

**ORDINANCE #17-17:**

**AN ORDINANCE AMENDING THE OFFICIAL PINEHURST ZONING MAP AS IT PERTAINS TO THE REZONING OF CERTAIN LAND LOCATED AT 4138 MURDOCKSVILLE ROAD.**

**THAT WHEREAS,** the Village Council of the Village of Pinehurst adopted a new Pinehurst Development Ordinance and Map on the 8th day of October, 2014, for the purpose of regulating planning and development in the Village of Pinehurst and the extraterritorial area over which it has jurisdiction; and

**WHEREAS,** said Ordinance and Map may be amended from time to time as circumstances and the best interests of the community have required; and

**WHEREAS,** a public hearing was held at 4:30 p.m. on October 24, 2017 in the Assembly Hall of the Pinehurst Village Hall, Pinehurst, North Carolina after due notice in the Pilot, a newspaper in Southern Pines, North Carolina, with general circulation in the Village of Pinehurst, and its extraterritorial jurisdiction, for the purpose of considering rezoning of four parcels of land consisting of approximately 8.45 acres. These properties are addressed as 4138 Murdocksville Road. These properties are further defined as being Moore County PID #'s 00016276, 20030615, 00017456 and 00016390. The properties are currently zoned R-10 (High Density Residential). This proposed map amendment would change the zoning of the properties to R-MF-CD (Residential Multi-Family-Conditional District). The properties are currently vacant. The proposed use of the property is a 40 unit townhome development. At which time all interested citizens, residents and property owners in the Village of Pinehurst and its extraterritorial jurisdiction were given an opportunity to be heard as to whether they favored or opposed the proposed rezoning; and

**WHEREAS,** the Planning and Zoning Board has recommended the zoning map be amended; and

**WHEREAS,** the applicant has agreed upon the following condition(s):

- 1) Owner agrees to voluntary annexation upon approval of plans.**
- 2) Each unit will have a heated square footage of 2,023 sq. ft.**
- 3) Concrete curb will be installed within the development.**
- 4) A single small tree will be placed in the front yard of each unit. The minimum size at planting can be less than 3-inch caliper but must be a minimum of 8 feet in height.**
- 5) Walls and fences shown on the elevation renderings are illustrative only and may not be constructed as shown.**
- 6) Shutters on the rear facade of the units must only be placed on units 5-11 and 28-30.**
- 7) A building material and color palette shall be prepared prior to consideration by the Village Council.**

**NOW, THEREFORE, BE IT ORDAINED AND ESTABLISHED** by the Village Council of the Village of Pinehurst, North Carolina in a regular meeting assembled on this 24<sup>th</sup> day of October, 2017 as follows:

**SECTION 1.** That the Pinehurst Zoning Map of the Village of Pinehurst and its extraterritorial zoning jurisdiction be and the same hereby is amended by rezoning of approximately 8.45 acres located at 4138 Murdocksville Road currently zoned R-10 (High Density Residential) to R-MF CD (Residential Multi-Family Conditional District).

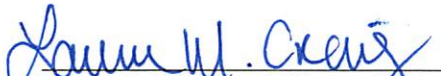
**SECTION 2.** The rezoning map and general concept plan to include elevations and materials is attached hereto as Exhibit A and made a part hereof, the same as if included verbatim.

**SECTION 3.** This Ordinance shall be and remain in full force and effect from and after the date of its adoption.

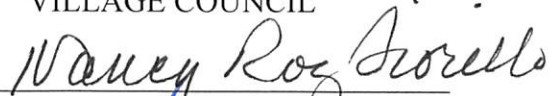
Adopted this 24th day of October, 2017.



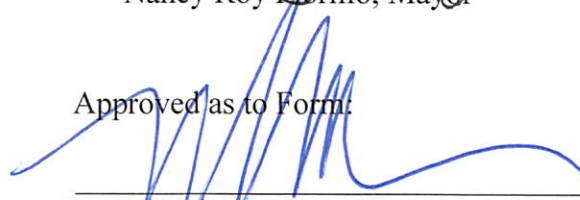
Attest:

  
Lauren M. Craig, Village Clerk

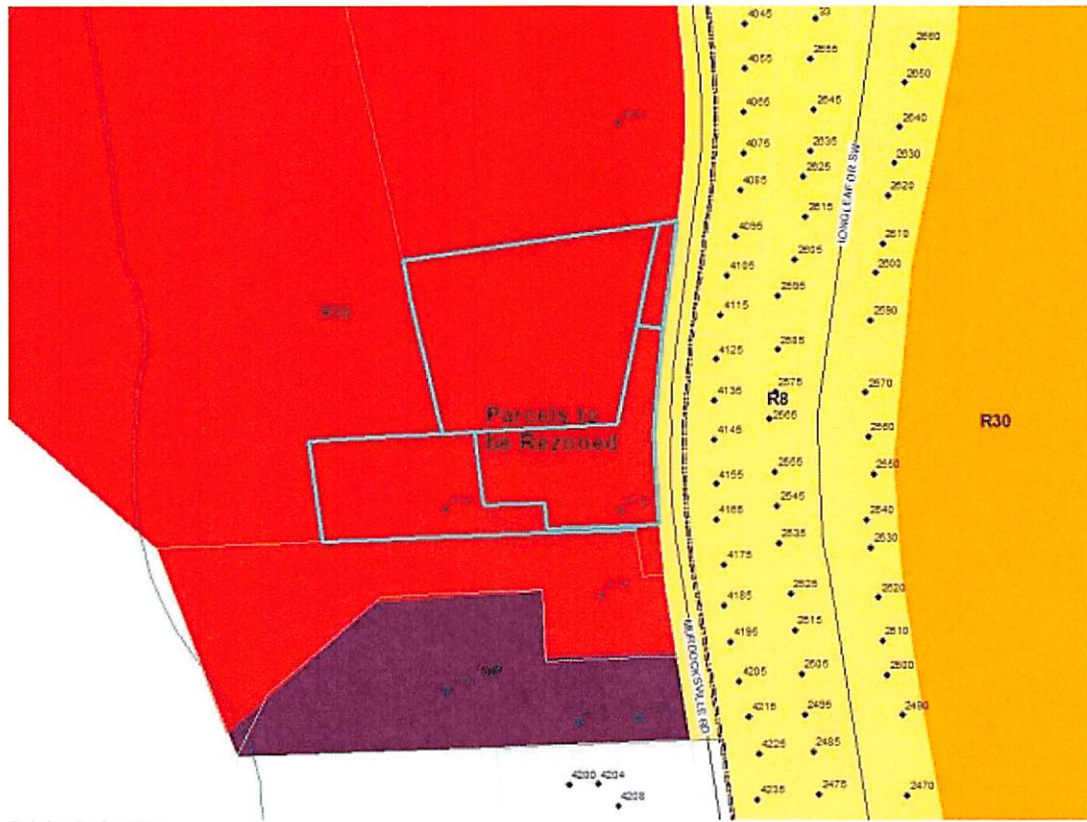
VILLAGE OF PINEHURST  
VILLAGE COUNCIL

By:   
Nancy Roy Fiorillo, Mayor

Approved as to Form:

  
Michael J. Newman, Village Attorney

# EXHIBIT A



**DEVELOPMENT DATA:**

OWNER: TARA PROPERTIES, INC.  
 36 ELANTON ROAD  
 PINEBLUFF, NC 28134

PARCEL ID #S (A TRACTS): 00018276, 00008915, 00017466, 00003802

ZONING (CURRENT): R-10 RESIDENTIAL  
 ZONING (PROPOSED): R-10 CD  
 HIGHWAY CORRIDOR: MURDOCKVILLE ROAD  
 PROPOSED USE: TOWNHOMES  
 AREA: 8.46 ACRES (TOTAL) 8.17 AC. AFTER R-10 W/ DEDICATION  
 RIVER BASIN: CAPE FEAR  
 SUB-BASIN: NOCKS CREEK (MS-111-BN)

EXISTING BUILDING SQ. FT.: 0/0  
 MINIMUM DWELLING UNIT SIZE: 1,500 SF PER SR-2  
 PROPOSED HEATED BUILDING SQ. FT.: 202,034 (TWO STORY UNITS)  
 PROPOSED IMPERVIOUS BUILDING SQ. FT.: 86,263/44 DWELLING UNITS @ 1,254  
 PROPOSED DRIVEWAYS SQ. FT.: 18,273/4  
 MINIMUM DRIVEWAY LENGTH: 25'

PARKING REQUIRED: TOWNHOME 21 DWELLING UNIT = 88 SPACES REQUIRED  
 PARKING PROVIDED: 120 SPACES (11 GARAGE & 2 PER DRIVEWAY)  
 HANDICAP PARKING REQUIRED: 4  
 HANDICAP PARKING PROVIDED: 4 (AT ACCESSIBLE DWELLING UNITS 78)

OPEN SPACE REQUIRED (PER SR-2): 2.11 AC. 25% OF TRACT (8.64 AC) 2.25 = 2.11 ACRES  
 OPEN SPACE PROVIDED: 4.75 AC. (55.2%)

LANDSCAPE BUFFER: 20' CLASS 2 BUFFER ADJACENT TO R-10 ZONED PROPERTY &  
 30' CLASS 3 BUFFER ALONG MURDOCKVILLE ROAD

EXISTING IMPERVIOUS SURFACE: 0/0  
 MAXIMUM IMPERVIOUS SURFACE ALLOWED (R-10): 75% (527 AC)  
 PROPOSED IMPERVIOUS SURFACE: 31.25% (206 AC)  
 PROPOSED IMPERVIOUS SURFACE (AFTER R-10 W/ DEDICATION): 32.52% AND AN  
 ADDITIONAL 5% IMPERVIOUS SURFACE BUFFER

PROPOSED NEW WATERLINE: 1254" (SIZE AND MATERIAL: TBD)

RESIDENTIAL DENSITY: 8 DWELLING UNITS / ACRE (PER R-10 ZONING)  
 6.4 & 6.5 DWELLING UNITS / TOTAL MAXIMUM DENSITY  
 PROPOSED DENSITY: 4.75 DWELLING UNITS / ACRE  
 4 DWELLING UNITS / PROPOSED DENSITY

LINEAR FOOTAGE OF PROPOSED INTERNAL DRIVES: 1,550'

TYPICAL LOT DIMENSIONS: 34' WIDE x 82' DEEP  
 PROPERTY SETBACKS (USE R-10 ZONING DISTRICT REQUIREMENTS)  
 MIN. LOT WIDTH: 20' PER SR-2  
 FRONT: 30'  
 SIDE: 15'  
 REAR: 20'

**NOTES:**

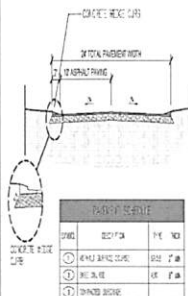
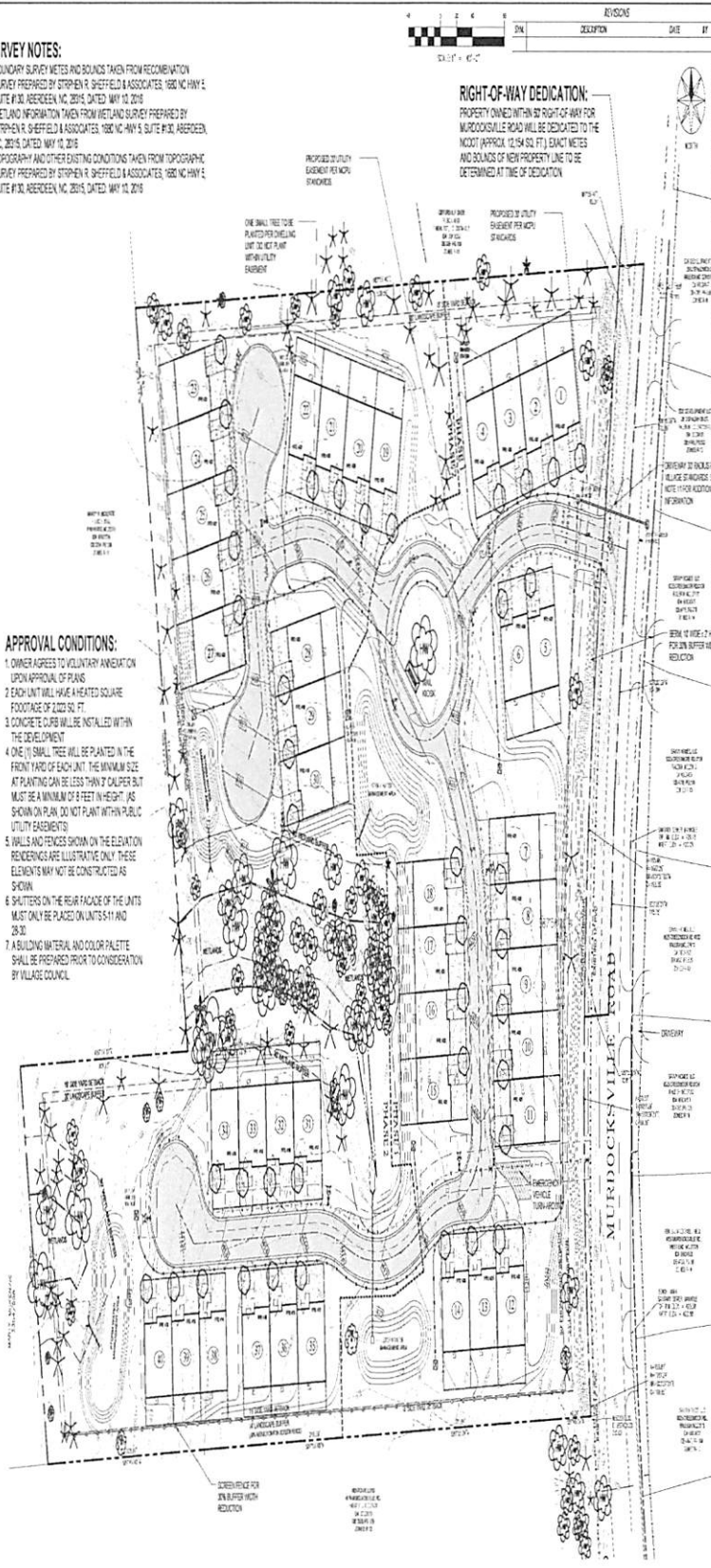
1. PROPOSED DRIVES TO BE PRIVATE
2. PROPOSED MANHOLE AND GRAVITY SEWER TO STREET TO BE PUBLIC. SEWER EASEMENTS WILL BE PROVIDED PER MGPU STANDARDS
3. PROPOSED LOW PRESSURE SEWER SYSTEM SERVING ALL DWELLING UNITS TO BE PRIVATE
4. WATER SUPPLY TO BE PUBLIC. EASEMENTS WILL BE PROVIDED PER MGPU STANDARDS
5. PROJECT SANITATION TO BE DESIGNED AND PERMITTED UNDER SEPARATE PERMIT
6. STREET TREES AND LANDSCAPING TO BE PROVIDED PER VILLAGE DEVELOPMENT CRITERIA
7. STORMWATER MANAGEMENT SHALL USE BEST MANAGEMENT PRACTICES TO CONFORM TO WATERGARD REQUIREMENTS
8. A COMMUNITY GARDEN MAY BE CONSTRUCTED IN OR NEAR ONE OF THE STORMWATER FACILITIES. EXACT GARDEN DESIGN AND LOCATION TO BE DETERMINED
9. IRRIGATION SYSTEM WILL REQUIRE A SEPARATE WATER METER AND BACKFLOW PREVENTER
10. MAIL BOX LOCATION AND TYPE TO BE APPROVED BY UNITED STATES POSTAL SERVICE
11. FINAL DESIGN OF DRAINAGE CONNECTION TO MURDOCKVILLE ROAD TO BE COORDINATED WITH MCOOT AND VILLAGE ENGINEER FOR APPROPRIATE TURN LANCES DURING PERMITTING PROCESS

**SURVEY NOTES:**

1. BOUNDARY SURVEY METES AND BOUNDS TAKEN FROM RECOMBINATION SURVEY PREPARED BY STEPHEN R. SHEFFIELD & ASSOCIATES, 1680 NC HWY 5, SUITE #130, ABERDEEN, NC 28315, DATED: MAY 13, 2016
2. MET/LAND INFORMATION TAKEN FROM MET/LAND SURVEY PREPARED BY STEPHEN R. SHEFFIELD & ASSOCIATES, 1680 NC HWY 5, SUITE #130, ABERDEEN, NC 28315, DATED: MAY 13, 2016
3. TOPOGRAPHY AND OTHER EXISTING CONDITIONS TAKEN FROM TOPOGRAPHIC SURVEY PREPARED BY STEPHEN R. SHEFFIELD & ASSOCIATES, 1680 NC HWY 5, SUITE #130, ABERDEEN, NC 28315, DATED: MAY 13, 2016

**RIGHT-OF-WAY DEDICATION:**

PROPERTY OWNED WITHIN 50' RIGHT-OF-WAY FOR MURDOCKVILLE ROAD WILL BE DEDICATED TO THE MCOOT (APPROX. 12,154 SQ. FT.) EXACT METES AND BOUNDS OF NEW PROPERTY LINE TO BE DETERMINED AT TIME OF DEDICATION



SYMBOL	DESCRIPTION	TYPE	NOTES
(Symbol)	CONCRETE CURB	6" x 24"	
(Symbol)	CONCRETE SIDEWALK	6" x 24"	
(Symbol)	CONCRETE DRIVE	6" x 24"	

**APPROVAL CONDITIONS:**

1. OWNER AGREES TO VOLUNTARY ANNEXATION UPON APPROVAL OF PLANS
2. EACH UNIT WILL HAVE A HEATED SQUARE FOOTAGE OF 2,023 SQ. FT.
3. CONCRETE CURBS WILL BE INSTALLED WITHIN THE DEVELOPMENT
4. ONE (1) SMALL TREE WILL BE PLANTED IN THE FRONT YARD OF EACH UNIT. THE MINIMUM SIZE AT PLANTING CAN BE LESS THAN 3" CALIPER BUT MUST BE A MINIMUM OF 8 FEET IN HEIGHT (AS SHOWN ON PLAN. DO NOT PLANT WITHIN PUBLIC UTILITY EASEMENTS)
5. WALLS AND FENCES SHOWN ON THE ELEVATION RENDERINGS ARE ILLUSTRATIVE ONLY. THESE ELEMENTS MAY NOT BE CONSTRUCTED AS SHOWN
6. SHUTTERS ON THE REAR FACADE OF THE UNITS MUST ONLY BE PLACED ON UNITS S-11 AND S-30
7. A BUILDING MATERIAL AND COLOR PALETTE SHALL BE PREPARED PRIOR TO CONSIDERATION BY VILLAGE COUNCIL

LTKC  
 Engineering, Inc.  
 Landscape Architecture  
 Planning

Conceptual Site Plan

Royal Oaks of Pinehurst  
 Pinehurst, North Carolina

DATE: October 18, 2017  
 DRAWN:  
 CHECKED:  
 NO.





