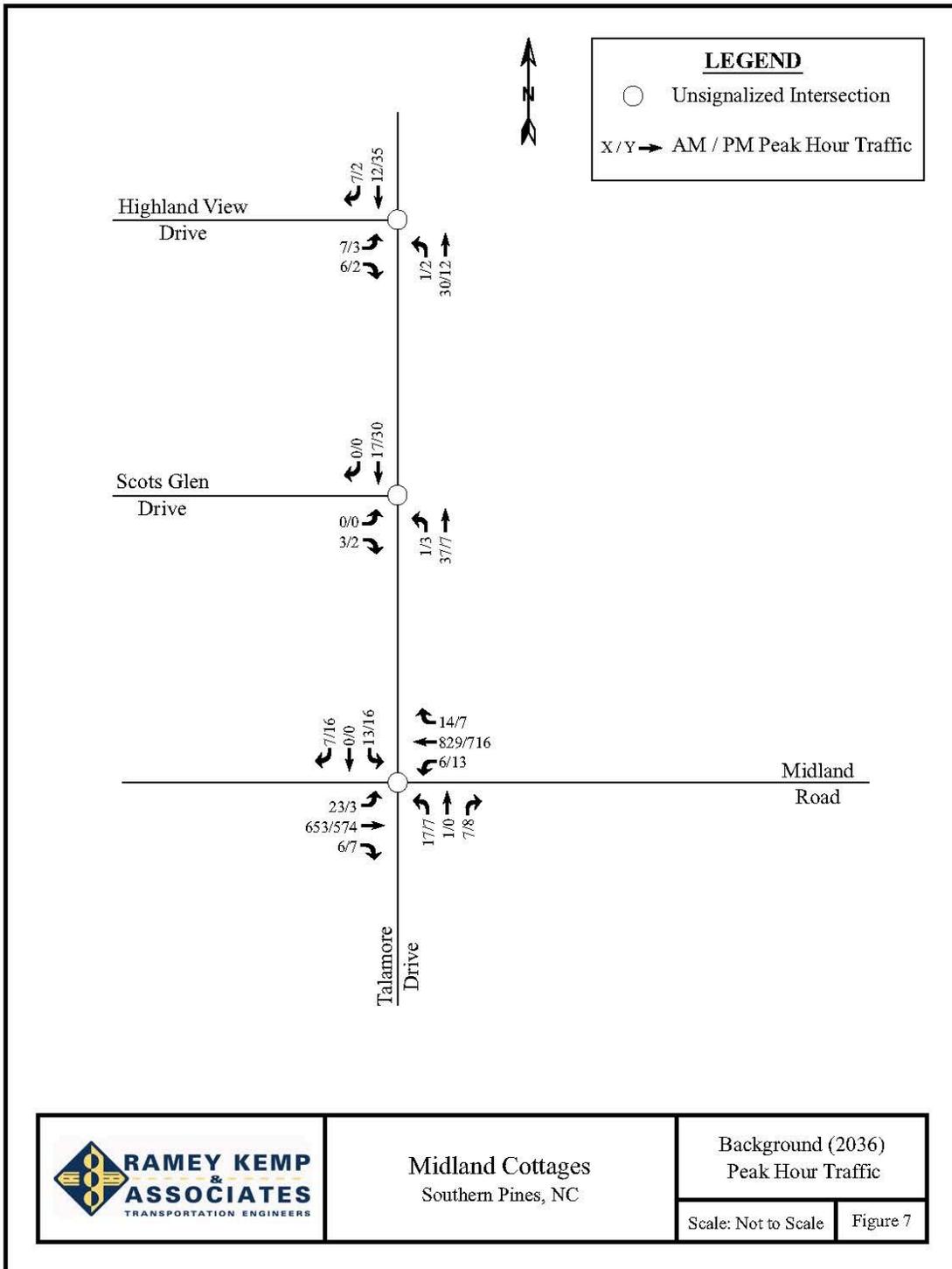
The background (2019, 2026, and 2036) traffic volumes were determined by projecting the existing (2016) peak hour traffic to the future years. Refer to Figures 5-7 for an illustration of the background (2019, 2026, and 2036) peak hour traffic volumes at the study intersections.

3.5. Analysis of Background (2019) Peak Hour Traffic Conditions

The background (2019) AM and PM peak hour traffic volumes at the study intersections were analyzed with future geometric roadway conditions and traffic control. The analysis results are presented in Section 7 of this report.







Midland Cottages
Southern Pines, NC

Background (2036)
Peak Hour Traffic

Scale: Not to Scale

Figure 7

4. SITE TRIP GENERATION AND DISTRIBUTION

4.1. Trip Generation

The proposed development is assumed to consist of approximately 36 single family detached dwellings. Average weekday daily, AM peak hour, and PM peak hour trips for the proposed development were estimated using methodology contained within the ITE *Trip Generation Manual*, 9th Edition. Table 1 provides a summary of the trip generation potential for the site.

Table 1: Trip Generation Summary

Land Use (ITE Code)	Intensity	Daily Traffic (vpd)	AM Peak Hour Trips (vph)		PM Peak Hour Trips (vph)	
			Enter	Exit	Enter	Exit
Single Family Detached Housing (210)	36 dwellings	360*	7	20	23	13
Total Trips		360*	7	20	23	13

* Utilizing daily rates provided in the Town UDO, which overrides the ITE *Trip Generation Manual*.

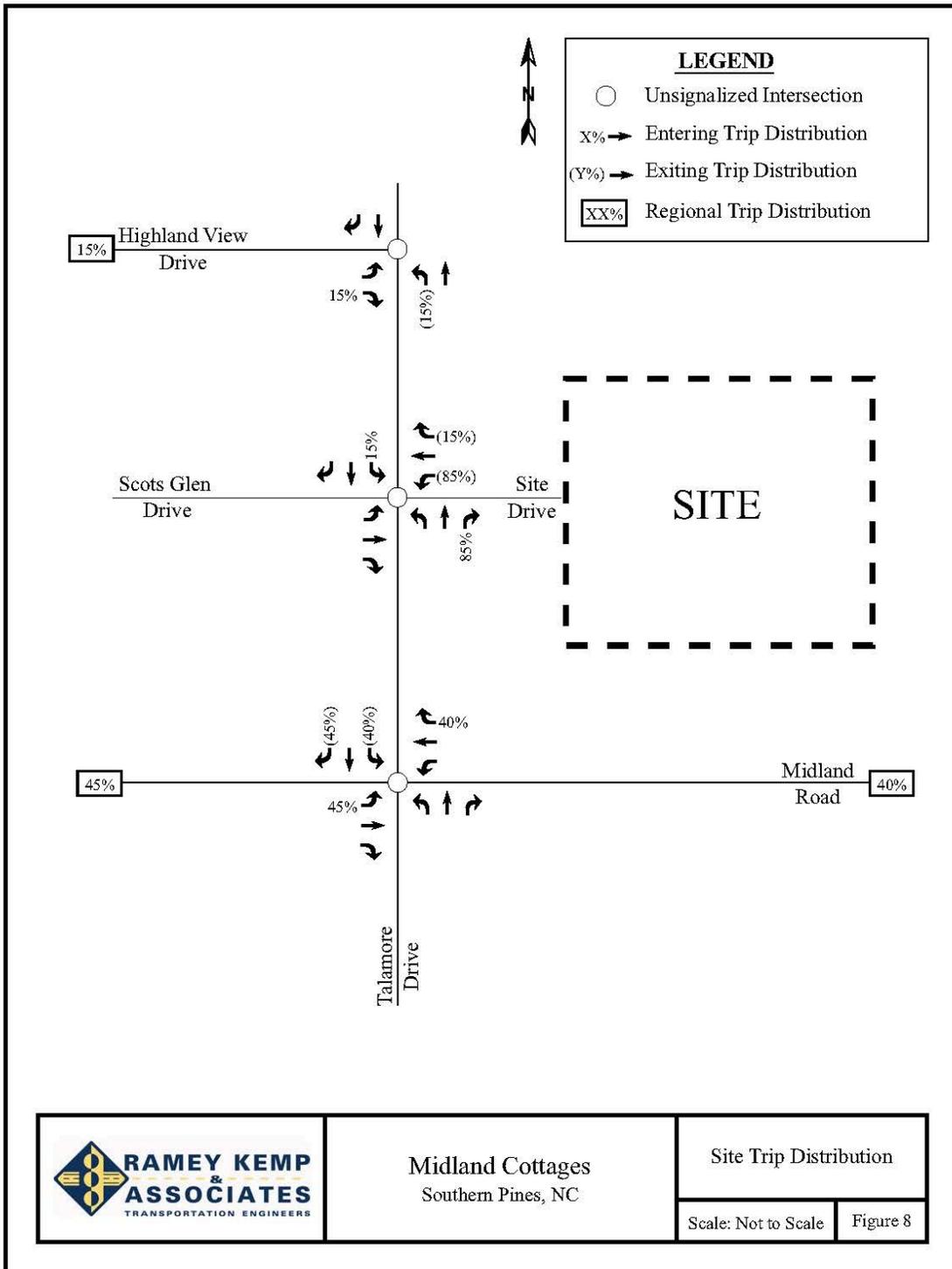
It is estimated that the proposed development will generate approximately 360 total site trips on the roadway network during a typical 24-hour weekday period. Of the daily traffic volume, it is anticipated that 27 trips (7 entering and 20 exiting) will occur during the AM peak hour and 36 (23 entering and 13 exiting) will occur during the PM peak hour.

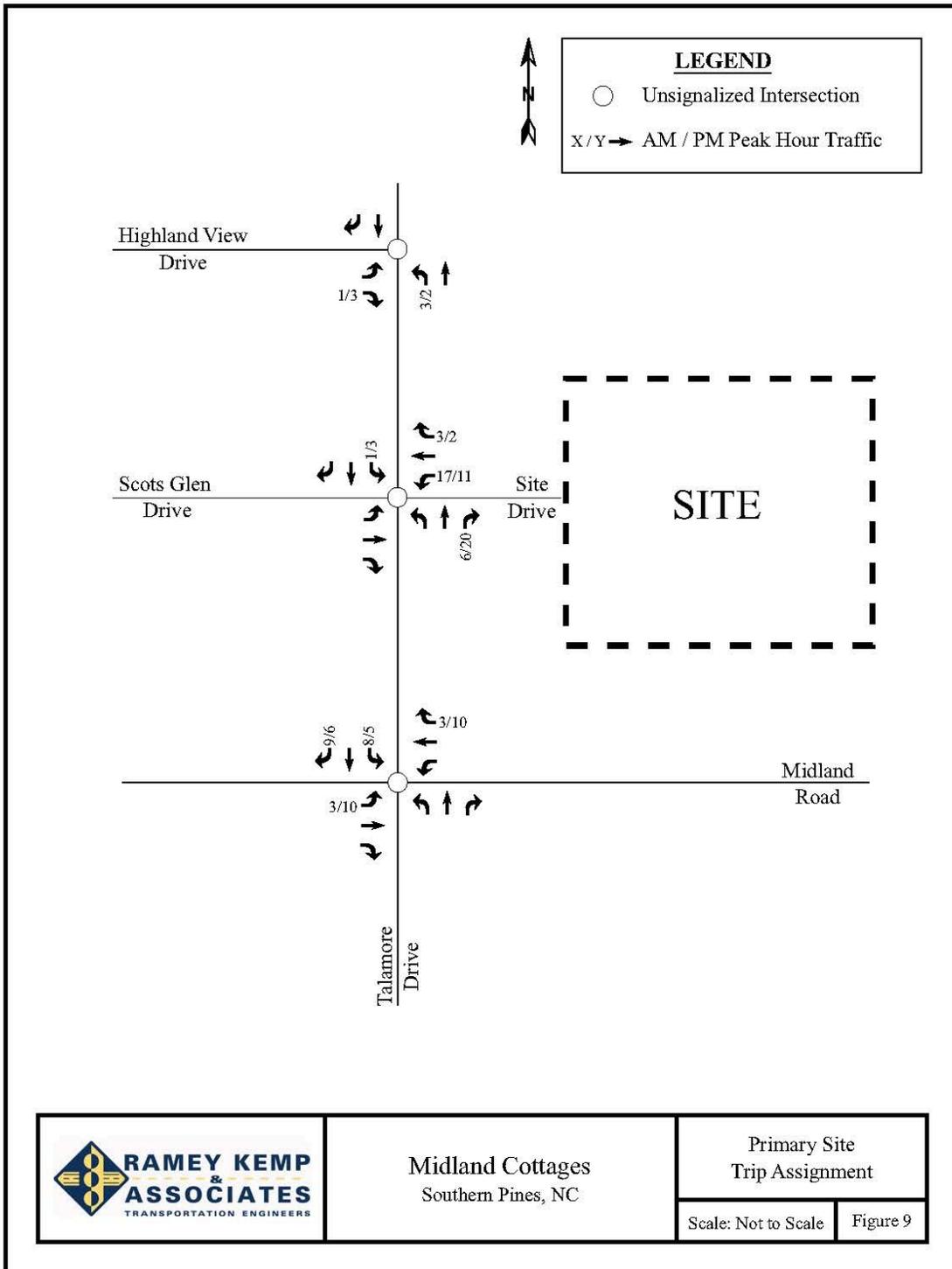
4.2. Site Trip Distribution and Assignment

Trip distribution percentages used in assigning site traffic for this development were estimated based on a combination of existing traffic patterns, population centers adjacent to the study area, and engineering judgment. This distribution was approved by the NCDOT and Town. It is estimated that trips will be distributed as follows:

- 15% to/from the northwest via Highland View Drive
- 45% to/from the west via Midland Road
- 40% to/from the southeast via Midland Road

The site trip distribution is shown in Figure 8. Refer to Figure 9 for the site trip assignment.





5. COMBINED (2019) TRAFFIC CONDITIONS

5.1. Combined (2019) Peak Hour Traffic Volumes

To estimate traffic conditions with the site fully built-out, the total site trips were added to the background (2019) traffic volumes to determine the combined (2019) traffic volumes. Refer to Figure 10 for an illustration of the combined (2019) peak hour traffic volumes with the proposed site fully developed.

5.2. Analysis of Combined (2019) Peak Hour Traffic

Study intersections were analyzed with the combined (2019) traffic volumes using the same methodology previously discussed for existing and background traffic conditions. Intersections were analyzed with improvements necessary to accommodate future traffic volumes. The results of the capacity analysis for each intersection are presented in Section 7 of this report.

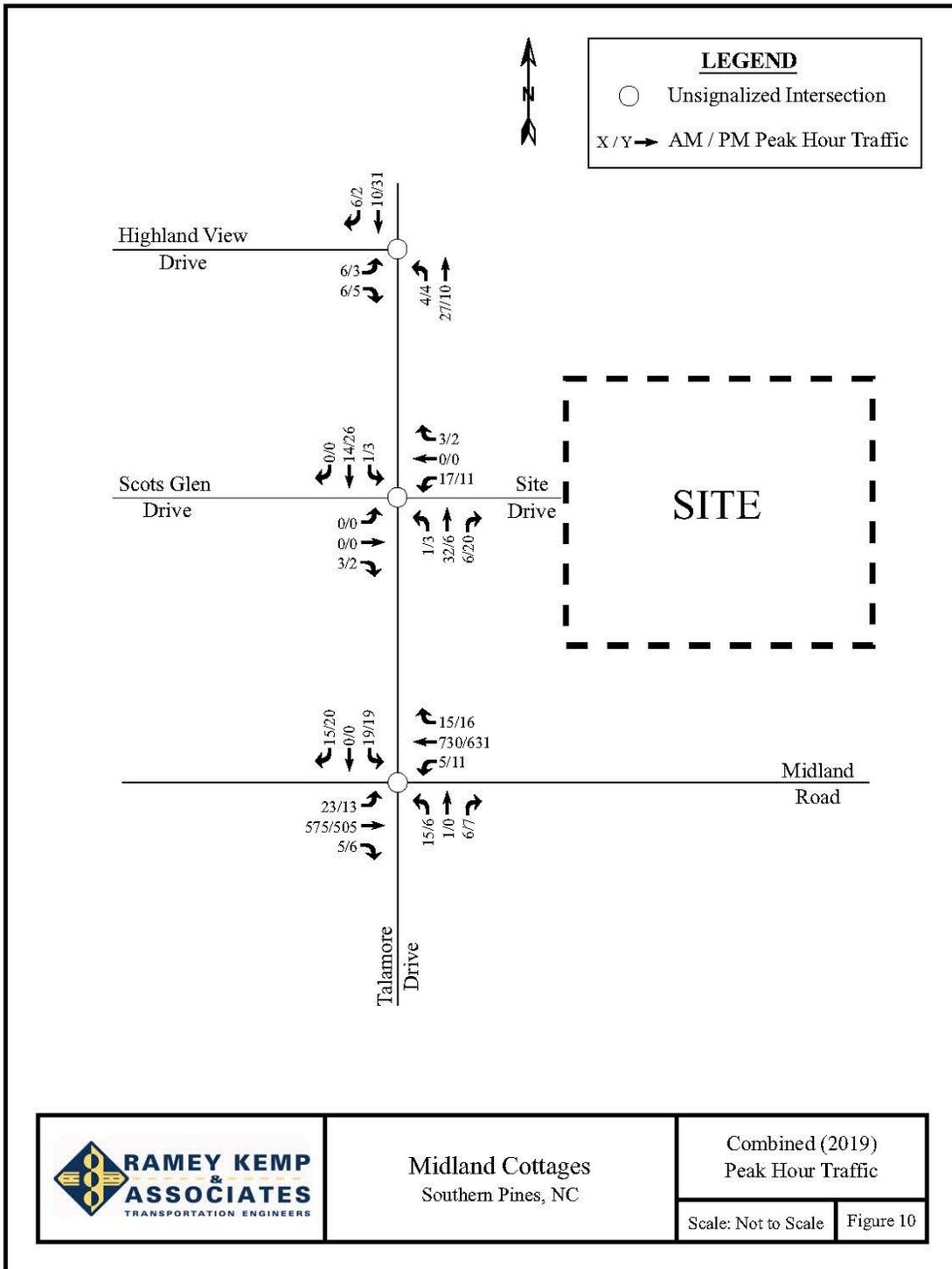
6. FUTURE (2026 and 2036) TRAFFIC CONDITIONS

6.1. Future (2026 and 2036) Peak Hour Traffic Volumes

To estimate traffic conditions with the site fully built-out in future years, the total site trips were added to the background (2026 and 2036) traffic volumes to determine the future (2026 and 2036) traffic volumes. Refer to Figures 11 and 12 for an illustration of the future (2026 and 2036) peak hour traffic volumes with the proposed site fully developed.

6.2. Analysis of Future (2026 and 2036) Peak Hour Traffic

Study intersections were analyzed with the Future (2026 and 2036) traffic volumes using the same methodology previously discussed for existing and background traffic conditions. Intersections were analyzed with improvements necessary to accommodate future traffic volumes. The results of the capacity analysis for each intersection are presented in Section 7 of this report.

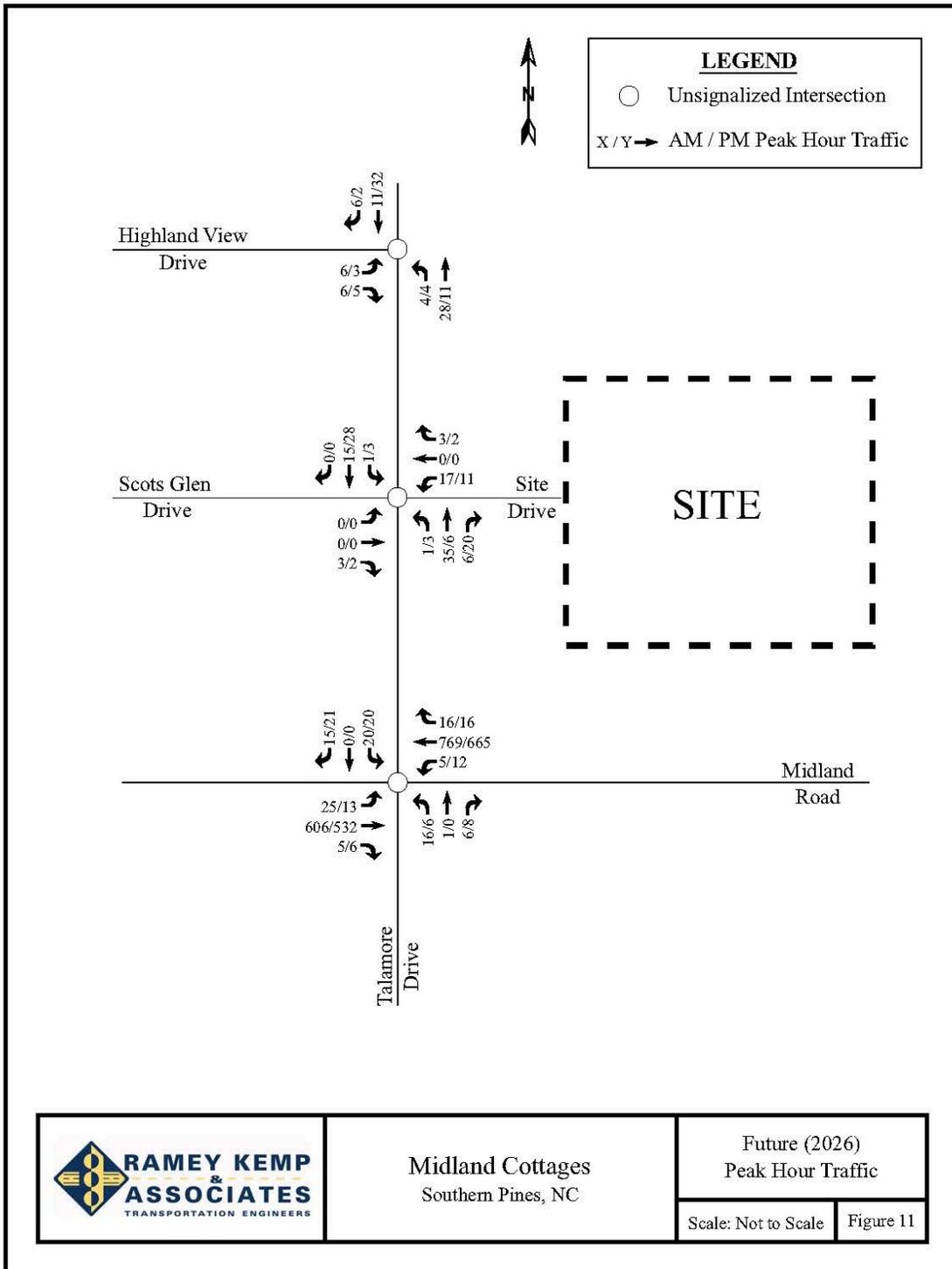


Midland Cottages
Southern Pines, NC

Combined (2019)
Peak Hour Traffic

Scale: Not to Scale

Figure 10

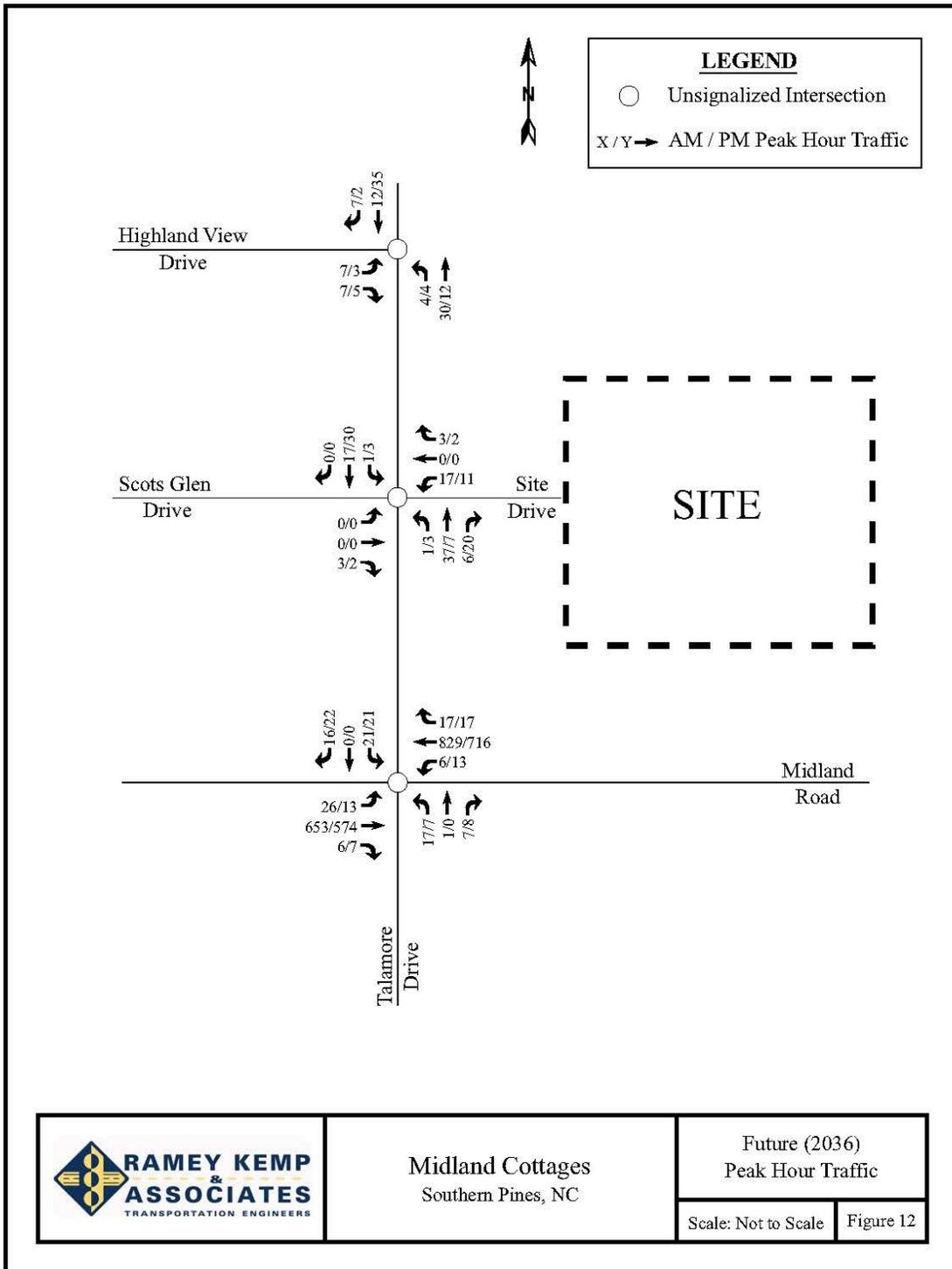


Midland Cottages
Southern Pines, NC

Future (2026)
Peak Hour Traffic

Scale: Not to Scale

Figure 11



7. TRAFFIC ANALYSIS PROCEDURE

Study intersections were analyzed using the methodology outlined in the *2010 Highway Capacity Manual* (HCM) published by the Transportation Research Board. Capacity and level of service are the design criteria for this traffic study. A computer software package, Synchro (Version 9.1), was used to complete the analyses for most of the study area intersections. Please note that the unsignalized capacity analysis does not provide an overall level of service for an intersection; only delay for an approach with a conflicting movement.

The HCM defines capacity as “the maximum hourly rate at which persons or vehicles can reasonably be expected to traverse a point or uniform section of a lane or roadway during a given time period under prevailing roadway, traffic, and control conditions.” Level of service (LOS) is a term used to represent different driving conditions, and is defined as a “qualitative measure describing operational conditions within a traffic stream, and their perception by motorists and/or passengers.” Level of service varies from Level “A” representing free flow, to Level “F” where breakdown conditions are evident. Refer to Table 2 for HCM levels of service and related average control delay per vehicle for both signalized and unsignalized intersections. Control delay as defined by the HCM includes “initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay”. An average control delay of 50 seconds at a signalized intersection results in LOS “D” operation at the intersection.

Table 2: Highway Capacity Manual – Levels-of-Service and Delay

UNIGNALIZED INTERSECTION		SIGNALIZED INTERSECTION	
LEVEL OF SERVICE	AVERAGE CONTROL DELAY PER VEHICLE (SECONDS)	LEVEL OF SERVICE	AVERAGE CONTROL DELAY PER VEHICLE (SECONDS)
A	0-10	A	0-10
B	10-15	B	10-20
C	15-25	C	20-35
D	25-35	D	35-55
E	35-50	E	55-80
F	>50	F	>80

7.1. Adjustments to Analysis Guidelines

Capacity analysis at all study intersections was completed according to the Town UDO and NCDOT Congestions Management Guidelines.

8. CAPACITY ANALYSIS

8.1. Midland Road and Talamore Drive

The existing unsignalized intersection of Midland Road and Talamore Drive was analyzed under existing (2016), background (2019), combined (2019), future (2026), and future (2036) traffic conditions with existing lane configurations and traffic control. Refer to Table 3 for a summary of the analysis results. Refer to Appendix D for the Synchro capacity analysis reports.

Table 3: Analysis Summary of Midland Road and Talamore Drive

ANALYSIS SCENARIO	APPROACH	LANE CONFIGURATIONS	WEEKDAY AM PEAK HOUR LEVEL OF SERVICE		WEEKDAY PM PEAK HOUR LEVEL OF SERVICE	
			Approach	Overall (seconds)	Approach	Overall (seconds)
Existing (2016) Conditions	EB WB NB SB	1 LT-TH, 1 TH-RT 1 LT-TH, 1 TH-RT 1 LT-TH-RT 1 LT-TH-RT	A ¹ A ¹ C ² C ²	N/A	A ¹ A ¹ B ² C ²	N/A
Background (2019) Conditions	EB WB NB SB	1 LT-TH, 1 TH-RT 1 LT-TH, 1 TH-RT 1 LT-TH-RT 1 LT-TH-RT	A ¹ A ¹ C ² C ²	N/A	A ¹ A ¹ B ² C ²	N/A
Combined (2019) Conditions	EB WB NB SB	1 LT-TH, 1 TH-RT 1 LT-TH, 1 TH-RT 1 LT-TH-RT 1 LT-TH-RT	A ¹ A ¹ C ² C ²	N/A	A ¹ A ¹ B ² C ²	N/A
Future (2026) Conditions	EB WB NB SB	1 LT-TH, 1 TH-RT 1 LT-TH, 1 TH-RT 1 LT-TH-RT 1 LT-TH-RT	A ¹ A ¹ C ² C ²	N/A	A ¹ A ¹ C ² C ²	N/A
Future (2036) Conditions	EB WB NB SB	1 LT-TH, 1 TH-RT 1 LT-TH, 1 TH-RT 1 LT-TH-RT 1 LT-TH-RT	B ¹ A ¹ C ² C ²	N/A	A ¹ A ¹ C ² C ²	N/A

1. Level of service for major-street left-turn movement.
 2. Level of service for minor-street approach.

Capacity analysis of existing (2016), background (2019), combined (2019), future (2026), and future (2036) traffic conditions indicates the minor-street approaches of Talamore Drive at Midland Road are expected to operate at LOS C or better during weekday AM and PM peak



hours. The major-street left-turn movement is expected to operate at LOS B or better during the weekday AM and PM peak hours under all analysis scenarios. It is worth noting, the NCDOT classifies Midland Road as an arterial roadway. Per section 4.12.5.A of the Town's UDO, LOS D or better should be maintained for all arterial intersections.

8.2. Talamore Drive and Highland View Drive

The existing unsignalized intersection of Talamore Drive and Highland View Drive was analyzed under existing (2016), background (2019), combined (2019), future (2026), and future (2036) traffic conditions with existing lane configurations and traffic control. Refer to Table 4 for a summary of the analysis results. Refer to Appendix E for the Synchro capacity analysis reports.

Table 4: Analysis Summary of Talamore Drive and Highland View Drive

ANALYSIS SCENARIO	A P P R O A C H	LANE CONFIGURATIONS	WEEKDAY AM PEAK HOUR LEVEL OF SERVICE		WEEKDAY PM PEAK HOUR LEVEL OF SERVICE	
			Approach	Overall (seconds)	Approach	Overall (seconds)
Existing (2016) Conditions	EB NB SB	1 LT-RT 1 LT-TH 1 TH-RT	A ² A ¹ --	N/A	A ² A ¹ --	N/A
Background (2019) Conditions	EB NB SB	1 LT-RT 1 LT-TH 1 TH-RT	A ² A ¹ --	N/A	A ² A ¹ --	N/A
Combined (2019) Conditions	EB NB SB	1 LT-RT 1 LT-TH 1 TH-RT	A ² A ¹ --	N/A	A ² A ¹ --	N/A
Future (2026) Conditions	EB NB SB	1 LT-RT 1 LT-TH 1 TH-RT	A ² A ¹ --	N/A	A ² A ¹ --	N/A
Future (2036) Conditions	EB NB SB	1 LT-RT 1 LT-TH 1 TH-RT	A ² A ¹ --	N/A	A ² A ¹ --	N/A

1. Level of service for major-street left-turn movement.
2. Level of service for minor-street approach.

Capacity analysis of existing (2016), background (2019), combined (2019), future (2026), and future (2036) traffic conditions indicates all minor-street approaches and major-street left-turn movements at Talamore Drive and Highland View Drive are expected to operate at LOS A during both weekday AM and PM peak hours.



8.3. Talamore Drive and Scots Glen Drive / Site Drive

The existing unsignalized intersection of Talamore Drive and Scots Glen Drive / Site Drive was analyzed under existing (2016) and background (2019) traffic conditions with existing lane configurations and traffic control. Combined (2019), future (2026), and future (2036) traffic conditions were analyzed with proposed lane configurations and traffic control shown in Table 5. Refer to Table 5 for a summary of the analysis results. Refer to Appendix F for the Synchro capacity analysis reports.

Table 5: Analysis Summary of Talamore Drive and Scots Glen Drive / Site Drive

ANALYSIS SCENARIO	APPROACH	LANE CONFIGURATIONS	WEEKDAY AM PEAK HOUR LEVEL OF SERVICE		WEEKDAY PM PEAK HOUR LEVEL OF SERVICE	
			Approach	Overall (seconds)	Approach	Overall (seconds)
Existing (2016) Conditions	EB NB SB	1 LT-RT 1 LT-TH 1 TH-RT	A ² A ¹ --	N/A	A ² A ¹ --	N/A
Background (2019) Conditions	EB NB SB	1 LT-RT 1 LT-TH 1 TH-RT	A ² A ¹ --	N/A	A ² A ¹ --	N/A
Combined (2019) Conditions	EB WB NB SB	1 LT-TH-RT 1 LT-TH-RT 1 LT-TH-RT 1 LT-TH-RT	A ² A ² A ¹ A ¹	N/A	A ² A ² A ¹ A ¹	N/A
Future (2026) Conditions	EB WB NB SB	1 LT-TH-RT 1 LT-TH-RT 1 LT-TH-RT 1 LT-TH-RT	A ² A ² A ¹ A ¹	N/A	A ² A ² A ¹ A ¹	N/A
Future (2036) Conditions	EB WB NB SB	1 LT-TH-RT 1 LT-TH-RT 1 LT-TH-RT 1 LT-TH-RT	A ² A ² A ¹ A ¹	N/A	A ² A ² A ¹ A ¹	N/A

1. Level of service for major-street left-turn movement.
 2. Level of service for minor-street approach.
- Improvements by Developer in **Bold**.

Capacity analysis of existing (2016), background (2019), combined (2019), future (2026), and future (2036) traffic conditions indicates that all minor-street approaches and minor-street left-turn movements at the intersection of Talamore Drive and Scots Glen Drive / Site Drive are expected to operate at LOS A during both weekday AM and PM peak hours.



9. CONCLUSIONS

This Traffic Impact Analysis Update was conducted to determine the potential traffic impacts of the proposed Midland Cottages development, located north of Midland Road and east of Talamore Drive in Southern Pines, North Carolina. The proposed development is expected to be a residential development and be built out in 2019. Site access is proposed via one full movement intersection on Talamore Drive at the existing intersection with Scots Glen Drive.

The study analyzes traffic conditions during the weekday AM and PM peak hours for the following scenarios:

- Existing (2016) Traffic Conditions
- Background (2019) Traffic Conditions
- Combined (2019) Traffic Conditions
- Future (2026) Traffic Conditions
- Future (2036) Traffic Conditions

Trip Generation

It is estimated that the proposed development will generate approximately 360 total site trips on the roadway network during a typical 24-hour weekday period. Of the daily traffic volume, it is anticipated that 27 trips (7 entering and 20 exiting) will occur during the AM peak hour and 36 (23 entering and 13 exiting) will occur during the PM peak hour.

Adjustments to Analysis Guidelines

Capacity analysis at all study intersections was completed according to the Town's UDO, NCDOT Congestion Management Guidelines.

Intersection Capacity Analysis Summary

All the study area intersections (including the proposed site driveways) are expected to operate at acceptable levels-of-service under existing and future year conditions.

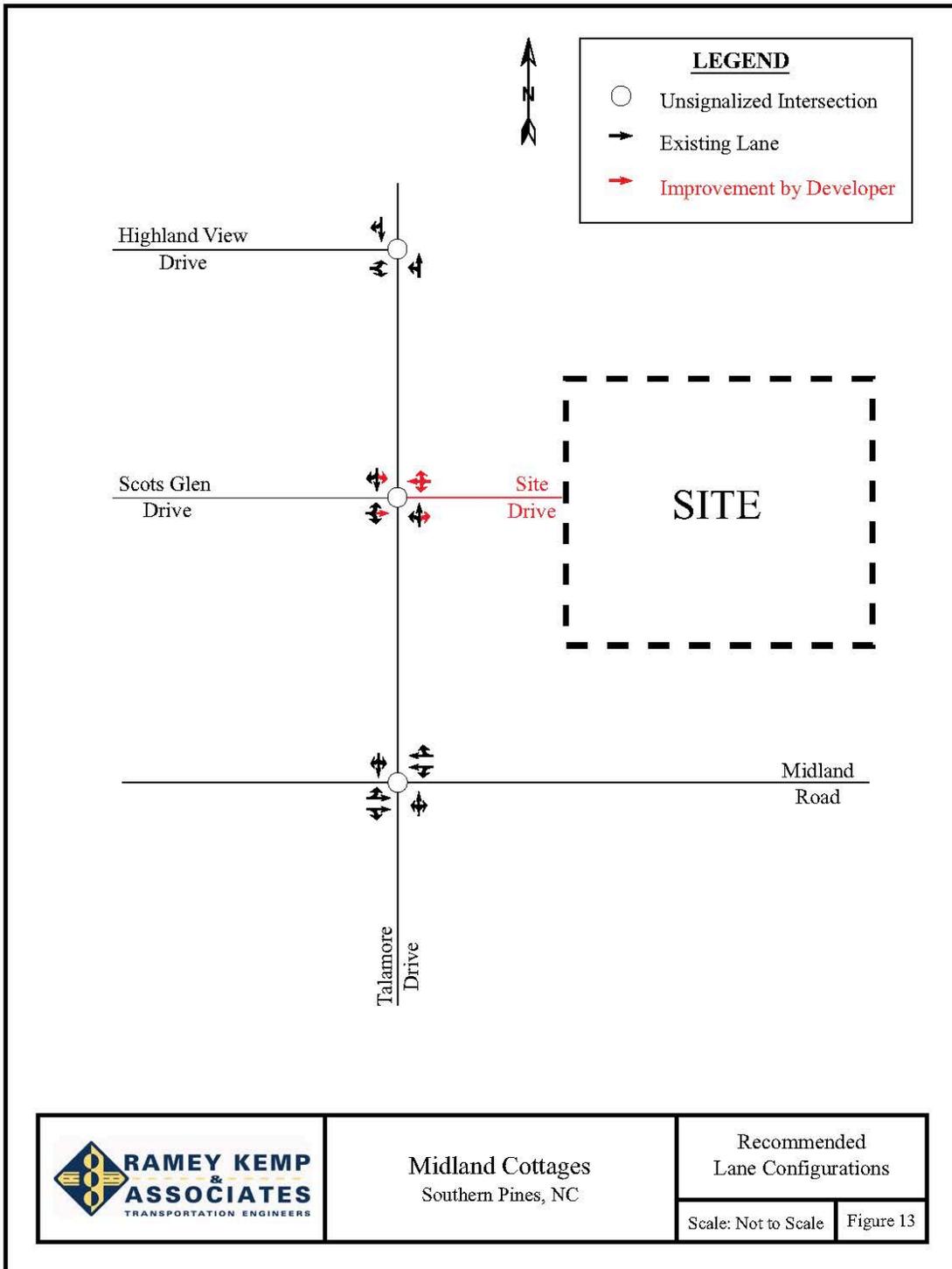
10. RECOMMENDATIONS

Based on the findings of this study, specific geometric improvements have been identified and are recommended to accommodate future traffic conditions. See a more detailed description of the recommended improvements below. Refer to Figure 13 for an illustration of the recommended lane configurations for the proposed development.

Recommended Improvements by Developer

Scots Glen Drive / Site Drive and Talamore Drive

- Provide site access via a full movement intersection along Talamore Drive. The site access will align with Scots Glen Drive and consist of one egress lane and one ingress lane.
- Provide stop control for Site Drive.





Department of Public Works
Office of the Town Engineer

Town Engineer Response to Conditional Use Permit application CU-04-16 Traffic Impact Analysis titled Midland Cottages, prepared for Black Point Development, LLC dated December 12, 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 Midland Cottages prepared for Black Point Development, LLC dated December 8, 2016 prepared by Ramey Kemp & Associates and submitted to the Town as part of Conditional Use Permit application CU-04-16 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. Initial scoping discussions that included both the traffic engineer, NCDOT, and the Town of Southern Pines 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 and Talamore Drive; Talamore Drive and Highland View Drive; Talamore Drive and Scots Glen Drive. Tables 3, 4 and 5 provide the Level-of-service summary conditions for each of the above intersections respectively. 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 for the Talamore Drive-Highland View and Scots Glen intersections. A LOS of A is currently achieved for all conditions and no changes is expected for future conditions. For the Midland Road and Talamore Drive intersection the worst case existing condition is a LOS of C in both the AM and PM peak for the south bound minor street approach. The worst case future condition is also a LOS C for the south bound minor street approach.

The TIA suggest only minor improvements as a condition of the project. These include providing site access via a full movement intersection along Talamore Drive and provide stop control for the Site Drive.

In conclusion I recommend that the Traffic Impact Analysis titled TIA for Midland Cottage prepared for Black Point Development, LLC dated December 8, 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-04-16. It should be noted 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



United States Department of the Interior

FISH AND WILDLIFE SERVICE

Sandhills Sub Office
Post Office Box 119
Southern Pines, N. C. 28388

June 7, 2016

Matthew Wimberly
Forest Land Resource Consultants, PLLC
P.O. Box 7
West End, North Carolina 27376

Re: Black Point Development, Moore County, North Carolina

Dear Mr. Wimberly:

This is in response to your letter on behalf of your client Black Point Development regarding their proposed project to develop a 16-acre area along Midland Road in Southern Pines, North Carolina. In particular, this document considered impacts to the endangered red-cockaded woodpecker (*Picoides borealis*). The U.S. Fish and Wildlife Service (Service) offers the following comments in support of Section 9 of the Endangered Species Act of 1973 (16 U.S.C. 1531-1543) (Act) and the Service's *Private Lands Guidelines* found in Appendix 5 of the Service's *Recovery plan for the red-cockaded woodpecker (Picoides borealis): second revision* (U.S. Fish and Wildlife Service 2003).

The purpose of the proposed project is to develop a 36-lot residential area in Southern Pines, North Carolina. The proposed project site is approximately 16 acres in size and is located on the north side of Midland Road in Moore County, NC and occurs partially within the foraging partition assigned to active red-cockaded woodpecker cluster SOPI 31. There are no red-cockaded woodpecker cavity trees located on the project site.

Your letter includes the results of a forage habitat analysis (FHA) completed in May of 2016 for the one-half mile forage partition assigned to SOPI 31. Forage values were based on field data collected using protocols listed in the Service's Bluebook Guidelines and evaluated using the Standard for Managed Stability (SMS). Under the 2003 revision of the Private Lands Guidelines, the Service applies the SMS to assess a landowner's potential forage habitat responsibility. This standard requires that each active red-cockaded woodpecker partition provide at least 3000 ft² of total pine basal area on a minimum of 75 acres in stands having the following criteria:

- a) pine stands must be at least 30 years old or older;
- b) average pine basal area of pine trees > 10 inches in diameter at breast height is between 40 and 70 ft²/acre;
- c) pine stands have no hardwood midstory or if a hardwood midstory is present, it is sparse and less than 7 feet in height; and,
- d) the total stand basal area, including overstory hardwoods, is less than 80 ft²/acre;

According to the Guidelines, pine stands can only be considered suitable foraging habitat if they meet criteria a-d above.

The calculated pre-project forage value for the SOPI 31 half-mile partition is 9,450 ft² of pine ba of suitable forage habitat on 105 acres. The proposed project will remove 518.8 ft² of pine ba of suitable habitat on 12 acres in the cluster's foraging area. The post-project forage value for the SOPI 31 half-mile partition will be 8,931.20 ft² of pine ba of suitable forage habitat on 93 acres. This partition will meet the SMS requirements post-project.

The post project total will remain above the minimum forage habitat requirement listed in the Service Private Lands Guidelines: 3000 square feet of basal area in pine stems greater than 10 inches on a minimum of 75 acres. Therefore, the Service finds that this project is not likely to result in a habitat-related "take" of red-cockaded woodpeckers occupying cluster SOPI 31.

While the Service has determined that the project, as proposed, is not likely to result in a "take" of red-cockaded woodpecker habitat, this determination must be reconsidered if the project design is subsequently modified in a manner which was not addressed in this report, or if new information becomes available. Therefore, based on the information provided, your client has satisfied Fish and Wildlife Service guidelines related to red-cockaded woodpecker responsibilities under the Endangered Species Act.

If you have any questions regarding the comments in this letter, please contact me at (910) 695-3323.

Sincerely,



Susan Ladd Miller
Fish and Wildlife Biologist

Future Land Use Map: CU-04-16

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).

