



AGENDA

**Town of Southern Pines Planning Board Regular Meeting
Douglass Community Center
March 24, 2022 at 6:00 PM**

- I. **Call to Order**
- II. **Approval of Minutes**
- III. **Proceedings:**
 1. PD-04-22: Planned Development District - Conceptual Development Plan for 42.2+/- acres on the north side of Camp Easter Road between Pine Barrens Vista and McDeeds Creek Road; Petitioner: Very Reverend John J. Forbes, VF represented by Pete Bogle, AIA
 2. OA-01-22: Text Amendments to the Unified Development Ordinance; Petitioner: Town of Southern Pines Administration Department
- IV. **Unfinished Business**
- V. **New Business**
- VI. **Adjournment**

MINUTES
Town of Southern Pines Planning Board Regular Meeting
February 17, 2022 at 6:00 PM

The regular meeting of the Town of Southern Pines Planning Board was held on Thursday, February 17, 2022, at 6:00 PM at the Douglass Community Center, 1185 W. Pennsylvania Avenue, Southern Pines, North Carolina.

Present: Chair Gary Carroll, Vice Chair Diane Westbrook, Benjamin Greene, Lemuel Dowdy, Andy Bleggi, Kim Wade and Cooper Carter.

Town staff present: B.J. Grieve, Planning Director, Jennifer Hunt, Planner I, and Cindy Williams, Secretary to the Board

CALL TO ORDER

Chair Carroll called the meeting to order at 6:00 PM.

APPROVAL OF MINUTES

Diane Westbrook made a motion, which was seconded by Andy Bleggi, to approve the Minutes of the January 20, 2022 regular meeting. The motion carried by a vote of 6-0 with Cooper Carter abstaining due to his absence from the January meeting.

PUBLIC HEARING: PD-01-22 Planned Development District – Conceptual Development Plan

Mr. Bob Koontz of Koontz Jones Design, on behalf of Rhetson Companies, Inc., has submitted a Planned Development District – Conceptual Development Plan application to allow a commercial development containing any of the land uses that are allowed in the Town’s GB (General Business) and OS (Office Service) zoning districts. The subject parcels are currently zoned PD (Planned Development) and are identified as PIN: 857300963887 (PARID: 00033603) and PIN: 857300974411 (PARID: 00033604). The property owner is Southern Pines Ace Land Company, LLC.

Chair Carroll asked if there were any conflicts of interest among the members of the Board and there were none.

Kim Wade made a motion, which was seconded by Lemuel Dowdy, to open the public forum. The motion carried by a vote of 7-0.

Mr. Grieve provided an overview of the application and stated that Planning staff has asked the applicant to consider as requirements of the CDP that the buildings be oriented so that parking

is interior to the development and also that all street-facing facades have the same architecture as the front of the buildings. The applicant has committed to installing a greenway trail that will connect to Sandhills Community College.

Mr. Bob Koontz stated that the proposed plan will connect Capital Drive all the way to Airport Road and they are working with Sandhills Community College to determine the best location for connecting to the existing greenway trail. The college has requested a 50 ft. buffer along the property boundary and that has been provided on the site plan. Retail, commercial, restaurant and office land uses are proposed. PD zoning requires 20% open space with 10% of that being usable. The property is located in a High Quality Watershed so they will be requesting the high density allocation. They are requesting a reduction in the amount of plantings within the buffer to ensure safety and visibility on the greenway trail and also the ability to create seating areas and patios within the setback. The parcels on the front will be required to have the same architectural character on all four sides of the building. Parking will be oriented behind the building and toward Capital Drive as opposed to facing Airport Road.

The existing Ace Hardware building and Tyler's Ridge develop comply with FAA guidelines and they also have a recorded navigation and noise easement and it is the intent of Mr. Saunders and the developers to work with the airport to provide a similar easement.

Andy Bleggi asked if there will be a rear buffer and Mr. Koontz responded that there will be at least 50 ft. of greenspace in the rear.

Mr. Bleggi inquired about the plans for the existing building and Mr. Koontz responded that he thought the current intent is to repurpose the existing building for another type of facility.

Mr. Bleggi inquired asked if the college had provided a letter in support of the development and Mr. Koontz responded no. Mr. Bleggi recommended that the applicant request a letter of support from the college prior to the Town Council hearing.

Mr. Bleggi asked if there will be deceleration lanes on the Airport Road side of the development and Mr. Koontz responded yes.

Pedestrian safety and sidewalk access throughout the development was discussed.

Mr. Koontz stated that they have agreed to place the building near the road and have the parking in the back.

Cooper Carter stated that multi-family residential was mentioned in the justification and Mr. Koontz responded that was a typographical error and there would not be any multi-family within the development.

Ron Layne from the college stated that their only concern at this point is that the greenway trail is configured so that it runs along the back of the horticultural gardens to tie into Reservoir Park. The college is prepared to submit a letter of support for the project as presented.

Mr. Carter inquired about the building height restriction in the CDP and Mr. Tony Bornhorst with Rhetson Companies responded that the new building will not be much taller than the existing building.

Mr. Scotty Malta, Manager of the Moore County Regional Airport, stated that he has no specific objections to the project as proposed but he does have some concerns. The airport has a navigation easement with Tyler's Ridge and specifically the current Ace Hardware store. The applicant will be required to submit an FAA form 7460 to determine if the project is compatible with the runway in that area. A significant portion of the project will literally be under the departure and approach path of the airport. Building height will have to be carefully planned and no violate any approach pattern height regulations. Illumination that could possibly blind pilots approaching or departing the airport would be significant. Marketing devices such as balloons, flashing lights, lasers, etc. would be very distracting and possibly dangerous for pilots. There should be a navigation easement that covers all of these issues and imposes some conditions. The area where business could potentially be located is directly under the approach and departure path.

Mr. Bleggi recommended that a letter of agreement between the Airport and the applicant be prepared prior to the Town Council meeting.

Lemuel Dowdy asked Mr. Malta if he had any design recommendations.

Mr. Malta responded that he would situate the parking closer to the road instead of the buildings.

Mr. Carter asked if there is a clear FAA standard for building height based on proximity to a runway.

Mr. Malta responded that approach and departure zones have specific height limitations. The FAA will conduct an evaluation of what the applicant has proposed for that specific area to make sure it is compatible.

Dr. Greene stated that if the two outparcels are going to have the parking close to Airport Road and the buildings behind those are still in line with the runway.

Mr. Grieve stated that both the parking and the buildings will be under the approach.

Benjamin Greene made a motion, which was seconded by Lemuel Dowdy, to close the public forum. The motion carried by a vote of 7-0.

Discussion ensued among the members of the Board.

Cooper Carter made a motion, which was seconded by Diane Westbrook, that after reviewing the proposed Conceptual Development Plan and considering the criteria for approval of a Planned Development District found in UDO §2.18.4(H), the requested Conceptual Development Plan is consistent with the Comprehensive Long Range Plan for the reasons set forth in Attachment "A" to staff report PD-01-22 as revised by the Planning Board and therefore to recommend approval of PD-01-22 to the Town Council. The motion carried by a vote of 7-0.

PUBLIC HEARING: Z-01-22 Initial Zoning of 4.10 Acres on NC Hwy 22 Following Annexation

Mr. Benjamin Stout, on behalf of Benjamin Stout Real Estate Services, Inc., has submitted a request to establish the zoning of five (5) existing parcels totaling 4.10 acres as RS-2 (Residential Single-Family) following annexation of the subject parcels into the Town of Southern Pines. The subject parcels are located on the northeast side of NC Hwy 22 between Sullivan Drive and Belhaven Drive and were located within the Village of Whispering Pines' Extra Territorial Jurisdiction and zoned RS (Residential Single-Family) prior to approval of a petition for voluntary annexation by the Town of Southern Pines Town Council on February 8, 2022. The subject parcels are identified as PIN 857400849276 (PARID 00041291); PIN 857400940142 (PARID 00041293); PIN 857404931919 (PARID 00041294); PIN 857404932803 (PARID 00041296); and PIN 857404932694 (PARID 00041297). The property owner is listed as Benjamin Stout Real Estate Services, Inc.

Chair Carroll asked if there were any conflicts of interest among the members of the Board and there were none.

Andy Bleggi made a motion, which was seconded by Diane Westbrook, to open the public hearing. The motion carried by a vote of 7-0.

Jennifer Hunt provided an overview of the application to establish the initial zoning of the existing parcels as Residential Single-Family.

Mr. Stout stated that development will be limited to one single-family residence per lot.

Chair Carroll asked Mr. Stout if the reason for the annexation was to have access to Town water and Mr. Stout confirmed.

Ms. Hunt stated that the water line runs along NC Hwy 22 in front of the subject parcels.

Cooper Carter made a motion, which was seconded by Andy Bleggi, to close the public hearing. The motion carried by a vote of 7-0.

Lemuel Dowdy made a motion, which was seconded by Andy Bleggi, that after reviewing the proposed amendments to the Town of Southern Pines Zoning Map and after considering the criteria for approval of Zoning Map Amendments found in UDO §2.17.9, the proposed amendments are consistent with the Comprehensive Long Range Plan for the reasons set forth in Attachment "A" to staff report Z-01-22 as revised by the Planning Board and therefore to recommend approval of Z-01-22 to the Town Council. The motion carried by a vote of 7-0.

OLD BUSINESS

Chair Carroll expressed appreciation to Benjamin Greene for his service on the Planning Board.

NEW BUSINESS

Mr. Grieve stated that there will be an agenda meeting and a regular meeting in March.

ADJOURNMENT

Benjamin Greene made a motion, which was seconded by Andy Bleggi, to adjourn the meeting. The motion carried by a vote of 7-0.

The meeting adjourned at 7:34 PM.

Respectfully submitted:

Cindy Williams
Secretary to the Planning Board

Agenda Item

To: Planning Board

From: BJ Grieve, Planning Director

Subject: PD-04-22: Planned Development District - Conceptual Development Plan for 42.2+/- acres on the north side of Camp Easter Road between Pine Barrens Vista and McDeeds Creek Road

Date: March 24, 2022

I. SUMMARY OF APPLICATION REQUEST:

Mr. Pete Bogle of Bogle Firm Architecture, on behalf of Very Reverend John J. Forbes, VF, has submitted a Planned Development District – Conceptual Development Plan application pursuant to §2.18.4 of the Town of Southern Pines Unified Development Ordinance (UDO) to allow a private school, athletic fields, cemetery, rectory and religious institution as the permitted land uses. The subject parcels are currently zoned RE (Rural Estate). The owner of the parcel identified as PIN 858315538280 (PARID 00038409) is listed as Michael F. Burbidge, Bishop of the Roman Catholic Diocese of Raleigh, North Carolina; and the owner of the parcels identified as PIN 858315635655 (PARID 00991755) and PIN 858315635197 (PARID 10001608) is listed as F. Joseph Gossman, Bishop of the Catholic Diocese of Raleigh.

Figure 1: Vicinity & Current Zoning Map (Subject Property outlined in Red):

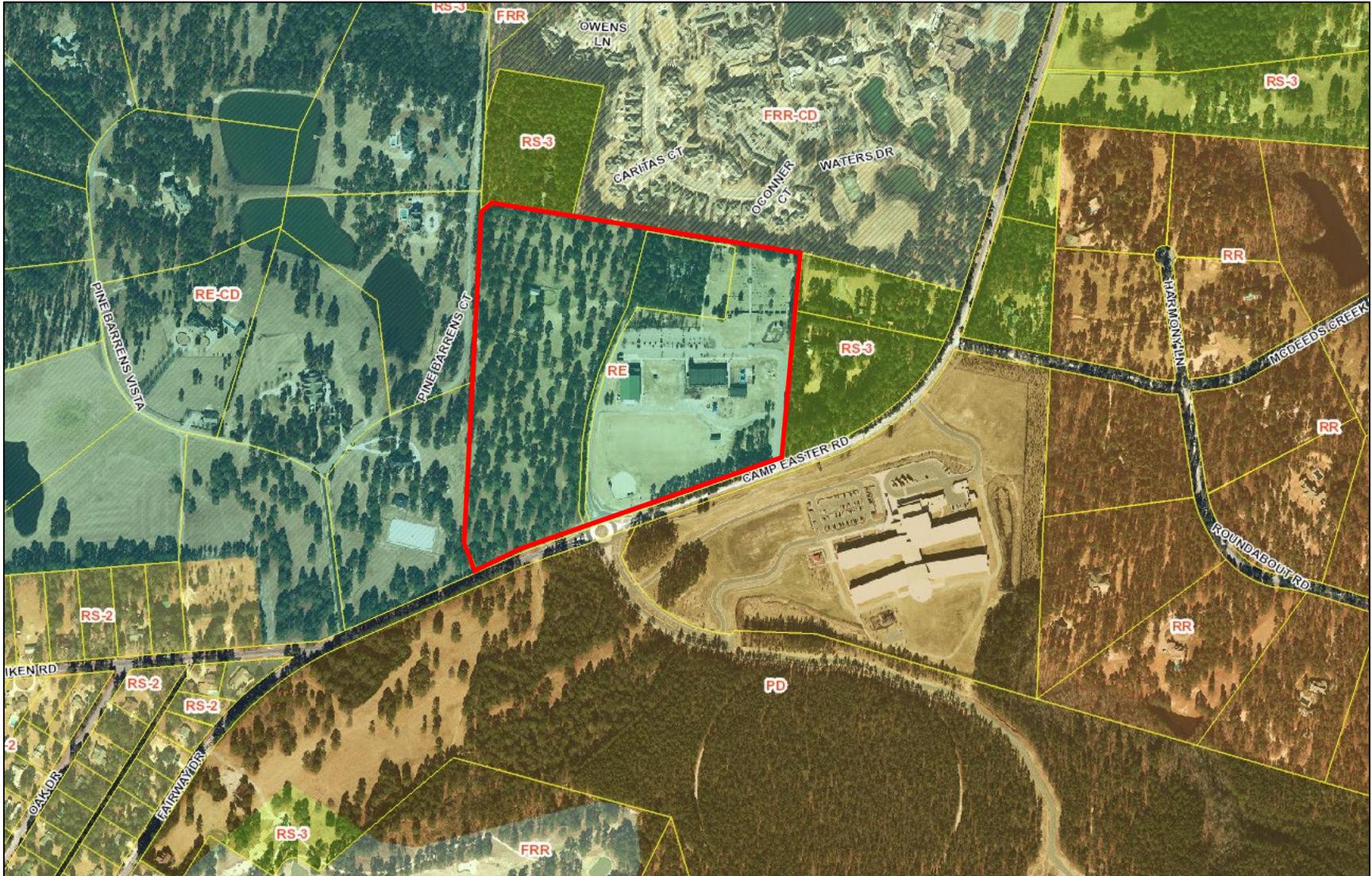


Figure 2: Aerial Image Looking Northeast at Subject Property (February 25, 2022):



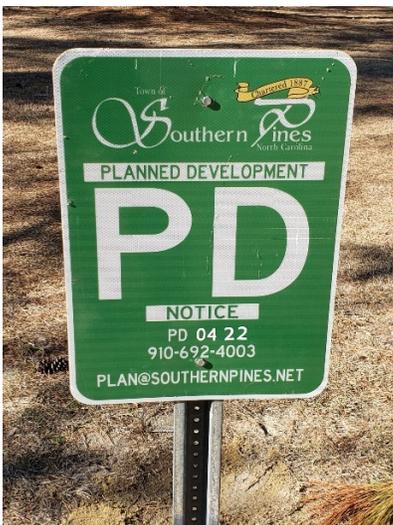
II. STAFF REVIEW:

A. Review Process:

Applications for a Planned Development District (PD) are reviewed in accordance with UDO §2.18. Creating a Planned Development District is a three-step process including Conceptual Development Plan (CDP), Preliminary Development Plan (PDP) and Final Development Plan (FDP). The first step, CDP, is when the unique zoning standards to which the entire project will be subject in the future are established via a rezoning process. This application is for a CDP.

B. Application Review Dates:

- Prior to submittal of the CDP application, the applicants held a Neighborhood Meeting on January 25, 2022 in compliance with UDO §2.18.3(D). Adjacent property notification, meeting minutes, copies of materials presented and a sign-in sheet from the meeting are all attached to this staff report.
- CDP Application Submitted: February 14, 2022
- Application Deemed Incomplete: February 21, 2022
- Application Deemed Complete: February 22, 2022
- Notice of March 24, 2022 Planning Board Public Hearing:
 - Posted On-site: March 2, 2022
 - Mailed to Adjacent Property Owners: March 4, 2022
 - Newspaper Publication Dates: March 9 & 16, 2022
 - Posted on Town website: March 3, 2022.
- Planning Board Regular Meeting: March 24, 2022
- Town Council Regular Meeting: April 12, 2022



C. Criteria for Review:

The criteria for review and approval of a Conceptual Development Plan (CDP) are found in UDO §2.18.4(H):

Conceptual Development Plan

1. *The proposed PDD satisfies the criteria for a zoning map amendment established in this chapter;*
2. *The Conceptual Development Plan represents an overall Development Pattern that is consistent with the goals and policies of the Comprehensive Plan, Official Zoning Map, Capital Improvements Program, and any other applicable planning documents adopted by the Town;*
3. *The proposed Development is appropriate for the area of the Town in which it is located; and*
4. *The proposed Development will not generate the need for inefficient extensions and expansions of public facilities, utilities and services.*

D. Staff Comments:

i. Consistency with Goals and Policies of the Comprehensive Long Range Plan (CLRP):

The subject property is designated “Residential” on the Future Land Use Map found in the 2016 Comprehensive Long-Range Plan. The “Residential” future land use designation is described in the CLRP as follows:

“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.”

The applicant has provided narratives addressing consistency of the proposed CDP with the Town’s Comprehensive Long-Range Plan. The applicant’s narratives are attached to this staff report.

ii. Consistency with Criteria for a Zoning Map Amendment and for a Conceptual Development Plan:

An application for approval of a Conceptual Development Plan (CDP) follows the procedure for a rezoning because the CDP document, once approved, will constitute the zoning of the subject properties.

The criteria against which a CDP shall be reviewed are found in UDO §2.18.4(H). The applicants have provided a narrative addressing the criteria for a CDP per UDO §2.18.4(H) and a narrative addressing the criteria for a zoning map amendment per UDO §2.18.4(A). Copies of the applicant’s narrative documents containing their

descriptions of the manner in which the project meets applicable criteria are attached to this staff report.

iii. Deviations from Unified Development Ordinance (UDO):

The proposed CDP proposes unique design standards, most of which equal or exceed the standards set forth in the UDO. The applicant has detailed all proposed modifications in Section 5.2.2 of the CDP. The following modifications are of particular interest for purposes of reviewing and considering the application:

- **Parking:** The proposed Planned Development calls for 500 parking spaces to serve the large religious institution land use. The applicant states that this exceeds UDO Exhibit 4-6, but that exhibit is a minimum parking requirement, not a maximum. The applicants may propose as much parking as they choose for consideration by the Planning Board and Town Council.
- **Transportation (Streets):** The proposed Planned Development makes clear that the internal transportation network may be built as private driveways, not public or private streets.
- **Sidewalks:** The proposed Planned Development requires sidewalks connecting buildings and parking areas, but not connecting uses on the campus. This is a deviation from UDO 4.11.15(D) that would require sidewalks to connect all on-site activity centers.

iv. Consultation with Technical Review Committee:

At this time, the TRC is unable to provide further specific feedback because much of the proposed CDP is zoning standards, not specific design to review. Due to the lack of specificity in the CDP regarding future land uses, specific location(s) of land uses and overall site layout (i.e. parking circulation, etc.) the TRC must wait and review more specific plans submitted with future applications for Preliminary Development Plans.

v. Noteworthy Project Elements for Planning Board & Town Council Consideration:

- The only allowed uses within the St. John Paul Planned Development are as follows, taken from Section 5.1 of the CDP:

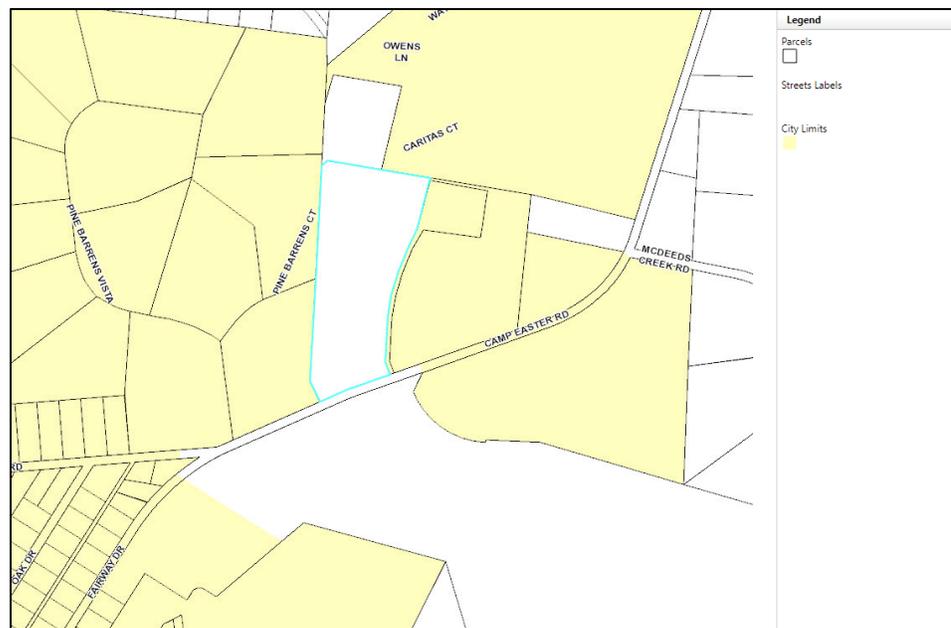
Primary Uses:

- Private School (Pre-K through 8th grade) LBCS-6110, 6121, 6122, 6125
- Religious Institution (large church) LBCS-6600
- Residential, single-family home (rectory) LBCS-1111

Accessory Uses:

- Administrative Services (associated with the school/church) LBCS-2421
- Athletic Fields / Tennis Courts / Playgrounds (associated with school/church)

- Cemetery (accessory to religious institution) LBCS 6720
 - Temporary Uses (subject to UDO 5.18 and 5.22 with permitting)
 - Accessory Uses (subject to UDO 5.3)
- The proposed Planned Development is located within the Little River Intake No. 2 Water Supply Watershed. Presently, all phases of development of the properties appear to involve built-upon area in excess of 24%. Rather than allocate 42.2 acres of exemption allocation to a project that appears to have a future built-upon surface of only 26.2% for the west parcel and 26.9% for the east parcel, planning staff recommends that Section 5.2.2 of the CDP be modified to restrict built-upon area to no more than 24% of the 42.2 acre Planned Development zoning district.
 - The western portion of the proposed Planned Development (Parcel ID 00038409) is not presently annexed into the Town of Southern Pines. Prior to approval of a Preliminary Development Plan for development of “Phase II,” the subject parcel should be annexed into the Town of Southern Pines.



- The applicants have provided information regarding an access easement along the west side of the property that has a noteworthy impact on site design and the use of buffers along the west boundary of the Planned Development.
- A Traffic Impact Analysis (TIA) is not required to be submitted with a Planned Development CDP application. General transportation planning information is provided on the CDP plan. A TIA will be required with each phase of development that will be reviewed individually as Preliminary Development Plans (PDP).

- The proposed Parking Setback directly adjacent to the required 20' Planted Buffer does not leave room for Vehicle Use Area Perimeter Landscaping which must be located with a planting area of no less than 10', per UDO 4.3.6(C)(2). Staff recommends maintaining the 20' buffer to comply with UDO Exhibit 4-2 and adding 10' between the buffer and the parking setback to accommodate perimeter parking standards.

III. Cooperating Agency Review and Comments:

A request for comments from agencies was emailed to representatives of the Town's Technical Review Committee (TRC), the North Carolina Department of Transportation (NCDOT), U.S. Fish and Wildlife Service, the Regional Land Use Advisory Commission (RLUAC) and Moore County Airport on March 3, 2022.

- Dagoberto JuarezPozos with NCDOT commented on March 4, 2022: *"Due to the expansion of the site they will need to submit a driveway permit. We will also need to see a more detailed breakdown of the land uses. Maximum number of students and a more definitive church size so we can run a trip gen and see if (any) roadway improvements are triggered."* A copy of NCDOT's comments are attached to this staff report.
- John McNeill and Vagn Hansen with the Regional Land Use Advisory Commission (RLUAC) provided written comments via email on March 8, 2022. A copy of RLUAC's comments are attached to this staff report.

IV. ATTACHMENTS:

The following materials are provided as attachments to this staff memorandum:

1. DRAFT Planning Board Resolution to Adopt a Written Recommendation
2. Design Narrative and Design Guidelines
 - a. CDP
 - b. Existing Property Information
 - c. Narrative Addressing CDP Criteria, UDO §2.18.4(H)
 - d. Narrative Addressing Rezoning Criteria, UDO §2.18.4(A)
3. Application and Support Documents
4. RLUAC Comments
5. NCDOT Comments

V. PLANNING BOARD ACTION:

A request for approval of a Conceptual Development Plan is a request for a rezoning. Per North Carolina General Statute 160D-604(d), prior to consideration by the Town Council of the proposed Planned Development District - Conceptual Development Plan (CDP), the Planning Board shall advise and comment on whether the proposed CDP is consistent with the Comprehensive Long Range Plan. The Planning Board shall provide a written recommendation to the Town Council that addresses plan consistency and other matters as deemed appropriate by the Planning Board, but a comment by the Planning Board that a proposed amendment is inconsistent with the comprehensive plan shall not preclude consideration or approval of the proposed amendments by the Town Council.

To assist the Planning Board in performing this task, town staff have prepared the following draft motions for the Planning Board’s consideration, possible modification as necessary, and adoption:

I move that after reviewing the proposed Conceptual Development Plan and considering the criteria for approval of a Planned Development District found in UDO §2.18.4(H):

1. The requested Conceptual Development Plan is consistent with the Comprehensive Long Range Plan for the reasons set forth in Attachment “A” of staff report PD-04-22;
2. The requested Conceptual Development Plan is consistent with the Comprehensive Long Range Plan for the reasons set forth in Attachment “A” of staff report PD-04-22 as revised by the Planning Board;
3. The requested Conceptual Development Plan is inconsistent with the Comprehensive Long Range Plan for the reasons set forth in Attachment “A” of staff report PD-04-22 as revised by the Planning Board;

I further move that the following other matters were considered by the Planning Board and shall be included with Attachment A by town staff as part of the Planning Board’s written recommendation to the Town Council:

1. The text of the CDP should be revised as follows:
 - a. Parking for religious institutions shall be limited to a maximum of one space for every four seats.
 - b. Sidewalks shall be required connecting parking areas and on-site activity centers as well as between on-site activity centers, per UDO 4.11.15(D).
 - c. A Preliminary Development Plan (PDP) will not be approved for Phase II until the subject property has been annexed into the Town of Southern Pines.
 - d. Add 10’ between east edge of 20’ planted buffer and west side of parking to accommodate both the required buffer and vehicle use area perimeter landscaping.

And, therefore, I move to:

1. Recommend approval of PD-04-22 to the Town Council;
2. Recommend conditional approval of PD-04-22 with conditions to revise the CDP to include issues set forth by the Planning Board;
3. Recommend denial of PD-04-22;



ATTACHMENT A

PLANNING BOARD RESOLUTION TO ADOPT A WRITTEN RECOMMENDATION FOR CONCEPTUAL DEVELOPMENT PLAN APPLICATION PD-04-22

WHEREAS, Section 160D-604(d) of the North Carolina General Statutes specifies that the Planning Board shall provide a written recommendation to the Town Council that addresses plan consistency and other matters as deemed appropriate by the Planning Board, but that a comment by the Planning Board that a proposed amendment is inconsistent with the comprehensive plan shall not preclude consideration or approval of the proposed amendment by the governing board.

WHEREAS, pursuant to Section 160D-701 of the North Carolina General Statutes, zoning regulations shall be made in accordance with a comprehensive plan and shall be designed to promote the public health, safety, and general welfare.

WHEREAS, the Planning Board conducted a public hearing on March 24th, 2022 for consideration of a Planned Development - Conceptual Development Plan for the St. John Paul Planned Development;

NOW, THEREFORE BE IT RESOLVED that the Planning Board finds and recommends to the Town Council that the Conceptual Development Plan application PD-04-22 is generally consistent with the Town of Southern Pines Comprehensive Long Range Plan (CLRP) because the entire subject property is specifically designated for a future land use of “Residential” and the proposed Conceptual Development Plan (CDP) allows land uses described in the CLRP as acceptable in the “Residential” future land use designation. The proposed CDP is located in an area of Southern Pines that is already transitioning from rural residential to residential and commercial. The proposed Planned Development is across the street from an approved 558-acre, mixed-use Planned Development that includes an existing elementary school, is in proximity to recently extended sewer and water facilities, is adjacent to, and accessed from, a recently improved roundabout intersection, and is adjacent to a large existing age-in-place senior housing facility. Prior to any future development, the developer will be required to meet the traffic analysis requirements of UDO §4.12, and will be required to meet the access improvement requirements of the North Carolina Department of Transportation for Camp Easter Road.

AND, THEREFORE, BE IT FURTHER RESOLVED that the following additional matters were considered by the Planning Board as a basis for a recommendation of approval to the Town Council regarding PD-04-22:

The text of the CDP should be revised as follows:

1. Parking for religious institutions shall be limited to a maximum of one space for every four seats.
2. Sidewalks shall be required connecting parking areas and on-site activity centers as well as between on-site activity centers, per UDO 4.11.15(D).
3. A Preliminary Development Plan (PDP) will not be approved for Phase II until the subject property has been annexed into the Town of Southern Pines.
4. Add 10' between east edge of 20' planted buffer and west side of parking to accommodate both the required buffer and vehicle use area perimeter landscaping.

ADOPTED this the 24th day of March, 2022.

Gary Carroll, Chairman

ATTEST:

Cindy Williams
Secretary to the Planning Board



Planned Development District **Conceptual Development Plan**

Prepared for:

St. John Paul II Catholic School Campus Master Plan

Submitted by:

Pete Bogle, AIA, LEED-AP
Principal Architect / Owner
Bogle Firm Architecture

and

Tony Bornhorst
Lead Project Manager
Rhetson Companies, Inc.

Planned Development District **Conceptual Development Plan Narrative & Design Guidelines** **St. John Paul II Catholic School & Future Church Campus Master Plan**

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1.0: PURPOSE / SUMMARY:

Request Rezoning for three parcels from RE to PD to establish zoning criteria for future development of the combined ±42.2 acre property and for the immediate purpose of constructing a New Classroom Building to replace mobile classroom units for St. John Paul II Catholic School.

- Need for Rezoning: Existing Pre-K through 8th grade school is non-compliant with current UDO, which only allows Elementary Schools within RE district. In order to build a permanent Classroom Building and remove mobile units, property must meet current UDO standards. Southern Pines Planning staff recommend rezoning to Planned Development (PD) as is consistent with the recently PD rezoned McDeed's Creek Elementary School directly across Camp Easter Road from the St. John's property. PD will establish zoning criteria to direct future phases of development on the entire 42.2 acre property.
- For clarity within this document:
 - "School Development" includes work proposed primarily on Parcel ID 10001608, which includes the existing St. John Paul II Catholic School facilities. Athletic fields shown on Parcel ID 00038409 are included within School Development.
 - "Church Development" includes work proposed solely on Parcel ID 00038409 and involves church facilities, parking lots, and drives.
- **Development Phasing**
 - Phase 1 – Immediate Need
 - New Classroom Building on previously prepared building pad
 - Expected Timeline = Completion within 2 to 3 years
 - Future Phases
 - Classroom Expansion Building adjacent to Phase 1
 - Expected Timeline = More than 10 years
 - Athletic Fields / Tennis Courts
 - Expected Timeline = 5 to 10 years
 - Church Facilities and parking
 - Expected Timeline = More than 10 years
 - New Rectory
 - Expected Timeline = 5 to 10 years



2.0: PROJECT OVERVIEW:

2.1 LOCATION

The proposed development is located along Camp Easter Road between Pine Barren's Court and McDeed's Creek Road. St. John Paul II Catholic School is the current major use of the site. Minor uses include a Rectory, a former horse stable building being used as school administration offices, and an existing cemetery. These parcels are within Southern Pines City limits and ETJ. Utilities are available to the site and are currently run into the site to a prepared building pad for the Phase 1 Classroom Building project. *See Appendix 1, Property Information*

2.2 DEVELOPMENT VISION:

Catholic School: St. John Paul II Catholic School seeks to replace the mobile classroom units with a ±56,000 square foot, permanent school building on the existing prepared building pad adjacent to the existing Activity building and expand their student population from 250 students to a maximum cap of 450 to 500 students (10 grade levels x 2 classrooms each). This permanent classroom building was anticipated and shown on the Activity Building project which was approved and constructed in 2017. Much of the infrastructure for the permanent classroom building was designed and installed as part of this most recent project (water/sewer/fire lines, stormwater management).

Catholic Church: Local Catholic Church leadership and the Roman Catholic Diocese of Raleigh see a need to respond to the continuing development in Southern Pines by building a larger church with seating up to 1,200 to accommodate the growing Catholic community. There is no established timeline for this new sanctuary and church campus

The Phase 1 classroom building will add approximately 30 to 40 parking spaces along the existing drive aisles within the center of the site. School traffic patterns will remain unchanged. As needs arise and funding is met, a tennis court complex and playground improvements will be constructed within the site, with the closest portion of the tennis court being greater than 75 feet from the east property line.

The future phase church facilities will be designed to present an architecturally attractive, large sanctuary building in view through the existing pine trees along Camp Easter Road. Administration, Classroom, and Parish Hall building(s) will be constructed of similar architectural detailing adjacent to the sanctuary, to establish a campus environment with potential fountains, wide sidewalks, formal landscaping, and other site appurtenances. In order to improve contextual appropriateness to adjacent residential districts, Major and Minor buildings have been defined at a threshold of 7,000 sf with greater setback requirements for Major buildings.

2.3 APPLICANT AND PROJECT TEAM:

The applicant is St. John Paul II Catholic School. Property Owner is the Roman Catholic Diocese of Raleigh. Consultants on the CDP are Rhetson Companies and Bogle Firm Architecture.

2.4 COMPLIANCE:

All development within the site must adhere to the approved standards and conditions stated in this document. As stated in UDO 3.5.14 "Development within a PD district shall occur in accordance with unique conditions and standards established during the rezoning process that may vary from those contained with other sections of the UDO." The conditions stated within this document shall supersede those established in the UDO. Each phase of development must submit and obtain approval of a Preliminary Development Plan (PDP). To the extent this document does not otherwise establish a development standard, the UDO standard in effect at the time of the application will apply.

3.0 CONCEPTUAL DEVELOPMENT PLAN APPLICATION, CHECKLISTS, & SUPPORT DOCUMENTS

See separate document, Exhibit A

4.0 EXISTING CONDITIONS

4.1 EXISTING NATURAL FEATURES

Existing trees and vegetation are the expected pine and hardwood mix typical to the area. Coverage on the west parcel is as expected for a former horse farm with scattered trees and no undergrowth. The Rectory parcel is more densely wooded and contains understory trees and shrubs. The existing School parcel is mostly open with clusters of trees around the perimeter and along the interior private road.

Land is relatively flat with a natural grade flow from Camp Easter Road (southern border) to the northwest corner of the property. High elevation is approximately 436' at Camp Easter Road (at traffic circle). Low elevation is approximately 418' near the northwest corner. Approximately 1,400 linear feet separate high and low elevations.

No streams, wetlands, or floodplains are present on the property. The property is identified as a WS-III-P watershed area for the Cape Fear Basin, Little River Stream. WS-III-P is defined by NCDEQ (15A NCAC 02B .0202) as "Moderately Developed" areas. WS-III has two intensity levels with CA (critical area) having greater requirements and PA (protected area) having lesser requirements.

Prevalent soil type is CaB (Candor fine sandy loam) with an average expected permeability of 6.0 to 20 inches per hour, a typical high-water table of greater than 6 feet and bedrock of greater than 60 feet. (USDA Soils Survey of Moore County, NC). Soils are generally highly permeable and well suited for underground stormwater control devices.

Approximately 2/3 of the site is within an Active Red Cockaded Woodpecker Foraging Area. Construction of Phase 1, Classroom Building, and other development that does not remove any pine trees, will not require a Woodpecker Survey. See letter from Dr. J. H. Carter, III & Associates, dated 22 October 2021. Development of any portion of the site that proposes tree removal will require further surveys.

4.2 EXISTING MAN-MADE FEATURES

The property contains many existing man-made features, including the Catholic School, Rectory, and horse barn / office building. Accessory structures include concession stand, dumpster pad / enclosure, playground canopies, and a storage shed (at horse barn). Paved private drives with parking areas provide connection to Camp Easter Road. A large, grassed area between the school and Camp Easter Road serves as both a baseball/softball and soccer field.

School Development: A building pad was prepared for the proposed Phase 1 Classroom Building. Stormwater calculations from the 2017 Activity Building project included impervious areas for the proposed Classroom Building. Sanitary sewer, water, power, telephone/data, and gas services are available at or very near this existing building pad, ready for use. The existing mobile classrooms will be removed once the Phase 1 Classroom Building is completed and occupied. Utility capacities for the Classroom Expansion will be further explored during the future phase PDP.

Church Development: Stormwater control facilities will be constructed as needed and may include underground detention systems similar to those installed on the school property. Utilities are available and existing on the existing School site. Phase 2 extensions of water, sewer, power, telephone/data, and/or gas will be made either on-site or along Camp Easter Road, whichever is deemed more appropriate during the PDP for that portion of the work.



4.3 EXISTING LEGAL FEATURES

Zoning information, property lines, rights-of-way, and easements can be seen on the Concept Development Plans, CDP1, CDP2, CDP3, and CDP4.

Ownership and Property Information is included in Appendix A of this document. Deeds are included in Exhibit A.

Adjacent parcel information can be seen on CDP1.

5.0 DEVELOPMENT CONDITIONS

5.1 ALLOWABLE USES

Uses within this PD will be limited to the following:

- PRIMARY USES
 - Private School (Pre-K through 8th grade) LBCS-6110, 6121, 6122, 6125
 - Religious Institution (large church) LBCS-6600
 - Residential, single-family home (rectory) LBCS-1111
- ACCESSORY USES
 - Administrative Services (associated with the school/church) LBCS-2421
 - Athletic Fields / Tennis Courts / Playgrounds (associated with school/church)
 - Cemetery (accessory to religious institution) LBCS 6720
 - Temporary Uses (subject to UDO 5.18 and 5.22 with permitting)
 - Accessory Uses (subject to UDO 5.3)
- Other uses not listed here are excluded from this PD.

5.1 LAND USE

Land use areas are defined on the Conceptual Design Plan. Uses from 5.1 shall be implemented within the areas outlined on this plan. Accessory Uses are not limited to specified areas.

- Total land area = ±42.2 acres
- Existing Built-Upon Area = 9% Impervious

Built-Upon / Impervious Areas are projected as follows at the completion of each phase as listed:

- PHASE 1 Classroom Building = 12% Impervious Maximum
- FUTURE PHASE Classroom Expansion and Tennis Courts = 15% Impervious Maximum
- FUTURE PHASE Church Development = 30% Impervious Maximum
 - Note: 5/70 Exemption will be required for WS-III-P compliance once built-upon areas exceed 24%.

5.2 DEVELOPMENT STANDARDS / ADDITIONAL DESIGN CONDITIONS

In general, dimensional standards for the development including building heights, buffers, setbacks, and landscaping will follow the standard UDO unless modified within this document. Any modified standard in this document will supersede the UDO requirements.

5.2.1 Basis: Unless modified herein, development and design standards will meet the most restrictive requirement of the zoning districts adjacent to the development site (RE, RS3, FRR)

5.2.2 Summary of PD Development Standards

- Maximum Building Height: 2 stories + 35 feet to upper floor ceiling height. Buildings will have pitched roofs or parapets that face front and side yards.
 - More restrictive than 4.2.1(F) & (H)
 - Height of spires is unlimited and regulated per 4.2.1(I)



- Setbacks:
 - Front Yard = 40 feet from ROW / 70 feet from centerline of Camp Easter Road (RE)
 - Side Yard, West = 50 feet to Parking, 75 feet to Minor Buildings, 100 feet to Major Buildings (major/minor as defined by 5.15 = 7,000 sf)
 - Side Yard, East = 15 feet (RE)
 - Rear Yard = 30 feet (RS3)
- Buffers:
 - Existing 18' easement must be maintained along west property line. Future development will improve this easement as a paved drive.
 - In order to maintain this easement, drive will run parallel within buffer. Landscaping will be provided to screen drive.
 - Side Yard, West = 10 feet landscaped buffer from property line to drive
 - Side Yard, West = 20 feet landscaped buffer on east side of improved drive
- Lot Size, Density, and Lot Width (per RE)
- Landscaping: per UDO requirements except as follows
 - Buffers for PDD as established above.
 - NOTE: Proposed buffer at west property line is based on UDO Exhibit 4-2 buffer requirements between RE and GB. Per UDO 5.15 Supplemental Requirements for Religious Institutions only allows large Religious Institutions in GB district. Thus, buffer required width is based on GB district.
 - Buffers will become required with development activity per parcel.
 - West buffer will be required with development of church and parking lot.
 - Phase 1 Classroom Building, Future Phase Classroom Expansion, and Tennis Courts do not require additional buffers but will require existing buffers to be maintained or replaced.
 - Landscaping for Vehicle Use Areas, per UDO 4.3.6
 - NOTE: Added parking spaces at Existing Cemetery are below the 5,000 sf threshold for Internal Parking Lot listed in UDO 4.3.6(B)(3)
 - NOTE: Added parking spaces south of new Classroom Building are below the 5,000 sf threshold for Internal Parking Lot listed in UDO 4.3.6(B)(3)
- Off Street Parking: UDO Exhibit 4-6 shall apply with the following calculations and modifications
 - Elementary and Middle School = 1.175 spaces per classroom x 46 classrooms (Phase 1 + Future) = 55 spaces required (no modification)
 - Bicycle Parking = 0.25 per classroom x 46 classrooms = 12 spaces
 - NOTE: Provided parking spaces shown on CDP at school development = ±160 spaces (125 existing).
 - Church Development: Minimum number of spaces required by Diocese exceeds Exhibit 4-6. Parking areas will be designed with curb and gutter as necessary to capture and control stormwater toward underground basins or similar stormwater control systems.
- Lighting: UDO 4.8 shall apply with the following modifications
 - School Development: New lighting shall comply with UDO. Existing lighting shall remain if unaltered by development.
 - Church Development: New lighting shall comply with UDO and...
 - Parking lot lighting shall be full cut-off, dark-sky compliant, LEDs
 - Parking lot lighting shall be self-dimming with motion sensors per parking section (defined by landscape islands) – OR – Parking lot lighting shall be on timers set to come on at dusk and turn off at



- 11:00 PM. Church reserves the right to leave lights on during special events as defined in Accessory Uses UDO 5.3.
 - Building mounted area lights facing adjacent properties shall be controlled with parking lot lights.
 - Building mounted area lights may provide illumination for security purposes within the site and are subject to UDO 4.8
 - Development / Building Standards: UDO 4.10 shall apply unless modified by other sections within this document.
 - Transportation (Streets) UDO 4.11 shall apply with the following notes
 - Existing streets serving School Development were designed with the permanent Classroom Buildings in mind. Traffic patterns will not be changed with School Development
 - Church Development will require further TIA during PDP phase of development. As shown, the majority of traffic ingress and egress will be directed through the traffic circle on Camp Easter Road.
 - Distance between center of traffic circle and centerline of Improved Drive at west property line is approximately 565 feet. Driveway permitting will be required per NCDOT during PDP phase of Church Development.
 - All streets shown on CDP are intended to remain as Private Streets.
 - 4.11.14(B): Private drives do not serve multiple lots and therefore are not required to be built with the same standards and specifications as would apply to public streets.
 - 4.11.14(B) shall not apply to Deeded Easement access to 6 acre tract in northwest corner (Parcel ID 00038796)
 - 4.11.15(B): Church development drives will comply as required.
 - 4.11.15: Sidewalks will connect parking lots to the closest major building but will not be required to connect between uses except as shown on CDP.
 - Supplemental Conditions for Specific Uses (UDO 5.15 Religious Institutions)
 - 5.15.1(A): PD shall allow Large Religious Institutions (seating capacity of largest assembly area greater than 250 seats).
 - 5.15.6 Setbacks for Large Religious Institutions:
 - To encourage construction of smaller scale buildings adjacent to residential properties in this PD, and in lieu of 3 story allowed by 4.2.1(F) and 50 foot height allowed for Religious Institutions by 4.2.1(H), this PD establishes setbacks and buffers for Major and Minor building sizes based on the 7,000 sf definition in 5.15.6.
 - Major Building: Setback from Residential Property Line = 100 feet
 - Minor Building: Setback from Residential Property Line = 75 feet
 - Buffers are as established above.

APPENDIX 1

EXISTING PROPERTY INFORMATION:

Property Information by parcel

- **School Property:**
 - Property Owner: Roman Catholic Diocese, Raleigh
 - Parcel ID: 10001608
 - Address: 2878 Camp Easter Road (school mailing address is 2922 Camp Easter)
 - Acres: 17.47 acres
 - Current Zoning: RE
 - Current Use: Pre-K through 8th Grade Private Catholic School, associated athletic fields, and existing cemetery
 - Watershed: WS-III-P ; Basin = Cape Fear ; Stream = Little River
 - Property Description: Existing property is located on the north side of Camp Easter Road between Pine Barrons Vista to the west and McDeed's Creek Road to the east. Structures consists of an existing Pre-K through 8th grade private Catholic School with Activity Building, mobile classroom buildings, athletic fields, out-buildings, and associated parking, drives, etc. Civil drawings from the Activity building project (2009) included utilities and storm water control for planned New Classroom Building. An existing cemetery is located in the northeast corner of the property. The site is relatively flat with an overall slope from southeast to northwest and is located within the WS-III-P watershed.
 - Utilities: The site currently has access to public water, public sewer, electrical, gas, telephone, cable, and internet services. A building pad, sewer and water connections, and stormwater control were provided for the proposed new classroom building during the construction of the Activity Building.
 - The proposed development will not require any utility extensions.

- **Rectory Property:**
 - Property Owner: Roman Catholic Diocese, Raleigh
 - Parcel ID: 00991755
 - Address: 2952 Camp Easter Road
 - Acres: 3.91 acres
 - Current Zoning: RE
 - Current Use: Residential
 - Watershed: WS-III-P ; Basin = Cape Fear ; Stream = Little River
 - Property Description: Existing property is located on the north side of Camp Easter Road between Pine Barrons Vista to the west and McDeed's Creek Road to the east. Property is mostly wooded and structures consists of an existing large estate house that is currently being used as a Rectory by the Diocese.
 - Utilities: The existing estate house currently has water, septic, electrical, telephone, cable, and internet services.
 - No development is proposed to this parcel and thus no utility extensions.

- **Former Horse Farm Property:**
 - Property Owner: Roman Catholic Diocese, Raleigh
 - Parcel ID: 00038409
 - Address: 2978 Camp Easter Road
 - Acres: 20.82 acres
 - Current Zoning: RE
 - Current Use: Existing offices above horse barn being used by school. No other current use.



- Watershed: WS-III-P ; Basin = Cape Fear ; Stream = Little River
- Property Description: Existing property is located on the north side of Camp Easter Road between Pine Barrons Vista to the west and McDeed's Creek Road to the east. Existing property was a former horse farm with one horse barn (offices above), a utility shed, scattered trees within open pasture area. The existing horse barn / office currently has water, septic, electrical, telephone, cable, and internet services.
 - No development is proposed to this parcel during this phase of work
 - Utilities are available along Camp Easter Road to be extended into the site as needed for future development of potential church facilities. More study will be required to evaluate these if the diocese moves forward with development of this site.



APPENDIX 2

CONCEPTUAL DEVELOPMENT PLAN CRITERIA:

Responses to UDO Section 2.18.4(H) Conceptual Development Plan Criteria

- 1) *The proposed PDD satisfies the criteria for a zoning map amendment established in this chapter*

This CDP conforms to all applicable provisions of Chapter 2 of the Southern Pines UDO. The narrative describes compliance and is further demonstrated by responses to UDO Section 2.17.9 Criteria for Zoning Map Amendments below.

- 2) *The Conceptual Development Plan represents an overall Development Pattern that is consistent with the goals and policies of the Comprehensive Plan, Official Zoning Map, Capital Improvements Program, and any other applicable planning documents adopted by the Town.*

This CDP seeks consistency with the goals and policies of the UDO by the following:

- a) The CDP district supports the existing St. John Paul II Catholic School and provides UDO compliant means for expansions through master planned and phased growth.
- b) The CDP limits the potential uses of the site to only those listed within the PD documents and establishes land areas where these uses may be expected to occur within the Concept Development master plans.
- c) The CDP establishes setbacks and buffers to minimize impact to adjacent residential properties.
- d) This CDP establishes these regulations and proposed development patterns in general and requires a PDP process for each of the development phases.

- 3) *The proposed Development is appropriate for the area of the Town in which it is located;* The School Development portion of this CDP proposes expansion of the existing Pre-K through 8th grade school. McDeed's Elementary School was recently constructed directly across Camp Easter Road from the St. John Paul II site, thus supporting that area is appropriate for educational facilities.

Development of a Catholic Church adjacent to the Catholic School is a reasonable and congruous use within the 42.2 acre total site. The proposed future church facilities are an appropriate use within the developing residential zoned neighborhoods. Churches traditionally serve communities and thus are appropriately developed within growing residential areas. Care will be taken to assure that the future church is developed with minimal adverse effects to existing residences.

Camp Easter Road, the new traffic circle, and the planned extension road from the traffic circle, south, will be studied during the Church Development PDP to assure transportation support is adequate or to identify additional needs, remembering that traffic for Church use is heavy only at very limited times through the week, which are also generally times when other traffic is light.

- 4) *The proposed Development will not generate the need for inefficient extensions and expansions of the public facilities, utilities, and services.*

The site has access to public water, sewer, electrical, gas, telephone/data and other utilities currently being used on site by the Catholic School. The proposed CDP will not require public utility extensions.

APPENDIX 3

ZONING MAP AMENDMENT CRITERIA:

Responses to UDO Section 2.17.9 Criteria for Zoning Map Amendments

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

This CDP is consistent with the Comprehensive Plan – Southern Pines’ Vision (Chapter 2)

- **Natural resources will be protected, with sustainable growth and development:** School development will be accomplished on the existing building pad, thus minimizing any loss of natural resources. Church development will seek to maintain as many existing trees as is reasonably appropriate to the development needs. Further woodpecker foraging area studies will be performed prior to Church development.
- **Economic development efforts will diversify employment opportunities and create a more sustainable local economy:** The expanded school will employ more teachers, but of greater impact is that the expanded school will provide additional private schooling options to help attract more families to seek jobs within the area. Church development will have a similar economic affect.
- **Education opportunities will be available for residents of all ages:** Rezoning will allow for the construction of the new classroom building which will increase the total number of students which directly increases the education opportunities for Pre-K through 8th grade students.
- **Recreational opportunities meeting the diverse needs of residents will be met through public and private facilities and services:** Athletic fields are currently made available to outside groups who are connected to the school or Catholic community.
- **Goal G1 – Community Well-Being:** School Development will allow St. John Paul II Catholic School to serve more students, hire more teachers, and build a wider community of parents, supporters, and alumni. Church Development will respond to the continuing development in Southern Pines by providing a larger church with seating up to 1,200 to accommodate the growing Catholic community. These have direct positive impact on Community Well-Being.
- **Goal G2 – Natural Resources:** Construction of the New Classroom Building will be on a previously prepared building pad. No trees will be removed for this proposed construction. Church Development will seek to minimize loss of trees and will require more study to ensure that natural resources are carefully managed.
- **Goal G3 – Downtown:** The proposed CDP is not within the Downtown area.
- **Goal G4 – Neighborhoods:** School Development is built within the center of the existing campus and will have no adverse impact on neighboring properties. Proposed PD establishes setbacks, buffers, and landscaping requirements that minimize impact to neighbors for the Church Development phase. Traffic studies will be performed during PDP of Church Development, bearing in mind that heavy traffic for a church happens at minimal hours each week and is generally during low traffic volume days and times.
- **Goal G5 – Horse Country:** The proposed CDP has no adverse to existing equestrian facilities. Church Development is on land that was prepared for but not used as a horse farm. The open pasture aesthetic of “horse country” will be reflected in the final campus design by maintaining perimeter trees and as many of the pasture trees as is reasonably conducive to the development goals.

- **Goal G6 – Parks & Open Space:** The proposed CDP maintains large open spaces to be used as athletic fields, playgrounds, and other outdoor spaces for the school. The existing cemetery will be a permanent open space.
- **Goal G7 – Golf:** N/A
- **Goal G8 – Mobility:** N/A
- **Goal G9 – Connections:** N/A
- **Goal G10 – Economy:** The expanded school will employ more teachers, but of greater impact is that the expanded school will provide additional private schooling options to help attract more families to seek jobs within the area. Church development will have a similar economic affect.
- **Goal G11 – Housing:** N/A
- **Goal G12 – Fiscal Health and Public Services:** The proposed School Development does not require extensions of any public utility or public services and therefore will not be a burden on municipal funds. Church Development will require utilities to be run to the parcel. These may be either private, on-site extensions or minor public extensions, whichever is deemed more appropriate during the PDP / engineering portion of the Church Development phase.
- **G-13 Growth:** The proposed School Development and Church Development will serve as a catalyst for growth of families considering a move to the area as both school and church will be able to serve a larger population.
- **G14 – Community Involvement:** N/A.

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, rezoning may promote mixed uses subject to a high degree of design control.*

- The proposed School Development is an expansion of the site’s current use. The proposed rezoning to PD will not change the use, but instead will allow the existing school to replace their mobile classroom units with a permanent building and to expand the study body to their goal of 450 to 500 students, as was outlined by the school in their approved 2017 Activity Building project.

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.*

- Adjacent property to the south of the site was rezoned PD for the new McDeed’s Creek Elementary School.
- Church Development adjacent to the school is an appropriate connection of uses.
- St. Joseph of the Pines, a large, Catholic-based senior living community owned by the Diocese, is located adjacent to the project site.

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.*

- School Development will provide private education opportunities to more students within a permanent structure. In comparison to the mobile classrooms currently being used, this new structure will be visually more attractive, will



provide greater safety for students, be more energy efficient, and provide a healthier interior environment for students and staff.

- Church Development will provide worship opportunities to fit the needs of the growing Catholic population of the area. Churches, by nature, promote the health, safety, and welfare of the community.
- No historic or cultural places will be affected by the proposed 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.*

- The planned growth of St. John Paul II Catholic School will allow provide private education opportunities to more students, thus serving a greater number of families to help meet the growing residential population in Southern Pines.
- Future Church Development will respond to the growing Catholic population in the Southern Pines area.

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.*

- Existing property is a total of approximately 42.2 acres. Existing site Built-Upon / Impervious areas calculate to approximately 9%.
- Built-Upon / Impervious Areas are projected as follows at the completion of each phase as listed:
 - PHASE 1 Classroom Building = 12% Impervious Maximum
 - FUTURE PHASE Classroom Expansion and Tennis Courts = 15% Impervious Maximum
 - FUTURE PHASE Church Development = 30% Impervious Maximum
 - Note: 5/70 Exemption will be required for WS-III-P compliance once built-upon areas exceed 24%.

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

- None submitted.

H. **Applicant Representations.** *Except for rezoning requests submitted in accordance with the provisions herein for conditional zoning 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.*

- The proposed PD district does not increase the range of permitted uses on the site, rather limits the uses and adds control to the site based on the required master plan. Therefore, a possible range of uses is not of concern.

APPENDIX 4

CONCEPTUAL TRANSPORTION PLAN:

Responses to Conceptual Transportation Checklist from UDO Appendicies

- A. *The project boundary and the area surrounding the project that is included in the Conceptual Transportation Plan.*
See Overview Concept Plan, sheet CDP1 for graphics depicting CTP.
- B. *Proposed transportation facilities within the project boundary including:*
- 1) *Location and type of transportation facilities. Examples may include (but are not limited to) streets, sidewalks, bridges, shared-use paths and trails.*
See CDP1 for location of private drives, parking lots, and sidewalks
 - 2) *Location and type of intersections where transportation facilities cross.*
See CDP1 for intersections. Intersections on site are private and controlled with signage. Connection to Camp Easter Road is discussed below.
 - 3) *Location and type of stormwater management facilities that will serve proposed transportation facilities.*
See CDP1 for locations of existing and proposed stormwater management facilities. Existing stormwater devices were designed with capacity to serve Phase 1 Classroom Building. Engineering will be submitted in PDP to verify. Future stormwater devices will be of similar underground design, which are appropriate for the sandy soil types found on site and will be located within the general areas shown on CDP1.
 - 4) *Identification of street classifications (arterial, collector, local, service, etc.).*
 - All existing roadways are privately owned and in good condition.
 - Private Driveway: Drive from Rectory to intersection at Camp Easter Road. This section of roadway is primarily an access to the future Rectory, serves as the deeded easement for Parcel ID 00038796, and provides a secondary connection to Camp Easter Road from the rear Church Development Parking lots.
 - All other transportation facilities are privately owned connections from parking lots to existing privately owned, existing drives.
 - 5) *Identification of ownership arrangement for proposed transportation facilities (public or private).*
Privately owned.
 - 6) *For transportation facilities that are to be privately owned, information on long term maintenance and replacement of facilities.*
Maintenance of privately owned paved surfaces shall be the sole responsibility of the property owner.
 - 7) *Estimated rights of way necessary for proposed transportation facilities.*
Deeded Easement, per description from deed, is 18 feet.
No other rights of way are proposed for transportation facilities
 - 8) *Cross-section illustrations with labelled dimensions of proposed transportation facilities.*
See CTP1, attached below.
 - 9) *Identification and description of unique transportation elements to be utilized within the project. Examples may include (but are not limited to) complete streets, traffic calming, noise mitigation, public art, landscaping and wayfinding.*
See descriptions of buffering and easements in PD Design Guidelines.
- C. *For proposed transportation facilities within the project boundary that deviate from the standard design requirements found in Chapter 4 of the UDO, clear identification of the deviation(s) and explanation of the purpose of the deviation(s).*

No deviations. All paved areas are private drives and parking lot access / drive aisles.

- D. *Location of proposed connection points or "gateways" between project transportation facilities and existing or future community transportation facilities. Include a description of the reason for the selected locations as well as a discussion of compliance with basic transportation engineering concepts with regard to the selected locations.*

Existing connections to Camp Easter Road will remain at the traffic circle and approximately 825 feet east of the traffic circle.

Existing connection to Camp Easter Road will be improved at the exiting deeded easement connection, approximately 565 feet west of the traffic circle.

- E. *Route distances and approximate travel times from project gateways to common community destinations. Examples may include (but are not limited to) shopping centers, schools, parks, major employers and downtown.*

Site is roughly 3 miles North of Downtown Southern Pines, along Fairway and Midland Roads, with an approximate travel time of less than 5 minutes.

Site is roughly 4.5 miles East of the traffic circle at US Hwy 15/501, along Aiken Road, Pee Dee Road, and Highway 2, with an approximate travel time of less than 10 minutes.

- F. *An inventory of existing community transportation facilities in the vicinity of the proposed development including:*

- 1) *Location and type of facility,*

Primary arterial road = Camp Easter Road

- 2) *Connectivity to other community facilities*

Camp Easter Road / Fairway Drive provides connection to US Hwy 2 to the southwest (less than 2 miles), then connection to US Hwy 1 (less than ½ mile) to the east or connection to the traffic circle at US Hsy 15/501 to the west (3.5 miles).

- 3) *Information on the condition and capacity of each facility*

Existing transportation facilities are in good condition. A recent TIA was performed in association with the McDeed's Elementary School site development by Kimberly Horn. St. John Paul II Catholic School was interviewed as part of this TIA and reported their growth goals of a 500 student body prior to the design of the existing traffic circle.

- G. *A description of entitled development projects in the vicinity of the proposed development that involve planned improvements to community transportation facilities.*

McDeed's Creek Elementary School (PD district zoning)

- H. *Planned improvements to community transportation facilities intended to mitigate impacts of the proposed development. Examples may include (but are not limited to) improvements to connectivity, safety, capacity and aesthetics.*

Improved connection to Camp Easter at existing deeded easement, including appropriate site triangles, pavement design, etc.

- I. *If the timeline for completion of any portion of the transportation facility improvements associated with the project does not match the overall project timeline or phasing plan as set forth in the Conceptual Development Plan, a separate timeline or phasing plan for transportation facility improvements shall be included in the Conceptual Transportation Plan.*

School Development will not require any transportation facility improvements. Proposed transportation improvements will be implemented with the Church Development phase of the proposed CDP.

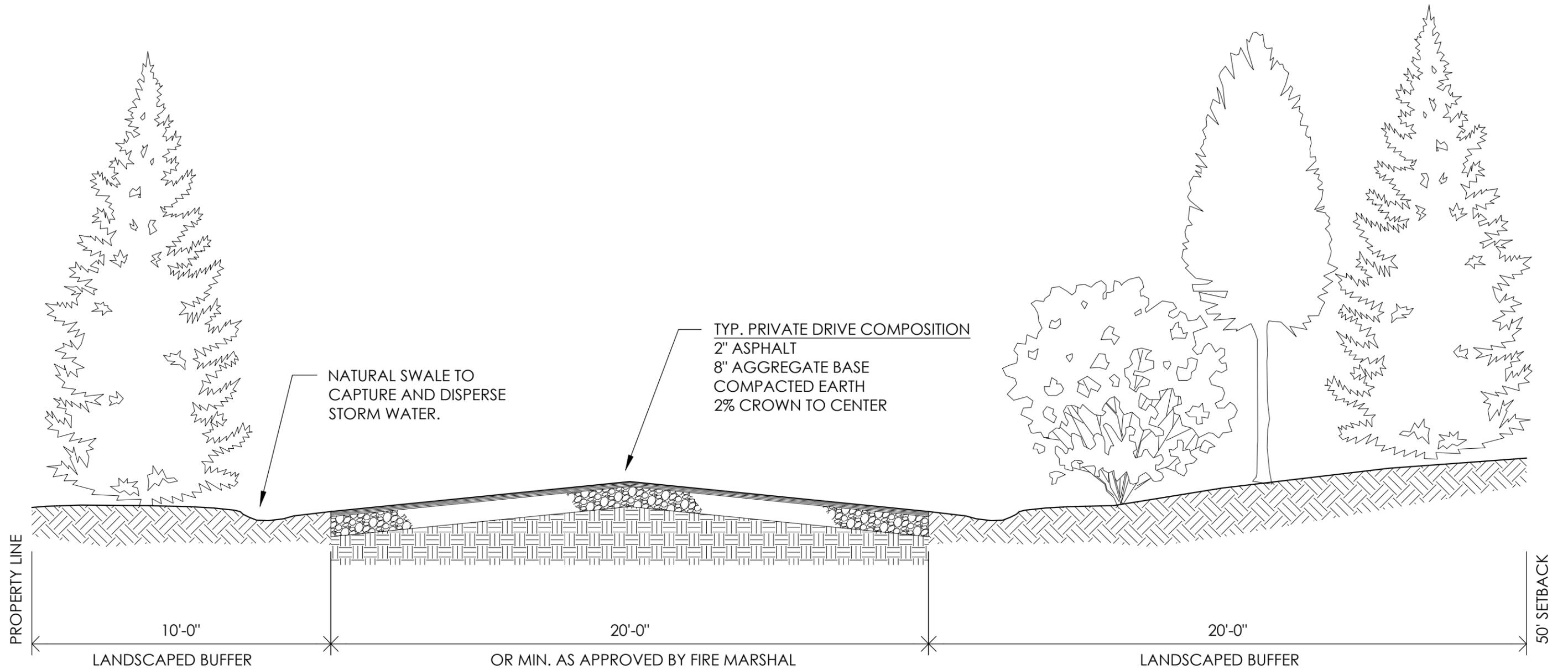
- J. *Name and professional affiliation(s) of the individual(s) that prepared the CTP.*

Pete Bogle, AIA, LEED-AP

Principal / Owner

Bogle Firm Architecture, PLLC





CTP1 PRIVATE DRIVE SECTION

SETBACKS AND BUFFERS SHOWN ARE AS DESCRIBED IN THE PD DESIGN GUIDELINES N.T.S.
ALONG THE WEST PROPERTY LINE.

OTHER PRIVATE DRIVES CURRENTLY EXISTING ON SITE AND WILL REMAIN UNCHANGED.

PARKING LOT ACCESS DRIVE AND OTHER PAVING WILL BE FURTHER DEFINED DURING THE PDP SUBMITTAL FOR THAT PHASE OF THE WORK.

FURTHER ENGINEERING DURING PDP SUBMITTAL RESERVES THE RIGHT TO PROPOSE IMPROVEMENTS OR ALTERNATIVES TO DRIVE SECTION SHOWN HERE.



Planned Development District **Conceptual Development Plan**

EXHIBIT A

Checklists, Applications and Additional Documentation

Prepared for:

St. John Paul II Catholic School Campus Master Plan

Checklists

- PDD CDP Checklist
- Appendix A – CDP Application Checklist
- Appendix A – Conceptual Transportation Checklist

REQUIRED APPLICATION MATERIALS:

-  **Application fee** in the amount of **\$1,800.00**.
-  **Completed Application** for a Planned Development District - Conceptual Development Plan signed by the applicant.
-  **Appointment of Agent**, if applicable, signed by the property owner(s) and the agent.
-  **List of Adjacent Property Owners:** Please list all properties that are that are within two hundred (200) feet of the outermost boundaries of the subject property (**not counting streets, railroads or other transportation corridors**). Attach additional pages if needed. No fewer than ten (10) property owners shall be notified by mail.
-  **Deed** copy to provide proof of ownership and property boundaries.
-  **Written narrative:** It is the responsibility of the applicant to demonstrate compliance with all applicable criteria. Please address **UDO §2.18.4(H) Criteria (1) through (4)**. The list of criteria is attached.
-  **Additional documentation:** Additional text and/or maps to demonstrate consistency with the approval criteria listed in **UDO §2.18.4(H) Criteria (1) through (4)**.
-  **Neighborhood meeting materials:** Submit copies of graphics presented at the meeting; a copy of the sign-in sheet showing attendees; representations made by the Applicant regarding the proposed development; and a summary of public comments and responses.
-  **PDD Conceptual Development Plan:** One (1) full-size copy of a scaled drawing (1" to 100') of the entire tract to be subdivided. Please refer to the **UDO Appendices** to obtain plan requirements.
-  **Nature of service:** Planned utility services and providers.
-  **Drainage concept plan** if applicable.
-  **Conceptual Transportation Plan** if applicable.
-  **Electronic copy (PDF) of all application materials** submitted to plan@southernpines.net.

PLEASE SUBMIT ONLY ONE (1) COMPLETE SET OF ALL MATERIALS.

REVIEW AND APPROVAL:

1. **Staff review:** Planning staff will review the application and notify the applicant if additional information or materials are needed.
2. **Public hearings:** The applicant is expected to attend a public hearing on the application before the Planning Board and before the Town Council the following month. (Please refer to the **Application Processing Timeline** to determine the hearing dates.) The Planning Board will recommend approval, conditional approval or denial to the Town Council. The Town Council will consider that recommendation, as well as evidence and testimony presented, and approve, conditionally approve or deny the request.
3. **Approval:** Please see **UDO §2.18.4(I) Effect of Approval**.

PLANNED DEVELOPMENT DISTRICT CONCEPTUAL DEVELOPMENT PLAN APPLICATION CHECKLIST

Process Overview

Decision Making Body	Review	Recommend	Decision
Technical Review Committee	X		
Director	X		
Planning Board		X	
Town Council			X
X = indicates required action ● = indicates action that may be applicable based on potential impacts.			

Submittal Requirements*

Please include the following information on all applications for a PDD Conceptual Development Plan. If any of the information or required materials is missing or incomplete, the application will not be processed.

-  **PROOF OF OWNERSHIP** – Filed deed, vendor’s lien, act of donation or tax assessment with legal description.
-  **DEVELOPMENT NAME** (if applicable) – The proposed name must be unique and not similar to an existing subdivision in the Town.
-  **NOTIFICATION MATERIALS** – List of the owners of all property located within 200 feet of the perimeter of the property being rezoned and including not fewer than the 10 closest property owners.
-  **NEIGHBORHOOD MEETING RECORDS** – Records shall include the following:
 - a. Copies of graphics presented at the meeting;
 - b. A copy of the sign-in sheet showing attendees;
 - c. Representations made by the Applicant regarding the proposed development; and
 - d. A summary of public comments and responses provided by the Applicant.
-  **PDD CONCEPTUAL DEVELOPMENT PLAN** – Copies (4 full sized, 1 11” by 17” copy and digital copy) of scaled drawing (1” to 100’ or other scale approved by the Director) of the entire tract to be subdivided showing:
 - a. property boundaries;
 - b. a project location map at a scale of one (1) inch equals two thousand (2,000) feet or other scale approved by the Director;
 - c. the location and right-of-way width of public streets and roads adjoining, providing access to, or crossing the property;
 - d. the location and proposed functional classification of proposed public and private streets;
 - e. the location and size of proposed development areas, their proposed uses, amount of development (maximum dwelling units for residential, maximum square footage of building area for non-residential) and proposed Built-Up Area for each development

- area if within Watershed Protection Overlay District;
- f. the location and area of common areas, open spaces and water bodies;
- g. the location of easements for pipelines, utilities, drainage or other purposes; and
- h. proposed phasing schedule for development and infrastructure and delivery of building lots, if applicable.



NATURE OF SERVICES – Planned utility services and providers.



DRAINAGE CONCEPT PLAN (*if applicable*) - see separate checklist.



CONCEPTUAL TRANSPORTATION PLAN (*if applicable*) - see separate checklist.



WRITTEN NARRATIVE - describing the application's consistency with the Conceptual Development Plan, the UDO, and any other applicable regulations.



APPLICATION FEE – as specified in Appendix H.



SIGNED APPLICATION – by the applicant or authorized agent. A property owner authorized agent requires an affidavit giving permission to sign the application.



ADDITIONAL DOCUMENTATION – Additional text and/or maps provided to demonstrate consistency with the approval criteria in section 2.17 of the UDO.

**Additional information may be required. Fees are subject to change.*

CONCEPTUAL TRANSPORTATION PLAN CHECKLIST

A Conceptual Transportation Plan submitted with a Conceptual Development Plan shall consist of text, photos, illustrations and maps as necessary to provide the following information:

- A. The project boundary and the area surrounding the project that is included in the Conceptual Transportation Plan.
- B. Proposed transportation facilities within the project boundary including:
 - (1) Location and type of transportation facilities. Examples may include (but are not limited to) streets, sidewalks, bridges, shared-use paths and trails.
 - (2) Location and type of intersections where transportation facilities cross.
 - (3) Location and type of stormwater management facilities that will serve proposed transportation facilities.
 - (4) Identification of street classifications (arterial, collector, local, service, etc.).
 - (5) Identification of ownership arrangement for proposed transportation facilities (public or private).
 - (6) For transportation facilities that are to be privately owned, information on long-term maintenance and replacement of facilities.
 - (7) Estimated rights of way necessary for proposed transportation facilities.
 - (8) Cross-section illustrations with labelled dimensions of proposed transportation facilities.
 - (9) Identification and description of unique transportation elements to be utilized within the project. Examples may include (but are not limited to) complete streets, traffic calming, noise mitigation, public art, landscaping and wayfinding.
- C. For proposed transportation facilities within the project boundary that deviate from the standard design requirements found in Chapter 4 of the UDO, clear identification of the deviation(s) and explanation of the purpose of the deviation(s).
- D. Location of proposed connection points or "gateways" between project transportation facilities and existing or future community transportation facilities. Include a description of the reason for the selected locations as well as a discussion of compliance with basic transportation engineering concepts with regard to the selected locations.
- E. Route distances and approximate travel times from project gateways to common community destinations. Examples may include (but are not limited to) shopping centers, schools, parks, major employers and downtown.
- F. An inventory of existing community transportation facilities in the vicinity of the proposed development including:
 - (1) Location and type of facility,
 - (2) Connectivity to other community facilities,
 - (3) Information on the condition and capacity of each facility,
- G. A description of entitled development projects in the vicinity of the proposed development that involve planned improvements to community transportation facilities.

- H. Planned improvements to community transportation facilities intended to mitigate impacts of the proposed development. Examples may include (but are not limited to) improvements to connectivity, safety, capacity and aesthetics.
- I. If the timeline for completion of any portion of the transportation facility improvements associated with the project does not match the overall project timeline or phasing plan as set forth in the Conceptual Development Plan, a separate timeline or phasing plan for transportation facility improvements shall be included in the Conceptual Transportation Plan.
- J. Name and professional affiliation(s) of the individual(s) that prepared the CTP.

Application & Forms

- PDD CDP Application
- Applicant Signature Page
- Appointment of Agent Forms (Bogle Firm & Rhetson)



Planned Development District Conceptual Development Plan Application

Fee: \$1,800.00

Date Received: _____

Case No.: PD-____-____

Project Information:

Project Name: St. John Paul II Catholic School & Future Church

Physical address: 2878, 2952, & 2978 Camp Easter Road, Southern Pines

PIN: 858315538280, 858315635655, & 858315635197 Parcel ID: 00038409, 00991755, & 10001608

Site Size: 20.82, 3.91, & 17.47 acres Zoning: RE

Applicant:

Name(s): Very Reverend John J. Forbes, VF

Email: fr.john.forbes@raldioc.org Phone: 919.353.4960

Mailing Address: 300 Dundee Rd. Pinehurst, NC 29374

Authorized Agent, if different from Applicant:

Name(s): Pete Bogle, AIA - Principal/Owner - Bogle Firm Architecture

Email: pete@boglefirm.com Phone: 704.638.2015

Mailing Address: 110 N Main St., Suite 200, Salisbury, NC 28144

Legal Property Owner(s), if different from Applicant:

Name(s): Luis Rafael Zarama, Bishop of the Roman Catholic Diocese of Raleigh, NC

Email: Michael.Wengenroth@raldioc.org Phone: 919.728.7125

Mailing Address: 7200 Stonehenge Drive, Raleigh, NC 27613

Owner's Contact: Michael Wengenroth, AIA
Dir. of Property, Construction and Risk Management
The Catholic Diocese of Raleigh

TO THE TOWN OF SOUTHERN PINES PLANNING BOARD AND TOWN COUNCIL:

I, the undersigned, do hereby make application to and petition the Planning Board and Town Council for approval of a Planned Development District – Conceptual Development Plan as required by the Town of Southern Pines Zoning Ordinance. The following information is submitted in support of this application:

The property which is the subject of this application is located on the NORTH side of CAMP EASTER RD. (St./Ave.), between PINE BARRENS VISTA (St./Ave.) and MCDEEDS CREEK (St./Ave.). The property has a frontage of ± 1435 feet and a depth of ± 925 to 1630 feet.

The request is based upon **Section 2.18** of the **Town of Southern Pines Unified Development Ordinance**. The proposed use of the property is as follows:

Private Catholic School PreK-8th (6120 current use), Rectory (1110, current use), Cemetary (current use), Athletic Fields (as part of 6120 current use)
Education High School (6123 potential future use), Religious Institution (6600 potential future church)

Date: 2/7/2022


Applicant

PLANNING DEPARTMENT
TOWN OF SOUTHERN PINES
plan@southernpines.net (910) 692-4003 www.southernpines.net

APPOINTMENT OF AGENT

Pete Bogle, AIA
Principal Architect / Owner
Bogle Firm Architecture

The undersigned owner(s), Luis Rafael Zarama, Bishop, hereby appoint(s) Bogle Firm Architecture as the exclusive agent for the purpose of making an application to the Town of Southern Pines for the approval of the Planned Development District – Conceptual Development Plan described in the attached application. The owner(s) hereby agree(s) that this agent has the authority to act for and on behalf of the owner(s) as follows:

1. to submit an application and required supplemental materials;
2. to appear at public meetings and give representation and comments on behalf of the owner(s);
3. to accept conditions or recommendations made by the Town of Southern Pines Planning Board and Town Council for the approval of a Planned Development District – Conceptual Development Plan; and
4. to act on behalf of the property owner(s) without limitations with regard to any and all things directly or indirectly connected with or arising out of any application for a Planned Development District –Conceptual Development Plan under the Southern Pines Unified Development Ordinance.

This Appointment of Agent shall remain in effect until final resolution of the attached application.

Signed this 31ST day of January, 2022.

FOR LUIS RAFAEL ZARAMA, BISHOP
BY ATTORNEY-IN-FACT:

Russell Selway
Property Owner

Property Owner

Agent

APPOINTMENT OF AGENT

Tony Bornhorst
Rhetson Companies, Inc.

The undersigned owner(s), Luis Rafael Zarama, Bishop, hereby appoint(s) Tony Bornhorst Rhetson Companies, Inc. as the exclusive agent for the purpose of making an application to the Town of Southern Pines for the approval of the Planned Development District – Conceptual Development Plan described in the attached application. The owner(s) hereby agree(s) that this agent has the authority to act for and on behalf of the owner(s) as follows:

1. to submit an application and required supplemental materials;
2. to appear at public meetings and give representation and comments on behalf of the owner(s);
3. to accept conditions or recommendations made by the Town of Southern Pines Planning Board and Town Council for the approval of a Planned Development District – Conceptual Development Plan; and
4. to act on behalf of the property owner(s) without limitations with regard to any and all things directly or indirectly connected with or arising out of any application for a Planned Development District -Conceptual Development Plan under the Southern Pines Unified Development Ordinance.

This Appointment of Agent shall remain in effect until final resolution of the attached application.

Signed this 31ST day of January, 2022.

FOR LUIS RAFAEL ZARAMA, BISHOP
BY ATTORNEY-IN-FACT:

Russell Celwaga

Property Owner

Property Owner

Agent

UDO §2.18 Planned Development

§2.18.4(H) Conceptual Development Plan Criteria

- (1) The proposed PDD satisfies the criteria for a zoning map amendment established in this chapter;
- (2) The Conceptual Development Plan represents an overall Development Pattern that is consistent with the goals and policies of the Comprehensive Plan, Official Zoning Map, Capital Improvements Program, and any other applicable planning documents adopted by the Town;
- (3) The proposed Development is appropriate for the area of the Town in which it is located; and
- (4) The proposed Development will not generate the need for inefficient extensions and expansions of public facilities, utilities and services.

List of Adjacent Property Owners

**St. John Paul Catholic School, Southern Pines
Surrounding Property Owners List**

SJPCS Properties:

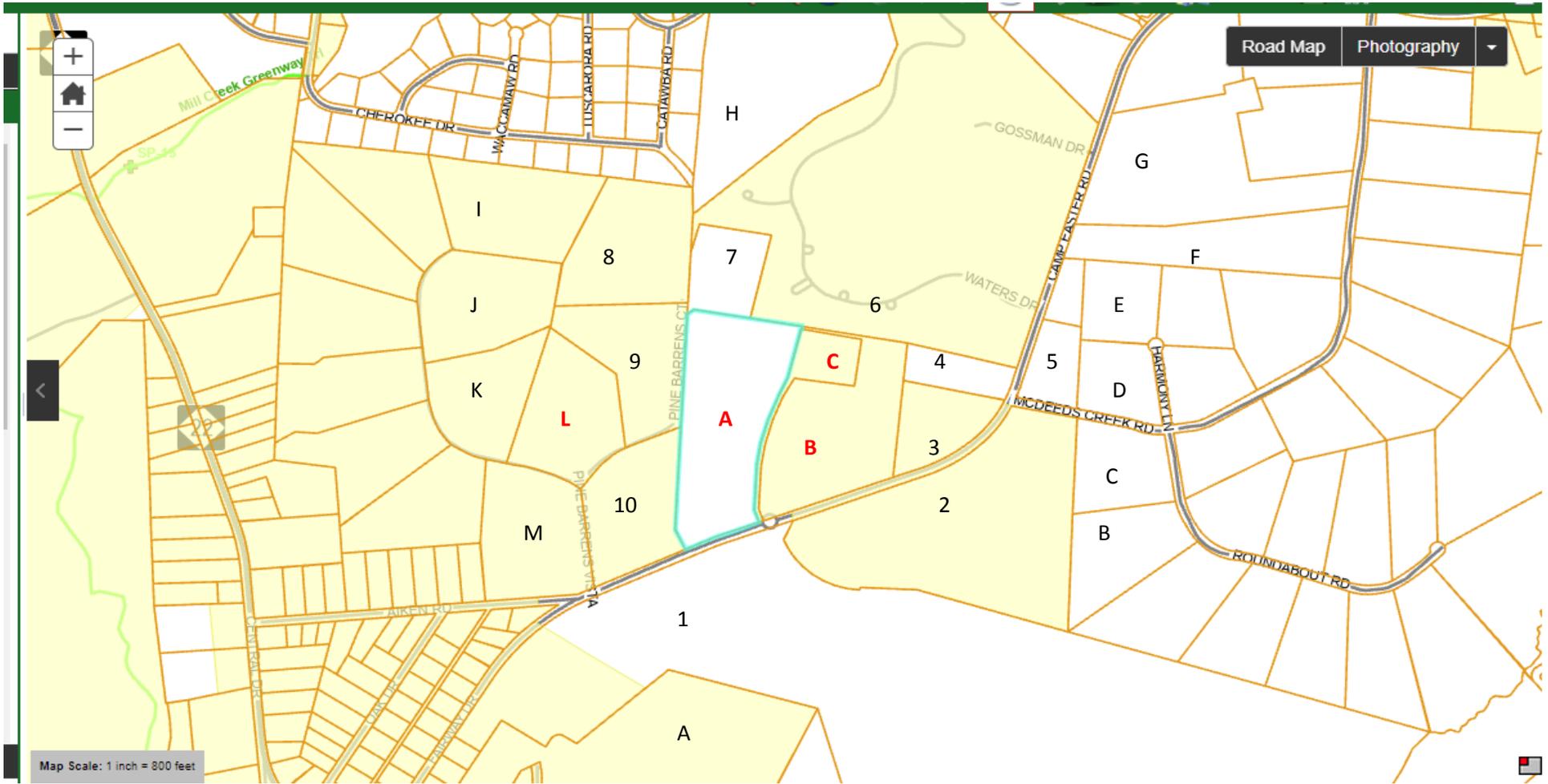
- A.** 2978 Camp Easter Rd
- B.** 2878 Camp Easter Rd
- C.** 2952 camp Easter Rd

Required List of Owners:
(within 200 feet, minimum of 10)

1. Knollwood Partners, LLC
1010 Midland Rd
Southern Pines, NC 28387
2. County of Moore
PO Box 905
Carthage, NC 28327
3. Benjamin Cramer
2795 Camp Easter Rd
Southern Pines, NC 28387
4. William Johnstone
2764 Camp Easter Rd
Southern Pines, NC 28387
5. Robert Pecha
2741 Camp Easter Rd
Southern Pines, NC 28387
6. St Joseph of the Pines
C/O Trinity Senior Living Communities
17410 College Parkway, Ste 200
Livonia, MI 48152
7. Robert & Mary Carrington
PO Box 1276
Southern Pines, NC 28388-1276
8. Robin Cummings
265 Pine Barrens Vista
Southern Pines, NC 28387
9. Lloyd & Sheri Sullivan
PO Box 406
Southern Pines, NC 28388-0406
10. James & Frances Current
141 Pine Barrens Ct
Southern Pines, NC 28387

Secondary List of Owners:
(beyond required notification range)

- A. Pineneedles Co Club Inc
1010 Midland Rd
Southern Pines, NC 28387-0088
- B. Stephen Gent
420 Roundabout Rd
Carthage, NC 28327
- C. Jonathan Drew
635 McDeeds Creek Rd
Carthage, NC 28327
- D. Sharon Hakas
530 McDeeds Creek Rd
Southern Pines, NC 28387
- E. George Rhodes
150 Harmony Lane
Southern Pines, NC 28387
- F. Lucy Miller – Arrowhead Farms
2635 Camp Easter Rd
Southern Pines, NC 28387
- G. Connemara Farm, LLC
PO Box 336
Pinehurst, NC 28370
- H. Pinehurst Area Realty, Inc.
PO Box 1511
Pinehurst, NC 28370
- I. Thomas McFadyen
245 Woodland Drive
Pinehurst, NC 28374
- J. Donald & Laurie Trexler
PO Box 2288
Southern Pines, NC 28388
- K. Peter & Corine Longanbach
290 Pine Barrens Vista
Southern Pines, NC 28387
- L. Peter & Joanne Mace
PO Box 2605
Southern Pines, NC 28388-2605
- M. Adam Kiker
140 Aqua Shed Ct
Aberdeen, NC 28315



Deeds & Proof of Ownership

FOR REGISTRATION REGISTER OF DEEDS

Judy D. Martin
Moore County, NC
June 01, 2012 01:46:47 PM
Book 4034 Page 345-347
FEE: \$26.00

HM

NC REVENUE STAMP: \$1,500.00
INSTRUMENT # 2012007969



INSTRUMENT # 2012007969

Hayed

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,500.00
Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: _____

This instrument was prepared by: H. Chalk Broughton, Jr. of Poyner Spruill LLP, Attorneys at Law
P.O. Box 371, Southern Pines, NC 28388

Brief description for the Index: **20.82 acres, McNeill Township**

THIS DEED made this **22** day of **May**, 2012, by and between

GRANTOR	GRANTEE
<p>DONALD W. LONGSTREET, Unmarried P.O. Box 56 Southern Pines, NC 28387</p>	<p>MICHAEL F. BURBIDGE, BISHOP of the Roman Catholic Diocese of Raleigh, North Carolina 715 Nazareth Street Raleigh, NC 27506-2187</p>

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situate near the Town of Southern Pines, McNeill Township, Moore County, North Carolina and more particularly described as follows:

SEE "EXHIBIT A" ATTACHED WHICH IS INCORPORATED BY REFERENCE AS IF FULLY SET FORTH HEREIN

Parcel ID: 00038409
Former Horse Farm property
2978 Camp Easter Road

The property hereinabove described was acquired by Grantor by instruments recorded in Record Book 3607, Page 109, and Record Book 957, Page 11, Moore County Registry.

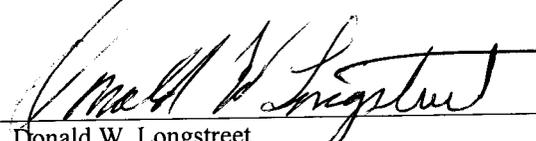
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

1. 2012 ad valorem property taxes to the County of Moore, not yet due and payable, to be prorated between the parties herein at closing.
2. Reservations, restrictions, and easements of record which are enforceable against the property.
3. Rights of others in and to the access easements running along the western boundary of the property.
4. Zoning ordinances of the Town of Southern Pines.
5. Right of way of Camp Easter Road as shown on Plat described above.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.


 _____ (SEAL)
 Donald W. Longstreet

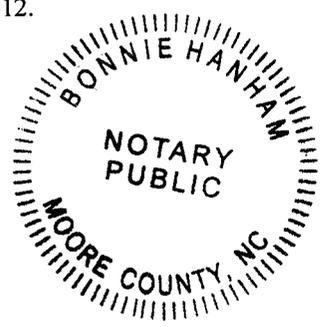
By: _____ (SEAL)

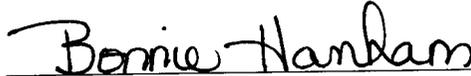
By: _____ (SEAL)
 Title: _____

By: _____ (SEAL)
 Title: _____

State of North Carolina - County of Moore

I, Bonnie Hanham, a Notary Public of the County and State aforesaid, certify that **DONALD W. LONGSTREET, Unmarried**, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal, this 22nd day of May, 2012.





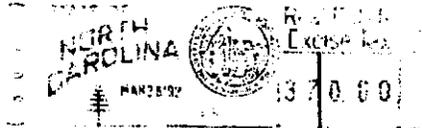
 Notary Public
 Bonnie Hanham
 Print or Type Name of Notary Public
 My Commission Expires: July 5, 2015

EXHIBIT A

All that certain tract or parcel of land comprising 20.82 acres, more or less, as more particularly shown on a survey entitled "Survey for Roman Catholic Diocese of Raleigh, North Carolina, 20.82 acres", dated May 2, 2012 and revised May 8, 2012, prepared by Ryan McBryde, PLS, and recorded in Plat Cabinet 15, Slide 660, Moore County Registry.

806 Bethesda Ave
Asheboro, N.C. 27315

TAX ADDRESS
RECORDING \$10.00
STAMP 370.00
TOTAL \$380.00



BOOK PAGE
00827 00079

Mar 26 2 29 PM '92

MRS. JUDITH M. ADAMS
REGISTER OF DEEDS
MOORE COUNTY, N.C.

Excise Tax Recording Time, Book and Page

Tax Lot No. Parcel Identifier No.
Verified by County on the day of 19
by

Mail after recording to Arthur Rowe
155 E. New Hampshire Rd. Southern Pines, N. C. 28387
This instrument was prepared by Barclays Bank of North Carolina
Brief description for the index 6.13 acres
Camp Easter Road

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 17th day of March, 1992, by and between

GRANTOR	GRANTEE
BARCLAYS BANK OF NORTH CAROLINA P. O. Box 31488 Charlotte, N. C. 28231	Robert W. Carrington and Mary Frances Carrington

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.
The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.
WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Moore County, North Carolina and more particularly described as follows:

See Exhibit A Attached Hereto

Rowe

14-3993

Parcel ID: 00038409
Former Horse Farm property
DEEDED EASEMENT

The property hereinabove described was acquired by Grantor by instrument recorded in Book 794 at Page 42
of the Moore County Registry

A map showing the above described property is recorded in Plat Book _____ page _____

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

All applicable zoning and land use ordinances, statutes and regulations, 1992 and valorem taxes; and all applicable restrictive covenants and easements of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

BARCLAYS BANK OF NORTH CAROLINA

(Corporate Name)

By: [Signature]
Senior Vice President

ATTEST: [Signature]
Assistant Secretary (Corporate Seal)

USE BLACK INK ONLY

(SEAL)
(SEAL)
(SEAL)
(SEAL)

SEAL-STAMP

NORTH CAROLINA, _____ County.

I, a Notary Public of the County and State aforesaid, certify that _____ Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this _____ day of _____, 19____.

My commission expires: _____ Notary Public

SEAL-STAMP

NORTH CAROLINA, Mecklenburg County.

I, a Notary Public of the County and State aforesaid, certify that Caryn R. Johnson personally came before me this day and acknowledged that s. he is Assistant Secretary of Barclays Bank of North Carolina a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its Senior Vice President, sealed with its corporate seal and attested by herself as its Assistant Secretary. Witness my hand and official stamp or seal, this 17th day of March, 1992.

My commission expires: April 29, 1994 Mary A. Miller Notary Public

North Carolina--Moore County

The foregoing Certificate(s) of Mary A. Miller, Notary Public

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

Judith M. Adams REGISTER OF DEEDS FOR MOORE COUNTY

By [Signature] Deputy/Assistant - Register of Deeds

A certain tract of land located North of the Town of Southern Pines and lying about 600 yards North of State Road No. 1853 (Aiken Road), adjoining the lands of Kelly Miller, et al on the North, East, and South and the 18 feet wide Camp Easter Road on the West, described as follows: BEGINNING at iron stake, said stake lying in the east line of the 18 feet wide Camp Easter Road, located from the beginning monument of the Edwin Longcope 275 Acre Tract as recorded in Deed Book 184 at Page 116 in the Office of the Register of Deeds for Moore County, said monument lying in the west side of the Camp Easter Road, S 4 55' W 193.00 feet to a concrete monument, also in the west side of the Camp Easter Road; thence N. 18 06' E 78.92 feet to the point of Beginning; running thence as a new line the following calls; N 18 06' E 199.28 feet to a concrete monument, at the end of a wire fence; thence S 77 54' E 468.20 feet to a concrete monument, near the intersection of the wire fence with another wire fence; thence with the wire fence S 16 15' W 584.62 feet to an iron stake near the intersection of a wire fence with along the north side of a soil road, N 77 58' W 397.15 feet to an iron stake, in the east side of the 18 feet wide Camp Easter Road; thence with the east side of the Camp Easter Road, N 4 46' E 388.52 feet to the point of beginning, containing 6.00 acres more or less and being a portion of the Edwin Longcope 275 acre tract as recorded in Deed Book 184 at Page 116 in the office of the Register of Deeds for Moore County, North Carolina.

ACCESS EASEMENT TO 6.00 ACRE TRACT

BEGINNING at an iron stake, said stake being in the east line of the 18 feet wide Camp Easter Road and being the southwest corner of the above described 6.00 acre tract, running thence with the south line of the 6.00 acre tract, S 77 54' E 27.00 feet; thence S 50 06' W 37.77 feet to the east side of the 18 feet wide Camp Easter Road; thence with the east side of the Camp Easter Road N 4 55' E 30.00 feet to the point of beginning, and being an easement across the Kelly Miller et al property. Also conveyed is the right to use the 18 foot wide Camp Easter Road that extends from Aiken Road (S.R. No. 1853) northerly to the Camp Easter in the Pines Property.

ACCESS EASEMENT TO 6.00 ACRE TRACT

BEGINNING at an iron stake, said stake being in the east line of the 18 feet wide Camp Easter Road and being the southwest corner of the above described 6.00 acre tract, running thence with the south line of the 6.00 acre tract, S 77 54' E 27.00 feet; thence S 50 06' W 37.77 feet to the east side of the 18 feet wide Camp Easter Road; thence with the east side of the Camp Easter Road N 4 55' 30.00 feet to the point of beginning, **and being an easement across the Kelly Miller et al property. Also conveyed is the right to use the 18 foot wide Camp Easter Road that extends from Aiken Road (S.R. No. 1853) northerly to the Camp Easter in the Pines Property.**

Tax Address Same

FOR REGISTRATION REGISTER OF DEEDS
JUDY D. MARTIN
MOORE COUNTY, NC
2002 MAR 28 11:35:54 AM
BK: 1958 PG: 523-527 FEE: \$425.00
NC REVENUE STAMP: \$402.00
INSTRUMENT # 2002005989

Excise Stamps \$

Recording Time, Book & Page

Drafted by John M May, Attorney at Law
No Title Examination by drafting attorney
Pinehurst, NC 28374

Brief Description for Index 18.23 acres, McNeills Twp

UPDATED SURVEY AND
GIS SHOWS 17.47 ACRES

NORTH CAROLINA GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED made this 26th day of March, 2002, by and between **Royal & Ancient Investors, Ltd., a North Carolina limited partnership** (hereafter "Grantor"), of Southern Pines, NC, and **F. Joseph Gossman, Bishop of the Catholic Diocese of Raleigh** (hereafter "Grantee")

WITNESSETH

The Grantor, for valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in/near the Town of Southern Pines, McNeills Township, Moore County, North Carolina, and more particularly described as follows

See Exhibit "A" attached hereto and herein incorporated by reference

Subject and together with utility easements and restrictive covenants that are enforceable against the property, if any, and the lien for ad valorem property taxes for the current year to be prorated at closing

The property hereinabove described was acquired by Grantor by instrument recorded in Book 783, Page 405, Moore County Registry

Hayes

Parcel ID: 10001608
Current School property
2878 Camp Easter Road

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions noted herein

The designations "Grantor" and "Grantee" as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context

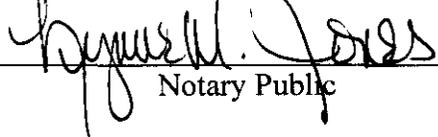
IN WITNESS WHEREOF, the Grantor has hereunto caused this Deed to be executed in its appropriate capacity, the day and year first above written

ROYAL & ANCIENT INVESTORS, LTD

By 
Kelly R. Miller, General Partner

NORTH CAROLINA, MOORE COUNTY

I, Notary Public of the County and State aforesaid, certify that Royal & Ancient Investors, Ltd , by and through its General Partner, Kelly R Miller, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument Witness my hand and official stamp or seal, this 26 day of March, 2002

My commission expires _____ 
Notary Public

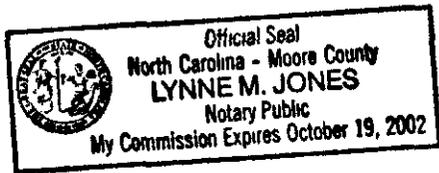


EXHIBIT "A"

That certain tract or parcel of land situated on the north side of State Road 1853 about 330 yards west of McDeeds Creek Road, bounded on the west by Longstreet, on the north by St Joseph of the Pines, and on the east by Black and Storch and being more particularly described as follows BEGINNING at an existing iron stake in the centerline of State Road 1853, a common corner with Storch, thence as the centerline of State Road 1853 South 70 degrees 25 minutes 50 seconds West 927 97 feet to an existing iron stake, thence leaving the road North 20 degrees 58 minutes 09 seconds West 130 80 feet to an existing iron stake, thence North 3 degrees 40 minutes 19 seconds East 306 50 feet to an existing iron stake, thence North 9 degrees 15 minutes 47 seconds East 149 39 feet to an existing iron stake, thence North 16 degrees 32 minutes 22 seconds East 170 79 feet to an existing iron stake, thence North 23 degrees 11 minutes 38 seconds East 183 57 feet to an existing iron stake, thence North 26 degrees 58 minutes 47 seconds East 128 29 feet to an existing iron stake, thence North 14 degrees 29 minutes 40 seconds East 341 05 feet to an existing iron stake; thence North 18 degrees 35 minutes 11 seconds East 12 39 feet to an existing iron stake in the St Joseph line, thence South 80 degrees 22 minutes 56 seconds East 317 08 feet to an existing iron stake, thence South 79 degrees 44 minutes 44 seconds East 376 31 feet to an existing iron stake, a corner with Black, thence South 5 degrees 43 minutes 29 seconds West 261 32 feet to an existing concrete monument, a corner with Black and Storch, thence South 4 degrees 03 minutes 32 seconds West 675 06 feet to an existing iron stake, the Beginning point, containing **22.14 acres**, more or less

THERE IS EXCEPTED FROM THE ABOVE DESCRIBED PROPERTY A 3.91 ACRE TRACT DESCRIBED AS FOLLOWS:

EXHIBIT "A"

A certain tract or parcel of land in McNeills Township, Moore County, North Carolina, near the town of Southern Pines, fronting on the northwest side of State Road No. 1853 about 0.6 miles east of its intersection with N.C. Hwy. No. 22, and being described as follows:

Beginning at a corner in the centerline of the pavement of State Road No. 1853, said beginning corner being located N88°30'E 559.33 feet from a concrete monument on the east side of the paved drive leading from State Road No. 1853 to Camp Easter, said concrete monument being the southwest corner of the Edwin Longcope 275 acre tract recorded in Deed Book 184 at Page 116 in the Moore County Registry, said concrete monument also being the northwest corner of the Edwin Longcope 0.40 acre Kelly parcel; running thence from the beginning leaving State Road No. 1853 the following six calls that lie on the west side of the 10 foot wide paved drive that leads from State Road No. 1853 to the Longcope residence; N18°52'W 130.29 feet; N05°55'E 305.80 feet; N11°25'E 149.37 feet; N18°41'E 170.81 feet; N25°20'E 183.56 feet; N29°08'E 128.27 feet to an iron pipe near a fence; thence a new line N16°39'E 341.21 feet to an iron pipe on the south side of a soil drive; thence a new line generally along the south edge of a soil drive S77°57'E 399.09 feet to an iron pipe on the south edge of said soil drive; thence S11°14'W 324.24 feet to an iron pipe at the edge of a field; thence N80°02'W 388.93 feet to a corner on the east side of the aforementioned 10 foot wide paved drive; thence the following six calls that lie on the east side of the said 10 foot wide paved drive; S33°10'W 142.61 feet; S25°20'W 179.76 feet; S18°41'W 167.17 feet; S11°25'W 146.03 feet; S05°55'W 297.72 feet; S18°52'E 124.55 feet to the centerline of the pavement of State Road No. 1853; thence as the centerline of the pavement of State Road No. 1853 S72°38'W 30.00 feet to the point of beginning containing 3.91 acres more or less and being a portion of the Edwin Longcope 275 acre tract recorded in Deed Book 184, at Page 116, in the Moore County Registry.

The above described 3.91 acre tract being subject to the right of way of State Road No. 1853.

FOR REGISTRATION REGISTER OF DEEDS
JUDY D. MARTIN
MOORE COUNTY, NC
2002 MAR 28 11:35:54 AM
BK: 1958 PG: 519-522 FEE: \$1,019.00
NC REVENUE STAMP: \$999.00
INSTRUMENT # 2002005988

~~5999 00~~
Excise Stamps \$1,000.00

Recording Time, Book & Page

Drafted by John M. May, Attorney at Law
No Title Examination by drafting attorney
Pinehurst, NC 28374

Brief Description for Index 3.91 acres, McNeills Twp

NORTH CAROLINA GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED made this 26th day of March, 2002, by and between **Kelly R. Miller and wife, Peggy A. Miller** (hereafter "Grantor"), of Southern Pines, North Carolina, and **F. Joseph Gossman, Bishop of the Catholic Diocese of Raleigh** (hereafter "Grantee")

WITNESSETH

The Grantor, for valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in/near the Town of Southern Pines, McNeills Township, Moore County, North Carolina, and more particularly described as follows

See Exhibit "A" attached hereto and herein incorporated by reference

Subject and together with utility easements and restrictive covenants that are enforceable against the property, if any, and the lien for ad valorem property taxes for the current year to be prorated at closing

The property hereinabove described was acquired by Grantor by instrument recorded in Book 783, Page 405, Moore County Registry.

Hayes

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions noted herein

The designations "Grantor" and "Grantee" as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context

IN WITNESS WHEREOF, the Grantor has hereunto set their hands and seals, the day and year first above written

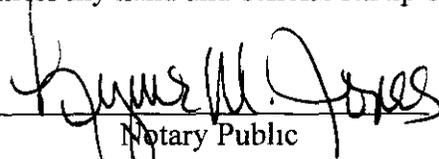

_____(SEAL)
Kelly R. Miller


_____(SEAL)
Peggy A. Miller

NORTH CAROLINA, MOORE COUNTY

I, Notary Public of the County and State aforesaid, certify that Kelly R. Miller and wife, Peggy A. Miller, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 26 day of March, 2002

My commission expires _____


Notary Public

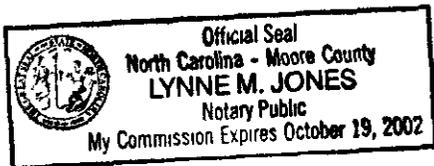
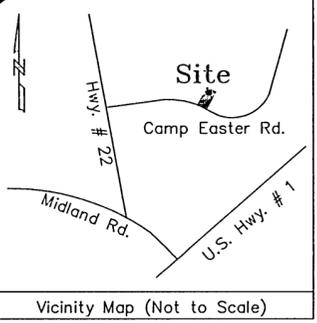


EXHIBIT "A"

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.Beginning at a corner in the centerline of the pavement of State Road No. 1853, said beginning corner being located $N88^{\circ}30'E$ 559.33 feet from a concrete monument on the east side of the paved drive leading from State Road No. 1853 to Camp Easter, said concrete monument being the southwest corner of the Edwin Longcope 275 acre tract recorded in Deed Book 184 at Page 116 in the Moore County Registry, said concrete monument also being the northwest corner of the Edwin Longcope 0.40 acre Kelly parcel; running thence from the beginning leaving State Road No. 1853 the following six calls that lie on the west side of the 10 foot wide paved drive that leads from State Road No. 1853 to the Longcope residence; $N18^{\circ}52'W$ 130.29 feet; $N05^{\circ}55'E$ 305.80 feet; $N11^{\circ}25'E$ 149.37 feet; $N18^{\circ}41'E$ 170.81 feet; $N25^{\circ}20'E$ 183.56 feet; $N29^{\circ}08'E$ 128.27 feet to an iron pipe near a fence; thence a new line $N16^{\circ}39'E$ 341.21 feet to an iron pipe on the south side of a soil drive; thence a new line generally along the south edge of a soil drive $S77^{\circ}57'E$ 399.09 feet to an iron pipe on the south edge of said soil drive; thence $S11^{\circ}14'W$ 324.24 feet to an iron pipe at the edge of a field; thence $N80^{\circ}02'W$ 388.93 feet to a corner on the east side of the aforementioned 10 foot wide paved drive; thence the following six calls that lie on the east side of the said 10 foot wide paved drive; $S33^{\circ}10'W$ 142.61 feet; $S25^{\circ}20'W$ 179.76 feet; $S18^{\circ}41'W$ 167.17 feet; $S11^{\circ}25'W$ 146.03 feet; $S05^{\circ}55'W$ 297.72 feet; $S18^{\circ}52'E$ 124.55 feet to the centerline of the pavement of State Road No. 1853; thence as the centerline of the pavement of State Road No. 1853 $S72^{\circ}38'W$ 30.00 feet to the point of beginning containing 3.91 acres more or less and being a portion of the Edwin Longcope 275 acre tract recorded in Deed Book 184, at Page 116, in the Moore County Registry.

The above described 3.91 acre tract being subject to the right of way of State Road No. 1853.



I, Ryan D. McBryde, certify that this plat was drawn under my supervision of a professional survey made under my supervision (deed description recorded in Book 3607, Page 109); that the boundaries not surveyed are clearly indicated as drawn from information as indicated; that the ratio of precision as calculated is 1:20,000+; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature and seal this 8th day of May 2012.

Ryan D. McBryde
Professional Land Surveyor

L-4394
Registration Number

Notes: This map is in accordance with GS 47-30. Area by coordinate method. No Horizontal control within 2000 feet. Dashed lines not surveyed, drawn from information as indicated. There are no visible encroachments other than those shown hereon. Survey is subject to any Declaration of Restrictions, Conditions, Easements, Covenants, Agreement, Liens and Charges of Record.

- Legend:
- IPF = Iron Pipe Found
 - IPS = Iron Pipe Set
 - IRF = Iron Rod Found
 - IRS = Iron Rod Set
 - CMF = Concrete Monument Found
 - ⊙ = Sewer Manhole
 - ⊕ = Water Meter
 - ⊕ = Fire Hydrant
 - = Utility Pole
 - CATV = Cable Television
 - PSO = Power Stub Out
 - TP = Telephone Pedestal
 - WV = Water Valve
 - ☆ = Aerial Light
 - - - = Building Setback Line
 - OHU- = Overhead Utilities
 - SSO = Sanitary Stub Out
 - = Electrical Transformer
 - = HVAC
 - SS- = Sanitary Sewer
 - = Calculated Point

I, Ryan D. McBryde, a Professional Land Surveyor L-4394, certify to one or more of the following as indicated:

- A. That this plat is a survey that created a subdivision of land within the area of the county or municipality that has an ordinance that regulates parcels of land.
- B. That this plat is of a survey that is located in such portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.
- C. That this plat is of a survey of an existing parcel or parcels of land and does not create a new street or change an existing street.
- D. That this plat is of a survey of another category, such as the recombination of existing parcels, a court survey, or an exception to the definition of subdivision.
- E. That the information available to this surveyor is such that it is reasonable to make a determination to the best of his professional ability as to provisions contained in (A) through (D) above.

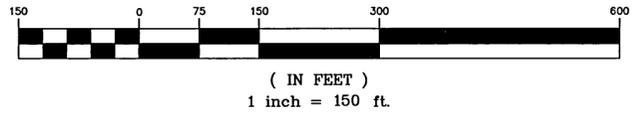


Ryan D. McBryde
Professional Land Surveyor

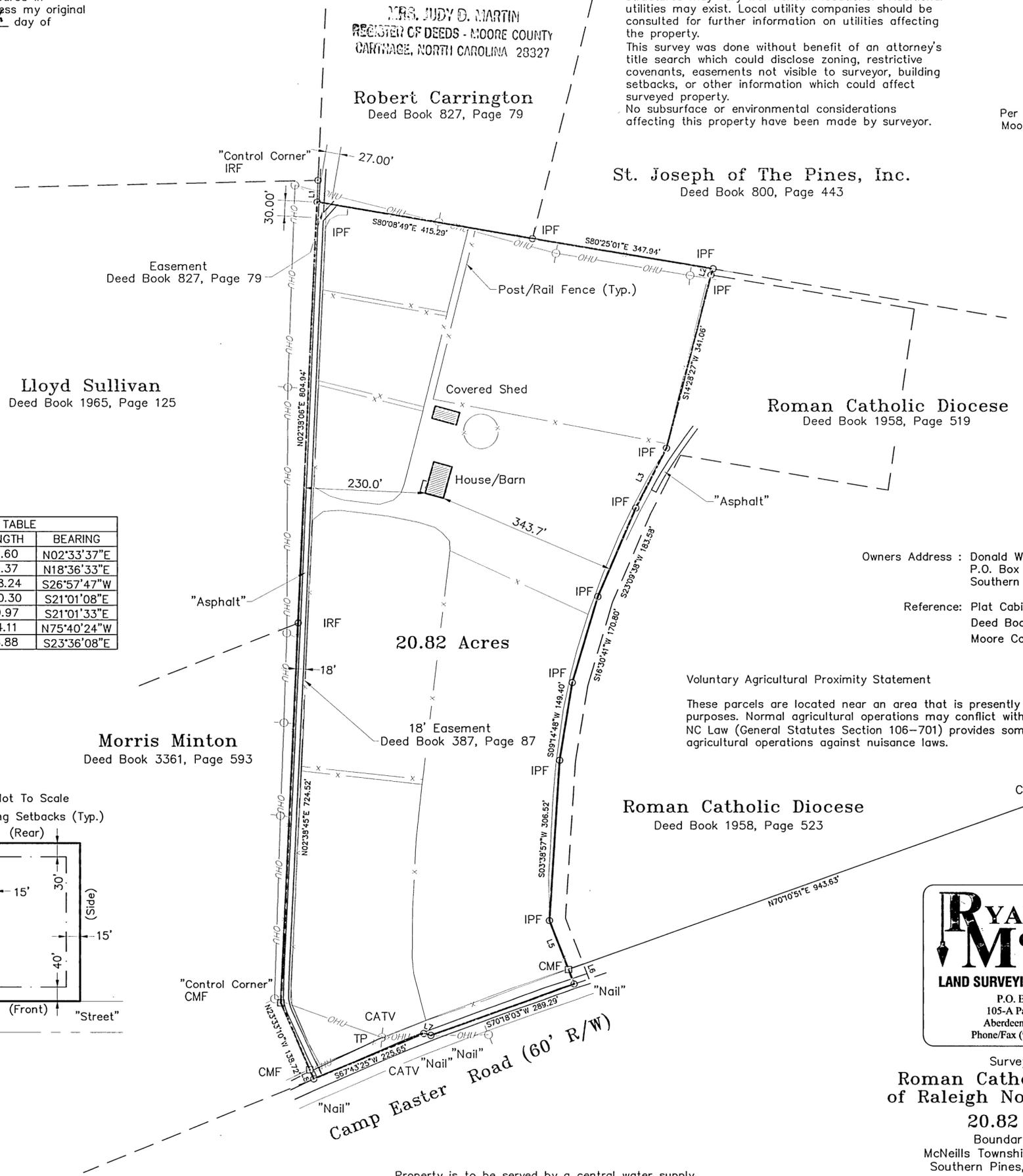
L-4394
Registration Number

5/8/12
Date

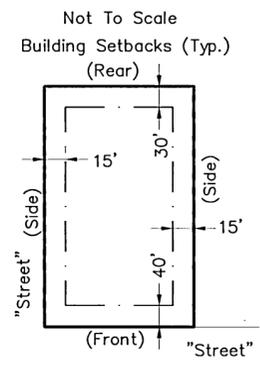
GRAPHIC SCALE



PLAT CABINET 15 SLIDE 660 2012 JUN -1 P 1:46
2012 JUN -1 P 1:46



LINE	LENGTH	BEARING
L1	41.60	N02°33'37"E
L2	12.37	N18°36'33"E
L3	128.24	S26°57'47"W
L5	100.30	S21°01'08"E
L6	29.97	S21°01'33"E
L7	14.11	N75°40'24"W
L8	18.88	S23°36'08"E



Location of underground utilities, if shown, are based on visible evidence and drawings provided to the surveyor. Location of underground utilities and structures may vary from shown locations. Additional utilities may exist. Local utility companies should be consulted for further information on utilities affecting the property. This survey was done without benefit of an attorney's title search which could disclose zoning, restrictive covenants, easements not visible to surveyor, building setbacks, or other information which could affect surveyed property. No subsurface or environmental considerations affecting this property have been made by surveyor.

Per D.B. 3607, PG 109
Moore County Registry

Owners Address : Donald W. Longsreet
P.O. Box 56
Southern Pines, NC 28388

Reference: Plat Cabinet 9, Slide 502
Deed Book 3607, Page 109
Moore County, North Carolina

Voluntary Agricultural Proximity Statement

These parcels are located near an area that is presently used for agricultural purposes. Normal agricultural operations may conflict with residential land use. NC Law (General Statutes Section 106-701) provides some protection for existing agricultural operations against nuisance laws.

RYAN MCBRYDE
LAND SURVEYING • PLANNING
P.O. Box 1013
105-A Parkway Dr.
Aberdeen, NC 28315
Phone/Fax (910) 944-2410

Survey For:
Roman Catholic Diocese of Raleigh North Carolina
20.82 Acres
Boundary Survey
McNeills Township, Moore County
Southern Pines, North Carolina
May 2, 2012 Job# 120066
Revised May 8, 2012: Prepared for Recording

THIS DRAWING IS THE PROPERTY OF RYAN MCBRYDE LAND SURVEYING AND PLANNING AND MAY NOT BE REPRODUCED WITHOUT WRITTEN AUTHORIZATION FROM THE SURVEYOR. THIS DRAWING IS VOID WITHOUT ORIGINAL SIGNATURE AND SEAL.

Additional Documents

...to demonstrate consistency with UDO 2.18.4(H) Criteria 1 - 4

DR. J.H. CARTER III & ASSOCIATES, INC.

Environmental Consultants
515-F Midland Road
Southern Pines, N.C. 28387
910-695-1043 / 910-695-3317 (fax)

22 October 2021

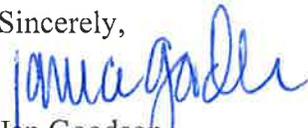
Mr. Pete Bogle
110 North Main Street
Salisbury, North Carolina 28144

Dear Mr. Bogle:

I received correspondence from you regarding construction of a new school building located on an prepared building pad on St. John Paul's Catholic School property in Southern Pines, North Carolina. While this prepared building pad is located within the 0.5 mile radius foraging habitat partition for active RCW cluster SOPI 23, no pine trees will be removed for the new school building project and no RCW survey is necessary.

For your information, I spoke to Suzy Russell of the Southern Pines Planning Department on 20 October 2021 and she concurred that a RCW survey was not needed. A copy of this letter should be sent to Ms. Russell for documentation.

Sincerely,



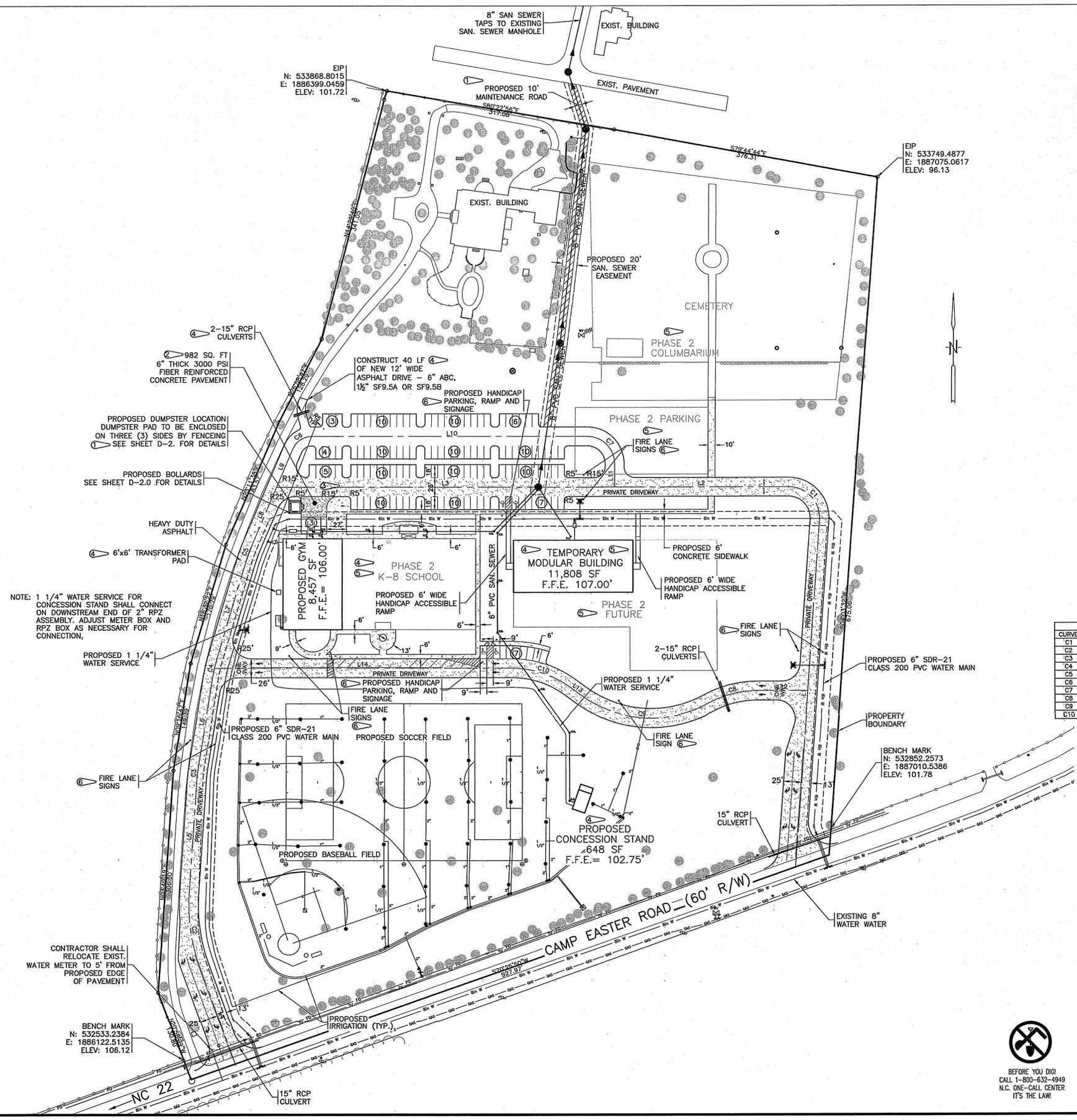
Jan Goodson
Senior Wildlife Biologist



Nature of Services

- Power: Duke Energy (on-site)
- Water / Sewer: Public (on-site)
- Gas: Piedmont Natural Gas (on-site)
- Data: Multiple Available, Spectrum in use
- Stormwater Management: Existing capacity for Phase 1 Classroom Building installed during previous projects

Former approved
Civil plan to show
Utilities &
Stormwater for
current CDP



NOTE: MODULAR BUILDING PROPOSED FOR TEMPORARY USE UNTIL CONSTRUCTION OF FUTURE K-8 SCHOOL.

BUILDINGS

TOTAL EXISTING BUILDINGS	7,030 SF
PHASE 1 PROPOSED GYM	8,457 SF
PHASE 1 PROPOSED CONCESSION STAND	648 SF
PHASE 1 TEMPORARY MODULAR	11,808 SF
PHASE 2 PROPOSED BUILDINGS	58,115 SF
TOTAL BUILDING SF	86,058 SF

PARKING

PARKING SPACES REQUIRED	62
18 x 1.175 = 18.8 (19)	
8,457 / 200 = 43	
REGULAR PARKING SPACES PROVIDED	68
HANDICAPPED SPACES PROVIDED	4
TOTAL SPACES PROVIDED	72

IMPERVIOUS AREA

TOTAL ACREAGE	23.91 ACRES
EXISTING IMPERVIOUS	0.74 ACRES
PROPOSED IMPERVIOUS	3.60 ACRES
FUTURE IMPERVIOUS	1.58 ACRES
TOTAL IMPERVIOUS	5.92 ACRES
TOTAL PERCENTAGE IMPERVIOUS	24.76%

SITE IS NOT IN A FEMA FLOOD PLAIN PER FEMA MAP # 371085B300J, PANEL 8583, EFF. DATE OCTOBER 17, 2006.

BENCH MARK
NCDOT BM
SE CORNER OF WEST BOUND CAMPEASTER ROAD
N: 532852.2573
E: 1887010.5386
ELEV. 101.78

SW CORNER OF WEST BOUND CAMPEASTER ROAD
N: 532533.2384
E: 1886122.5135
ELEV. 106.12

LINE TABLE

LINE	LENGTH	BEARING
L1	478.21	N04°03'32"E
L2	239.54	N90°00'00"W
L3	464.74	N80°00'00"W
L4	144.50	N20°19'34"W
L5	155.01	N03°40'19"E
L6	123.09	N09°15'47"E
L7	142.31	N16°32'22"E
L8	86.56	N22°52'51"E
L9	57.56	N22°52'51"E
L10	377.86	N89°59'54"E
L11	30.00	S00°00'00"E
L12	70.12	N90°00'00"W
L13	18.63	N53°47'56"W
L14	407.97	S80°00'00"W

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA	TANGENT
C1	70.59	43.00	62.93	N42°58'14"W	94°03'32"E	46.16
C2	104.71	250.00	103.95	S08°19'37"E	23°59'53"E	53.13
C3	19.61	201.00	19.61	S05°28'03"W	5°35'28"E	9.81
C4	26.53	201.00	26.51	S12°54'05"W	7°16'35"E	12.78
C5	23.34	201.00	23.33	S19°52'00"W	6°39'16"E	11.69
C6	33.45	27.78	31.46	S57°22'41"W	68°59'41"E	19.09
C7	61.72	38.05	55.17	N43°31'52"W	92°58'27"E	40.05
C8	64.28	137.00	63.69	S76°33'30"W	26°53'00"E	32.74
C9	179.47	163.00	170.54	S85°20'28"E	63°05'04"E	100.05
C10	86.56	137.00	85.13	N71°53'58"W	36°12'04"E	44.76

INFRASTRUCTURE/UTILITY TOTALS

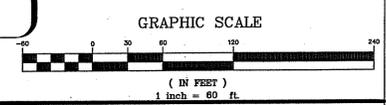
- PROPOSED WATER MAIN: 2,032.18 LF
- PROPOSED WATER SERVICES: 816 LF
- NEW PAVING: 69,157 SF (1.58 Ac)
- HEAVY DUTY ASPHALT: 55,154 SF (1.26 Ac)
- LIGHT DUTY ASPHALT: 13,939 SF (0.32 Ac)
- GRAVITY SEWER MAIN: 726 LF
- SEWER SERVICES: 1,010 LF
- SIDEWALK: 11,491 SF (0.26 Ac)
- STORM STRUCTURES: 3 EA.

AREA INFORMATION

POPE JOHN PAUL II
CATHOLIC SCHOOL
ZONING: RE
DB 1958, PG 519
DB 1958, PG 523
ORIGINAL DEEDED AREA: 23.91 ACRES
RECEIVING WATER COURSE: UNNAMED TRIBUTARY
TO MILL CREEK & McDEEDS CREEK
MILL CREEK CLASSIFICATION: WS-III, HQW
McDEEDS CLASSIFICATION: WS-III, HQW
RIVER BASIN: CAPE FEAR

LEGEND

- ECM
- EIR
- EIP
- PROPERTY BOUNDARY
- NCDOT RIGHT OF WAY
- UNDERGROUND FIBER OPTIC
- EXISTING CABLE
- EXISTING FENCE
- EXISTING WATER
- EXISTING GAS
- CABLE TV BOX
- EXISTING WELL
- EXISTING IRRIGATION VALVE
- EXISTING TREES
- EXISTING POWER POLE
- PROPOSED WATER MAIN
- PROPOSED SAN. SEWER
- HEAVY DUTY PAVEMENT



17/12/09 - 3:11 P
H:\SP0714\800\810\02\C-02 OVERALL SITE PLAN.dwg T:\works

HU
HOBBES, UPCHURCH &
ASSOCIATES, P.A.
CONSULTING ENGINEERS
SOUTHERN PINES, NORTH CAROLINA 28387

POPE JOHN PAUL II CATHOLIC SCHOOL
2952 CAMP EASTER ROAD
SOUTHERN PINES, NC 28387

OVERALL SITE PLAN



DATE: 02/27/07 REV NO. DATE JOB #
DES BY: C 10/23/07
DWG BY: C 11/20/07
CHK BY: C 12/04/07
REV NO. 11/19/09
C 11/30/09
C 12/11/09

ST. ANTHONY OF
PADUA
CATHOLIC SCHOOL
NCSBC 2006

SHEET NO.
C-02

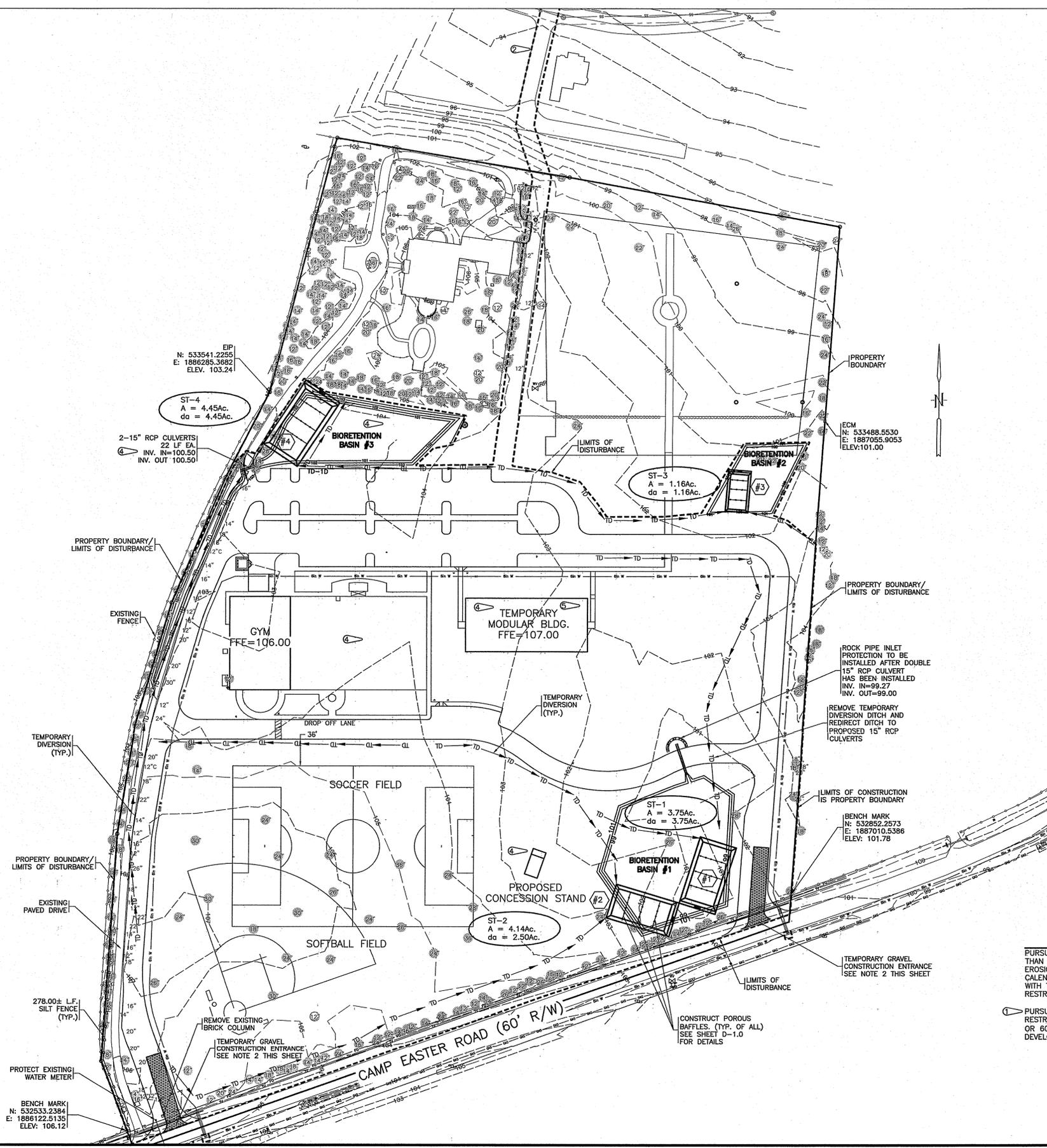
Former approved
Civil plan to show
Utilities &
Stormwater for
current CDP

CONSTRUCTION NOTES:

1. OBTAIN PLAN APPROVAL AND OTHER APPLICABLE PERMIT. NO MEASURE OF SOUTHERN PINES APPROVAL.
2. TRUCKS ENTERING AND EXITING FROM SITE MUST DO SO ONLY FROM C...
3. DENUDED/CLEARING LIMITS SHOWN ON THESE PLANS ARE APPROXIMATE. SET CLEARING LIMITS BASED ON MINIMUM AMOUNT OF AREA REQUIRED TO CONSTRUCT THE PROPOSED IMPROVEMENT DEPICTED WITHIN THESE PLANS.
4. SEE EROSION CONTROL DETAILS, SHEET D-1.0, D-1.1, AND D-1.2 FOR EROSION CONTROL DETAILS, CONSTRUCTION AND MAINTENANCE SCHEDULES.
5. THE LOCATION OF THE EXISTING UTILITIES SHOWN IN THE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL CONTACT THE UTILITY LOCATION SERVICE ("NORTH CAROLINA ONE CALL" - 1-800-632-4949) FOR EXACT LOCATION OF ALL UNDERGROUND MAINS, CABLE, OR LINE BEFORE CONSTRUCTION BEGINS.
6. THE APPROPRIATE UTILITY COMPANY SHALL BE NOTIFIED BY THE CONTRACTOR 48 HOURS IN ADVANCE OF ANY EXCAVATION INVOLVING THEIR UTILITIES SO THAT A COMPANY REPRESENTATIVE CAN BE PRESENT.
7. TRUCKING ON OR ABOUT THE SITE WILL BE PERMITTED ONLY WITHIN REASONABLE LIMITS AND THE CONTRACTOR SHALL NOT UNREASONABLY ENCUMBER THE PREMISES WITH HIS EQUIPMENT AND MATERIALS. THE STORAGE SHALL BE CONFINED TO SUCH LIMITS AS MAY BE JOINTLY AGREED BY OWNER AND CONTRACTOR.

SEDIMENT TRAP - SUMMARY					
Trap #	*W(ft)	*L(ft)	Weir Length(ft)	Trap Depth(ft)	Total Surface Area (sf)
1	50.00	100.00	10.00	3.50	5,010.00
2	50.00	100.00	11.00	3.50	4,400.00
3	30.00	60.00	5.00	3.50	1,786.00
4	51.00	102.00	11.00	3.50	5,184.00

* TRAP DIMENSIONS ARE MEASURED FROM TOP OF WEIR DEPTH (REQUIRED SURFACE AREA)



NOTE:

PURSUANT TO G.S. 133-A57(2), THE ANGLE FOR GRADED SLOPES AND FILLS SHALL BE NO GREATER THAN THE ANGLE THAT CAN BE RETAINED BY VEGETATIVE COVER OR OTHER ADEQUATE EROSION-CONTROL DEVICES OR STRUCTURES. IN ANY EVENT, SLOPES LEFT EXPOSED WILL, WITHIN 21 CALENDAR DAYS OF COMPLETION OF ANY PHASE OF GRADING, BE PLANTED OR OTHERWISE PROVIDED WITH TEMPORARY OR PERMANENT GROUND COVER, DEVICES, OR STRUCTURES SUFFICIENT TO RESTRAIN EROSION.

PURSUANT TO G.S. 113A-57(3), PROVISIONS FOR PERMANENT GROUND COVER SUFFICIENT TO RESTRAIN EROSION MUST BE ACCOMPLISHED FOR ALL DISTURBED AREAS WITHIN 15 WORKING DAYS OR 60 CALENDAR DAYS (WHICHEVER IS SHORTER) FOLLOWING COMPLETION OF CONSTRUCTION OR DEVELOPMENT.

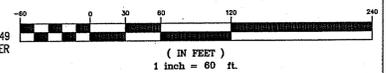
DISTURBED AREA: 15.95 Ac.

RIVER BASIN: CAPE FEAR
CLASSIFIED: CLASS-III; HQW

LEGEND

- EXISTING CONTOURS
- PROPERTY BOUNDARY
- EXISTING WATER MAIN
- EXISTING RIGHT OF WAY
- EXISTING PROPANE TANK
- EXISTING PINE & CALIPER
- EXISTING CEDAR & CALIPER
- EXISTING OAK & CALIPER
- EXISTING TREE TO BE REMOVED
- EXISTING FIBER OPTIC
- EXISTING TELEVISION CABLE
- EXISTING GAS LINE
- SEDIMENT TRAP
- SEDIMENT TRAP CALLOUT
- LIMITS OF DISTURBANCE
- TEMPORARY SILT DIVERSION
- DIVERSION DIKE (PERIMETER PROTECTION)
- SEDIMENT FENCE
- DRAINAGE AREA

GRAPHIC SCALE



HOBBS, UPCHURCH & ASSOCIATES, P.A.
CONSULTING ENGINEERS
SOUTHERN PINES, NORTH CAROLINA 28387

POPE JOHN PAUL II CATHOLIC SCHOOL
2952 CAMP EASTER ROAD
SOUTHERN PINES, NC 28387

EROSION CONTROL PLAN



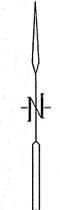
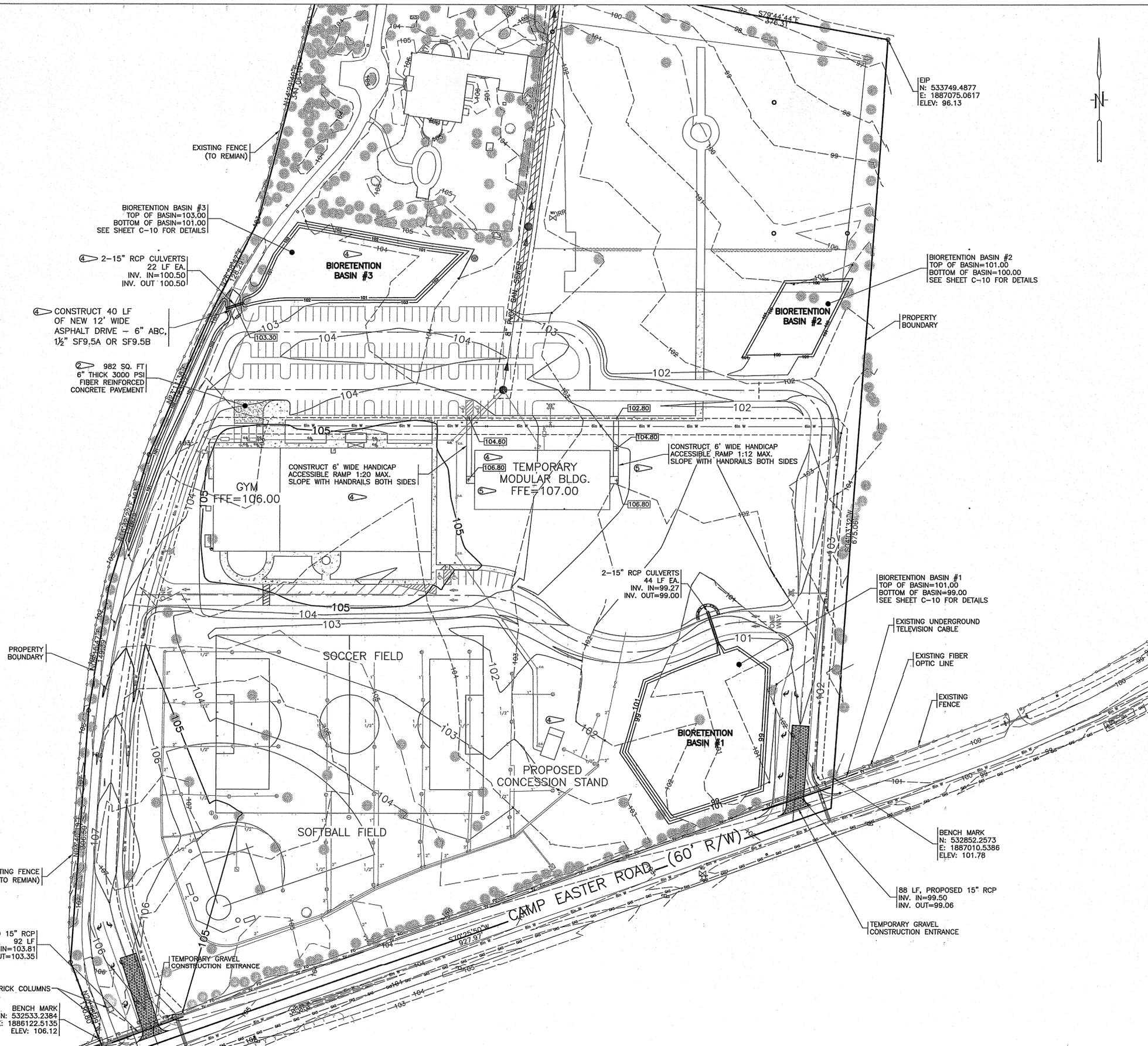
DATE:	02/27/07	REV. NO.:	DATE:	JOB #:	SP0714
DES. BY:	---	1	10/17/07		
DWG. BY:	---	2	12/4/07		
CHK. BY:	---	3	11/9/09		
REV. NO.:	---	4	11/30/09		
		5	12/11/09		
		6			

ST. ANTHONY OF PADUA CATHOLIC SCHOOL
NCSBC 2006

SHEET NO.
C-03

HA:SP0714(800)8101021C-03 EROSION CONTROL.dwg T:henko 17/12/09 - 3:11 P

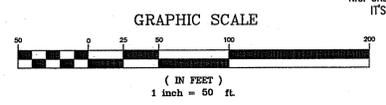
Former approved
Civil plan to show
Utilities &
Stormwater for
current CDP



NOTE:
1. EXISTING AND PROPOSED STORM SEWER SYSTEMS AND PROPOSED BIORETENTION BASIN WILL BE PRIVATELY OWNED AND MAINTAINED.

LEGEND

□	ECM
○	EIR
○	EIP
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
---	PROPERTY BOUNDARY
---	NC DOT RIGHT OF WAY
---	UNDERGROUND FIBER OPTIC
---	EXISTING CABLE
---	EXISTING FENCE
---	EXISTING WATER
---	EXISTING GAS
---	CABLE TV BOX
---	EXISTING WELL
---	EXISTING IRRIGATION VALVE
---	EXISTING PROPANE TANK
---	EXISTING POWER POLE
---	EXISTING PINE & CALIPER
---	EXISTING CEDAR & CALIPER
---	EXISTING OAK & CALIPER



BEFORE YOU DIG!
CALL 1-800-632-4949
N.C. ONE-CALL CENTER
IT'S THE LAW!

H:\SP0714\B00\B10\02\C-04 GRADING & DRAINAGE PLAN.dwg 17/12/09 - 3:12 P

HOBBS, UPCHURCH & ASSOCIATES, P.A.
CONSULTING ENGINEERS
SOUTHERN PINES, NORTH CAROLINA 28387

POPE JOHN PAUL II CATHOLIC SCHOOL
2952 CAMP EASTER ROAD
SOUTHERN PINES, NC 28387

GRADING AND DRAINAGE PLAN



DATE: 02/27/07	REV NO.	DATE	JOB #:
DES BY: ---	2	11/19/07	SP0714
DWG BY: ---	3	11/19/09	ST. ANTHONY OF PADUA CATHOLIC SCHOOL
CHK BY: ---	5	11/30/09	NCSBC 2006
REV NO.			

DATE: 02/27/07	REV NO.	DATE	JOB #:
DES BY: ---	2	11/19/07	SP0714
DWG BY: ---	3	11/19/09	ST. ANTHONY OF PADUA CATHOLIC SCHOOL
CHK BY: ---	5	11/30/09	NCSBC 2006
REV NO.			

SHEET NO.
C-04

Neighborhood Meeting Materials and Records

- Invitation Letter & Mailing List
- Sign-In Sheet
- Graphics Presented
- Representations made by the Applicant regarding the proposed Development
- Summary of Public Comments and Responses
- Resultant Directions / Decisions

ST. JOHN PAUL II CATHOLIC SCHOOL

1.3.22

Invitation to a Neighborhood Informational Meeting

To Whom It May Concern,

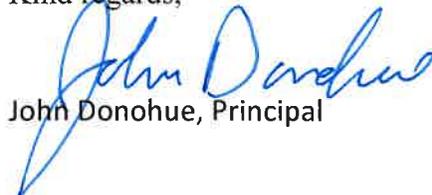
St. John Paul II Catholic School seeks to replace temporary modular classroom buildings with a permanent K-8 educational facility. As an adjacent property owner, you are invited to attend a Neighborhood Meeting to be held at 6:30 PM on Tuesday, January 25, 2022, at St. John Paul II Catholic School located at 2922 Camp Easter Road in Southern Pines, NC. Information about the proposed project and future master planning of the entire campus will be presented, including:

- 1) Proposed new construction K-8 private Catholic school, approximately 56,000 square feet, housing 400-450 students
- 2) Approximate construction timeline
- 3) Future master planning uses of remaining site, including classroom building expansions, athletic fields, a new rectory, and a potential future Catholic Church

In this packet, you should find some artistic renderings of the proposed new K-8 building to be constructed. You'll see that the scale, materials, and detailing of the proposed building are in keeping with our existing Activity Building. We've also included our proposed campus master plan, showing this new classroom building and outlining other potential future development of classroom expansions, athletic fields, the new rectory, and church.

School administration, the architect, and the general contractor will be available for a short question and answer session after the presentation.

Kind regards,


John Donohue, Principal

2922 CAMP EASTER ROAD, SOUTHERN PINES, NC 28387

WWW.SJP2CATHOLICSCHOOL.ORG

910-692-6241

**St. John Paul Catholic School, Southern Pines
Surrounding Property Owners List**

SJPCS Properties:

- A.** 2978 Camp Easter Rd
- B.** 2878 Camp Easter Rd
- C.** 2952 camp Easter Rd

Required List of Owners:
(within 200 feet, minimum of 10)

1. Knollwood Partners, LLC
1010 Midland Rd
Southern Pines, NC 28387
2. County of Moore
PO Box 905
Carthage, NC 28327
3. Benjamin Cramer
2795 Camp Easter Rd
Southern Pines, NC 28387
4. William Johnstone
2764 Camp Easter Rd
Southern Pines, NC 28387
5. Robert Pecha
2741 Camp Easter Rd
Southern Pines, NC 28387
6. St Joseph of the Pines
C/O Trinity Senior Living Communities
17410 College Parkway, Ste 200
Livonia, MI 48152
7. Robert & Mary Carrington
PO Box 1276
Southern Pines, NC 28388-1276
8. Robin Cummings
265 Pine Barrens Vista
Southern Pines, NC 28387
9. Lloyd & Sheri Sullivan
PO Box 406
Southern Pines, NC 28388-0406
10. James & Frances Current
141 Pine Barrens Ct
Southern Pines, NC 28387

Secondary List of Owners:
(beyond required notification range)

- A. Pineneedles Co Club Inc
1010 Midland Rd
Southern Pines, NC 28387-0088
- B. Stephen Gent
420 Roundabout Rd
Carthage, NC 28327
- C. Jonathan Drew
635 McDeeds Creek Rd
Carthage, NC 28327
- D. Sharon Hakas
530 McDeeds Creek Rd
Southern Pines, NC 28387
- E. George Rhodes
150 Harmony Lane
Southern Pines, NC 28387
- F. Lucy Miller – Arrowhead Farms
2635 Camp Easter Rd
Southern Pines, NC 28387
- G. Connemara Farm, LLC
PO Box 336
Pinehurst, NC 28370
- H. Pinehurst Area Realty, Inc.
PO Box 1511
Pinehurst, NC 28370
- I. Thomas McFadyen
245 Woodland Drive
Pinehurst, NC 28374
- J. Donald & Laurie Trexler
PO Box 2288
Southern Pines, NC 28388
- K. Peter & Corine Longanbach
290 Pine Barrens Vista
Southern Pines, NC 28387
- L. Peter & Joanne Mace
PO Box 2605
Southern Pines, NC 28388-2605
- M. Adam Kiker
140 Aqua Shed Ct
Aberdeen, NC 28315



Subject: Sign-In Sheet
 Project: St. John Paul II Catholic School Classroom Building / Master Planning
 Date: 1.25.22

Please sign in.

Name	Address	OPTIONAL Contact Info / Email
Adam Kiker	215 Pine Barrens Vista Southern Pines	adam@LKCengineering.com
POPE FABRIZIO	110 N MAIN ST. SALISBURY	
PETE BOGLE	110 N MAIN ST. SALISBURY	
John Donohue	St. John Paul	jdonohue@jps2catholic School.org
Robert Evanilo	234C Persimmon Dr. Pinebluff, NC 28373	SJPII REVANILA@jps2 catholic school.org
Fran: Jim Curvey	141 PINE BOWWICK SP.	francurvey@wind stream. nc
Rob-A & Jamie Peche	2741 Camp Easter Rd.	
Scott Dembowska	SJPII	sdembowski80@gmail.com
Rev. John Kane	2752 2952 Camp Easter Rd	Father. Kane@stanthony parish.nc
Pete Mace	170 Pine Barrens Vista	petemace007@gmail.com



Subject: Sign-In Sheet
 Project: St. John Paul II Catholic School Classroom Building / Master Planning
 Date: 1.25.22

Please sign in.

Name	Address	OPTIONAL Contact Info / Email
TONY BORNHORST	RHEFSON Co.	—
Deb Lawson	SJPII	dlawson@jps2catholic School.org
Jim Lawson	255 Pine Needles Ln	jlawson@Nc.MCA
Rev. John Forbes	SO. PINES	
JOSH H.	300 Dundee Rd 28374	
	905 HEATHER LN.	
	SOUTHERN PINES	
	28374	
Lloyd Sullivan	225 Pine Barren Ct.	

The following graphics were presented at the Neighborhood Meeting. All slides are included here in compressed form. A copy of the full PDF presentation is available upon request.



Neighborhood Meeting Presentation



THE BOGLE FIRM,
ARCHITECTURE



Subject: Neighborhood Meeting Agenda
Project: St. John Paul II Catholic School Classroom Building / Master Planning
Date: 1.25.22

Neighborhood Meeting Agenda
6:30 PM - January 25, 2022

- Welcome & Introductions John Donohue / Deb Lawson
 - Project Team
 - St. John Paul, II School
 - John Donohue, Principal
 - Deb Lawson
 - -
 - Rhetson Construction:
 - Tony Bornhorst, Project Manager
 - Bogle Firm Architecture:
 - Pete Bogle, Principal Architect
 - Rory Gabriel, Project Architect
 - Video
- Purpose / Need John Donohue / Deb Lawson
- Master Planning / Project Update Pete Bogle
 - Slideshow Presentation
 - Progress Update – Next Steps – Estimated Timeline
- Question / Answer Session All

St. John Paul II Catholic School

a case statement and feasibility report



This document includes the history and future path of St. John Paul II Catholic School in Southern Pines, NC. Included in this report are vetted feasibility and case data alongside project plans for both the future of our school and the development of the property located on Camp Easter Road in Southern Pines.

2021- 2024

Table of Contents

The History of Catholic Education in Moore County	2 - 4
Executive Summary	5
Our Mission, Vision, & Beliefs	6
SJPII Enrollment Breakdowns at a Glance	7
Capital Campaign Goals	8
The Case for Growth	
Logistics	9 - 14
Feasibility	15 – 20
Campaign & Finance Plan	
Donations Brackets / Pyramid	21
Engagement Methodologies	22
The Pillars of SJPII Financial Independence	23 - 24
Timeline	25
Conclusion	26

Giving Opportunities

Wing of Building	(5)	\$250,000
Media Center	(1)	\$100,000
Classroom	(20)	\$50,000
Staff Work Rooms	(2)	\$50,000
Chapel Items:		
Windows	(10)	\$10,000
Pews	(40)	\$ 5,500
Bricks (named)	(250)	\$ 1,000



Three Year Gift Plans to Consider

	10% Deposit	Annually	Quarterly	Monthly	Weekly
	\$250,000	\$25,000	\$75,000	\$18,750	\$6,250
\$100,000	\$10,000	\$30,000	\$7,500	\$2,500	\$577
\$50,000	\$5,000	\$15,000	\$3,750	\$1,250	\$288
\$10,000	\$1,000	3,000	\$750	\$250	\$58
\$5,000	\$500	\$1,500	\$375	\$125	\$29
\$1,000	\$100	\$300	\$75	\$25	\$6

We can't envision their future without you!

The Embracing our Legacy, Envisioning our Future Capital Campaign is a three year endeavor to build a permanent school building on our 20 acre property.

We have simply outgrown our temporary facility, and our enrollment is at an all-time high. Each of the last 3 years, we have had over 35 applications that we were unable to accept due to space constraints.

Bishop Louis Rafael Zarama has given us his blessing to move forward to build-out our campus! The goal for our campaign is \$8,000,000. This will include 2 classrooms for each grade, an upper and lower-grade science lab, a language lab a Socratic Seminar room, separate classrooms for music art, and drama.

The school will also feature a chapel, a large media center/library, and a resource center for our students with diverse learning needs.

We are asking, for you to prayerfully consider contributing or making a multi-year pledge for the future of Catholic education in Moore County.

Not everyone can make the same size gift, but everyone can make the same sacrifice.



Thank you for considering a gift or pledge to our school building!

Name: _____

Address: _____

City, State _____

Zip: _____

Phone: _____

Email: _____

My Gift or Pledge: _____

Credit Card: _____

Exp.: _____ 3 digit code: _____

or contact Deb Lawson at (910-692-6241)

www.sjpcatholic.org



Embracing our Legacy.
Envisioning our Future.
Capital Campaign



St. John Paul II Catholic School

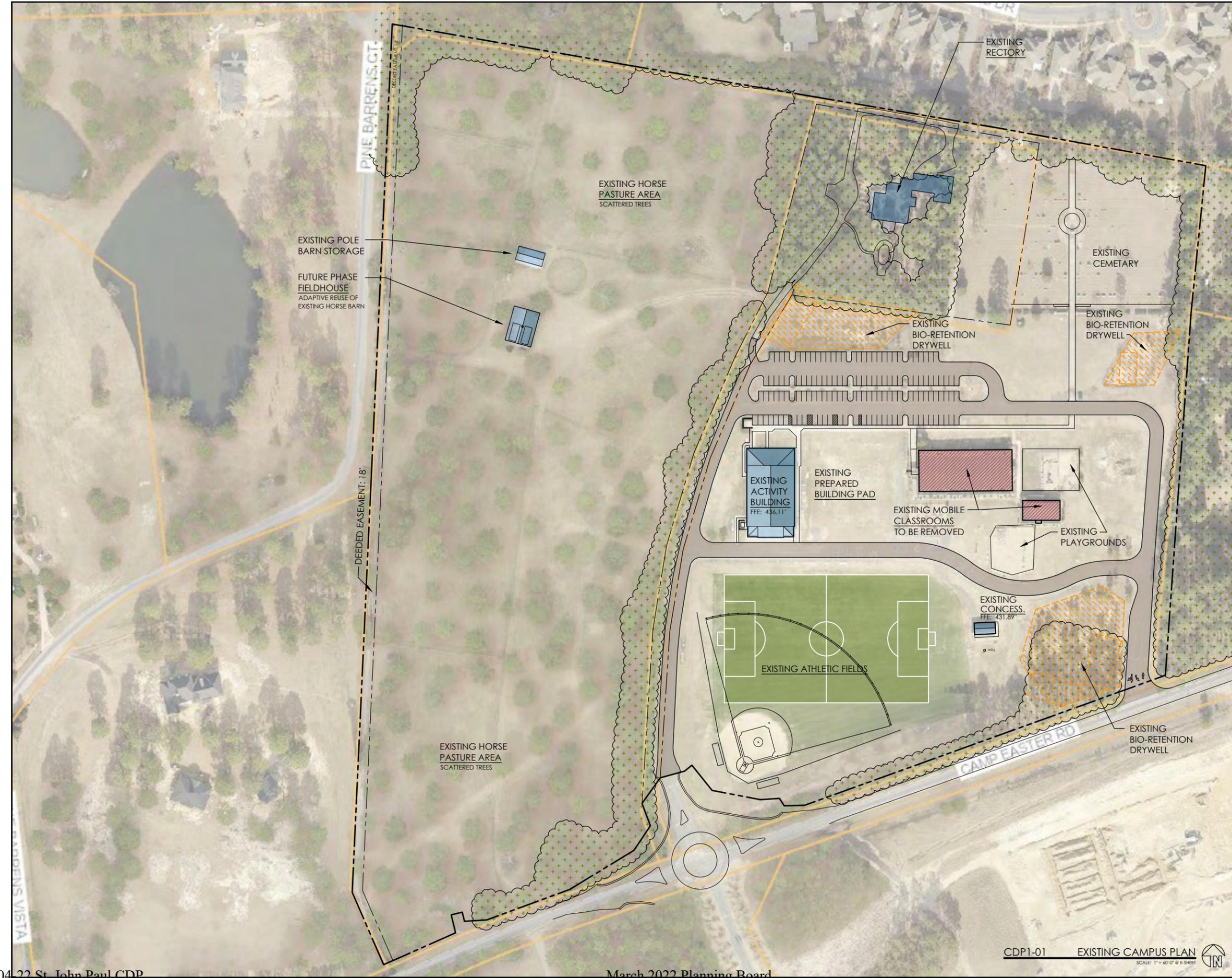
2922 Camp Easter Rd.
Southern Pines, NC 28387

www.sjpcatholic.org

EXISTING CAMPUS PLAN
TOWN OF SOUTHERN PINES
CONCEPT DEVELOPMENT PLAN

ST. JOHN PAUL II CATHOLIC SCH.
2922 CAMP EASTER ROAD
SOUTHERN PINES, NC

DRAWN BY: DRB
CHECKED BY: DRB
DATE: 11.2.21
PROJECT #:
SHEET NUMBER
CDP1
OF: 3

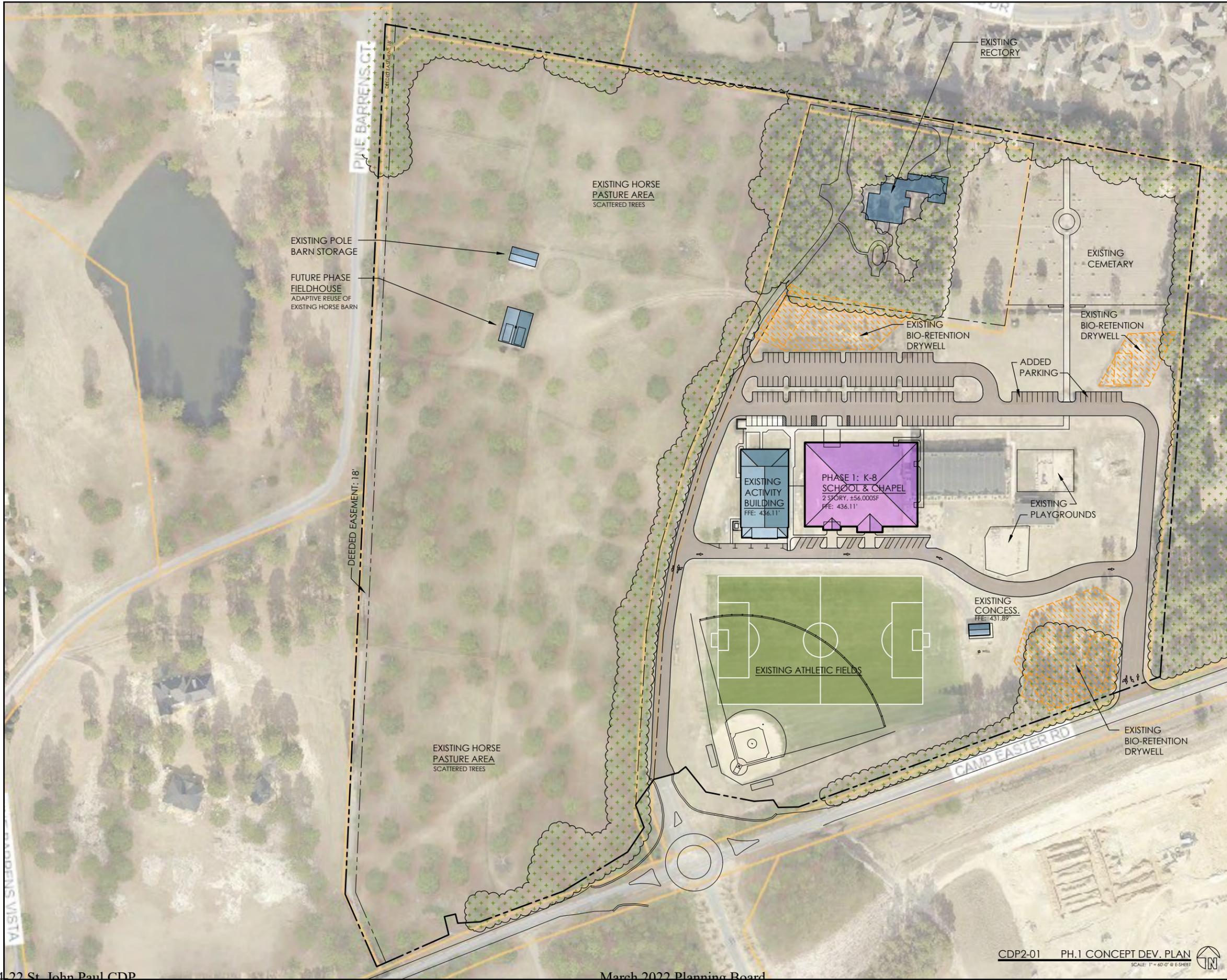


PHASE 1 CAMPUS PLAN
 TOWN OF SOUTHERN PINES
 CONCEPT DEVELOPMENT PLAN

ST. JOHN PAUL II CATHOLIC SCH.
 2922 CAMP EASTER ROAD
 SOUTHERN PINES, NC

DRAWN BY: DRB
 CHECKED BY: DRB
 DATE: 11.2.21
 PROJECT #:

SHEET NUMBER
CDP2
 OF: 3



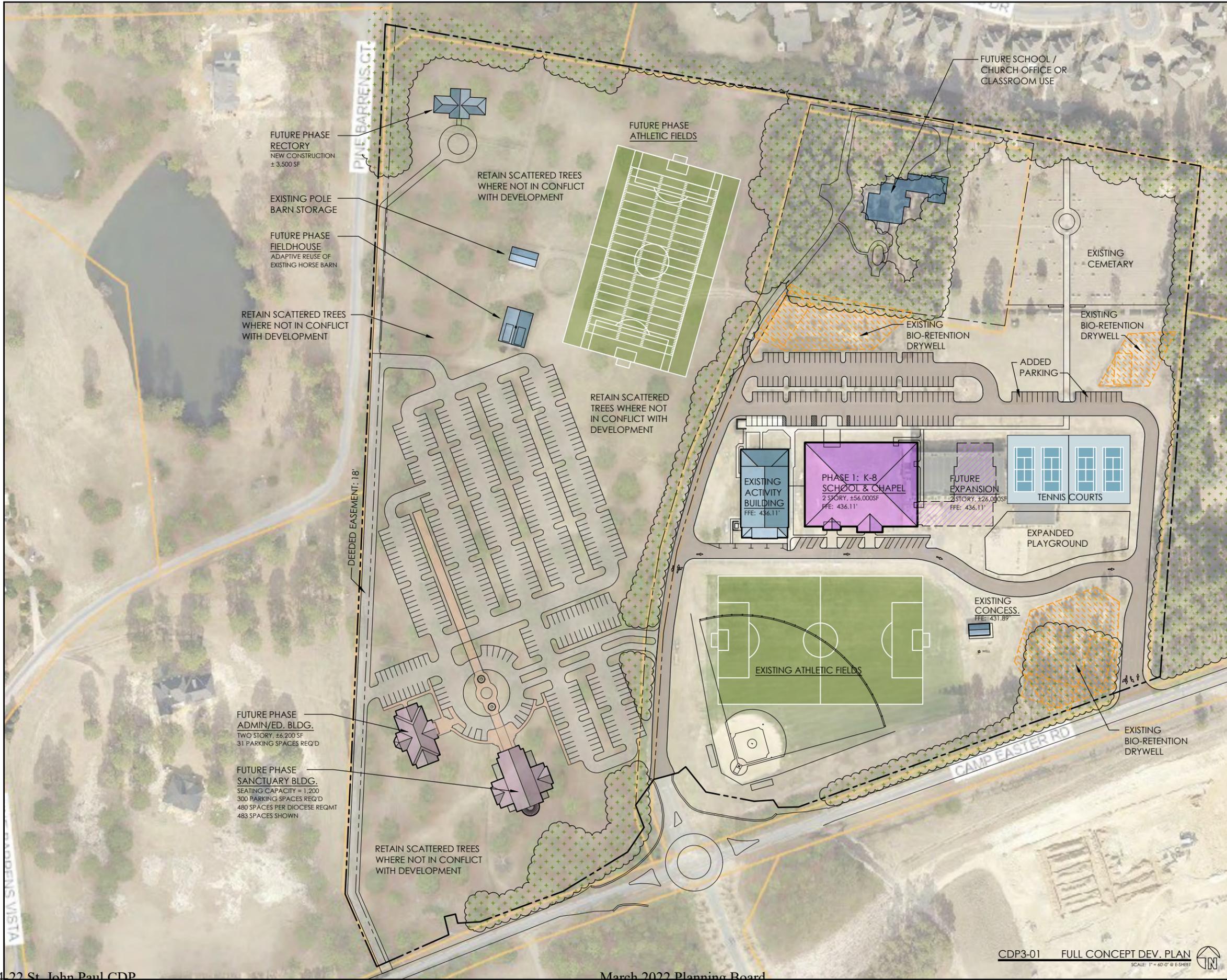
CDP2-01 PH.1 CONCEPT DEV. PLAN
 SCALE: 1"=40'-0" @ E-SHEET

FUTURE CAMPUS PLAN
 TOWN OF SOTHERN PINES
 CONCEPT DEVELOPMENT PLAN

ST. JOHN PAUL II CATHOLIC SCH.
 2922 CAMP EASTER ROAD
 SOUTHERN PINES, NC

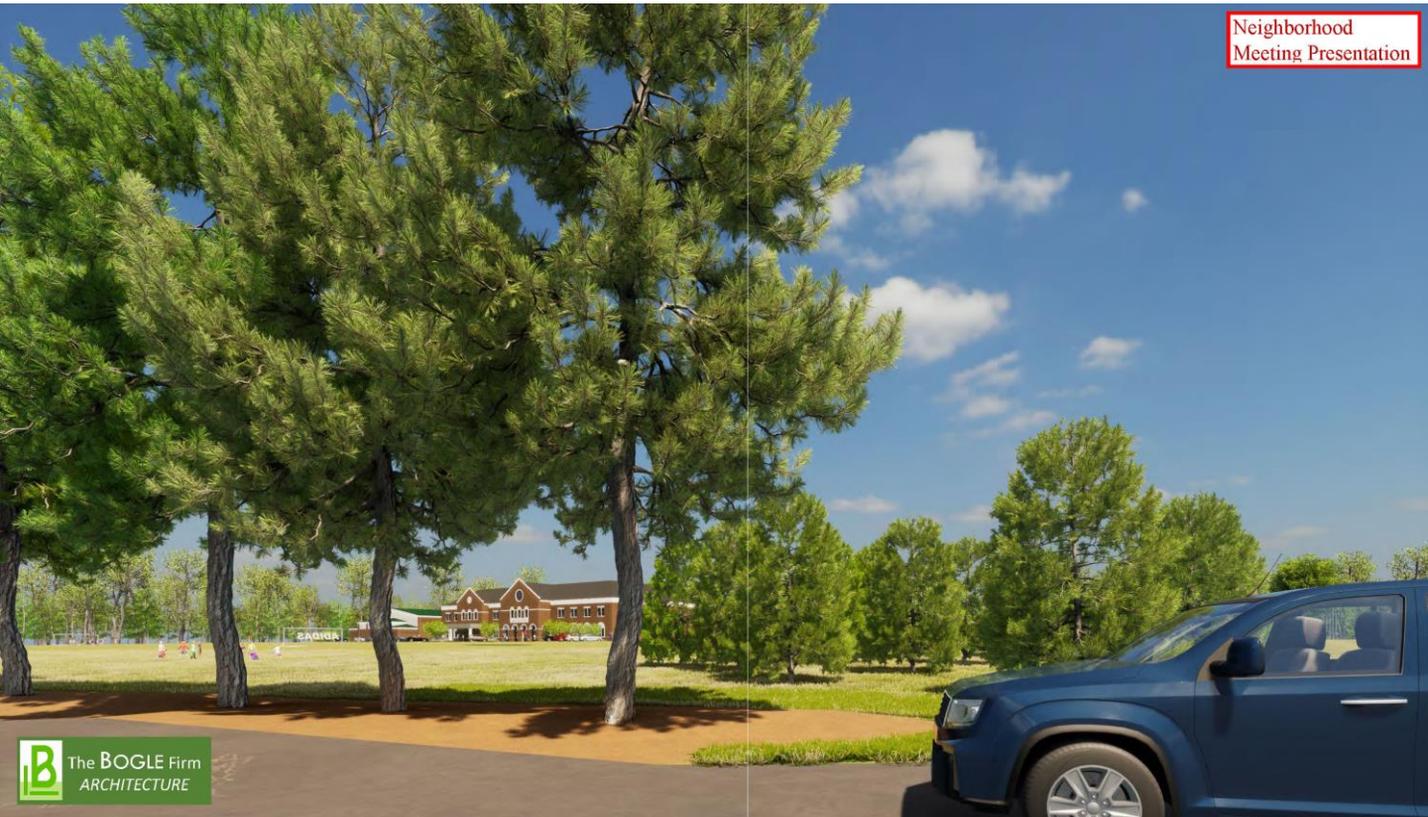
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 CHECKED BY: DRB
 DATE: 11.2.21
 PROJECT #:

SHEET NUMBER
CDP3
 OF: 3





THE **BOGLE FIRM**,
ARCHITECTURE





The BOGLE Firm
ARCHITECTURE



The BOGLE Firm
ARCHITECTURE





SCHMATIC PLAN 091421
 PREVIOUS PLAN - NOTATED
 41,300 SF PER FLOOR = 83,000 SF TOTAL

PHASE 2 1ST FLOOR PLAN
 SCALE: NTS

The BOGLE Firm
 ARCHITECTURE
 Pete Bogle, AIA
 704.638.2015
 pete@boglefirm.com
 110 N. Main Street
 Suite 200
 Salisbury, MD 21844



PHASE 2 2ND FLOOR PLAN
 SCALE: NTS

The BOGLE Firm
 ARCHITECTURE
 Pete Bogle, AIA
 704.638.2015
 pete@boglefirm.com
 110 N. Main Street
 Suite 200
 Salisbury, MD 21844

Neighborhood Meeting Presentation



I, Ryan D. McBryde, certify that this plot was drawn under my supervision and that the survey was made under my supervision (deed book 3607, Page 109); that the boundaries not surveyed are clearly indicated as drawn from information not surveyed; that the ratio of precision as calculated is 1:20,000; that this plot was prepared in accordance with the rules and regulations of the State of North Carolina as amended. Witness my original signature and seal this 22nd day of May 2012.

Ryan D. McBryde
Professional Land Surveyor

L-4394
Registration Number

Notes: This map is in accordance with GS 47-30. Area by coordinate method. No horizontal control within 2000 feet. Dashed lines not surveyed, drawn from information as indicated. There are no visible encroachments other than those shown hereon. Survey is subject to any Declaration of Restrictions, Conditions, Easements, Covenants, Agreement, Liens and Charges of Record.

- Legend: IPF = Iron Pipe Found, IPS = Iron Pipe Set, IRF = Iron Rod Found, IRS = Iron Rod Set, CMF = Concrete Monument Found, etc.

LINE TABLE with columns for LINE, LENGTH, and BEARING. Includes lines L1 through L8 with their respective measurements.

PLAT CABINET 15 SLIDE 660 2012 JUN -1 P 1:46

MR. JUDY D. MARTIN
REGISTER OF DEEDS - MOORE COUNTY
CARRIAGE, NORTH CAROLINA 28327

Robert Carrington
Deed Book 827, Page 79

Location of underground utilities, if shown, are based on visible evidence and drawings provided to the surveyor. Location of underground utilities and structures may vary from shown locations. Additional utilities may exist. Local utility companies should be consulted for further information on utilities affecting the property.

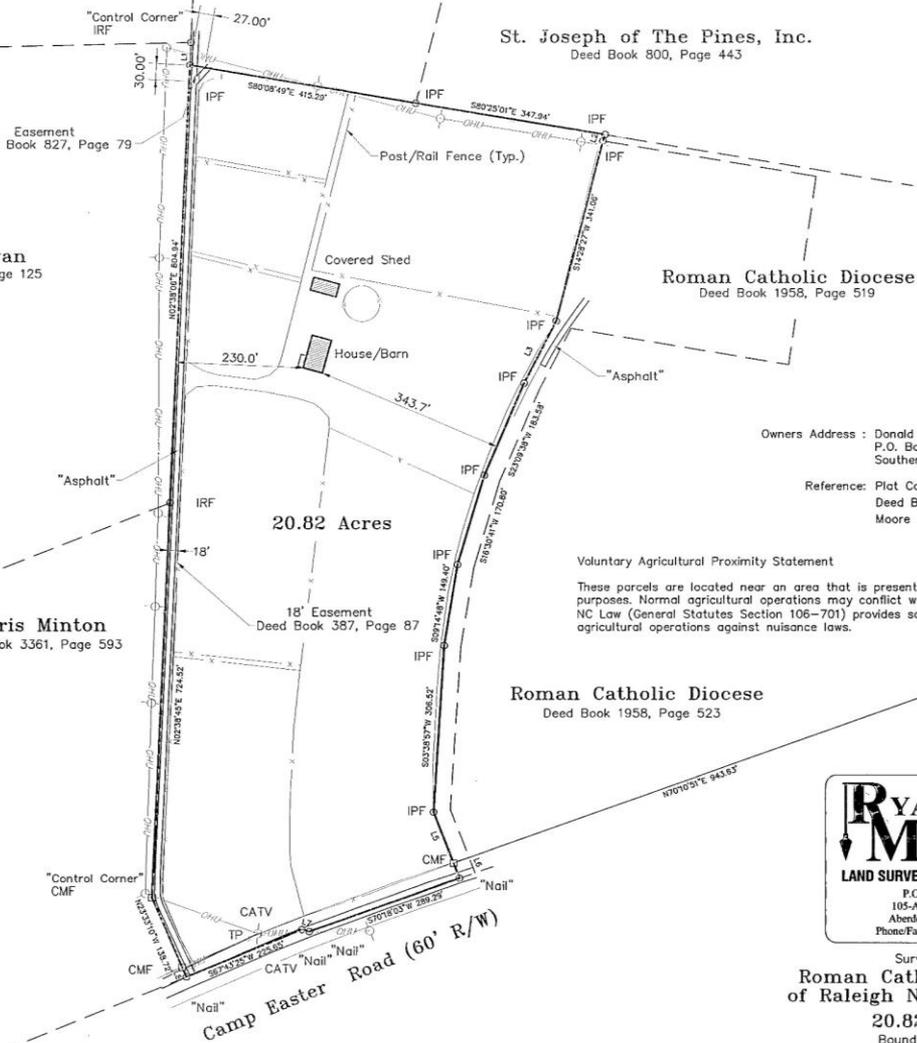
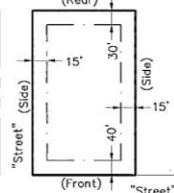
Per D.B. 3607, PG 109
Moore County Registry

I, Ryan D. McBryde, a Professional Land Surveyor L-4394, certify to one or more of the following as indicated:

- A. That this plot is a survey that created a subdivision of land within the area of the county or municipality that has an ordinance that regulates parcels of land.
B. That this plot is of a survey that is located in such portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.
C. That this plot is of a survey of an existing parcel or parcels of land and does not create a new street or change an existing street.
D. That this plot is of a survey of another category, such as the recombination of existing parcels, a court survey, or a survey, except to the definition of subdivision.
E. That the information available to this surveyor is such that he is unable to make a determination to the best of his professional ability as to provisions contained in (A) through (D) above.

Morris Minton
Deed Book 3361, Page 593

Not To Scale
Building Setbacks (Typ.)



St. Joseph of The Pines, Inc.
Deed Book 800, Page 443

Roman Catholic Diocese
Deed Book 1958, Page 519

Owners Address : Donald W. Longstreet
P.O. Box 56
Southern Pines, NC 28388

Reference: Plat Cabinet 9, Slide 502
Deed Book 3607, Page 109
Moore County, North Carolina

Voluntary Agricultural Proximity Statement

These parcels are located near an area that is presently used for agricultural purposes. Normal agricultural operations may conflict with residential land use. NC Law (General Statutes Section 106-701) provides some protection for existing agricultural operations against nuisance laws.

Roman Catholic Diocese
Deed Book 1958, Page 523

RYAN MCBRYDE LAND SURVEYING • PLANNING. P.O. Box 1013, 105-A Parkway Dr., Aberdeen, NC 28315. Phone/Fax (910) 944-2410.

Survey For: Roman Catholic Diocese of Raleigh North Carolina

20.82 Acres

Boundary Survey
Moore County Southern Pines, North Carolina

May 2, 2012 Job # 120066
Revised May 8, 2012: Prepared for Recording



1 inch = 150 ft.

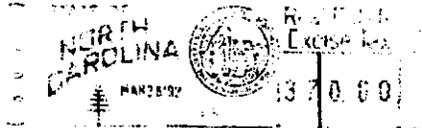
March 2022 Planning Board

Property is to be served by a central water supply and by a individual sewage disposal system.

THIS DRAWING IS THE PROPERTY OF RYAN MCBRYDE LAND SURVEYING AND PLANNING AND MAY NOT BE REPRODUCED WITHOUT WRITTEN AUTHORIZATION FROM THE SURVEYOR. THIS DRAWING IS VOID WITHOUT ORIGINAL SIGNATURE AND SEAL.

806 Bethesda Ave
Asheboro, N.C. 27315

TAX ADDRESS
RECORDING \$10.00
STAMP 370.00
TOTAL \$380.00



BOOK
008270

Neighborhood Meeting Presentation

Mar 26 2 29 PM '92

MRS. JUDITH M. ADAMS
REGISTER OF DEEDS
MOORE COUNTY, N.C.

Excise Tax Recording Time, Book and Page

Tax Lot No. Parcel Identifier No.
Verified by County on the day of 19
by

Mail after recording to Arthur Rowe
155 E. New Hampshire Rd. Southern Pines, N. C. 28387
This instrument was prepared by Barclays Bank of North Carolina
Brief description for the index 6.13 acres
Camp Easter Road

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 17th day of March, 1992, by and between

GRANTOR	GRANTEE
BARCLAYS BANK OF NORTH CAROLINA P. O. Box 31488 Charlotte, N. C. 28231	Robert W. Carrington and Mary Frances Carrington

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.
The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.
WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Moore County, North Carolina and more particularly described as follows:

See Exhibit A Attached Hereto

Rowe

14-3993

The property hereinabove described was acquired by Grantor by instrument recorded in Book 794 at Page 42
of the Moore County Registry

A map showing the above described property is recorded in Plat Book _____ page _____

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

All applicable zoning and land use ordinances, statutes and regulations, 1992 and valorem taxes; and all applicable restrictive covenants and easements of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

BARCLAYS BANK OF NORTH CAROLINA

(Corporate Name)

By: [Signature]
Senior Vice President

ATTEST: [Signature]
Assistant Secretary (Corporate Seal)

USE BLACK INK ONLY

(SEAL)
(SEAL)
(SEAL)
(SEAL)

SEAL-STAMP

NORTH CAROLINA, _____ County.

I, a Notary Public of the County and State aforesaid, certify that _____ Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this _____ day of _____, 19____.

My commission expires: _____ Notary Public

SEAL-STAMP

NORTH CAROLINA, Mecklenburg County.

I, a Notary Public of the County and State aforesaid, certify that Caryn R. Johnson personally came before me this day and acknowledged that s. he is Assistant Secretary of Barclays Bank of North Carolina a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its Senior Vice President, sealed with its corporate seal and attested by herself as its Assistant Secretary. Witness my hand and official stamp or seal, this 17th day of March, 1992.

My commission expires: April 29, 1994 Mary A. Miller Notary Public

North Carolina--Moore County

The foregoing Certificate(s) of Mary A. Miller, Notary Public

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

Judith M. Adams REGISTER OF DEEDS FOR MOORE COUNTY
By Judith D. Martin Deputy/Assistant - Register of Deeds

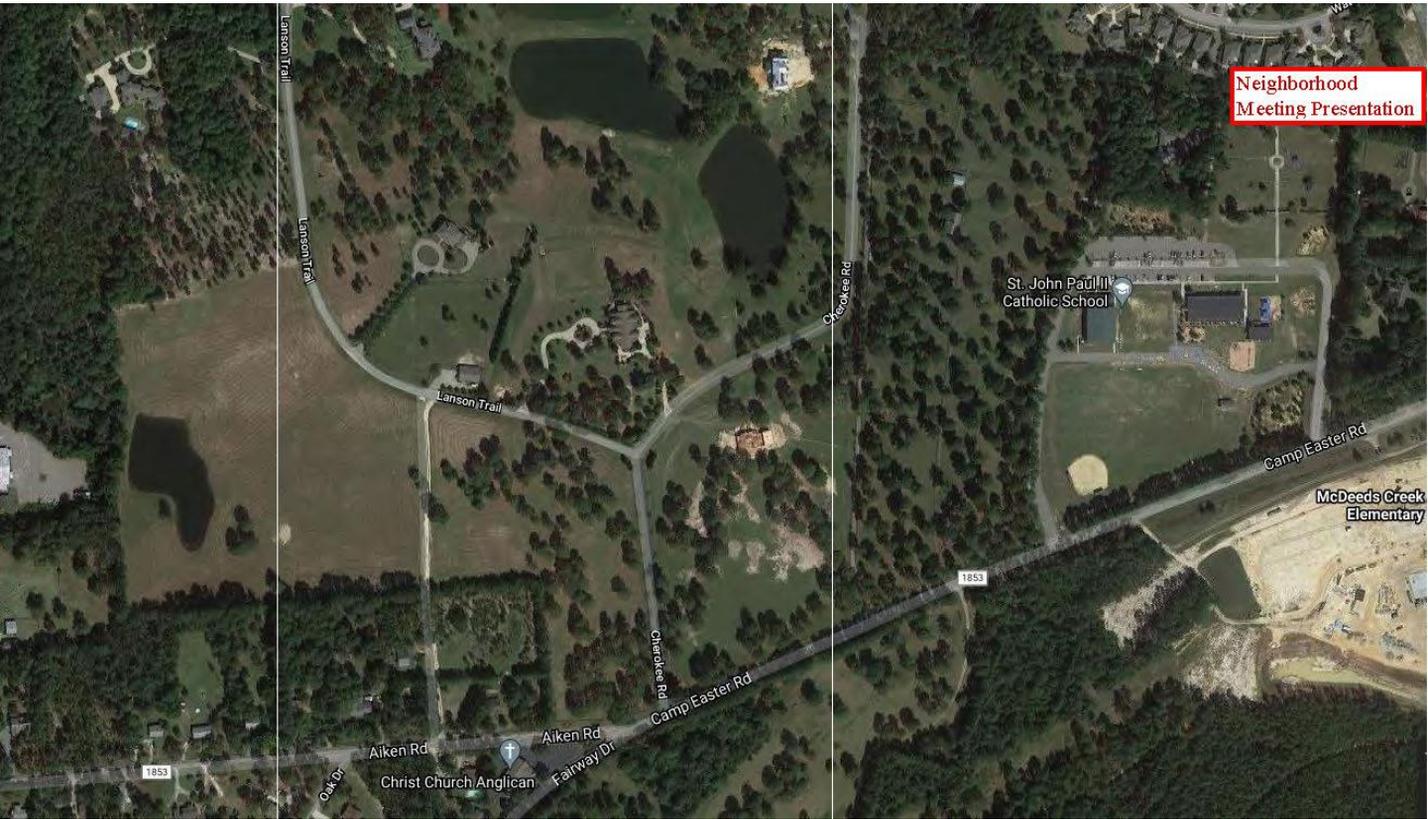
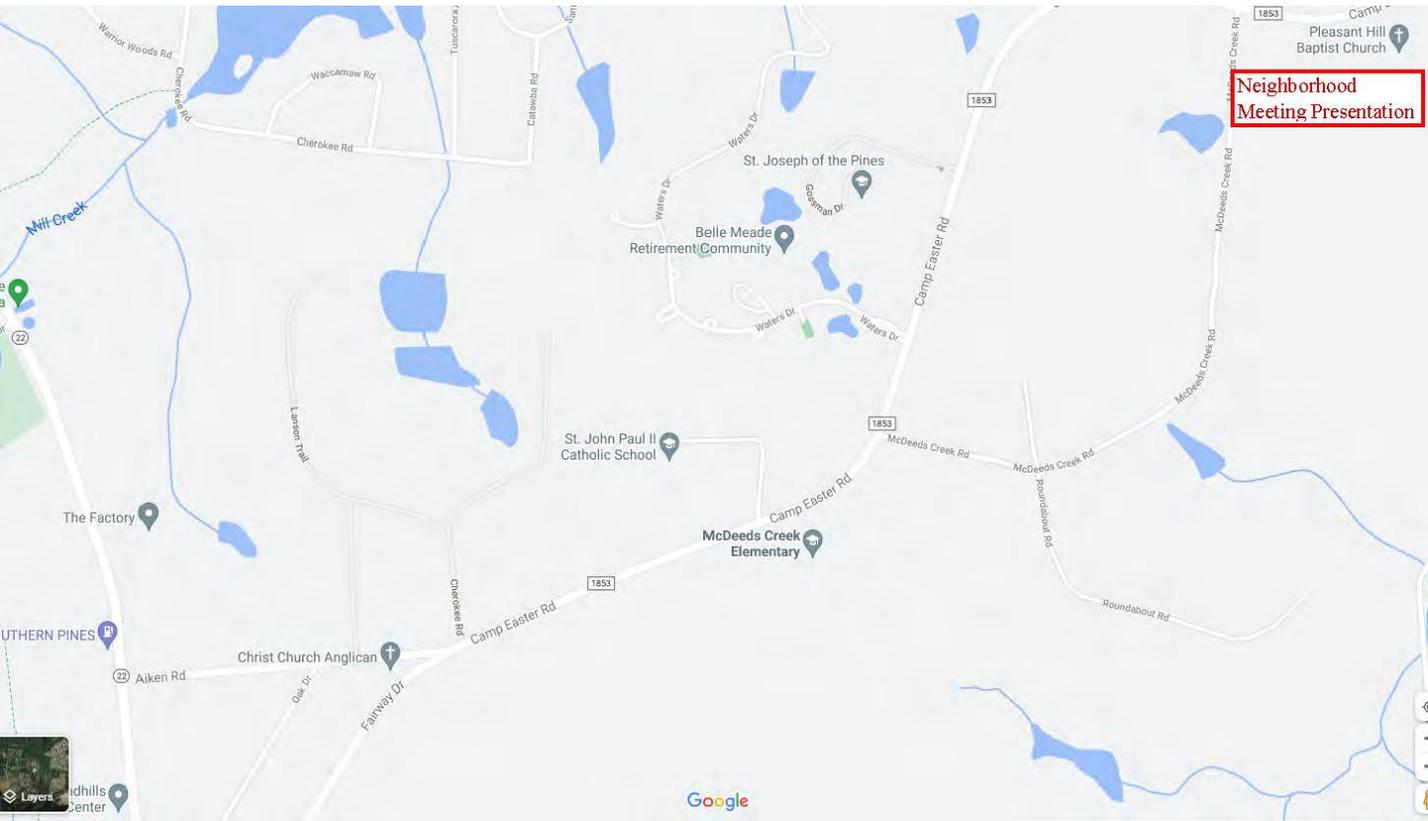
A certain tract of land located North of the Town of Southern Pines and lying about 600 yards North of State Road No. 1853 (Aiken Road), adjoining the lands of Kelly Miller, et al on the North, East, and South and the 18 feet wide Camp Easter Road on the West, described as follows: BEGINNING at iron stake, said stake lying in the east line of the 18 feet wide Camp Easter Road, located from the beginning monument of the Edwin Longcope 275 Acre Tract as recorded in Deed Book 184 at Page 116 in the Office of the Register of Deeds for Moore County, said monument lying in the west side of the Camp Easter Road, S 4 55' W 193.00 feet to a concrete monument, also in the west side of the Camp Easter Road; thence N. 18 06' E 78.92 feet to the point of Beginning; running thence as a new line the following calls; N 18 06' E 199.28 feet to a concrete monument, at the end of a wire fence; thence S 77 54' E 468.20 feet to a concrete monument, near the intersection of the wire fence with another wire fence; thence with the wire fence S 16 15' W 584.62 feet to an iron stake near the intersection of a wire fence with along the north side of a soil road, N 77 58' W 397.15 feet to an iron stake, in the east side of the 18 feet wide Camp Easter Road; thence with the east side of the Camp Easter Road, N 4 46' E 388.52 feet to the point of beginning, containing 6.00 acres more or less and being a portion of the Edwin Longcope 275 acre tract as recorded in Deed Book 184 at Page 116 in the office of the Register of Deeds for Moore County, North Carolina.

ACCESS EASEMENT TO 6.00 ACRE TRACT

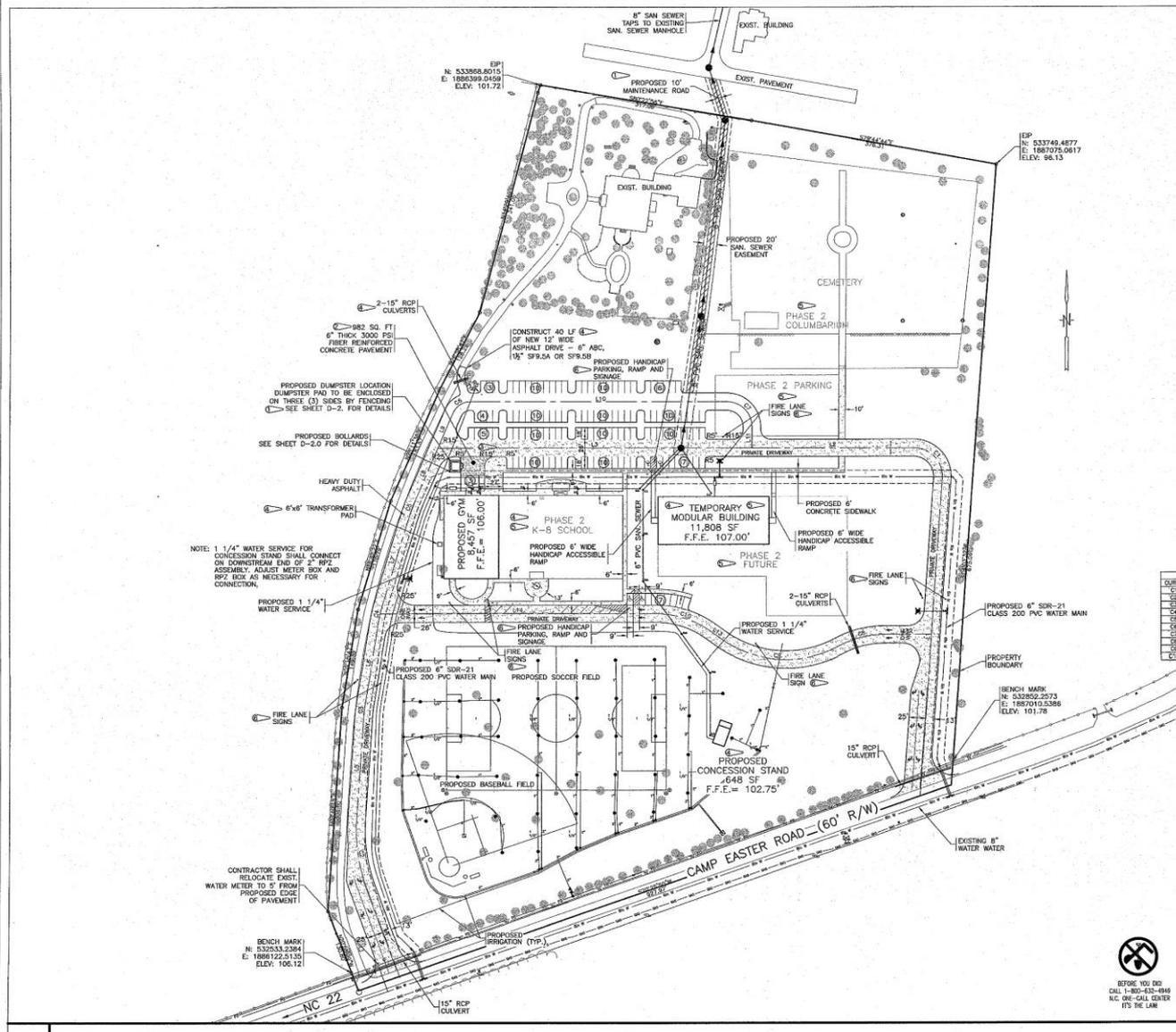
BEGINNING at an iron stake, said stake being in the east line of the 18 feet wide Camp Easter Road and being the southwest corner of the above described 6.00 acre tract, running thence with the south line of the 6.00 acre tract, S 77 54' E 27.00 feet; thence S 50 06' W 37.77 feet to the east side of the 18 feet wide Camp Easter Road; thence with the east side of the Camp Easter Road N 4 55' E 30.00 feet to the point of beginning, and being an easement across the Kelly Miller et al property. Also conveyed is the right to use the 18 foot wide Camp Easter Road that extends from Aiken Road (S.R. No. 1853) northerly to the Camp Easter in the Pines Property.

ACCESS EASEMENT TO 6.00 ACRE TRACT

BEGINNING at an iron stake, said stake being in the east line of the 18 feet wide Camp Easter Road and being the southwest corner of the above described 6.00 acre tract, running thence with the south line of the 6.00 acre tract, S 77 54' E 27.00 feet; thence S 50 06' W 37.77 feet to the east side of the 18 feet wide Camp Easter Road; thence with the east side of the Camp Easter Road N 4 55' 30.00 feet to the point of beginning, **and being an easement across the Kelly Miller et al property. Also conveyed is the right to use the 18 foot wide Camp Easter Road that extends from Aiken Road (S.R. No. 1853) northerly to the Camp Easter in the Pines Property.**



Neighborhood Meeting Presentation



NOTE: MODULAR BUILDING FOR TEMPORARY USE UNTIL CONSTRUCTION OF FUTURE K-8 SCHOOL.

BUILDINGS

TOTAL EXISTING BUILDINGS	7,030 SF
PHASE 1 PROPOSED CDM	8,457 SF
PHASE 1 PROPOSED CONCESSION STAND	4,648 SF
PHASE 1 TEMPORARY MODULAR	11,808 SF
PHASE 2 PROPOSED BUILDINGS	58,115 SF
TOTAL BUILDING SF	86,058 SF

PARKING

PARKING SPACES REQUIRED: 62
 28' x 11.75' = 149
 8.457 / 200 = 43

REGULAR PARKING SPACES PROVIDED: 68
 HANDICAPPED SPACES PROVIDED: 4
 TOTAL SPACES PROVIDED: 72

PERVIOUS AREA

TOTAL ACRES: 23.91 ACRES

EXISTING IMPERVIOUS: 0.74 ACRES
 PROPOSED IMPERVIOUS: 3.48 ACRES
 FUTURE IMPERVIOUS: 1.58 ACRES
 TOTAL IMPERVIOUS: 5.82 ACRES
 TOTAL PERCENTAGE IMPERVIOUS: 24.76%

SITE IS NOT IN A FEMA FLOOD PLAN PER FEMA MAP # 271060502L, PANEL 455A, EFF. DATE OCTOBER 17, 2006.

LINE TABLE

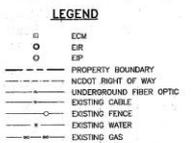
LINE	LENGTH	AREA	PERCENT
L1	179.31	18,000.00	3.25
L2	238.54	18,000.00	3.25
L3	284.74	18,000.00	3.25
L4	144.50	18,000.00	3.25
L5	105.01	18,000.00	3.25
L6	133.09	18,000.00	3.25
L7	142.81	18,000.00	3.25
L8	88.55	18,000.00	3.25
L9	27.25	18,000.00	3.25
L10	277.28	18,000.00	3.25
L11	20.00	18,000.00	3.25
L12	75.12	18,000.00	3.25
L13	18.85	18,000.00	3.25
L14	407.87	18,000.00	3.25

CURVE TABLE

CURVE	LENGTH	TRIPLE CHORD	BEARING	DELTA	HEIGHT
C1	70.59	43.00	283.82	147.58	46.18
C2	106.71	59.00	133.88	156.18	53.13
C3	14.81	101.00	138.81	102.25	8.81
C4	25.34	101.00	21.33	112.25	17.38
C5	14.81	101.00	21.33	112.25	17.38
C6	14.81	101.00	21.33	112.25	17.38
C7	14.81	101.00	21.33	112.25	17.38
C8	14.81	101.00	21.33	112.25	17.38
C9	14.81	101.00	21.33	112.25	17.38
C10	14.81	101.00	21.33	112.25	17.38
C11	14.81	101.00	21.33	112.25	17.38
C12	14.81	101.00	21.33	112.25	17.38
C13	14.81	101.00	21.33	112.25	17.38
C14	14.81	101.00	21.33	112.25	17.38
C15	14.81	101.00	21.33	112.25	17.38
C16	14.81	101.00	21.33	112.25	17.38
C17	14.81	101.00	21.33	112.25	17.38
C18	14.81	101.00	21.33	112.25	17.38
C19	14.81	101.00	21.33	112.25	17.38
C20	14.81	101.00	21.33	112.25	17.38

INFRASTRUCTURE/UTILITY TOTALS

PROPOSED WATER MAIN: 2,032.18 LF
 PROPOSED WATER SERVICES: 816 LF
 NEW PAVING: 69,157 SF (1.58 Ac)
 HEAVY DUTY ASPHALT: 55,154 SF (1.26 Ac)
 LIGHT DUTY ASPHALT: 13,939 SF (0.32 Ac)
 GRAVITY SEWER MAIN: 728 LF
 SEWER SERVICES: 1,010 LF
 SIDEWALK: 11,491 SF (0.26 Ac)
 STORM STRUCTURES: 3 EA.



AREA INFORMATION

POPE JOHN PAUL II CATHOLIC SCHOOL
 ZONING: RE
 DB 1958, PG 519
 DB 1958, PG 523
 ORIGINAL DEEDED AREA: 23.91 ACRES

RECEIVING WATER COURSE: UNNAMED TRIBUTARY TO MILL CREEK & McDEEDS CREEK
 MILL CREEK CLASSIFICATION: WS-II, HOW
 McDEEDS CLASSIFICATION: WS-II, HOW

RIVER BASIN: CAPE FEAR



17/12/09 - 3:11 P

CONSTRUCTION NOTES:

1. EROSION PLAN APPROVAL AND OTHER APPLICABLE PERMIT. NO MEASURE SHALL BE REMOVED WITHOUT TOWN OF SOUTHERN PINES APPROVAL.
2. TRUCKS ENTERING AND EXITING FROM SITE MUST DO SO ONLY FROM CONSTRUCTION ENTRANCE.
3. DENUDED/CLEARING LIMITS SHOWN ON THESE PLANS ARE APPROXIMATE AND MAXIMUM. CONSTRUCTION SHALL SET CLEARING LIMITS BASED ON MINIMUM AMOUNT OF AREA REQUIRED TO CONSTRUCT THE PROPOSED IMPROVEMENT DEPICTED WITHIN THESE PLANS.
4. SEE EROSION CONTROL DETAILS, SHEET D-1.0, D-1.1, AND D-1.2 FOR EROSION CONTROL DETAILS, CONSTRUCTION AND MAINTENANCE SCHEDULES.
5. THE LOCATION OF THE EXISTING UTILITIES SHOWN IN THE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL CONTACT THE UTILITY LOCATION SERVICE ("NORTH CAROLINA ONE CALL" - 1-800-432-6949) FOR EXACT LOCATION OF ALL UNDERGROUND MAINS, CABLE, OR LINE BEFORE CONSTRUCTION BEGINS.
6. THE APPROPRIATE UTILITY COMPANY SHALL BE NOTIFIED BY THE CONTRACTOR 48 HOURS IN ADVANCE OF ANY EXCAVATION INVOLVING THEIR UTILITIES SO THAT A COMPANY REPRESENTATIVE CAN BE PRESENT.
7. TRUCKING ON OR ABOUT THE SITE WILL BE PERMITTED ONLY WITHIN REASONABLE LIMITS AND THE CONTRACTOR SHALL NOT UNREASONABLY ENCUMBER THE PREMISES WITH HIS EQUIPMENT AND MATERIALS. THE STORAGE SHALL BE CONFINED TO SUCH LIMITS AS MAY BE JOINTLY AGREED BY OWNER AND CONTRACTOR.

SEDIMENT TRAP - SUMMARY					
Trap #	*W(ft)	*L(ft)	Weir Length(ft)	Trap Depth(ft)	Total Surface Area (sf)
1	50.00	100.00	10.00	3.50	5,010.00
2	50.00	100.00	11.00	3.50	4,400.00
3	30.00	60.00	5.00	3.50	1,786.00
4	51.00	102.00	11.00	3.50	5,184.00

* TRAP DIMENSIONS ARE MEASURED FROM TOP OF WEIR DEPTH (REQUIRED SURFACE AREA)



NOTE:

PURSUANT TO G.S. 113-42(2), THE ANGLE FOR GRADED SLOPES AND FILLS SHALL BE NO GREATER THAN THE ANGLE THAT CAN BE MAINTAINED BY VEGETATIVE COVER OR OTHER ADEQUATE EROSION-CONTROL DEVICES OR STRUCTURES. IN ANY EVENT, SLOPES LEFT EXPOSED WILL, WITHIN 21 CALENDAR DAYS OF COMPLETION OF ANY PHASE OF GRADING, BE PLANTED OR OTHERWISE PROVIDED WITH TEMPORARY OR PERMANENT GROUND COVER, DEVICES, OR STRUCTURES SUFFICIENT TO RESTRAIN EROSION.

PURSUANT TO G.S. 113A-87(3), PROVISIONS FOR PERMANENT GROUND COVER SUFFICIENT TO RESTRAIN EROSION MUST BE ACCOMPLISHED FOR ALL DISTURBED AREAS WITHIN 15 WORKING DAYS OR 60 CALENDAR DAYS (WHICHEVER IS SHORTER) FOLLOWING COMPLETION OF CONSTRUCTION OR DEVELOPMENT.

DISTURBED AREA: 15.95 Ac. \approx
 RIVER BASIN: CAPE FEAR
 CLASSIFIED: CLASS-III; HQW

LEGEND

- EXISTING CONTOURS
- PROPERTY BOUNDARY
- EXISTING WATER MAIN
- EXISTING RIGHT OF WAY
- EXISTING PREPARE TANK
- EXISTING PINE & CHALPER
- EXISTING CEDAR & CHALPER
- EXISTING OAK & CHALPER
- EXISTING TREE TO BE REMOVED
- EXISTING FIBER OPTIC
- EXISTING TELEVISION CABLE
- EXISTING GAS LINE
- SEDIMENT TRAP
- SEDIMENT TRAP CALLOUT
- LIMITS OF DISTURBANCE
- TEMPORARY SILT DIVERSION
- DIVERSION DIKE (PERIMETER PROTECTION)
- SEDIMENT FENCE
- DRAINAGE AREA

GRAPHIC SCALE

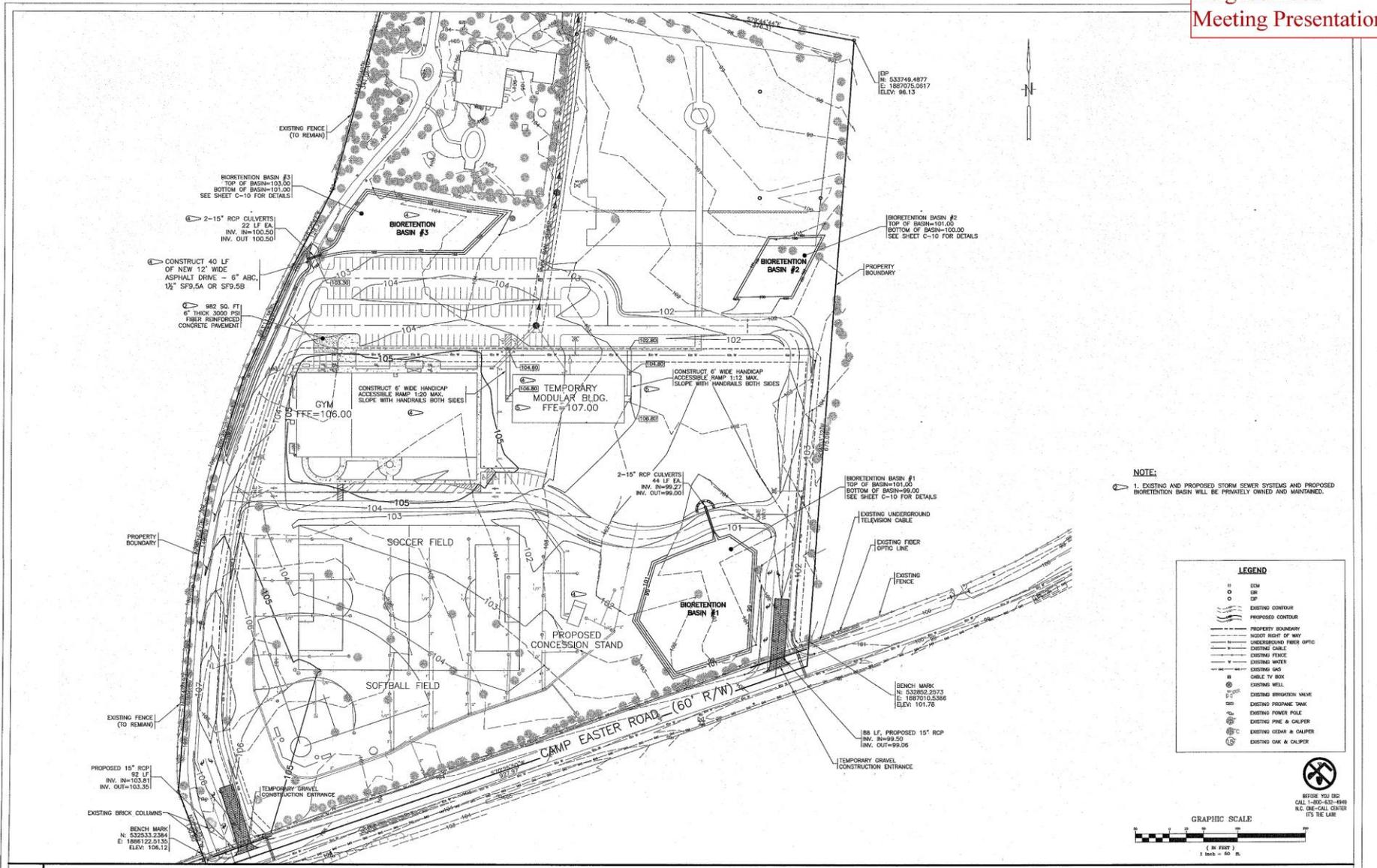
1 inch = 40' ft

REVISION 101 209
 CALL 1-800-633-6949
 N.C. ONE-CALL CENTER
 IT'S THE LAW



DATE	BY	APP. BY	REVISION
02/27/2021	RJH	RA	1
03/01/2021	RJH	RA	2
03/01/2021	RJH	RA	3
03/01/2021	RJH	RA	4
03/01/2021	RJH	RA	5

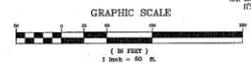
H:\PROJECTS\2021\03-03 EROSION CONTROL.dwg 17/02/20 3:11 P



NOTE:
 1. EXISTING AND PROPOSED STORM SEWER SYSTEMS AND PROPOSED BIoretention BASIN WILL BE SEPARATE OWNED AND MAINTAINED.

LEGEND

⊖	EDM
○	EP
○	EF
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
---	PROPERTY BOUNDARY
---	RIGHT OF WAY
---	UNDERGROUND FIBER OPTIC
---	EXISTING CABLE
---	EXISTING FENCE
---	EXISTING WATER
---	EXISTING GAS
⊖	CABLE TV BOX
⊖	EXISTING WELL
⊖	EXISTING IRRIGATION VALVE
⊖	EXISTING PROPANE TANK
⊖	EXISTING POWER POLE
⊖	EXISTING PINE & CALIPER
⊖	EXISTING CEDAR & CALIPER
⊖	EXISTING OAK & CALIPER



17/12/08 - 312 P.



Subject: Neighborhood Meeting – 01/25/22

Project: Saint John Paul II Catholic School CDP

Date: 01/26/22

The purpose of this meeting was to present the CDP, help familiarize the neighbors with the proposed short and long-term master plan, and to address any concerns.

Light Pollution

- How will the impact of light pollution be minimized?
 - Landscaping will be planted, and/or berms will be constructed as required.
- Will the Phase II athletic fields have lighting?
 - That level of detail is outside the scope of this CDP.

Traffic

- Has a traffic impact analysis been completed?
 - The school was contacted during the design phase of the new traffic circle. The designers were informed that St. John Paul could have a maximum of 450 to 500 students.
 - In the future, if the Diocese proceeds with Phase II for the future church facility, a new TIA would be required. This is outside the scope of this CDP.

Construction

- Please comment on the school construction phasing and its effect on traffic.
 - Construction will have to occur while the school is both in and out of session.
 - Fortunately, the school has a lot of open area for delivery, storage, and staging. Additionally, no work is expected on the different utility lines.
- Please comment on the site utilities.
 - For the school, the utilities were installed to accommodate the new school when the original work on the site was done.
 - For the future church, new utilities will need to be run to the site at that time.
- What is the expected cost of the building and how much money has already been raised?
 - School construction cost is expected to be between \$8 and \$10 million.
 - While the school hasn't begun any serious fund-raising campaign, it already has approximately \$3 million.
- Please comment on tree removal in Phase II (church).
 - In Phase I (school), the site is already prepared, and no trees will be removed. An environmental consultant was contacted, and it was determined that a RCW survey was not needed.
 - In Phase II, trees will have to be removed to accommodate new construction. All work will be done in coordination with an RCW survey analysis. Trees will be replanted per the local code.

Church and School

- What is driving the number of Phase II parking spaces?
 - 500 spaces are projected for the church lot. This number is defined by the Diocese of Raleigh.
- Please comment on the St. Anthony of Padua church.
 - St. Anthony's has approximately 1,200 families but the chapel can only accommodate 300 people.
 - If the school ever proceeds with Phase II and a new church is built, the existing in town St. Anthony's church will be closed, and the site sold.
- After construction on the school is completed, how long before it is expected to reach full capacity?
 - The school is currently at full capacity with 221 students and must turn away approximately 40 prospective students each year. It's expected to take 3 years before the school could reach its new 450 student capacity.
- Please comment on the hiring of new teachers.
 - The school receives many unsolicited applications from highly qualified teachers for positions on its staff. Unfortunately, the school does not have any additional capacity to take on new people.
 - A new teacher can only be hired once a minimum class size has been reached. This way, the number of teachers grows proportionally with the number of students.

Easement

- Will any school/church traffic be directed along the easement road?
 - There is no plan to make use of the easement.
 - **The connection between the Phase II parking lot and the easement will be removed.**
- Can the easement be removed?
 - The usage rights to the easement belong exclusively to the property owner of the 6 acre tract at the north end of the easement.
 - The easement can only be removed if the owner of that 6 acre tract establishes another legal connection to a public way and if that owner petitions to have the easement removed – or if the Diocese purchases the tract and combines it with the horse farm parcel.
- What are the schools plans regarding the fence?
 - The school will reach out to the diocese to either repair or remove (most likely) the portions of the fence that are on the diocese property.

Miscellaneous

- Can a school be built on a site (this site) that is zoned as RE?
 - UDO matrix allows Elementary School use with a Conditional Use. Existing school was approved as a Pre-K through 8th grade school under a previous UDO. Expansion of this use requires compliance with the current UDO.
- One neighbor brought up his concern of how his property value and the tax base could be affected.
- How will the neighbors learn about future meetings?
 - Signs will be posted, and information will be published on the internet.
 - The next scheduled Town Council meeting is March 3rd.

St. John Paul II Catholic School Master Site Plan, Neighborhood Meeting 6:30 PM - January 25, 2022

Welcome & Introductions & Overview (John Donohue)

Attending:

Project Team • St. John Paul II Catholic School • John Donohue, Principal • Deb Lawson, Director of Institutional Advancement • Robert Evanila, Asst. Communications

Rhetson Construction: • Tony Bornhorst, Project Manager

Bogle Firm Architecture: • Pete Bogle, Principal Architect • Rory Gabriel, Project Architect

Fr. Forbes, Campaign Administrator, Sacred Heart Parish, Fr. Kane St, Anthony's Parish

Additional Signed-In Neighbors/Attendees numbering 13

Donohue touched on his background as an educator and principal and codified the purpose of the meeting as an opportunity within the set process to gain useful feedback and input from our neighbors before submitting a master site plan to the Town of Southern Pines.

Donohue similarly touched upon the excitement for the prospects of the school, the desirability of the area and the 2922 Camp Easter Road location, as well as the team's hope to develop the property in a way that respects the character of Southern Pines, the neighborhoods nearby, and all of its residents.

Donohue stated that the current, temporary units that constitute the school's academic buildings house 222 students, putting the school at capacity. He categorized the need for a new building as imminent, explaining the rolling numbers of prospective students whom they've had to deny entry based upon space (30 – 40 per year in previous years). (3 per week in 2021-2022 as per Evanila) Donohue explained that SJPII is a parochial school, part of The Diocese of Raleigh, a mission of St. Anthony's parish, that aims to address the growing need for classical Catholic education in our area with a school building that can house more than double the current student body.

Video – Following introductions and a welcome to our neighbors, Principal Donohue presented a school marketing video as part of his overview to our guests which outlined the need for a new facility via student and staff commentary; a video that likewise gave insights into daily life at the school. Sports, music, academics, art, religion, worship, leadership, students, teachers, etc.

Bogle shared site plan visuals/ renderings of the lot/s and existing buildings, phase 1 plans, future phase possibilities, mock-ups of the school building design, motion mock-ups, preliminary floor plans, the deed, sections of the SJPII Capital Campaign feasibility study, and other pertinent layouts and excerpts throughout his presentation.

Bogle mentioned having worked on several projects in the area and partnering with Rhetson to do the master planning for the proposed SJPII facility.

Bogle explained that, like the adjacent McDeeds elementary property, the town of Southern Pines had made the SJPII property/ies non-conforming parcel/s that would require a site-specific rezoning to expand, a conditional district overlay (CDP). As part of this process, the master plan to be submitted to the town needed to contain all targeted and possible future possibilities for development, despite the fact that SJPII is only presently seeking the phase 1 school expansion by way of a permanent academic building. He reiterated that the plan need identify all current and possible future uses. He likewise paraphrased the notion as plans showing both what will happen and "what could happen."

- **NOTE ADDED BY BOGLE FIRM: PETE BOGLE USED THE WRONG TERM DURING THIS PORTION OF THE PRESENTATION. REZONING APPROACH WILL UTILIZE A "PD" PLANNED DEVELOPMENT APPROACH AND NOT A "CD" CONDITIONAL DISTRICT SINCE CD OVERLAYS ARE RESTRICTED TO THE USES PERMITTED IN THE UNDERLYING ZONING DISTRICT.**

Bogle explained the SJPII site plan as three pieces of property

- Flagship Property (Rectory)
- School (SJPII Catholic School)
- Horse Farm (current location of additional SJPII offices)

Bogle identified “phase 1” plans as the plan for the upcoming, permanent school building to replace the existing temporary units. He reviewed that it would be 56000 square feet, enough space for two classes in every grade, a chapel, two stories, and that the grounds already included almost all of the needed infrastructure to this phase 1 end. He specifically used drainage/runoff results as examples to illustrate.

Bogle noted that the existing plans for the new school building would require construction throughout the school year after they break ground and that the phase 1 plans show the new building overlapping a portion the temporary, modular units where school currently takes place. He noted that at least a portion of the temporary building would need to be removed for the construction to begin. This led to some brief, extempore discussion with the audience that seemed to clarify the urgency of the school building plan. Bornhost underscored the point, noting that the SJPII property is currently at the limit to the number of temporary units the town will allow on the land.

Bogle showed graphics for a future phase that could include a new St. Anthony’s church building and new church parking lot (for 500) on the parcel now referred to as the horse farm. Bogle referred to this layout as a conceptual plan, when asked for clarification from the audience, and he explained that these future phase additions of a possible church building, new lot, new athletic fields, a new rectory, and the possible future additional expansion of the classroom building, were plans only drawn up to meet the rezoning purposes/requirements of the present goal, phase 1 only.

Fr. Forbes noted a local legal requirement for a certain number of parking spaces per seats in a church. Fr. Kane noted that St. Anthony’s current building was a 300 seat church for 1200 parishioners. Fr. Kane and the team also clarified to the audience that the new church building represented on the future phase was to replace the existing St. Anthony’s building in Southern Pines and not somehow exist in addition to that church.

Bogle stated that the purpose of meetings like this was to address any concerns on a conceptual plan before sending it to the Town of Southern Pines. He noted that the future phases are the malleable ones where there might be adjustments made to meet neighbor concerns and for which future meetings would also be held.

Bogle noted that the “right-to-use” on the 18’ easement to access our neighbors’ 6 acre tract adjacent (easement = undeveloped road alongside the horse farm section), a right having applied to those neighbors for years, as provided in the deed, would remain in effect. Several audience members inquired as to if there was anything the teams invested in this process could do to curtail use of that easement by others who had not retained this “right.” It was indicated that, by and large, curtailing wrongdoers was not within the purview of the teams present.

When asked, Bogle clarified that they were not currently seeking a PDP as it related to future phase. He conveyed next steps as :

- Scheduling CDP presentation to the town,
- PDP for the phase 1 school building itself
- Public meeting (March 3rd at the earliest)

Concerns shared by the audience, during and following Bogle's presentation, included:

- Light pollution from the proposed lot on the future phase.
- Noise pollution from the proposed church and lot on the future phase.
- Additional, unwanted traffic using the easement.
- Designed points of ingress and egress leading directly to the easement, as shown on the future phase, adjoining the proposed church parking lot.
- The existing poor state of the easement.
- The possibility of additional school car-line lengths stretching out onto Camp Easter Road.
- The existing poor state of a fence near the easement.
- Getting DOT approval for new traffic flows so near the existing traffic circle.
- Possible future phase light pollution from additional or augmented athletic fields. Bogle clarified that athletic field lights were future phase and not phase 1.
- A parent in the audience inquired as to phasing of the construction and site use during that time. Bornhorst estimated a ten-month construction period that would take place while school was in session. Donohue agreed.
- A guest asked about a break-ground date. Lawson characterized the date as funding-dependent. The follow-up question was asked, what portion of phase 1 would be paid for by the church/diocese, and while it seemed clear that individual donors do come from both, the the school was responsible for raising the entire amount themselves. When asked, Bornhorst estimated the cost at between \$8M -\$10M and Lawson verified that the current capital campaign targeted an \$8M goal.
- A guest asked how quickly SJPII thought it would fill the additional seats in the phase 1 building. Lawson estimated a three-year period before getting back near the new capacity. That same guest asked if there was enough teacher interest in the SJPII School to make the plan work. Donohue clarified that SJPII was a sought-after destination for local teachers for multiple reasons. Evanila clarified that there was already an applied math to ensure there would not be students without teachers or teachers without students.
- There were questions about the utilities to support the phase 1 school building. Bogle clarified that all utilities had been planned for and installed in advance where possible.
- Some guests wished to see a traffic impact analysis for all phases before lending any support. While one guest later conveyed understanding that such studies would take place, again, later in the process if possibly pursuing a future phase; however, she gently eschewed the previous traffic study referred to by Lawson (who claimed the study accounted for both the phase 1 new school building and 300 residences that came to the area), the guest stating that the proposed capacity for the phase 1 building is not the capacity represented on the town's website. Post-meeting, this guest further clarified her concern as relating to additional traffic volume in the area, near her home on the McDeeds side, and as a safety issue given nearby speed limits.
- Impact of the future phases on local property values, particularly SJPII's closest neighbors; some of that impact as related to loss of trees in the area and light pollution from the proposed future phase parking lot. There was no second mention of possible noise pollution during the questions about impact to property values. One guest, a "constituent of the pine barrens," noted that for many of the properties we were speaking about, their value represented a large portion of the town's property tax base.
- Disruption of traffic flow and noise during actual construction of any phase.
- One audience member cordially asserted a disagreement as to whether land originally zoned RE (rural estate) could have a church building added to it. The gentleman's contention was that only school buildings could be added. Bogle and Lawson assured the guest that a church building was permitted. The guest politely disagreed and seemed unconvinced when departing some time after. The ensuing conversation attempted to clarify for all involved the differences between CDP and PDP zoning as explained by Bogle.

The layman's terms breakdown that closed that portion of the discussion was Bogle referring to CDP as what could be and PDP as what has to be.

- **NOTE ADDED BY BOGLE FIRM: GUEST WAS CORRECT THAT RELIGIOUS USE IS NOT ALLOWED AS CURRENTLY ZONED IN RE. RELIGIOUS USE COULD BE APPLIED AS PART OF THE PD REZONING.**
- There was a recurring concern that lending support to the master site plan at the CDP stage while it includes such a detailed future phase design would, in essence, push through the future phase without any meetings, stopgaps, or due process come some later date. Bogle noted that even with a future phase in this master site plan, it would not curtail the requisite studies and meetings should the future phase design ever be pursued.
- Loss of trees.
- Impact on wildlife.

Bogle addressed many of the questions, pointing out town requirements for berms and landscaping across the whole of newly developed property that should mitigate the issues about the fence, some of the presumed light pollution, and noise. Bogle levied the possibility of removing the two future phase points of ingress and egress to the easement from a parking lot to address some of the traffic concerns.

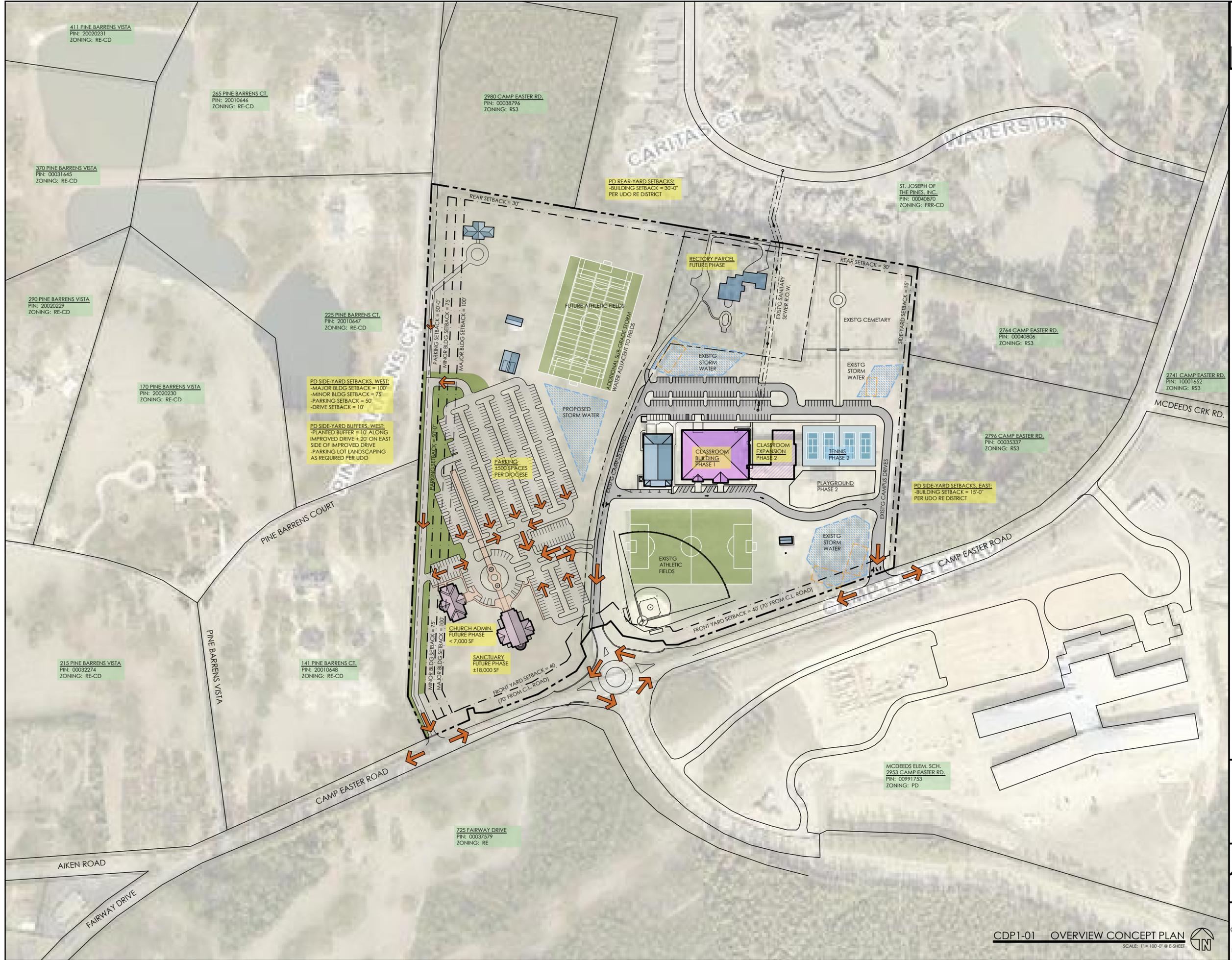
Bogle noted that there might be an additional easement on the far side of SJPII's easement belonging to others. If so, it would be an easement with which his firm would not be aware. While no one could say for certain, this was one of the possibilities noted to address a claim by a neighbor that a surveyor had indicated to her, there was a single easement straddling two properties. Lawson and Bogle maintained that this was not the case.

Evanila noted on paper that, questions aside, only two of the concerns expressed by neighbors during the meeting had to do with phase 1. Car-line length, and disruption during constriction.

Bogle and Donohue thanked guests for attending and remained, along with other master site plan team members, breaking out into smaller groups to answer individual audience questions after the group meeting drew to a close.

Conceptual Development Plan

- CDP1: Overview Concept Plan
- CDP2: Existing Campus Plan
- CDP3: Phase 1 Campus Plan
- CDP4: Future Phase Campus Plan



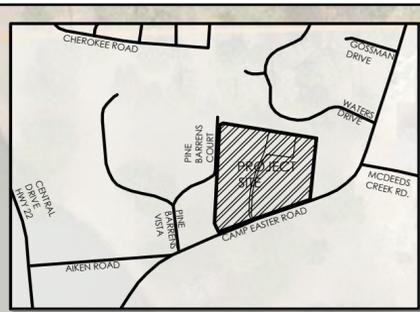
**OVERVIEW
CONCEPT
PLAN**
TOWN OF SOUTHERN PINES
CONCEPT DEVELOPMENT PLAN

**ST. JOHN PAUL II
CATHOLIC SCH.**
2922 CAMP EASTER ROAD
SOUTHERN PINES, NC



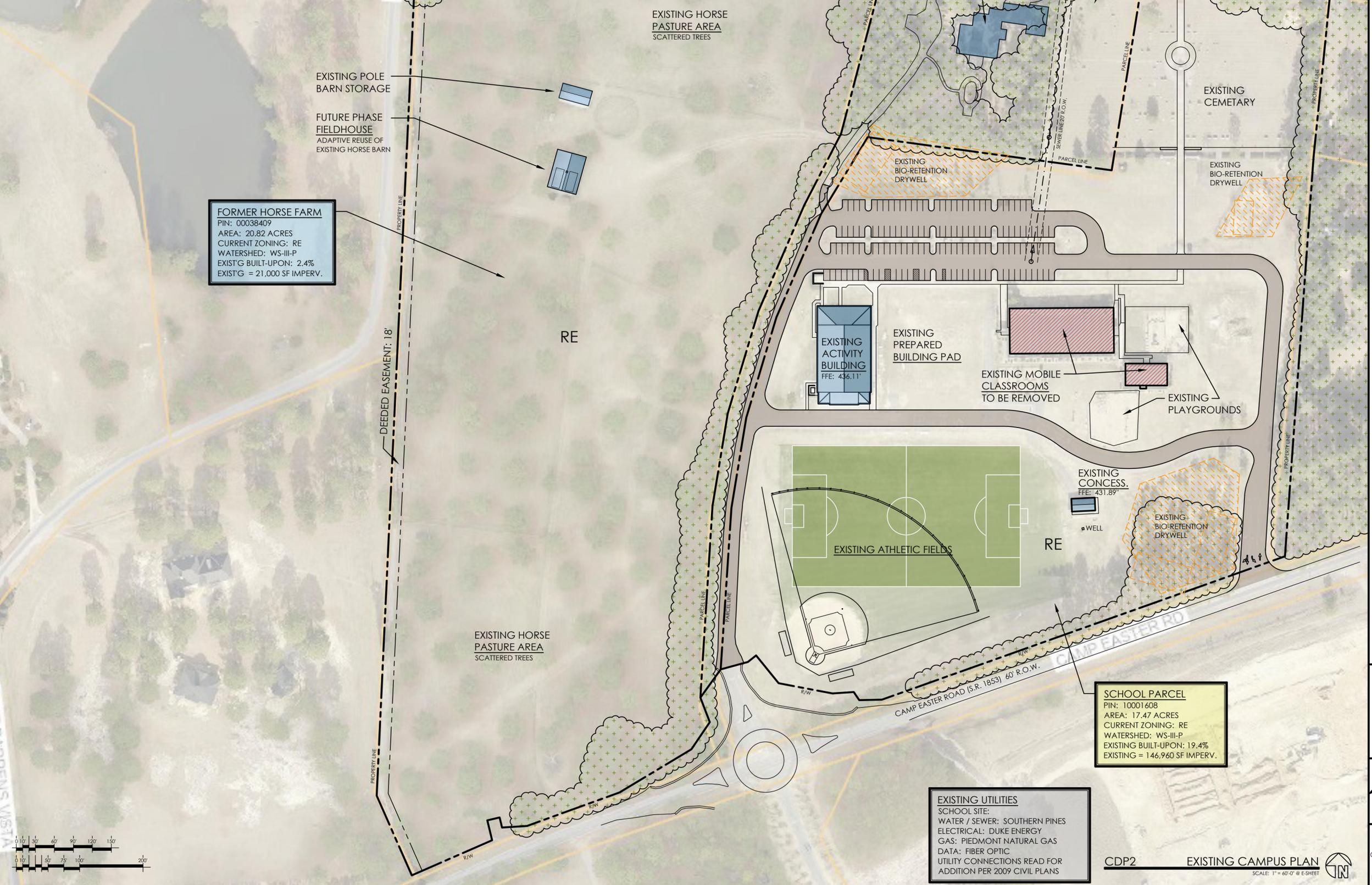
DRAWN BY: DRB
CHECKED BY: DRB
PROJECT #:
SHEET NUMBER
CDP1
DATE: 2.7.22
OF: 4

CDP1-01 OVERVIEW CONCEPT PLAN
SCALE: 1" = 100'-0" @ E-SHEET



LOCATION MAP - SCALE: 1" = 1,000'

PUBLICATION OR REUSE OF THESE DRAWINGS OR ANY INCLUDED DETAILS MUST BE WITH THE WRITTEN CONSENT OF THE FIRM'S PRINCIPAL ARCHITECT.

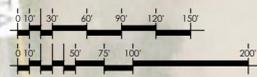


FORMER HORSE FARM
 PIN: 00038409
 AREA: 20.82 ACRES
 CURRENT ZONING: RE
 WATERSHED: WS-III-P
 EXIST'G BUILT-UPON: 2.4%
 EXIST'G = 21,000 SF IMPERV.

RECTORY PARCEL
 PIN: 00991755
 AREA: 17.47 ACRES
 CURRENT ZONING: RE
 WATERSHED: WS-III-P
 EXIST'G BUILT-UPON: 16.4%
 EXIST'G = 27,200 SF IMPERV.

SCHOOL PARCEL
 PIN: 10001608
 AREA: 17.47 ACRES
 CURRENT ZONING: RE
 WATERSHED: WS-III-P
 EXISTING BUILT-UPON: 19.4%
 EXISTING = 146,960 SF IMPERV.

EXISTING UTILITIES
 SCHOOL SITE:
 WATER / SEWER: SOUTHERN PINES
 ELECTRICAL: DUKE ENERGY
 GAS: PIEDMONT NATURAL GAS
 DATA: FIBER OPTIC
 UTILITY CONNECTIONS READ FOR ADDITION PER 2009 CIVIL PLANS



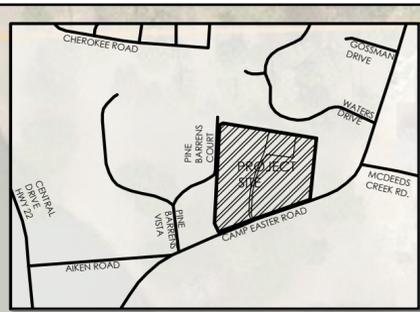
EXISTING CAMPUS PLAN
 TOWN OF SOUTHERN PINES
 CONCEPT DEVELOPMENT PLAN

ST. JOHN PAUL II CATHOLIC SCH.
 2922 CAMP EASTER ROAD
 SOUTHERN PINES, NC



DRAWN BY: DRB
 CHECKED BY: DRB
 DATE: 2.7.22
 PROJECT #:
 SHEET NUMBER
CDP2
 OF: 4

CDP2 EXISTING CAMPUS PLAN
 SCALE: 1" = 60'-0" @ E-SHEET



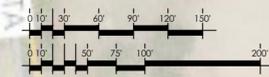
LOCATION MAP - SCALE: 1" = 1,000'

FORMER HORSE FARM
 PIN: 00038409
 AREA: 20.82 ACRES
 CURRENT ZONING: RE
 WATERSHED: WS-III-P
 EXIST'G BUILT-UPON: 2.4%
 EXIST'G = 21,000 SF IMPERV.

RECTORY PARCEL
 PIN: 00991755
 AREA: 17.47 ACRES
 CURRENT ZONING: RE
 WATERSHED: WS-III-P
 EXIST'G BUILT-UPON: 16.4%
 EXIST'G = 27,200 SF IMPERV.

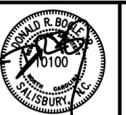
SCHOOL PARCEL
 PIN: 10001608
 AREA: 17.47 ACRES
 PROPOSED ZONING: PD
 WATERSHED: WS-III-P
 PROPOSED BUILT-UPON: 21.7%
 APPROX. 162,000 SF IMPERV.

CLASSROOM BUILDING
 PHASE 1 CONSTRUCTION
 IMMEDIATE NEED
 SCHEDULED COMPLETION
 WITHIN 2 TO 3 YEARS.
 UTILITIES CURRENTLY ON SITE TO
 SERVE CLASSROOM BUILDING



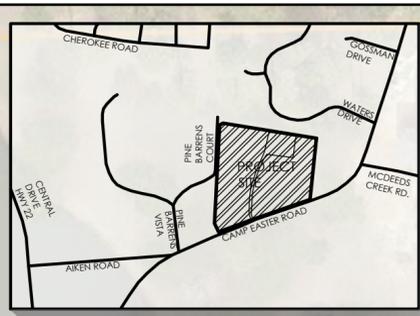
PHASE 1 CAMPUS PLAN
 TOWN OF SOUTHERN PINES
 CONCEPT DEVELOPMENT PLAN

ST. JOHN PAUL II CATHOLIC SCH.
 2922 CAMP EASTER ROAD
 SOUTHERN PINES, NC



DRAWN BY: DRB
 CHECKED BY: DRB
 DATE: 2.7.22
 PROJECT #:

SHEET NUMBER
CDP3
 OF: 4



LOCATION MAP - SCALE: 1" = 1,000'

FORMER HORSE FARM
 PIN: 00038409
 AREA: 20.82 ACRES
 PROPOSED ZONING: PD
 WATERSHED: WS-III-P
 FUTURE BUILT-UPON: 26.2%
 APPROX. 233,000 SF IMPERV.

PD SIDE-YARD SETBACKS, WEST:
 -MAJOR BLDG SETBACK = 100'
 -MINOR BLDG SETBACK = 75'
 -PARKING SETBACK = 50'
 -DRIVE SETBACK = 10'

PD SIDE-YARD BUFFERS, WEST:
 -PLANTED BUFFER = 10' ALONG IMPROVED DRIVE + 20' ON EAST SIDE OF IMPROVED DRIVE
 -PARKING LOT LANDSCAPING AS REQUIRED PER UDO

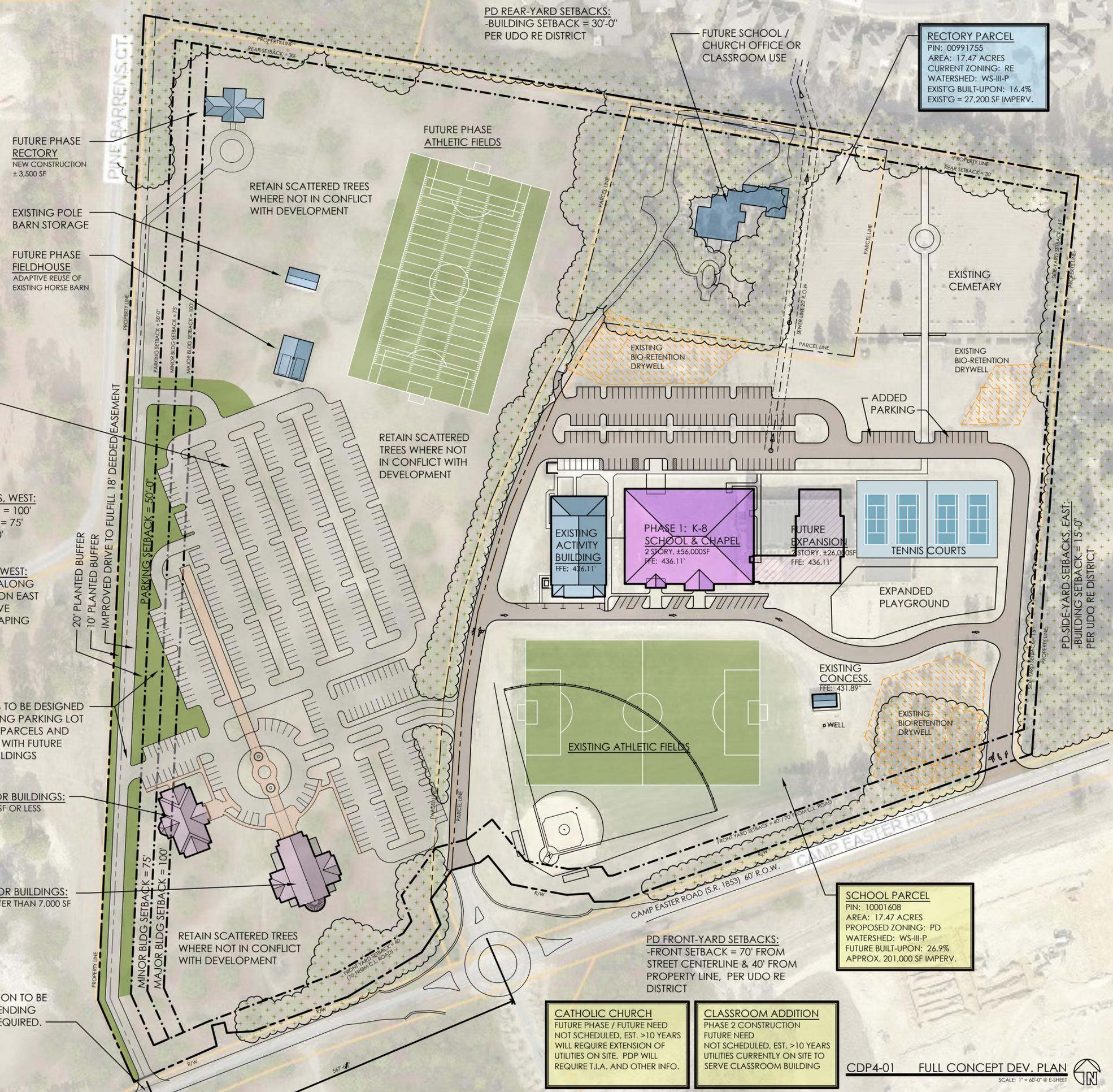
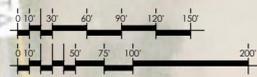
LANDSCAPING AND/OR BERMS TO BE DESIGNED PER SOUTHERN PINES UDO ALONG PARKING LOT PERIMETER FACING ADJACENT PARCELS AND ALONG IMPROVED ROADWAY WITH FUTURE DEVELOPMENT OF CHURCH BUILDINGS

FUTURE PHASE CHURCH DEVELOPMENT
 SANCTUARY SEATING CAPACITY = 1,200
 UDO: 300 PARKING SPACES REQ'D
 480 SPACES PER DIOCESE REQMT
 ADMINISTRATION OFFICES
 CLASSROOMS
 PARISH HALL

MINOR BUILDINGS:
 7,000 SF OR LESS

MAJOR BUILDINGS:
 GREATER THAN 7,000 SF

EXISTING DRIVEWAY CONNECTION TO BE IMPROVED IN FUTURE PHASE, PENDING NCDOT PERMITS AND T.I.A. IF REQUIRED.



RECTORY PARCEL
 PIN: 00991755
 AREA: 17.47 ACRES
 CURRENT ZONING: RE
 WATERSHED: WS-III-P
 EXIST'G BUILT-UPON: 16.4%
 EXIST'G = 27,200 SF IMPERV.

PD REAR-YARD SETBACKS:
 -BUILDING SETBACK = 30'-0"
 PER UDO RE DISTRICT

FUTURE SCHOOL /
 CHURCH OFFICE OR
 CLASSROOM USE

FUTURE PHASE ATHLETIC FIELDS

RETAIN SCATTERED TREES WHERE NOT IN CONFLICT WITH DEVELOPMENT

RETAIN SCATTERED TREES WHERE NOT IN CONFLICT WITH DEVELOPMENT

PD FRONT-YARD SETBACKS:
 -FRONT SETBACK = 70' FROM STREET CENTERLINE & 40' FROM PROPERTY LINE, PER UDO RE DISTRICT

CATHOLIC CHURCH
 FUTURE PHASE / FUTURE NEED NOT SCHEDULED, EST. >10 YEARS WILL REQUIRE EXTENSION OF UTILITIES ON SITE. PDP WILL REQUIRE T.I.A. AND OTHER INFO.

CLASSROOM ADDITION
 PHASE 2 CONSTRUCTION FUTURE NEED NOT SCHEDULED, EST. >10 YEARS UTILITIES CURRENTLY ON SITE TO SERVE CLASSROOM BUILDING

SCHOOL PARCEL
 PIN: 10001608
 AREA: 17.47 ACRES
 PROPOSED ZONING: PD
 WATERSHED: WS-III-P
 FUTURE BUILT-UPON: 26.9%
 APPROX. 201,000 SF IMPERV.

FUTURE PHASE CAMPUS PLAN
 TOWN OF SOUTHERN PINES
 CONCEPT DEVELOPMENT PLAN

ST. JOHN PAUL II CATHOLIC SCH.
 2922 CAMP EASTER ROAD
 SOUTHERN PINES, NC



DRAWN BY: DRB
 CHECKED BY: DRB
 DATE: 2.7.22
 PROJECT #: .
 SHEET NUMBER
CDP4
 OF: 4

CDP4-01 FULL CONCEPT DEV. PLAN
 SCALE: 1" = 60'-0" @ E-SHEET



TOWN OF SOUTHERN PINES COURTESY REVIEW

Case: PD-04-22 – Conceptual Development Plan

Location: 2978 Camp Easter Road

PIN#: 858315538280, 858315635655, and 858315635197

March 8, 2022

Following a review of the above referenced Conceptual Development Plan by the RLUAC staff and Board of Directors, and recognizing that our findings are non-binding on the Town of Southern Pines, the RLUAC Board of Directors finds that:

- The southern portion of the site is designated as Critical to Protect in the Fort Bragg Compatible Use Rating system due to its location within an active red-cockaded woodpecker foraging area.
- The entire site is designated as Important to Protect in the Fort Bragg Compatible Use Rating system due to its location within a designated High Quality Waters drainage area (Mill Creek HQW Management Area).

Active red-cockaded woodpecker foraging areas are designated as Critical to Protect because the loss of their habitat in the region, regardless of specific location, has the potential to impact Fort Bragg's military mission. If the cumulative loss of habitat outside of the installation causes a significant impact to the viability of the species in the region, the use of critical training land on Fort Bragg may be restricted to ensure that the installation fulfills its environmental protection obligations. This would occur as the result of an increased requirement to preserve habitat for this federally designated endangered species, which, in the past, has severely limited certain types of training activity on Fort Bragg. Constrained training capabilities, in turn, can have a significant impact on military readiness and the sustainment of Fort Bragg's mission.

With the proximity of known red-cockaded woodpecker clusters, RLUAC encourages the applicant to have this property surveyed by personnel experienced in management and monitoring of the species prior to the removal of any mature pine trees. The protocol can be obtained at: https://www.fws.gov/ncsandhills/pine_tree_removal.html The results of this survey can be sent to the US Fish and Wildlife Service office located in Raleigh, NC,

ATTN: John Hammond, for review. The applicant is also encouraged to preserve as many mature pines and as much contiguous undisturbed forested land on the site as possible within the defined foraging area.

RLUAC also encourages the Town of Southern Pines and the applicant / developer to take such measures as are feasible to limit the impact of stormwater runoff from the future development of the site on the watercourses that comprise the Mill Creek High Quality Waters Management Area. Maintaining the integrity of important environmental assets contributes to the overall compatibility of our region with Fort Bragg's environmental protection mission, which goes hand-in-hand with its military training and operational missions. Beyond the potential environmental impact of the proposed development, the nature of the use proposed for the site does not present any additional compatibility concerns with regard to military training or operations.

Thank you for allowing RLUAC to review this case.

John K. McNeill, Chairman

Vagn K. Hansen II, AICP, Executive Director

BJ Grieve

From: Cindy Williams
Sent: Friday, March 4, 2022 11:32 AM
To: BJ Grieve
Subject: FW: [External] PD-04-22 St. John Paul II Catholic School
Attachments: PD-04-22 PB PHN - Agency Comments.pdf

From: JuarezPozos, Dagoberto <djuarezpozos@ncdot.gov>
Sent: Friday, March 4, 2022 11:05 AM
To: Cindy Williams <CWilliams@southernpines.net>
Cc: James, Janet R <jrjames2@ncdot.gov>
Subject: RE: [External] PD-04-22 St. John Paul II Catholic School

Cindy,

Due to the expansion of the site they will need to submit a driveway permit. We will also need to see a more detailed breakdown of the land uses. Maximum number of students and a more definitive church size so we can run a trip gen and see if nay roadway improvements are triggered.

Thank you,

Dago

Dagoberto Pozos, P.E.
Assistant District Engineer
Division 8 District 2

910-944-7621 Office
djuarezpozos@ncdot.gov

902 North Sandhills Blvd.
Aberdeen, NC 28315



Email correspondence to and from this address is subject to the North Carolina Public Records Law and may be disclosed to third parties.

From: Cindy Williams <CWilliams@southernpines.net>
Sent: Thursday, March 3, 2022 9:43 AM
To: Archie Daniel <adaniel@southernpines.net>; Cindi King <CKing@southernpines.net>; Cory Albers <calbers@southernpines.net>; David Byrd <DByrd@southernpines.net>; James Michel <JMichel@southernpines.net>; Ken Skipper <KSkipper@southernpines.net>; Maurice Holland <mbholland63@gmail.com>; JuarezPozos, Dagoberto <djuarezpozos@ncdot.gov>; ncsandhillscrw@fws.gov; Pete Campbell <director@rluac.com>; ISTRE, RONALD

<ristre@southernpines.net>; Scotty Malta <smalta@moorecountyairport.com>

Cc: BJ Grieve <BJGrieve@southernpines.net>; Cindy Williams <CWilliams@southernpines.net>

Subject: [External] PD-04-22 St. John Paul II Catholic School

CAUTION: External email. Do not click links or open attachments unless you verify. Send all suspicious email as an attachment to [Report Spam](#).

Good morning,

Please review the attached Notice regarding a proposed Conceptual Development Plan for St. Jon Paul II Catholic School and respond with any comments or concerns at your earliest convenience.

Thank you.

Sincerely,

Cindy Williams, CZO
Planning Department
Town of Southern Pines
801 SE Service Road, Southern Pines, NC 28387
(910) 692-4003

Email correspondence to and from this sender is subject to the N.C. Public Records Law and may be disclosed to third parties.

Agenda Item

To: Planning Board

From: Cindy Williams, Interim Planner I

Subject: OA-01-22: Text Amendments to the Unified Development Ordinance (UDO); Petitioner: Town of Southern Pines Planning Division Staff

Date: March 24, 2022

I. SUMMARY OF AMENDMENT REQUEST:

The Planning Division of the Town of Southern Pines Community Development Department is proposing to amend the Unified Development Ordinance (UDO) with a variety of text amendments and is asking for Planning Board and Town Council review and approval per UDO §2.17. The proposed amendments are described below, including the applicable UDO Sections and Exhibits. The specific text of each proposed amendment may be found in the attachments to this staff report.

The Planning Division's requested amendments to the UDO may be described as follows:

1. To amend UDO §4.3.13(B) by replacing the first two sentences of subsection (B) with the following language:

Credit given for protected trees shall be equal to the diameter breast height (DBH) of the tree in inches divided by two (2) inches, but no fraction thereof. Trees so credited must have a minimum DBH of two (2) inches and be shown on the grading, erosion control and landscape plans.

2. To amend UDO §9.3 by inserting a definition for "Caliper" and a definition for "Diameter Breast Height (DBH)"; and
3. To amend UDO §8.14.1 by deleting subsection (C) in its entirety so that the number of successive terms a member of the Board of Adjustment may serve is no longer limited to two successive terms.

II. APPLICATION REVIEW:

A. Review Process:

Applications for text amendments are reviewed pursuant to UDO §2.17.

B. Criteria for Review:

When reviewing an application for a UDO text amendment, the hearing bodies (Planning Board and Town Council) shall consider and be guided by the following criteria, as set forth in UDO §2.17.10:

2.17.10. Criteria for UDO Text Amendments

In its review of an application for a UDO text 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. *The text amendment shall be consistent with the adopted Comprehensive Plan.*

(B) 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 cultural places and areas.*

(C) Public Policy. *Certain public policies in favor of the text amendment may be considered. Examples include a need for affordable housing, economic development, mixed-use development, or sustainable environmental features, which are consistent with the Town, area, neighborhood, or specific plans.*

(D) Other Factors. *The Hearing Body may consider any other factors relevant to a text amendment application under state law.*

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

C. Outside Agency Comments:

- A request for comment was emailed to representatives from the Regional Land Use Advisory Commission (RLUAC), North Carolina Department of Transportation (NCDOT), U.S. Fish and Wildlife Service, and representatives of the Town of Southern Pines on March 3, 2022.
 - As of the completion of the staff report, a response was received from NCDOT stating that there were no comments.

III. ATTACHMENTS:

1. Draft Planning Board Resolution to Adopt a Written Recommendation
2. Current sections of the UDO, showing edits

IV. PLANNING BOARD ACTION:

The Planning Board shall consider the criteria for text amendments found in UDO §2.17.10, including consistency with the Comprehensive Long Range Plan. Per North Carolina General Statute 160D-604(d), prior to consideration of the proposed text amendments by the Town Council, the Planning Board shall advise and comment on whether the proposed amendments are consistent with the Comprehensive Long Range Plan. The Planning Board shall provide a written recommendation to the Town Council that addresses plan consistency and other matters as deemed appropriate by the Planning Board, but a comment by the Planning Board that a proposed amendment is inconsistent with the comprehensive plan shall not preclude consideration or approval of the proposed amendments by the Town Council.

To assist the Planning Board in performing this task, Town staff has prepared the following draft motions for the Planning Board’s consideration, possible modification as necessary, and adoption:

I move that after reviewing the proposed text amendments to the UDO and considering the criteria for approval of text amendments to a Planned Development District found in UDO §2.17.10:

1. The proposed amendments are consistent with the Comprehensive Long Range Plan for the reasons set forth in Attachment A of staff report OA-01-22;
2. The proposed amendments are consistent with the Comprehensive Long Range Plan for the reasons set forth in Attachment A of staff report OA-01-22 as revised by the Planning Board;
3. The proposed amendments are inconsistent with the Comprehensive Long Range Plan for the reasons set forth in Attachment A of staff report OA-01-22 as revised by the Planning Board;

I further move that the following other matters were considered by the Planning Board and shall be added to Attachment A by Town staff as part of the Planning Board’s written recommendation to the Town Council:

- 1.

And, therefore, I move to:

1. Recommend approval of OA-1-22 to the Town Council.
2. Recommend denial of OA-01-22 to the Town Council.



ATTACHMENT A

**PLANNING BOARD
RESOLUTION TO ADOPT A WRITTEN RECOMMENDATION
FOR ORDINANCE AMENDMENT APPLICATION
OA-01-22**

WHEREAS, Section 160D-701 of the North Carolina General Statutes specifies that zoning regulations shall be made in accordance with a comprehensive plan and shall be designed to protect the public health, safety and general welfare; and

WHEREAS, Section 160D-604 of the North Carolina General Statutes specifies that the Planning Board shall, with any ordinance amendment or zoning map amendment, advise and comment on whether the proposed action is consistent with the adopted Comprehensive Plan and on other matters as deemed appropriate by the Planning Board, and that the Planning Board shall provide this in the form of a written recommendation to the Town Council; and

WHEREAS, the Planning Board conducted a public hearing on March 24, 2022 to listen to public comments, ask questions of the Town’s Planning staff and to consider ordinance amendment application OA-01-22.

NOW, THEREFORE BE IT RESOLVED that the Planning Board finds and recommends to the Town Council that the revisions to the Unified Development Ordinance (UDO) that have been prepared by Planning staff are reasonable, in the public interest and are generally consistent with the Town of Southern Pines Comprehensive Long Range Plan (CLRP). The amendment to use consistent terms for measuring trees in the Town’s landscaping code, and to define those terms, are amendments to the UDO that will improve interpretation and administration for future users of the regulations. The amendment to remove term limits for Board of Adjustment members will improve administrative efficiency thereby reducing public expense, and allow for retention of knowledge on the Board of Adjustment.

Whereas some revisions to the Town of Southern Pines UDO implement a specific portion of the community vision and/or will help achieve specific goals and policies of the CLRP, the proposed revisions are intended to ensure that the UDO remains a user-friendly and legally defensible document that will continue to guide growth via updated land development regulations. Implementing the CLRP in a manner that is clear and compliant with North Carolina statutes governing local use of development regulations, is certainly reasonable and in the public interest and consistent with the CLRP.

ADOPTED this the 24th day of March, 2022.

Gary Carroll, Chairman

ATTEST:

Cindy Williams
Secretary to the Planning Board

4.3.12. Request for Extension of Compliance

- (A) The Town recognizes that land Development occurs continuously, and that vegetation used in landscaping or screening should be planted at certain times to insure the best chance of survival. To ensure compliance and to reduce the potential expense of replacing landscaping or screening materials that were installed at an inappropriate time or under unfavorable conditions for planting, an extension of compliance with landscaping requirements may be allowed for a period not longer than ninety (90) days.
- (B) In the event of an extension, the Applicant shall provide a letter acknowledging a performance guarantee (letter of credit or performance bond) adequate to cover one hundred and fifty (150) percent of the installed landscaping costs.
(Ord. # 1716)
- (C) The letter shall also acknowledge that the Applicant for the Building Permit is aware of all landscaping and screening requirements and will comply with those requirements within ninety (90) days or discontinue use of the property.
- (D) If the initial letter of request for extension of compliance with landscaping requirements has expired and conditions are still deemed unsuitable for planting, the Applicant may request one additional extension of up to ninety (90) days. Failure to comply with the provisions of this section within the time noted in the letter of request for the extension of compliance with landscaping requirements shall be deemed a violation of this ordinance.
- (E) The Applicant shall acknowledge that while a Conditional Certificate of Compliance may be issued, no Final Certificate of Compliance will be

¹ Single trees that have developed as individual specimens are the best candidates for retention. For the most part, trees that have developed as stands, particularly intermediate and suppressed trees will not function well as individuals. They are

issued while there is an active (pending) letter of request for extension of compliance with landscaping requirements, unless a performance guarantee (such as a letter of credit or performance bond) sufficient to cover 125 percent of the installed landscaping costs has been posted with the Inspections or Planning Department.

4.3.13. Existing Vegetation Credits

- (A) Existing healthy vegetation shall be preserved when possible and may be credited toward landscape requirements. Vegetation to be saved and protection measures to be used during grading and construction shall be specified on site plans. Protection measures maintain a radius of at least six (6) feet around existing plants or provide a radius of one (1) foot for each one (1) inch DBH of trees, whichever is greater.
- (B) Credit given for protected trees shall be equal to the diameter breast height (DBH) ~~caliper~~ of the tree in inches, ~~(caliper is the diameter of the tree measured at breast height) of each protected tree~~ divided by two (2) inches, but no fraction thereof. Trees so credited must be at least have a minimum DBH of two (2) inches ~~Caliper~~ and be shown on the grading, erosion control and landscape plans. Protection of natural groups of trees is encouraged, with each tree within the grouping being credited as if standing alone; however, the protected ground area or tree save area shall encompass all trees within the grouping.¹
- (C) The site plan shall:
 - (1) Indicate trunk locations, DBH and drip lines of all trees and/or tree stands to be preserved (Note: When stands of trees will be preserved well away from construction areas, it is not necessary to plot accurate trunk locations);

prone to failure and decline when their neighbors are removed. Not only are the trees unstable, but they contribute little to the appearance or landscape quality of the new project.

Building, Principal or Principal Structure: The building or structure on a Lot that houses the Principal Use. For example, in the example for the previous definition, the Single-Family home would be the Principal Building

Building Front or Frontage: The length of that side of the principal building that faces the street. For corner Lots, the front shall be determined by the Planning Director based on other Development along the faces of the block on which the corner Lot is located.

Built-Upon Area: Built-upon areas shall include that portion of Development project that is covered by impervious or partially impervious cover including buildings, pavement, gravel roads, recreation facilities (e.g. tennis courts), etc. (Note: Wooden slatted decks and the water area of a swimming pool are considered pervious.)

Caliper: A standard measure of size for newly planted trees. Caliper refers to the trunk diameter, in inches, at a point six (6) inches above the ground (for trees equal to or less than a 4" caliper), at a point twelve (12) inches above the ground (for trees larger than 4" caliper), or as defined by the American Standard for Nursery Stock ANSI Z60.1.

Child Care Home: A home for not more than nine orphaned, abandoned, dependent, abused or neglected children together with not more than two adults who supervise such children, all of whom live together as a single housekeeping unit.

Child Care Institution: An institutional facility housing more than nine orphaned, abandoned, dependent, abused or neglected children.

Circulation Area: That portion of the Vehicle Use Area used for access to parking or loading areas or other facilities on the Lot. Driveways and other maneuvering areas (other than parking aisles) comprise the Circulation Area

Combination Use: A use consisting of a combination on one Lot of two or more Principal Uses separately listed in Exhibit 3-15.

Compatible/Compatibility - A condition in which land uses or conditions can coexist in a relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition. Compatibility does not require homogeneity, but

does consider the relative scale, design and intensity of nearby structures, uses and activities.

Conditional Zoning: A legislative zoning map amendment with site-specific conditions incorporated into the zoning map amendment.

Conservation Easement: The grant of a property right or interest from the property owner to a unit of government or nonprofit conservation organization stipulating that the described land shall either remain in its natural, scenic, open or wooded state; or be used for agricultural purposes authorized specifically authorized by the easement.

Conversion Schedule: A table submitted with the application for zoning approval identifying the proposed range of conversion between different types of uses within a PD district.

Council or Town Council: The Town Council of the Town of Southern Pines.

Cutoff Fixture: An outdoor light fixture shielded or constructed in such a manner that no more than two and one half (2½) percent of the total light emitted by the fixture is projected above the horizontal plane of the fixture.

Determination: A written, final, and binding order, requirement, or determination regarding an administrative decision.

Developer: A person, including a governmental agency or reDevelopment authority, who undertakes any Development and who is the landowner of the property to be developed or who has been authorized by the landowner to undertake Development on that property.

Development: Any of the following:

- a. The construction, erection, alteration, enlargement, renovation, substantial repair, movement to another site, or demolition of any structure.
- b. The excavation, grading, filling, clearing, or alteration of land.
- c. The subdivision of land as defined in G.S. 160D-802.
- d. The initiation or substantial change in the use of land or the intensity of use of land.

Development Approval: An administrative or quasi-judicial approval made pursuant to this UDO that is written and that is required prior to commencing Development or undertaking a specific activity, project, or Development

proposal. Development approvals include, but are not limited to, zoning permits, site plan approvals, Special Use Permits, variances, and certificates of appropriateness. The term also includes all other regulatory approvals required by regulations adopted pursuant to this UDO, including plat approvals, permits issued, Development agreements entered into, and building permits issued. Unless provided otherwise by law, Development Approvals attach to and run with the land.

Development Conditions: The written Development program, dimensional standards, special conditions and restrictions on Development submitted with the application for zoning approval.

Development Envelope: Area within which grading, lawns, pavement and buildings will be located.

Development Pattern: A type of Development described in chapter 6 of this UDO or otherwise established that is characterized by a mix of uses, intensities of Development or specific design characteristics.

Diameter Breast Height (DBH): A standard measure of size for existing trees. The tree trunk diameter is measured in inches at a height of four and one-half (4 ½) feet above grade. If a tree splits into multiple trunks below 4½ feet, then the trunk is measured at its most narrow point beneath the split.

Down-zoning: A zoning ordinance that affects an area of land in one of the following ways:

- a. By decreasing the Development density of the land to be less dense than was allowed under its previous usage.
- b. By reducing the permitted land uses of the land that are specified in a zoning ordinance or land Development regulation to fewer than were allowed under its previous usage.

Dwelling: Any building, structure, manufactured home, or mobile home, or part thereof, used and occupied for human habitation or intended to be so used, and includes any outhouses and appurtenances belonging thereto or usually enjoyed therewith. For the purposes of minimum housing codes, the term does not include any manufactured home, mobile home, or recreational vehicle, if used solely for a seasonal vacation purpose.

Dwelling Unit: A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

Estoppel: A bar or impediment preventing a party from asserting a fact or a claim inconsistent with a position that party previously took, either by conduct or words, especially where a representation has been relied or acted upon by others.

Evidentiary Hearing: A hearing to gather competent, material, and substantial evidence in order to make findings for a quasi-judicial decision required by a Development regulation adopted under this UDO.

Existing Development. Those projects that are built or those projects that at a minimum have established a vested right under North Carolina zoning law as of the effective date of this ordinance based on at least one of the following criteria:

- (A) Substantial Expenditures or resources (time, labor, money) based on a good faith reliance upon having received a valid local government approval to proceed with the project; or
- (B) Have an outstanding valid building permit as authorized by the General Statutes (G.S. 160D-108); or
- (C) Having expended substantial resources (time, labor, money) and having an approved site specific or phased Development plans as authorized by the General Statutes (G.S. 160D-108.1).

Existing Lighting: Any and all lighting installed prior to the effective date of this UDO.

Expenditure: A sum of money paid out in return for some benefit or to fulfill some obligation. The term also includes binding contractual commitments to make future Expenditures, as well as any other substantial changes in position.

Extraterritorial Planning Area: That portion of the Town's Planning Jurisdiction that lies outside the corporate limits of the Town.

Family: One or more persons living together as a single housekeeping unit.

- (E) The Town Council may remove Planning Board members at any time for failure to attend three (3) consecutive meetings or for failure to attend thirty (30) percent or more of the meetings within any twelve (12) month period or for any other good cause related to performance of duties. If an in-town member moves outside the Town or if an Extraterritorial Planning Area member moves outside the Planning Jurisdiction, that shall constitute a resignation from the Planning Board, effective upon the date a replacement is appointed by the council.

8.13.2. Responsibilities

- (A) Prepare a Comprehensive Plan for the future Development, including recommendations relative to goals, policies and objectives relating to the growth, Development and reDevelopment of the Town and the surrounding Extraterritorial Planning Area.
- (B) Prepare zoning and subdivision regulations, including recommendations relative to the location, length, width, and arrangements of the streets, alleys, bridges, viaducts, parks, parkways, playgrounds, boulevards, or other public grounds or improvements, the platting of public property into Lots, plots, streets or alleys, the locations of railroad or street car lines, transportation or other channels for communication of any kind, the grouping of public buildings, the design and placing of memorials, works of art, power or lighting plants, street lighting standards, telegraph and telephone poles, street name Signs, billboards and Projecting Signs.
- (C) Make recommendations in connection with the execution and detailed interpretation of the Comprehensive Plan and this UDO, and make such changes and adjustments in the plan as may be deemed desirable from time to time.
- (D) Develop and recommend to the Town Council policies, ordinances, administrative procedures and other means for carrying out plans in a coordinated and efficient manner.
- (E) Recommend, from time to time, legislation which may be desirable to further the purpose of Town planning.
- (F) Make recommendations to the Town Council concerning:

- (1) Development and amendment of the Comprehensive Plan and Official Map;
- (2) Development and amendment of this UDO and a Zoning Map;
- (3) Planned Development Districts;
- (4) Special Use Permits;
- (5) Plats and other land subdivision; and
- (6) Development Agreements.

(Ord. #1919)

- (G) In addition to all other powers and duties provided by the provisions of this UDO, the Planning Board shall have such other powers and/or duties as may be provided by the Town Council.

8.14. BOARD OF ADJUSTMENT

8.14.1. Appointment and Terms of Board of Adjustment

- (A) There shall be a Board of Adjustment consisting of five regular members and three alternates. Three regular members and two alternates, appointed by the council, shall reside within the town. Two regular members and one alternate, appointed by the county board of commissioners, shall reside within the Town's extraterritorial planning area. If, despite good faith efforts, sufficient numbers of residents of the extraterritorial planning area cannot be found to fill the seats reserved for residents of such area, then the county board of commissioners may appoint other residents of the county (including residents of the town) to fill these seats. If the county board of commissioners fails to make these appointments within ninety days after receiving a resolution from the Town Council requesting that they be made, the Council may make them.
- (B) Board of Adjustment regular members and alternates shall be appointed for three-year staggered terms, but both regular members and alternates may continue to serve until their successors have been appointed. Vacancies may be filled for the unexpired terms only.

~~(C)~~ Members may be re-appointed to not more than two successive complete terms.

~~(D)~~(C) Regular Board of Adjustment members may be removed by the Council at any time for failure to attend three consecutive meetings or for failure to attend thirty percent or more of the meetings within any twelve-month period or for any other good cause related to performance of duties. Alternate members may be removed for repeated failure to attend or participate in meetings when requested to do so in accordance with regularly established procedures.

~~(E)~~(D) If a regular or alternate in-town member moves outside the town or if an extraterritorial area regular or alternate member moves outside the planning jurisdiction, that shall constitute a resignation from the board effective upon the date a replacement is appointed.

~~(F)~~(E) Extraterritorial planning area members may vote on all matters coming before the Board.

~~(G)~~(F) The in-town alternate may sit only in lieu of a regular in-town member and the extraterritorial area alternate may sit only in lieu of the regular extraterritorial area member. When so seated, alternates shall have the same powers and duties as the regular member they replace.

8.14.2. Meetings of the Board of Adjustment

- (A) The Board of Adjustment shall establish a regular meeting schedule and shall meet frequently enough so that it can hear an application within 30 days of submittal.
- (B) The Board shall conduct its meetings in accordance with the evidentiary procedures set forth in chapter 2 of this UDO.
(Ord. #1919)
- (C) All meetings of the board shall be open to the public and whenever feasible the agenda for each board meeting shall be made available in advance of the meeting.

8.14.3. Quorum

- (A) A quorum for the board of adjustment shall consist of the number of members equal to four-fifths of the regular board membership (excluding vacant seats). A quorum is necessary for the board to take official action.
- (B) A member who has withdrawn from the meeting without being excused shall be counted as present for purposes of determining whether a quorum is present.

8.14.4. Voting

- (A) The concurring vote of four-fifths of the regular board membership (excluding vacant seats) shall be necessary to reverse any order, requirement, decision, or determination of the administrator or to decide in favor of the applicant any matter upon which it is required to pass under any ordinance (including the issuance of a Special Use Permit) or to grant any variance. All other actions of the board shall be taken by majority vote, a quorum being present.
- (B) Once a member is physically present at a board meeting, any subsequent failure to vote shall be recorded as an affirmative vote unless the member has been excused in accordance with paragraph (C) or has been allowed to withdraw from the meeting in accordance with paragraph (D).
- (C) A member may be excused from voting on a particular issue by majority vote of the remaining members present under the following circumstances:
 - (1) If the member has a direct financial interest in the outcome of the matter at issue; or
 - (2) If the matter at issue involves the member's own official conduct; or
 - (3) If participation in the matter might violate the letter or spirit of a member's code of professional responsibility; or