MOORE COUNTY PLANNING BOARD
THURSDAY, March 7, 2019 6:00 PM
MOORE COUNTY HISTORIC COURTHOUSE – 2nd Floor

CALL TO ORDER – 6 PM

INVOCATION – (Member Volunteer)

PLEDGE OF ALLEGIENCE – (Member Volunteer)

MISSION STATEMENT – (Member Volunteer)

I. PUBLIC COMMENT PERIOD *(Procedures are attached)*
Please sign up on the Public Comment Sign In sheet near the door

II. APPROVAL OF CONSENT AGENDA
All items listed below are considered routine and will be enacted by one motion. No separate discussion will be held except by a member of the Planning Board:

A. Approval of Meeting Agenda
B. Approval of Minutes of February 7, 2019
C. Consideration of Abstentions

III. PUBLIC HEARINGS

1. **Conditional Rezoning Request: Rural Agricultural (RA) to Multi-Family Conditional Zoning (MF-CZ)) –Theresa Thompson**
John O'Malley is requesting conditional rezoning from Rural Agricultural (RA) to Multi-Family Conditional Zoning (MF-CZ), for a 232 unit multi-family development and accessory Par3 golf course, on 3 parcels (ParID 00054238, 00047968, 20110028) which totals to approximately 177.68 acres, located south of the Town of Pinebluff on US Hwy 1 and adjacent to Persimmon Dr., Waxmyrtle Ct., Ryder Cup Blvd., Masters Way, Erfie Dr. N, Black Cherry Way, Laurel Oak Ln., Felix Dr., Folley Dr., Simmons Ln., Clyburn Ln., Teresa Ln., and Gillespie St., owned by Steel Form Equipment Company, LLC per Deed Book 5071, Pages 72-85 and Deed Book 5071, Page 86-89.

IV. PLANNING DEPARTMENT REPORTS - Debra Ensminger

V. BOARD COMMENT PERIOD - Chairman Nobles

VII. UPCOMING EVENTS

- Tuesday, March 19, 2019 5:30 PM Board of Commissioners Meeting to be held at the Historic Courthouse in Carthage
- Tuesday, April 2, 2019 10:30 AM Board of Commissioners Meeting to be held at the Historic Courthouse in Carthage
- **Thursday, April 4, 2019 6:00 PM Planning Board Meeting to be held at the Historic Courthouse in Carthage**

VIII ADJOURNMENT

*Special accommodations for individuals with disabilities or impairments will be made upon request to the extent that reasonable notice is **give** to the County.*
Please see attached procedures for the Public Comment Period and public comment during Public Hearing

PUBLIC COMMENT PROCEDURES
MOORE COUNTY PLANNING BOARD

The Moore County Planning Board is committed to allowing members of the public an opportunity to offer comments and suggestions for the efficient and effective administration of government. In addition to public hearings, a special time is set aside for the purpose of receiving such comments and suggestions. All comments and suggestions addressed to the Board during the Public Comment Period shall be subject to the following procedures:

1. *The Public Comment period will be held at the beginning of the Board meeting. The comment period will be limited to a maximum of thirty minutes*

2. *Persons who wish to address the Board during the Public Comment Period will register on a sign-up sheet available on the table outside the entrance door to the Meeting Room indicating contact information and topic. Sign-up sheets will be available beginning 30 minutes before the start of the meeting. No one will be allowed to have his/her name placed on the list by telephone request to County Staff.*

3. *Each person signed up to speak will have three (3) minutes to make his/her remarks. Each person signed up to speak will only be entitled to the time allotted to each speaker and one additional time period which may be yielded to him/her by another individual who has also signed up to speak on a particular topic.*

4. *Speakers will be acknowledged by the Board Chairperson in the order in which their names appear on the sign up sheet. Speakers will address the Board from the lectern at the front of the room and begin their remarks by stating their name and address.*

5. *Public comment is not intended to require the Board to answer any impromptu questions. Speakers will address all comments to the Board as a whole and not one individual member. Discussions between speakers and members of the audience will not be allowed.*

6. *Speakers will be courteous in their language and presentation. Matters or comments which are harmful, discriminatory or embarrassing to any citizens, official or employee of Moore County shall not be allowed. Speaker must be respectful and courteous in their remarks and must refrain from personal attacks and the use of profanity.*

7. *Only one speaker will be acknowledged at a time. If the time period runs out before all persons who have signed up get to speak, those names will be carried over to the next Public Comment Period.*

8. *Any applause will be held until the end of the Public Comment Period.*

9. *Speakers who have prepared written remarks or supporting documents are encouraged to leave a copy of such remarks and documents with the Chairperson.*

10. *Information sheets outlining the process for the public's participation in Board meetings will also be available in the rear of the Meeting Room.*

11. *Action on items brought up during the Public Comment Period will be at the discretion of the Board.*

Adopted on the 4th day of February, 2010 by a _8_ to _1_ vote of the Moore County Planning Board.

MOORE COUNTY PLANNING BOARD
PUBLIC HEARINGS PROCEDURES

The Moore County Planning Board serves the public as well as the Board of Commissioners. During each public hearing a special time has been set aside for the purpose of receiving comments and suggestions. To insure that comments and suggestions are productive and not unnecessarily long, procedural rules for conducting public hearings are necessary. The following procedural rules will be utilized during public hearings of the Moore County Planning Board:

1. *Anyone who would like to address the Board during a public hearing should register on the appropriate sign-up sheet indicating their name and address. Sign-up sheets will be available on the table outside the entrance door to the Meeting Room 30 minutes before the start of the meeting. Information sheets outlining the process for the public's participation in Board meetings and public hearings will also be available. No one will be allowed to have his/her name placed on the list by telephone request to County Staff.*

2. *Each speaker will be called by the Chairman to the lectern, will state their name and address clearly into the record before providing their comments.*

3. *Speakers will address all comments to the Board as a whole and not to any one individual member. Speakers will be respectful, courteous, refrain from personal attacks and the use of profanity.*

4. *Any applause will be held until the end of the public hearing.*

5. *Speakers who have prepared written remarks or supporting documents are encouraged to leave a copy of such remarks and documents with the Secretary.*

6. *Action on items brought up during the public hearing will be at the discretion of the Board.*

Adopted on the 5th day of May, 2011 by a 9 to 0 vote of the Moore County Planning Board

MINUTES
MOORE COUNTY PLANNING BOARD
THURSDAY, February 7, 2019 6:00 PM
MOORE COUNTY HISTORIC COURTHOUSE – 2nd FLOOR

Board Members Present: Eddie Nobles (Chair), Joe Garrison (Vice Chair), Harry Huberth, Bobby Hyman, John Cook, Matthew Bradley, David Lambert

Board Members Absent: Jeffrey Gilbert, John Matthews

Staff Present: Debra Ensminger, Planning Director
Tron Ross, County Attorney
Theresa Thompson, Planning Supervisor
Stephanie Cormack, Administrative Officer

CALL TO ORDER

Chair Eddie Nobles called the meeting to order at 6:00 pm.

INVOCATION

Board Member David Lambert offered the invocation.

PLEDGE OF ALLEGIANCE

Board Member Harry Huberth led in citing of the Pledge of Allegiance.

MISSION STATEMENT

Board Member Matthew Bradley read the Moore County Mission Statement.

PUBLIC COMMENT PERIOD

There was no public comment.

APPROVAL OF THE CONSENT AGENDA

A. Approval of Meeting Agenda
B. Approval of Minutes of January 3, 2019
C. Consideration of Abstentions

Board Member Joe Garrison made a motion to approve the consent agenda. The motion was seconded by Board Member Harry Huberth and the motion passed unanimously (7-0).

PUBLIC HEARING

Public Hearing #1 – Conditional Rezoning Request Rural Agricultural (RA) to Neighborhood Business Conditional Zoning (B-1-CZ) -Theresa Thompson

Planning Supervisor Theresa Thompson presented a request by Moore County Schools requesting a Conditional Rezoning from Rural Agricultural (RA) to Neighborhood Business Conditional Zoning (B-1-CZ) for a building addition to North Moore High School for an auxiliary gym, classrooms, and bathrooms of an approximate 48.93 acre parcel, located at 1504 North Moore Rd., Robbins owned by Moore County Board of Education, per Deed Book 273, Page 479.

Mrs. Thompson went over the items within the packet pointing out the school was built prior to zoning and the use is a legal non-conforming use. Mrs. Thompson explained in order for the school to move forward with the additions the property would need to come into compliance with current zoning regulations requiring rezoning to the Neighborhood Business district. The applicant opted for a conditional rezoning verse a general use rezoning which requires a site specific development plan, the site can only develop what is specific within the specific development plan. Mrs. Thompson explained to the board any additions to the plan would need to come before the board for a conditional rezoning approval.

The property is currently a high school and surrounding properties consist of single family dwellings, a church and undeveloped property. The property is located in a High Quality Water District which will require storm water control plan approvals by the North Carolina Department of Environmental Quality; the property is located within one half mile of a Voluntary Ag District. Mrs. Thompson noted the applicant has submitted a special warranty deed and will be added to the case file.

Board Member Huberth asked for further clarification if the applicant needed to come back to the board would it be for another rezoning or conditional use.

Mrs. Thompson explained if they needed to come back to the board it would be for another conditional zoning. The applicant felt conditional zoning was the best route for transparency reasons.

Board Member Lambert inquired if there were any special conditions proposed for this project.

Mrs. Thompson explained no special conditions have been given for this project.

With no further questions/comments from the board Chairman Nobles opened the Public Hearing; with no further discussion or Public Comment Chairman Nobles closed the public hearing.

Board Member Joe Garrison made a motion to adopt one of the attached Moore County Planning Board Land Use Plan Consistency Statements for approval and authorize its Chairman to execute the document as required by North Carolina General Statute 153A-341. The motion was seconded by Board Member David Lambert; the motion passed unanimously 7-0.

Board Member Bobby Hyman made a motion to recommend approval to the Moore County Board of Commissioners of the Conditional Rezoning request from Rural Agricultural (RA) to Neighborhood Business Conditional District (B-1-CZ) for a building addition to North Moore High School for a gym and classrooms on approximate 48.93 acre parcel located at 1504 North Moore Rd., Robbins, NC. The motion was seconded by Board Member John Cook; the motion passed unanimously 7-0.

Public Hearing #2 – General Use Rezoning Request Highway Commercial (B-2) to Residential and Agricultural-20 (RA-20) -Theresa Thompson

Planning Supervisor Theresa Thompson presented a request by Johnny Harris requesting a General Use Rezoning from Highway Commercial (B-2) to Residential and Agricultural-20 (RA-20) of an approximate 9.72 acre parcel located on Gretchen Rd. and adjacent to NC Hwy 73, West End, owned by Johnson Improvement Co., per Deed Book 324, Page 466.

Mrs. Thompson went over the items within the packet pointing out the property in located within one half mile of a Voluntary Ag District and the property is located adjacent to the Seven Lakes and West End communities. Mrs. Thompson explained to the board if a recommendation for approval staff recommends updating the Land Use Plan to reclassify the site to the Medium Density Residential Land Use Classification.

With no further questions/comments from the board Chairman Nobles opened the Public Hearing; with no further discussion or Public Comment Chairman Nobles closed the public hearing.

Board Member Joe Garrison made a motion to adopt one of the attached Moore County Planning Board Land Use Plan Consistency Statements for approval and authorize its Chairman to execute the document as required by North Carolina General Statute 153A-341. The motion was seconded by Board Member Harry Huberth; the motion passed unanimously 7-0.

Board Member Joe Garrison made a motion to recommend approval to the Moore County Board of Commissioners of the General Use Rezoning request from Highway Commercial (B-2) to Residential and Agricultural-20 (RA-20) of an approximate 9.72 acre parcel located on Gretchen Rd. and adjacent to NC Hwy 73, West End owned by the Johnson Improvement Company. The motion was seconded by Board Member Bobby Hyman; the motion passed unanimously 7-0.

PLANNING DEPARTMENT REPORTS

Planning Director Debra Ensminger informed the board during the January 22nd Board of Commissioners meeting unanimously approved the updated subdivision process.

Ms. Ensminger informed the board of the upcoming Board of Adjustment meeting for an appeal decision made by the Subdivision Review Board on December 18, 2018.

Ms. Ensminger informed the board several subdivision requests were made prior to the subdivision changes and will fall under the previous process and will go before the Subdivision Review Board as those submittals are vested under the old process. Ms. Ensminger explained if for some reason there should be any changes after approval by the Subdivision Review Board then the request would fall under the new process and be presented to the Board of Commissioners for review.

BOARD COMMENT PERIOD

There were no board comments.

ADJOURNMENT

With no further comments Board Member Bobby Hyman made a motion to adjourn the February 7, 2019 regular meeting. The motion was seconded by Board Member Joe Garrison and the motion passed unanimously 7-0**.**

Respectfully submitted by,

Stephanie Cormack

Agenda Item: __
Meeting Date: March 7, 2019

MEMORANDUM TO THE PLANNING BOARD

FROM: **Debra Ensminger**
Planning & Transportation Director

DATE: **February 6, 2019**

SUBJECT: **Conditional Rezoning Request: Rural Agricultural (RA) to Multi-Family Conditional Zoning (MF-CZ)**

PRESENTER: **Theresa Thompson**

REQUEST

John O'Malley is requesting conditional rezoning from Rural Agricultural (RA) to Multi-Family Conditional Zoning (MF-CZ), for a 232 unit multi-family development and accessory Par3 golf course, on 3 parcels (ParID 00054238, 00047968, 20110028) which totals to approximately 177.68 acres, located south of the Town of Pinebluff on US Hwy 1 and adjacent to Persimmon Dr., Waxmyrtle Ct., Ryder Cup Blvd., Masters Way, Erfie Dr. N, Black Cherry Way, Laurel Oak Ln., Felix Dr., Folley Dr., Simmons Ln., Clyburn Ln., Teresa Ln., and Gillespie St., owned by Steel Form Equipment Company, LLC per Deed Book 5071, Pages 72-85 and Deed Book 5071, Page 86-89.

This case was properly advertised, public hearing sign posted on the property, and all adjacent property owners were notified.

BACKGROUND

The property is currently a golf course (not in use). Adjacent properties include single family residential, a carpet fabric manufacturer, and undeveloped property.

COMMUNITY MEETING

The community meeting was conducted at Aberdeen Self Storage on February 20, 2019 between 6:00pm and 7:00pm. Adjacent properties were notified by certified return receipt mail, sent on February 8, 2019. Please refer to the attached report for more details.

CONDITIONAL ZONING (CZ)

Conditional rezoning affords a degree of certainty in land use decisions not possible when rezoning to a general category allowing many different uses. A Conditional Zoning District is a floating zoning district created only at the request of a property owner, through the legislative rezoning process. Uses which may be considered for a conditional zoning district are restricted to those uses listed in the corresponding general zoning district. All development shall follow the specific use standards contained in the Moore County Unified Development Ordinance (UDO). Either the property owner or the Board of Commissioners may propose specific conditions (Planning Board may recommend conditions) but only those conditions mutually agreed upon to the owner and Board of Commissioners can be imposed.

ZONING DISTRICT COMPATIBILITY

The requested zoning to Multi-Family Conditional Zoning (MF-CZ) for a 232 unit multi-family development and accessory Par3 golf course, will place compatible uses within the area. The surrounding area is zoned Rural Agricultural (RA), Industrial (I), and Neighborhood Business (B-1).

The Rural Agricultural (RA) District is intended to encourage the continuance of agricultural uses as well as to ensure that residential development of appropriate intensities that area consonant with the suitability of land, availability of public services, and that are compatible with surrounding development, will occur at appropriate densities to provide a healthful environment. The RA District is also intended to accommodate rural commercial activities where the use of site specific development plans, individualized development conditions, vegetative buffers, larger lots, and the compatibility of adjacent land uses are considered to provide suitable locations for rural commerce and other rural activities.

The Multi-Family Conditional Zoning District (MF-CZ) is a district designed to accommodate a variety of attached single-family dwellings.

CONSISTENCY WITH THE 2013 MOORE COUNTY LAND USE PLAN

The site has an Open Space (golf courses, camps, Walthour Moss Foundation, etc.) Land Use Classification due to the property being an existing golf course. The requested zoning to Multi-Family Conditional Zoning (MF–CZ) for the purpose of the accessory golf course is in general compatibility with the Open Space Land Use Classification due to a portion of the property will remain a golf course. The requested zoning to Multi-Family Conditional Zoning (MF-CZ) for the purpose of the multi-family development is not in general compatibility with the Open Space Land Use Classification.

The Land Use Plan states the purpose of the Open Space Land Use Classification is "These areas were planned to create a natural interconnectivity to not only other open spaces, but other compatible residential and non-residential land uses. The preservation of open space within a development adds significant value to area residents, the natural environment (including wildlife), and can be used to mitigate certain negative impacts of development. Areas are to be set aside first when considering development and should be planned to connect areas within the development as well as outside the development for immediate and future connectivity to occur. This category includes both public and private parks and golf courses, and public permanent open space. These areas may include the ancillary buildings and structures required for operating and maintaining the park, golf course, or open space."

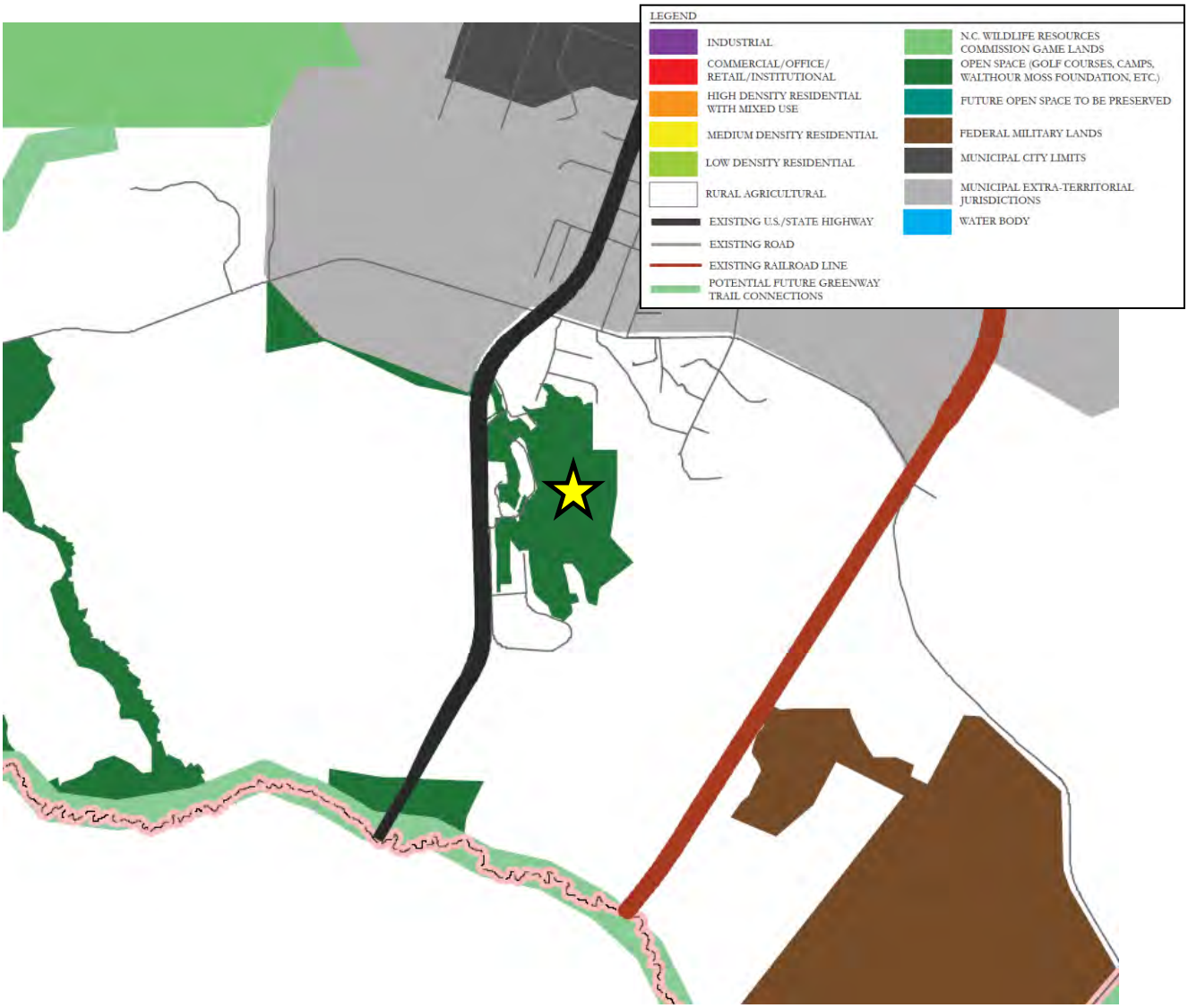
The property is located near the Town of Pinebluff which is designated Medium Density Residential as indicated on the below Land Use Map – Municipal Comparison. Therefore, if the Planning Board recommends approval, staff recommends updating the Land Use Map to reclassify these properties as Medium Density Residential.

The Land Use Plan states the purpose of the Medium Density Residential Land Use Classification is "Density 2 (two) to 4 (four) dwellings per acre, single family detached or attached. Housing may include a mixture of dwelling types, including single-family detached, duplex, patio home, semi-detached/attached dwelling, multi-family, or townhouse. This may also

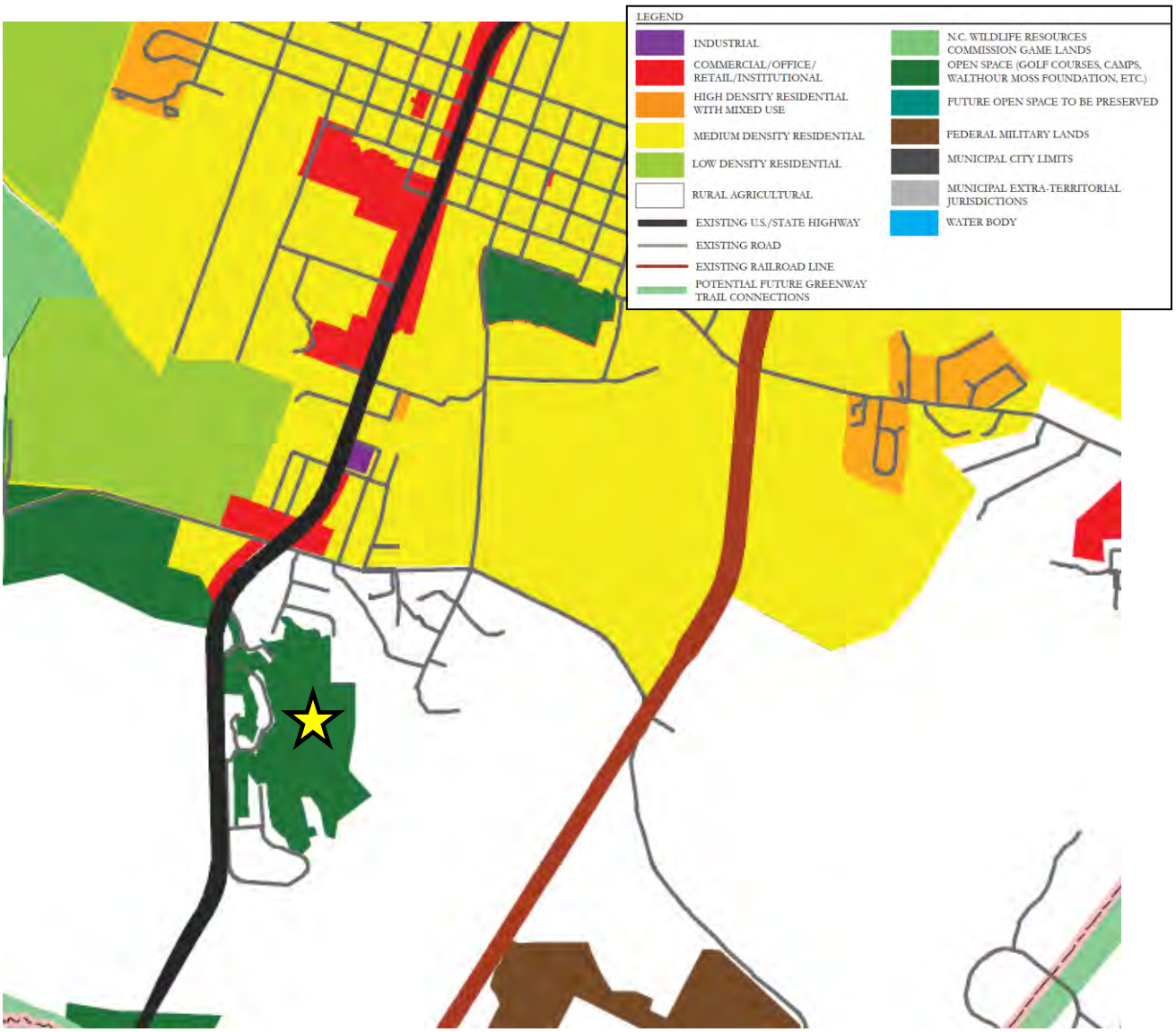
include certain non-residential neighborhood supportive uses such as schools, daycares, churches and others. Density would require engineered sewerage disposal systems. Public infrastructure and facilities such as roads, water, sewer, schools, fire/rescue, open space, and must be adequate to accommodate the development. The public service providers in the proximity of these areas shown on the Future Land Use Map shall consider extending, upgrading and/or preserving infrastructure in these locations."

The rezoning request is also consistent with several goals as included in the attached Land Use Plan Consistency Statement, including: Action 1.5.2 Support new developments that utilize existing or implement planned infrastructure that most economically preserves open space and Action 1.8.8 Support and promote infill development that will optimize the use of existing infrastructure.

MOORE COUNTY FUTURE LAND USE MAP



MOORE COUNTY FUTURE LAND USE MAP – MUNICIPAL COMPARISON



APPLICATION REVIEW COMMENTS

The applicant is requesting approvals of these deviations per UDO Section 11.2 Application Process, Section (E): UDO Compliance. The request shall be in compliance with all relevant portions of the UDO, except that variations from these standards may be approved by the Board of Commissioners if the site plan is submitted and determined to be suitable for the request, is consistent with the intent of the standards, and ensures compatibility with land uses on surrounding properties. The proposed site plan meets all Unified Development Ordinance (UDO) requirements with the exception of the following:

1. UDO Section 4.11(C) Site Plan Requirements. 11. Significant natural features including wetlands.
    - *The applicant is requesting to provide the wetland delineation, perennial stream location and red-cockaded woodpecker studies before any construction activities*

begin. (The applicant's goal is to have the studies complete before the Board of Commissioners meeting.)

2. UDO Section 7.11Non-Residential Screening, Section (A): Applicability. The standards established in the section are intended to provide adequate buffering between non-residential and residential land uses. Any new development including parking lots or a new use (except agricultural uses, temporary uses, home occupation level 1, neighborhood parks, single family residential, duplexes, and expansions of 250 square feet or less) shall install screening along the side and rear lot lines that abut any residentially zoned property and along any front setback abutting residentially zoned property (not abutting a street right-of-way or railroad right-of-way).
    - *The applicant is requesting a partial screening as shown on the Vegetation Plan. Areas abutting the golf course do not include screening.*
3. UDO Section 8.18 Multi-Family Dwellings, Section (C): Setbacks. All buildings, outdoor recreational activities, and parking shall be located a minimum 50 feet from any residentially zoned property line.
    - *The applicant is requesting a 30 foot front yard, 15 foot side year, and 20 foot rear yard setback.*

WATERSHED

The property is not located within a protect watershed though the property is located within a high quality water district and low density permit is required if the project does not go above 12% impervious surface. If the project goes beyond 12% impervious surface then a state stormwater permit is required.

RED-COCKADED WOODPECKER

The property is located within a protected red-cockaded woodpecker cluster and requires approval by the US Fish and Wildlife before any construction can begin.

ADDITIONAL CONDITIONS

Per UDO Section 11.2 (F) Additional Conditions. Specific additional conditions applicable to the rezoning request may be proposed by the applicant, the Planning Board, or Board of Commissioners. Only those conditions mutually approved by the county and the applicant may be incorporated into the permit requirements. If a proposed condition is unacceptable to the owner, the petition can be withdrawn and the proposed rezoning cannot go forward. Likewise, if a condition is unacceptable to the Board of Commissioners, the petition can be denied and there is no rezoning. Per NCGS 153A-342(B), conditions and site-specific standards shall be limited to those that address the conformance of development and use of the site to County ordinances and officially adopted plans and those that address the impacts reasonably expected to be generated by the development or use of the site.

DURATION

Per UDO Section 14.3 (E) Duration. The site specific development plan or phased development plan vested rights is valid for a minimum of 2 years from the date of approval. The Board of Commissioners may authorize the approval for a period not exceeding 5 years where warranted in light of all relevant circumstances including, but not limited to, the size and phasing of the development, economic cycles, and market conditions. The vesting shall not be extended by any amendments or modifications to a site specific development plan unless expressly provided by the County.

RECOMMENDATION

Staff recommends the Moore County Planning Board make two separate motions:

Motion #1: Make a motion to adopt or deny the attached Land Use Plan Consistency Statement. As specified in the Land Use Plan Consistency Statement, a declaration of approval is also deemed an amendment to the Land Use Plan.

Motion #2: Make a motion to recommend approval or denial for a 5 year vesting to the Moore County Board of Commissioners for the Conditional Rezoning request from Rural Agricultural (RA) to Multi-Family Conditional Zoning (MF-CZ), for a 232 unit multi-family development and accessory Par3 golf course, on 3 parcels (ParID 00054238, 00047968, 20110028) which totals to approximately 177.68 acres, located south of the Town of Pinebluff on US Hwy 1 and adjacent to Persimmon Dr., Waxmyrtle Ct., Ryder Cup Blvd., Masters Way, Erfie Dr. N, Black Cherry Way, Laurel Oak Ln., Felix Dr., Folley Dr., Simmons Ln., Clyburn Ln., Teresa Ln., and Gillespie St., owned by Steel Form Equipment Company, LLC.

ATTACHMENTS

- Pictures of Property and Adjacent Properties
- Vicinity Map, Land Use Map, Rezoning Map
- Submitted Conditional Rezoning Application & Site Specific Development Plans
- Red-Cockaded Woodpecker Study
- RLUAC (Regional Land Use Advisory Commission) Review Letter
- Planning Board Consistency Statement – Approval and Denial
- Community Meeting Report
- Deed Book 5071, Pages 72-85
- Deed Book 5071, Page 86-89

Views of Persimmon Drive Entrance from US Hwy 1

<u>Views of the Pine Inn off of Persimmon Drive</u>

View of property off of Persimmon Drive

View of US Hwy 1 from the Persimmon Drive Entrance

View of Oakwood Hills Entrance (Ryder Cup Blvd)

View of Laurel Oak Lane

Views of Ryder Cup Blvd

View of US Hwy 1 from Ryder Cup Blvd Entrance

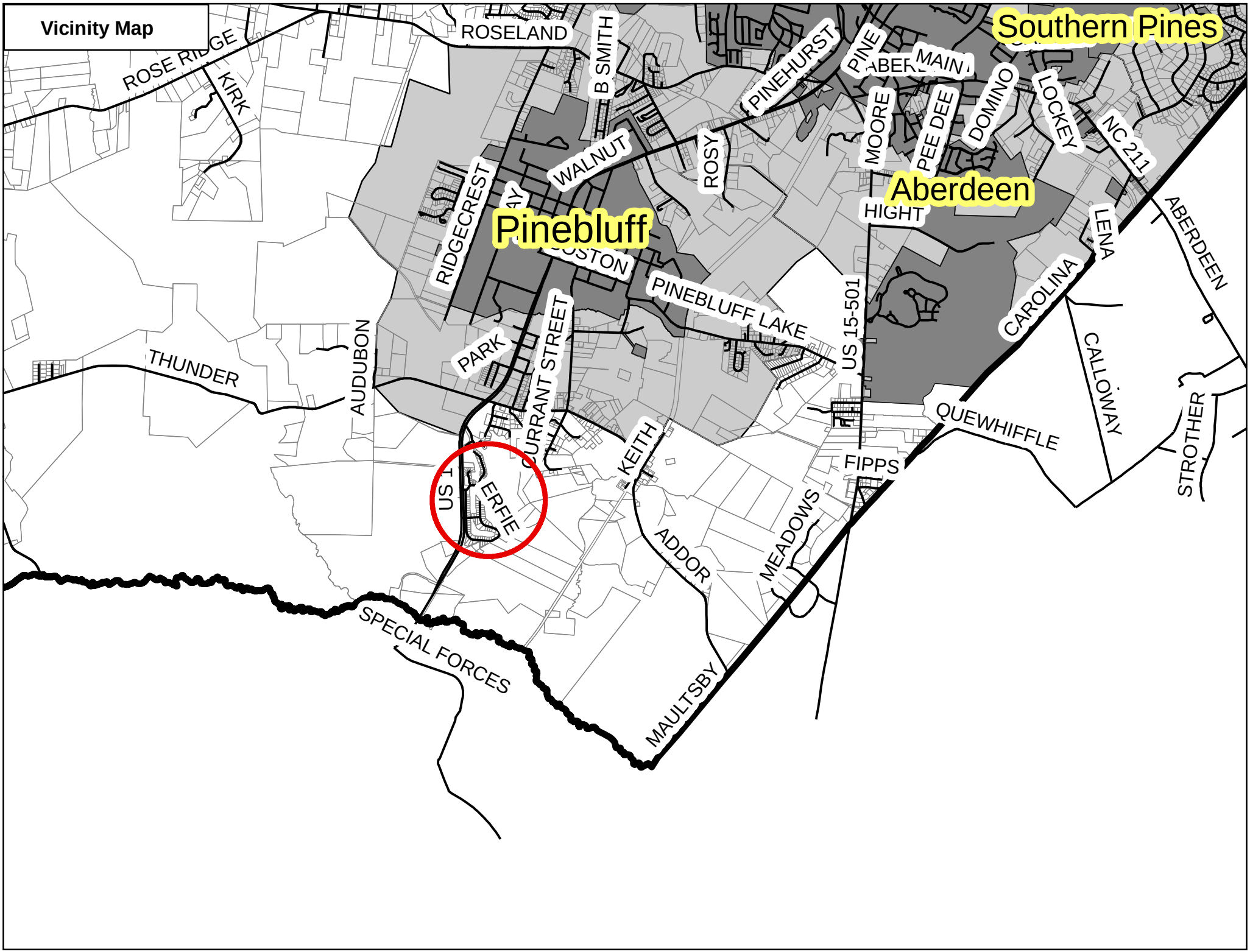
View of Black Cherry Way Entrance

View of Laurel Oak Lane (adjacent to Black Cherry Way)

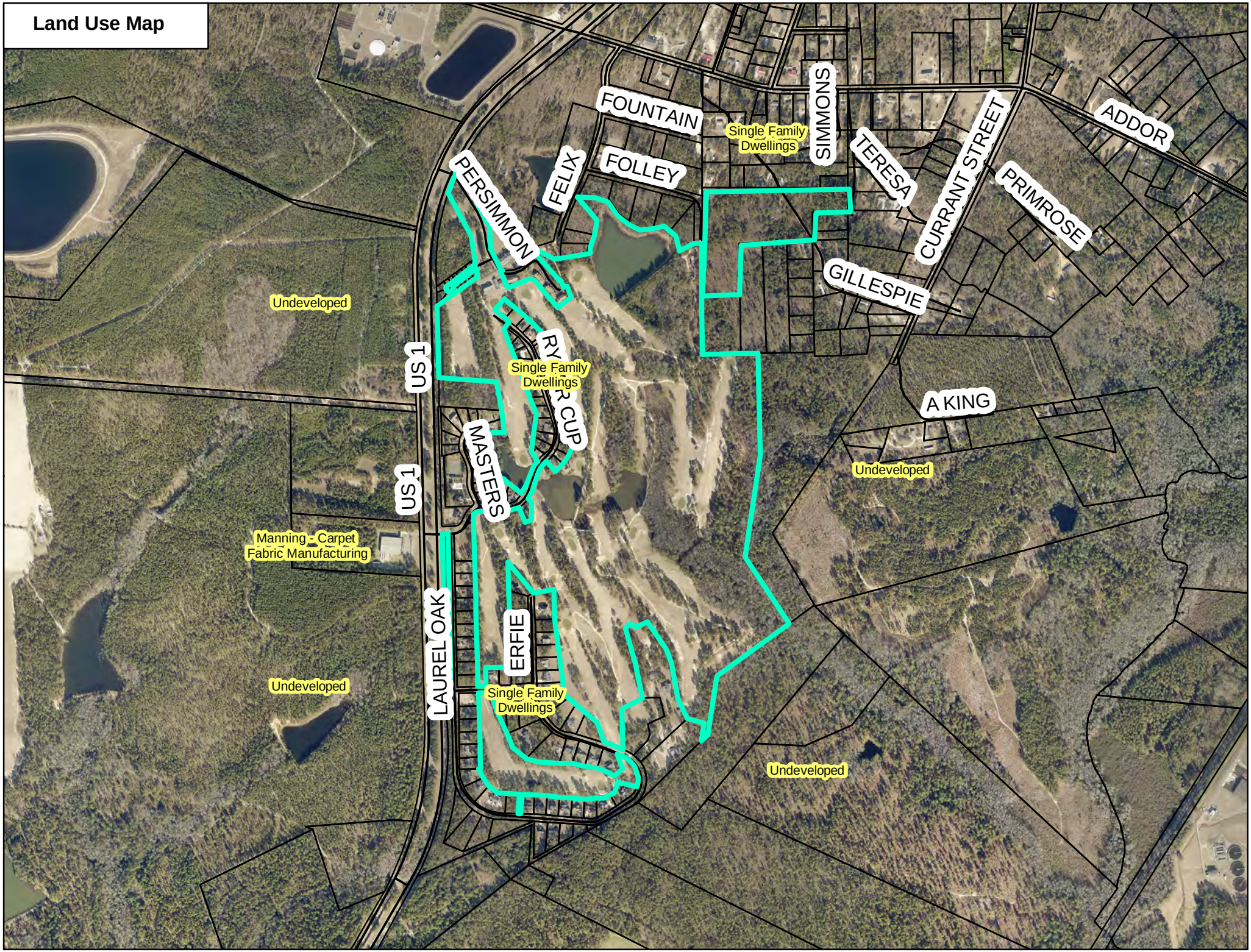
View of US Hwy 1 from Black Cherry Way Entrance

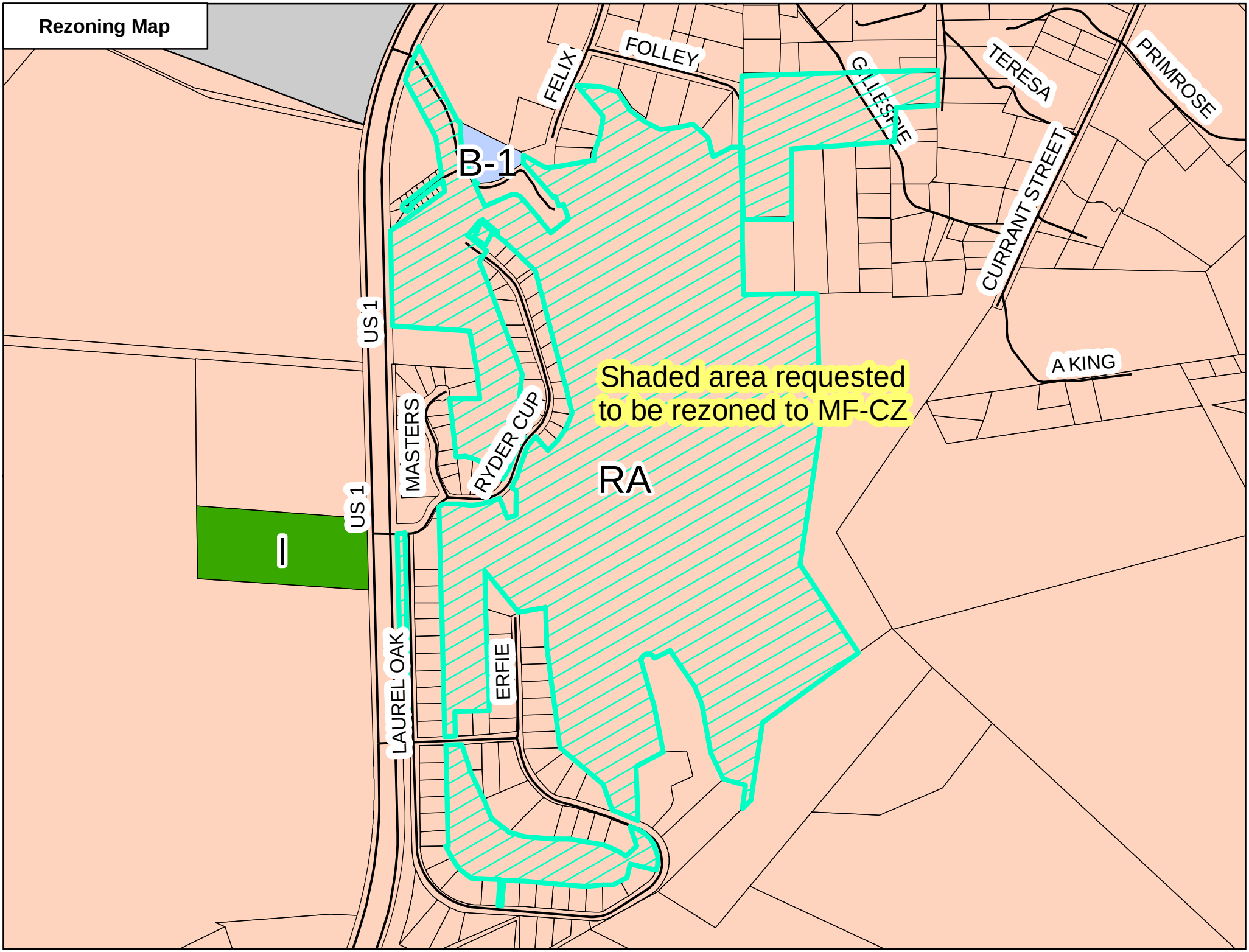
Views of Property from US Hwy 1 (northbound)

PINE INN


Vicinity Map
ROSE RIDGE
KIRK
ROSELAND
B SMITH
PINEHURST
PINE
MAIN
Southern Pines
MOORE
PEE DEE
DOMINO
LOCKEY
NC 211
WALNUT
ROSY
Aberdeen
HIGHT
LENA
ABERDEEN
RIDGECREST
Pinebluff
BOSTON
PINEBLUFF LAKE
US 15-501
CAROLINA
CALLOWAY
THUNDER
AUDUBON
PARK
CURRANT STREET
QUEWHIFFLE
STROTHER
KEITH
FIPPS
US 1
ERFIE
ADDOR
MEADOWS
SPECIAL FORCES
MAULTSBY

Land Use Map


FOUNTAIN
FOLLEY
FELIX
PERSIMMON
SIMMONS
TERESA
CURRANT STREET
ADDOR
PRIMROSE
GILLESPIE
A KING
US 1
US 1
MASTERS
ERFIE
LAUREL OAK
Single Family Dwellings
Single Family Dwellings
Single Family Dwellings
Undeveloped
Undeveloped
Undeveloped
Undeveloped
Manning - Carpet Fabric Manufacturing


Rezoning Map
FOLLEY
FELIX
GILLESPIE
TERESA
PRIMROSE
CURRANT STREET
A KING
B-1
US 1
US 1
MASTERS
RYDER CUP
Shaded area requested
to be rezoned to MF-CZ
RA
I
LAUREL OAK
ERFIE

App# 24688

County of Moore
Planning and Transportation

"One Team – One Mission"

Inspections/Permitting: (910) 947-2221
Planning: (910) 947-5010
Transportation: (910) 947-3389

Conditional Rezoning Application

Application Date: February 5th, 2019			
Address of Property: 190 Persimmon Dr, Pine Bluff NC			
Applicant: John O'Malley		Phone: 910-693-1234	
Applicant Address: 211 Trimble Plant Rd	City: Southern Pines	St: NC	Zip: 28387
Owner: Steel Form Equipment Company LLC		Phone: 910-693-1234	
Owner Address: 211 Trimble Plant Rd	City: Southern Pines	St: NC	Zip: 28387
Current Zoning District: RA	Proposed Zoning District: MF-CZ		
Current Use(s): Old Golf Course	Proposed Use(s): Par 3 and Apartments		

Proposed rules, regulations, condition(s) for the proposed district that address the impacts expected to be generated by the development or use of the site:

** See Attached **

Statement of reasonableness of the proposed conditional zoning. The statement shall include, but not be limited to the following:

1. The conditional rezoning compatibility with the County Land Use Plan and other adopted plans of the County.
2. The conditional rezoning compatibility with the existing land uses on abutting and neighboring tracts.
3. The benefits and detriments of the conditional rezoning for the subject property, neighboring properties and the surrounding community.

** See Attached **

I (We), the undersigned, certify that all statements furnished in this application are true to the best of my (our) knowledge, and do hereby agree to follow all reasonable requests or information as designated by the County of Moore Zoning Administrator.

Steel Form Equipment Co LLC. [signature] 2-5-2019

Applicant/Owner Signature Date

Applicant/Owner Signature Date

Office Use Only:

PAR ID: 00054238, 00047968, 20110028

[signature] 2/5/2019

Received By Date

O'Malley Village
Town of Pine Bluff NC
Proposed Conditional Rezoning Application

Proposed rules, regulations, conditions:

The parcel will be rezoned to MF-CZ and the golf course will be accessory use to the multi-family use. The rezoning will be to accommodate single story 2-bedroom apartment complexes. These buildings range from 2-unit buildings to 6-unit buildings. The units will be rental and the owner will assume responsibility for maintenance. There will be no pedestrian walkways. The development is proposed to be completed in 6 phases over a 5-year development plan. The minimum building separation will be 30 feet per request of fire marshal. We are proposing a minimum 30-foot front yard, 15-foot side yard, and 20-foot rear yard building setbacks from phase lines for the apartments. All proposed building will be a minimum of 50 feet from adjacent property owners. The proposed MF- CZ zoning provides additional buffers from existing subdivision residences via a proposed dedicated area for a future par 3 golf course and areas of proposed open space natural vegetation. The intent is to use the existing vegetation, tree lines as Type 3 landscape buffers along all other abutting properties.

The units will be serviced by private garbage pick-up dumpster locations as shown on the phase drawings included. Mail will be delivered to kiosk locations as shown on the phase drawings included

Public sewer and water services will be extended to service the buildings. Sanitary sewer service will be provided by the Town of Pine Bluff and the water main will also be provided by the Town of Pine Bluff through a use agreement with the Town of Southern Pines. We have been working with Skip Ruedeman at Pine Bluff to secure all connections, as well as Chris Kennedy at the Town of Southern Pines.

The minimum area of any phase will be 10 acres and surveyed for financing purposes only. A survey will be provided for each phase.

The existing buildings will remain including the club house, cart building and maintenance building as shown on the overall site plan. Renovations and improvements to these building will be made on an as needed basis.

Easements for roadways will be constructed to NCDOT's "Subdivision Roads Minimum Construction Standards". Roads and parking areas will be asphalt.

Parking spaces shall be 9'x18' minimum with Handicap stalls to meet ADA requirements.

The overall development does not exceed 12% impervious surfaces. However, if future phases are revised where the overall development exceeds the 12% the property will be subjected to NCDEQ BMP standards. Erosion control plans will be provided for each development phase and address erosion control needs.

Red- cockaded Woodpecker conformance letter along with wetland delineation will be a conditional approval for the overall development and will be complete before any construction begins for each phase. An apparent stream has been noted by the Moore County Planning Department. The location and classification will be field verified by Dr. Carter and his findings will be forwarded when completed.

Each phase of the development will be serviced with mail box kiosk locations. Locations shall meet US Postal Service requirements.

O'Malley Village
Town of Pine Bluff NC
Proposed Conditional Rezoning Application
Statement of Reasonableness

The conditional rezoning request is compatible with the following goals listed in the Moore County Land Use Plan: Action 1.5.2: Support new developments that utilize existing or implement planned infrastructure that most economically preserves open space. Action 1.8.5 Support and promote infill development that will optimize the use of existing infrastructure. Goal 2: Enhance the union of the built and natural environments to improve citizen health through the use of open space and recreational opportunities.

The conditional rezoning request is compatible with the existing land uses on abutting and neighboring tracts. We believe the proposed rezoning is a reasonable request as the original proposed fully development of "Oak Hills" subdivision accommodated for a build out of potentially 300 2-bedroom lots on this property. There are approximately 41 "Oak Hills" residences and a community building currently constructed. The proposed plan adds 232 units which is below the original intentions of the Oak Hills full development plan. Furthermore, the proposed zoning request of MF-CZ with the golf course being accessory use to the multi-family use, provides continuous flow and additional buffers from the multiple uses onsite

The benefits of the conditional rezoning for the subject property, neighboring properties and the surrounding community includes the development will provide housing needs for the community, while improving the existing conditions of an un-maintained golf course with overgrown weeds an un-maintained landscaping feature.

O'Malley Village
Public Water Main Extension
Engineers Report

Prepared by: Jeffrey D. Barczak PE 035213
Barczak Engineering Services PLLC
2432 Trenton Park Ln.
Raleigh, NC. 27607
Ph 414-429-4865
e-mail barczakengineering@gmail.com

Prepared for: Town of Pine Bluff, NC
325 E. Baltimore Avenue
Pinebluff, NC. 28373

Project Description

O'Malley Village is a proposed re-development of "The Bluff Golf Course" located on the south side of US HWY "1" approximately 1200 feet southwest of the intersection of US HWY "1" and Adore Rd. The development will consist of servicing 232 two-bedroom unit apartments with public sanitary sewer and watermain. The development will be built out in approximately 6 phases over a 7-year period. A portion of the lands will be dedicated for a proposed par 3 golf course. The existing club house and cart house will be renovated to a temporary apartment offices/club house and work out facility respectively.

Design Basis

Existing water main testing occurred in January of 2019. Low residual pressures were noted on the surrounding residential areas with flows at or below 500 GPM. However, a pressure reducing valve located at the south end of Felix Drive appeared to be restricting flows and pressures for servicing the existing single- family residential homes. Testing of an existing hydrant prior to the Pressure reducing valve located at the south end of Felix Drive obtained the following results:

Residual Pressure = 30, Static Pressure = 50, Flow = 1,000gpm at an approximate surface elevation = 386

We are proposing to tap into the existing 8" water main line prior to the pressure reducing valve to obtain proper fire protection pressures and flows throughout the proposed development.

The critical fire hydrant of the proposed development was determined to be located at the intersection of existing Erfie Drive and proposed Ashford Castle Drive at the south end of the proposed development. The following calculations are provided for providing fire protection service throughout the development.

1) Convert flow test results to 500gpm equiv. via Hazen Williams Formula

$Q2/Q1 = (50-R2)^{.54} / (S1-R1)^{0.54}$

$(500)/(1000) = (50-R2)^{0.54}/(50-30)^{0.54}$

$2.52 = (50-R2)^{0.54}$

$5.5 = 50-R2$

$R2 = 44.5$ psi

2) Compute loss due to friction (assume c=120)

5100 lf 8" proposed water main from south end of existing Felix Drive to critical hydrant located at intersection of Erfie Drive and proposed Ashford Castle Dr.

(5100) (0.715)(0.82/100)(0.4335) = 13.0 psi loss
Total loss due to friction = 13.3 psi loss

3) Loss/gain due to elevation
Elevation at test hydrant = 386
Elevation at critical hydrant = 383
(386- 383)(0.4335) = 1.3 psi gain

4) Calculated anticipated fire flow residual pressure at critical hydrant at 500gpm
= residual pressure (based on 500gpm) - (losses)
44.5 psi – (13.3 psi – 1.3 psi) = 32.5 psi

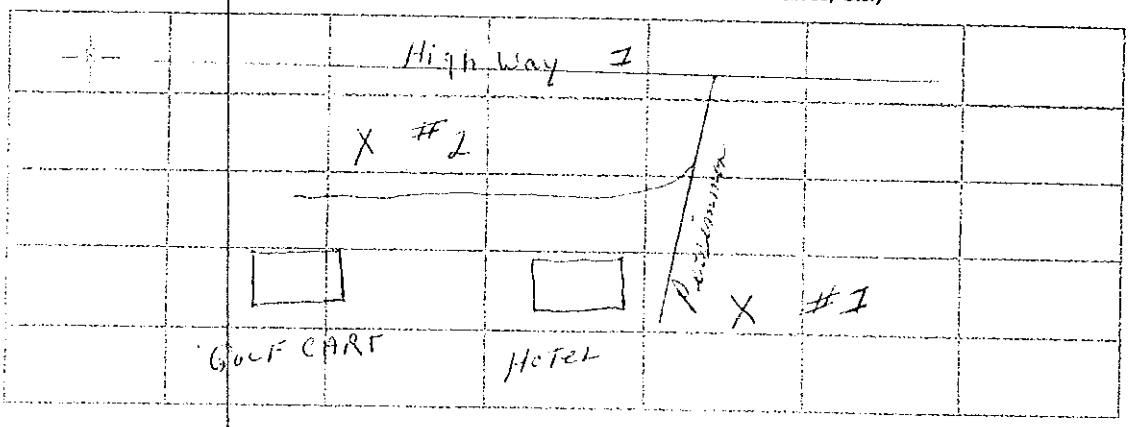
5) Range of Static Pressure in the new water main lines
Highest elevation = 383 Lowest elevation = 332
50 psi + ((386-383) x (0.4335)) = 51.3 psi
50 psi + ((386-332) x (0.4335)) = 73.4 psi

The proposed extension of water main will maintain the necessary flows and pressures required for residential development. PVC 8-inch water main is proposed. It is anticipated no corrosive soils or adverse soils are expected to lessen the life expectancy of the proposed system.

FLOW TEST INFORMATION SHEET

Yadkin Valley FIRE PROTECTION, INC.

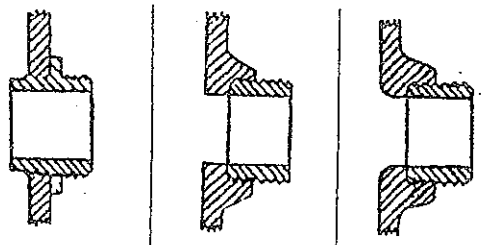
1. Reason for Test: Bid Information ☐ Design Base ☒
   Other _____
2. Location of Property 190 Persimmon Drive (Address) Pineylff (City) NC (State) (County)
3. Date & Time of Test: Date: 1/7/19 Time: 10:00 (am) (pm)
4. Test Conducted by: Yadkin Valley Fire Protection (Name) (Title) (Affiliation)
5. Test Witnessed by: Skip Rudeman (Name) (Title) (Affiliation)
6. Source of Water Supply: Gravity ☐ Pump ☐ Other: Southern Pines
7. Name of Water District Southern Pines Fire District Pineylff NC
8. Is water supply provided with PRV STA's Yes ☒ No ☐
   (If so what is PRV outlet setting? 32 PSIG
9. **Area Map:** (Draw Sketch showing property location; bounding streets and names, north arrow, hydrant locations and identification numbers, distances from hydrants to property elevations of hydrants and property floors or grade, all water mains and sizes and interconnection valves, etc.)



10. Flow Test Data

FLOW AT HYDR. NO.	STATIC AT HYDR NO.	STATIC PSIG	RESIDUAL PSIG	FLOW GPM	OUTLET COEFFICIENT	ADJUSTED GPM
2	1	48	20	530	0.9	

11. See reverse side for graph
12. Signed Hardy Caudle
    Witness _____

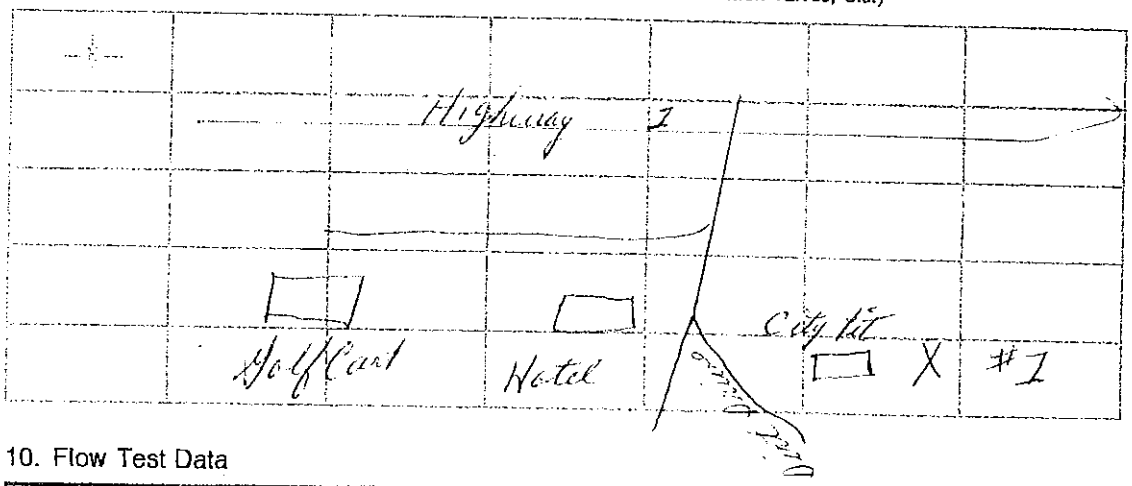


Outlet Square and projecting into Barrel Coef. 0.70 | Outlet Square and Sharp Coef. 0.80 | Outlet Smooth and Rounded Coef. 0.90

FLOW TEST INFORMATION SHEET

Yadkin Valley FIRE PROTECTION, INC.

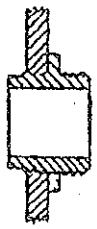
1. Reason for Test: Bid Information ☐ Design Base ☒
   Other _____
2. Location of Property 196 Persimmon Dr (Address) Pinehurst (City) NC (State) (County)
3. Date & Time of Test: Date: 2 9 19 Time: 11 00 (am) (pm)
4. Test Conducted by: Yadkin Valley Fire Protection (Name) (Title) (Affiliation)
5. Test Witnessed by: Mr O Malley (Name) (Title) (Affiliation)
6. Source of Water Supply: Gravity ☐ Pump ☐ Other: City Southern Pines
7. Name of Water District: Southern Pines Fire District Pinehurst
8. Is water supply provided with PRV STA's Yes ☐ No ☒
   (If so what is PRV outlet setting? _____ PSIG
9. **Area Map:** (Draw Sketch showing property location; bounding streets and names, north arrow, hydrant locations and identification numbers, distances from hydrants to property elevations of hydrants and property floors or grade, all water mains and sizes and interconnection valves, etc.)



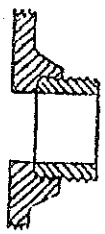
10. Flow Test Data

FLOW AT HYDR. NO.	STATIC AT HYDR NO.	STATIC PSIG	RESIDUAL PSIG	FLOW GPM	OUTLET COEFFICIENT	ADJUSTED GPM
one	one	50	30	1,000	0.9	

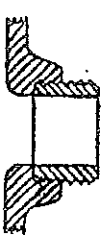
11. See reverse side for graph
12. Signed Sandy Cavell
    Witness _____



Outlet Square and projecting into Barrel Coef. 0.70



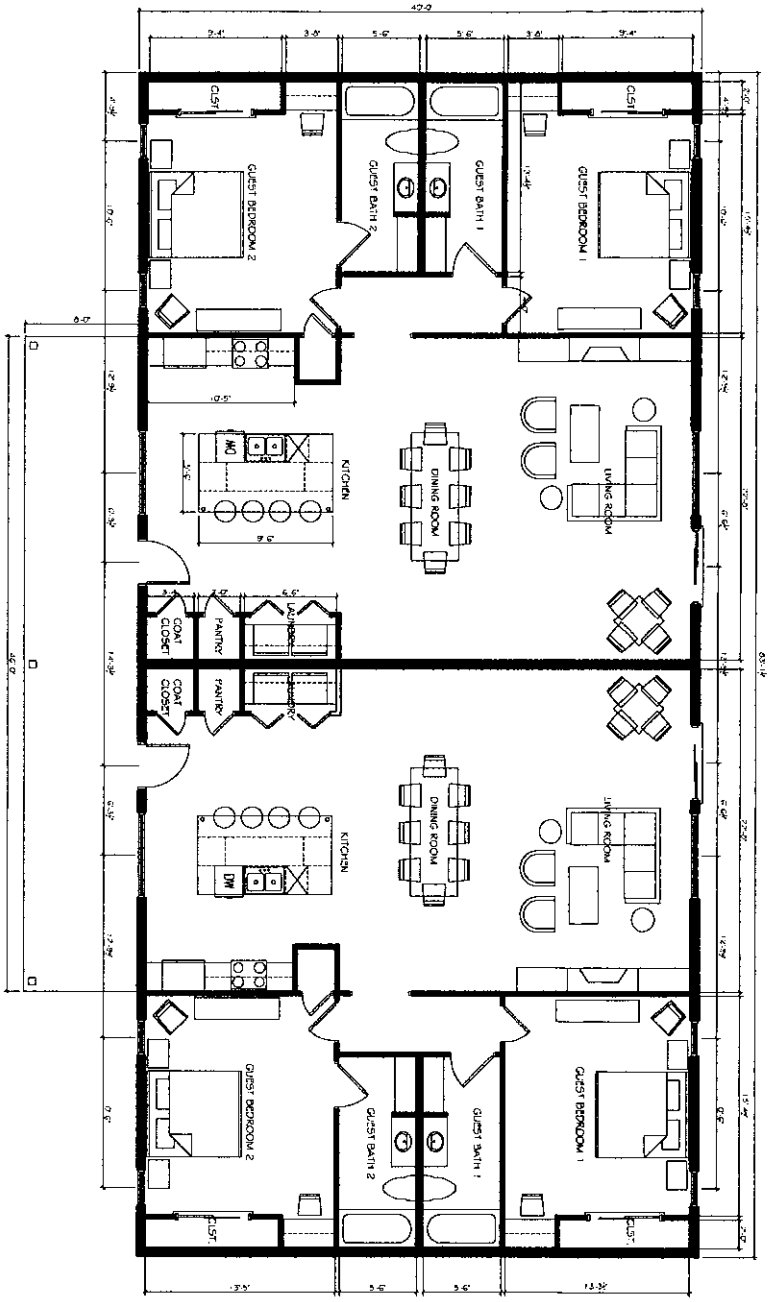
Outlet Square and Sharp Coef. 0.80



Outlet Smooth and Rounded Coef. 0.90

O'Malley Village Impervious surfaces breakdowns								
plans prepared 12/8/18								
Sidewalks								
phase 1	phase 2	phase 3	phase 4	phase 5	phase 6			
792	344	923	496	1044	1336			
1349	583	897	804	769	804			
850	514	761	296	792	865			
1341	699	593	1092	1108	2926			
755	793	803	1502	801	1448			
914	870	1342	1309	782	1406			
1676	841	1437	801	778	841			
1332	2569	1045	936	341				
	1310	1460	818	344				
			801	397				
				304				
							total (sq ft)	total acres
9009	8523	9261	8855	7460	9626		52734	1.21
Buildings (116 at 3655sq ft/building) 2 units per building							total (sq ft)	
20	18	20	19	19	20		116	
73100	65790	73100	69445	69445	73100		423980	9.73
Roadway incl parking stalls							total (sq ft)	
phase 1	phase 2	phase 3	phase 4	phase 5	phase 6	golf		
60636	50126	37833	57786	44965	42339	24990	318675	7.32
Dumpsters (12'x12')								
2	2	2	2	2	2		total (sq ft)	
288	288	288	288	288	288		1728	0.04
Mailbox Kios (10'x10' concrete one per phase							Total	
100	100	100	100	100	100		600	0.01
AREA								
phase 1	phase 2	phase 3	phase 4	phase 5	phase 6	golf	phase 7	
1205303.27	886839.8	1023848	593360	438001	841310.7	2252739	498416.51	7739818.10
27.67	20.36	23.50	13.62	10.06	19.31	51.72	11.44	177.68
Total Impervious Surfaces (walkways, buildings, roadways, dumpsters, mailbox kios)								
797717	sqare feet							
18.31	acres							
Percentage of impervious surface after fully constructed.								
10.31%								
phase 1	phase 2	phase 3	phase 4	phase 5	phase 6	golf	phase 7	
11.88%	14.08%	11.78%	23.00%	27.91%	14.91%	1.11%	0.00%	

1331674	
360732.7	
396076.8	
305911.8	
2394395	54.96774



1 A1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

CARTHAGE DUPLEX

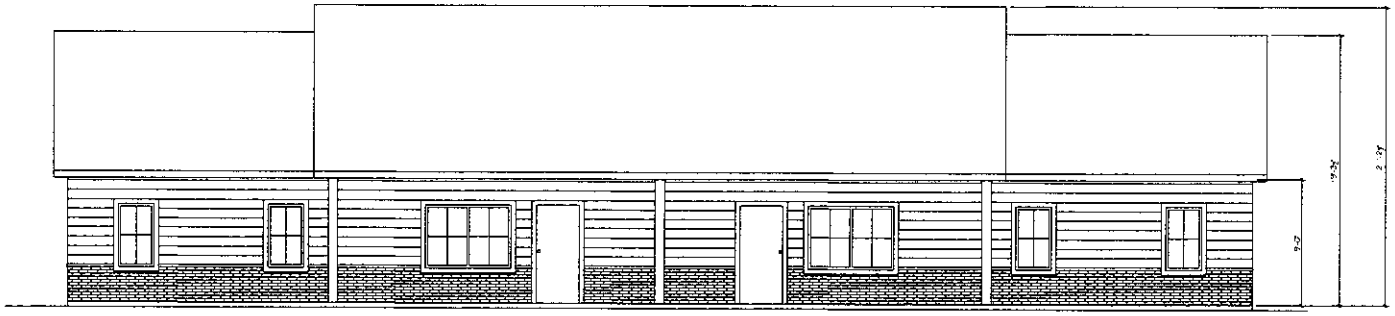
CARTHAGE, NC
28327

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

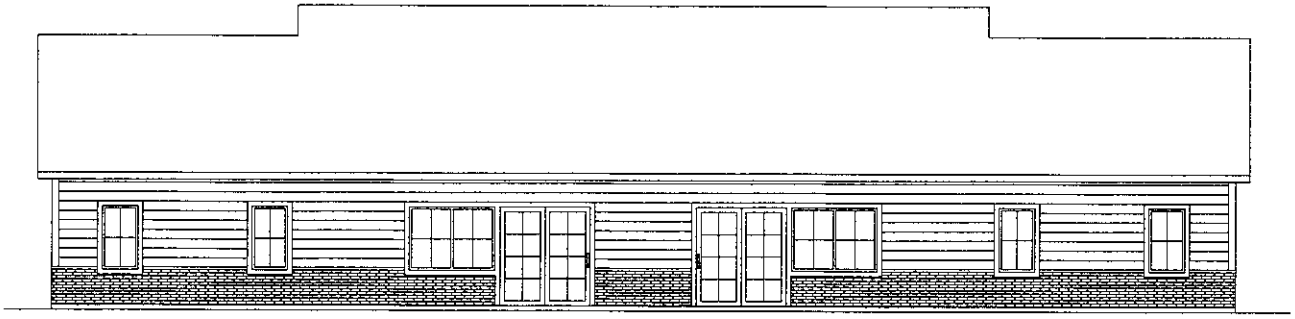
FLOOR PLAN

SHEET NUMBER

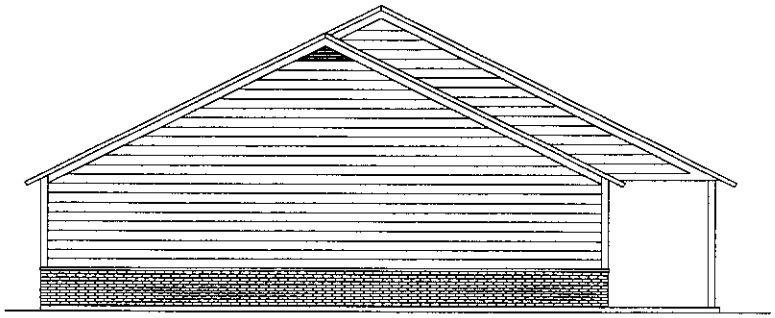
A1



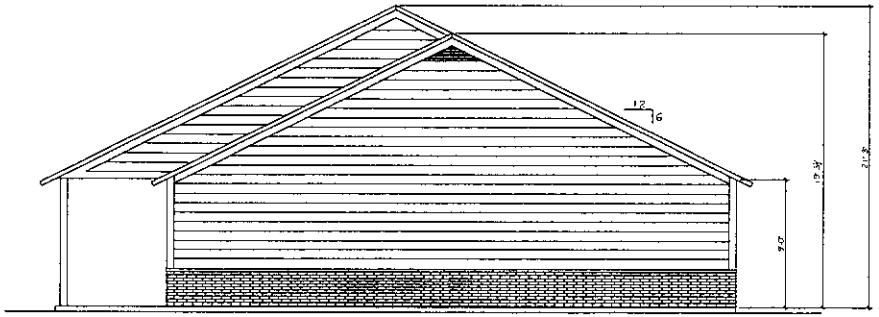
1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 REAR ELEVATION
SCALE: 1/4" = 1'-0"



3 LEFT ELEVATION
SCALE: 1/4" = 1'-0"



3 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

PRELIMINARY
DRAWINGS NOT FOR
CONSTRUCTION

CARTHAGE DUPLEX

CARTHAGE, NC
28327

DATE: JUN 4 2018

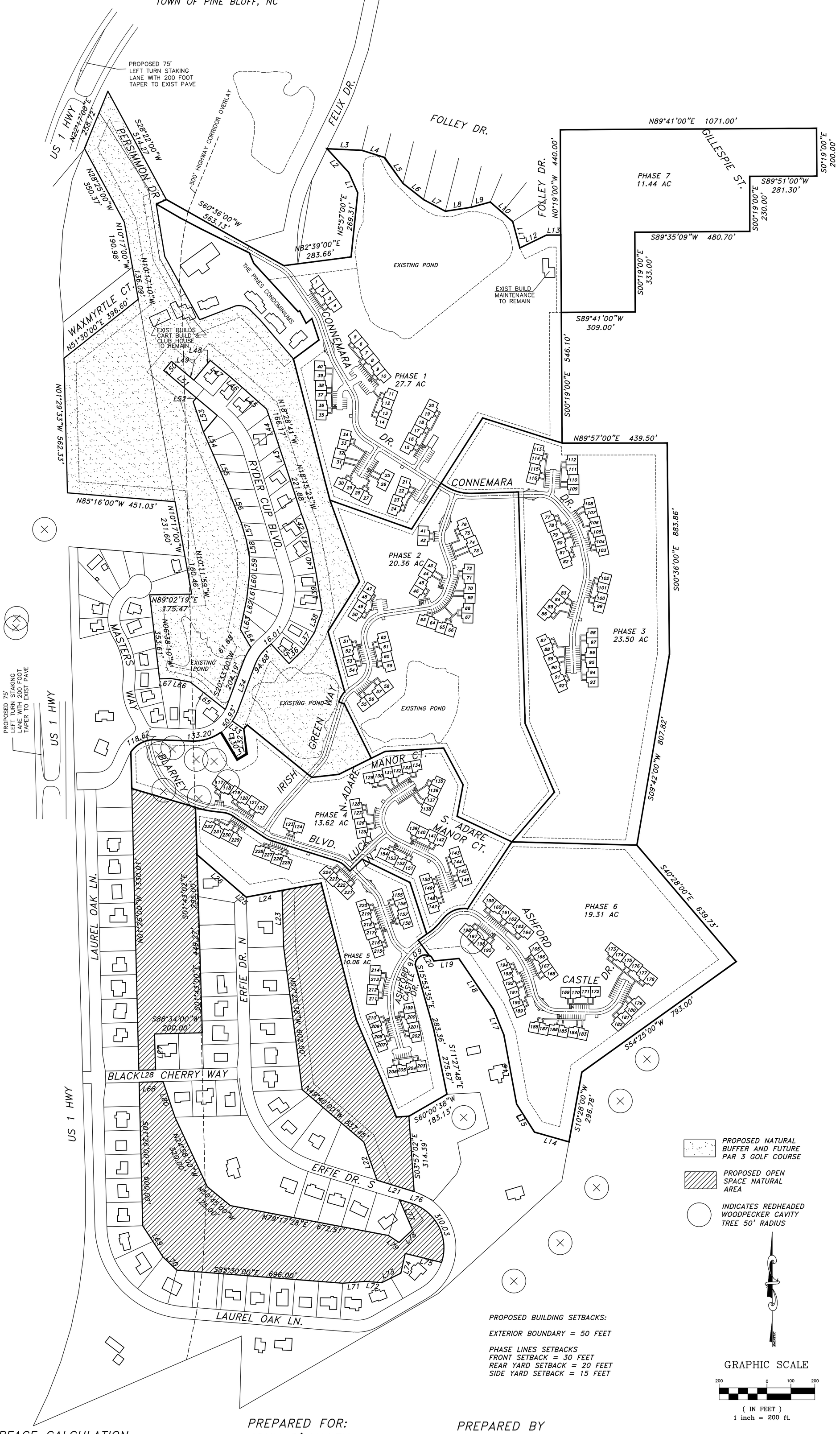
REVISIONS:

ELEVATIONS

SHEET NUMBER

A2

"O'MALLEY VILLAGE"
"SITE PLAN"
TOWN OF PINE BLUFF, NC



Line Table		
Line #	Length	Direction
L1	93.40	N23°52'00"W
L2	133.93	N42°26'00"W
L3	145.70	S87°23'00"E
L4	100.16	S72°59'00"E
L5	132.94	S34°59'00"E
L6	109.18	S51°50'00"E
L7	103.30	S61°44'00"E
L8	108.26	N81°14'00"E
L9	83.89	N74°45'00"E
L10	124.19	S48°53'00"E
L11	113.99	S15°13'00"E
L12	123.61	N64°19'00"E
L13	60.05	N90°00'00"E
L14	150.10	N74°02'06"W
L15	139.21	N32°29'59"W
L16	293.12	N10°24'11"W
L17	114.30	N22°06'15"W
L18	257.96	N34°09'31"W
L19	105.38	S84°28'00"W
L20	18.80	N31°12'25"W
L21	161.90	N73°31'41"W
L22	169.30	N19°01'44"W
L23	235.10	N1°30'11"W
L24	152.71	S79°23'45"W
L25	14.71	N49°28'51"W
L26	256.81	N49°12'00"W
L27	150.00	S1°43'00"E
L28	70.00	S88°34'00"W
L29	152.68	S87°55'13"E
L30	129.94	S30°52'17"E
L31	41.17	N59°07'43"E
L32	102.33	N5°05'21"W
L33	59.04	N55°05'55"W
L34	204.29	N20°33'00"E
L35	111.48	S42°17'40"E
L36	85.39	N45°18'50"E
L37	82.70	N32°55'56"E
L38	97.25	N19°31'59"E
L39	159.89	N9°09'25"W
L40	89.73	N11°26'00"W
L41	91.60	N11°26'02"W
L42	73.19	N20°06'50"W
L43	73.90	N18°23'10"W
L44	166.17	N18°28'41"W
L45	136.31	N48°33'18"W
L46	70.02	N48°31'42"W
L47	104.99	N50°30'52"W
L48	107.37	S39°57'30"W
L49	121.55	N50°01'03"W
L50	50.00	S39°58'57"W
L51	177.39	S50°01'03"E
L52	20.58	S39°58'57"W
L53	134.04	S18°41'27"E
L54	101.33	S23°33'20"E
L55	155.81	S23°08'14"E
L56	153.78	S21°32'25"E
L57	74.18	S16°26'09"E
L58	71.91	S10°20'05"E
L59	68.77	S0°43'50"E
L60	62.25	S5°36'47"W
L61	43.39	S7°10'47"W
L62	66.28	S11°47'31"W
L63	66.40	S11°47'31"W
L64	86.94	S30°18'28"E
L65	185.06	N51°49'21"W
L66	82.74	N79°16'17"W
L67	47.89	S87°45'40"W
L68	100.25	S88°34'00"W
L69	156.00	S33°05'00"E
L70	79.19	S46°22'15"E
L71	94.56	N85°13'00"E
L72	68.45	S85°19'37"E
L73	89.35	N63°48'00"E
L74	84.48	N12°32'00"E
L75	156.32	S76°13'00"E
L76	50.00	N72°55'00"W
L77	136.98	S23°16'53"E
L78	77.26	S46°54'00"W
L80	156.82	N18°23'20"W
L79	52.47	N56°23'47"W

PROPOSED BUILDING SETBACKS:

EXTERIOR BOUNDARY = 50 FEET

PHASE LINES SETBACKS
FRONT SETBACK = 30 FEET
REAR YARD SETBACK = 20 FEET
SIDE YARD SETBACK = 15 FEET

IMPERVIOUS SURFACE CALCULATION

TOTAL SITE	=	177.68 ACRES
TOTAL EXISTING IMPERVIOUS	=	0.57 ACRES
TOTAL PROPOSED IMPERVIOUS	=	17.59 ACRES
TOTAL IMPERVIOUS SURFACES	=	18.16 ACRES

PERCENTAGE IMPERVIOUS = 10.22%

PREPARED FOR:
JOHN O'MALLEY
STEEL FORM EQUIPMENT COMPANY LLC.
211 TRIMBLE PLANT ROAD
SOUTHERN PINES NC. 28387

PREPARED BY
BARCZAK ENGINEERING SERVICES PLLC
2432 TRENTON PARK LN.
RALEIGH, NC. 27607
PH 414-429-4865
email barczakengineering@gmail.com

REVISED 2/15/19
REVISED 2/21/19
REVISED 2/27/19

PROJECT NO. C21815R0

"VEGETATIVE BUFFER PLAN"
WITH GOLF COURSE CONSERVANCY

TOWN OF PINE BLUFF, NC

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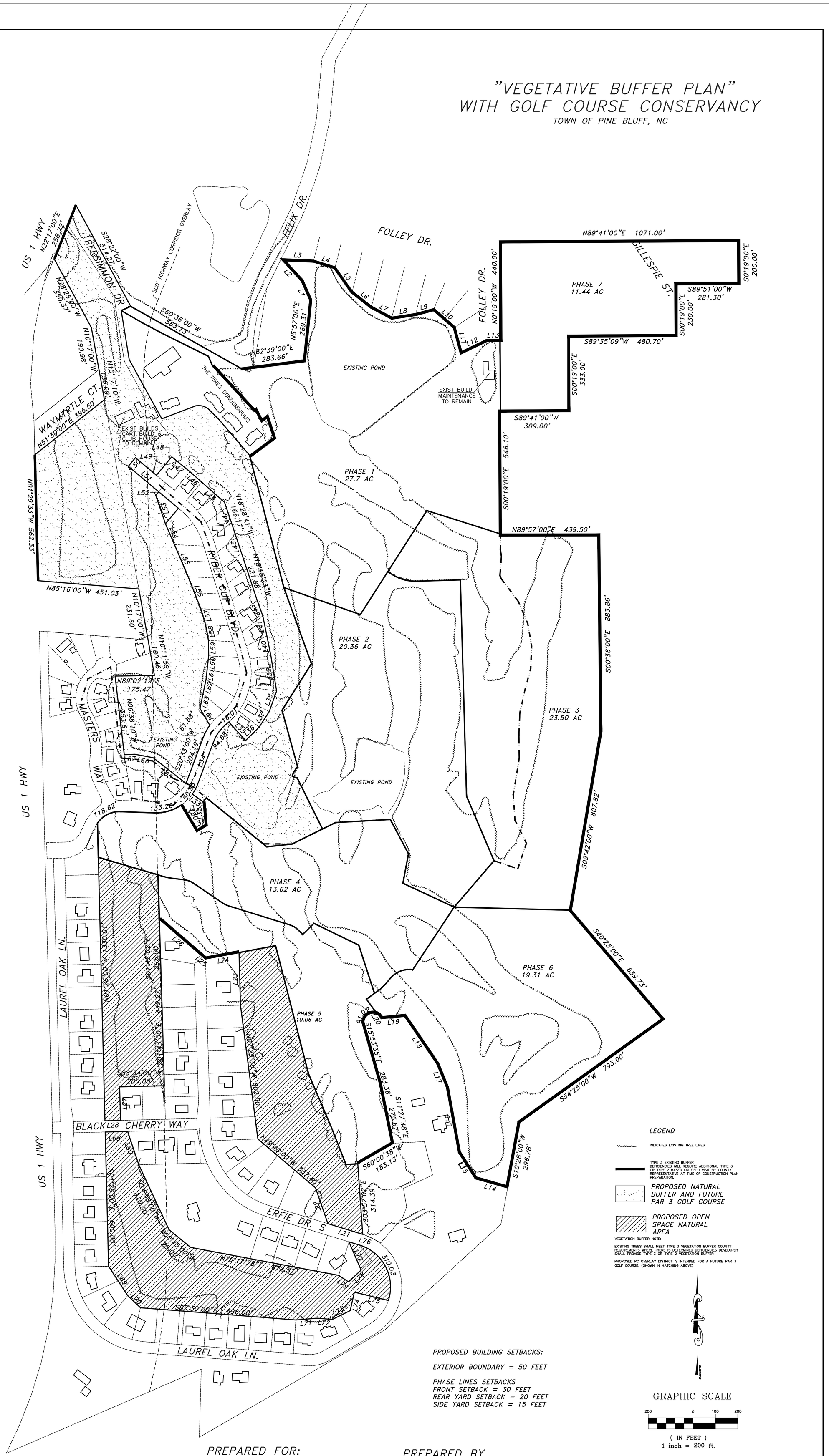
L80	156.82	N18°23'20"W
L79	52.47	N56°23'47"W



PROPOSED BUILDING SETBACKS:

EXTERIOR BOUNDARY = 50 FEET

PHASE LINES SETBACKS
FRONT SETBACK = 30 FEET
REAR YARD SETBACK = 20 FEET
SIDE YARD SETBACK = 15 FEET

PREPARED FOR:
JOHN O'MALLEY
STEEL FORM EQUIPMENT
COMPANY LLC.
211 TRIMBLE PLANT ROAD
SOUTHERN PINES NC. 28387

PREPARED BY
BARCZAK ENGINEERING SERVICES PLLC
2432 TRENTON PARK LN.
RALEIGH, NC. 27607
PH 414-429-4865
email barczakengineering@gmail.com

REVISED 2/15/19
REVISED 2/21/19

PROJECT NO. C21815R0

PROPOSED SETBACKS:
50' EXTERIOR BOUNDARY
PHASE LINE SETBACKS:
30' FRONT YARD
15' SIDE YARD
20 FOOT REAR YARD

PROPOSED NATURAL BUFFER AND FUTURE PAR 3 GOLF COURSE

NOTE:
EXISTING TREES AND TREE LINES SHALL BE PRESERVED AS MUCH AS POSSIBLE AND USED AS A NATURAL BUFFER AREAS SURROUNDING THE PROPERTY.

MINIMIZING THE EXTENT OF DISTURBING THESE AREAS WILL BE SHOWN ON AN APPROVED GRADING PLAN PREPARED BY A REGISTERED ENGINEER IN THE STATE OF NORTH CAROLINA.

WETLAND DELINEATION AND WOODPECKER STUDY MUST BE COMPLETED BEFORE ANY CONSTRUCTION ACTIVITIES BEGIN

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

FIRM P-1808

DRAWING NO. C21815R0

REVISIONS	
DATE	BY
11/10/18	J.D.B.
12/4/18	J.D.B.
02/07/19	J.D.B.
02/15/19	J.D.B.
02/22/19	J.D.B.
02/27/19	J.D.B.

BARCZAK ENGINEERING SERVICES PLLC.
2432 Trenton Park Ln. Raleigh, NC. 27607
PH 414-429-4865, EMAIL barczakengineering@gmail.com

TOWN OF PINE BLUFF, NC
ENGINEERING DEPARTMENT

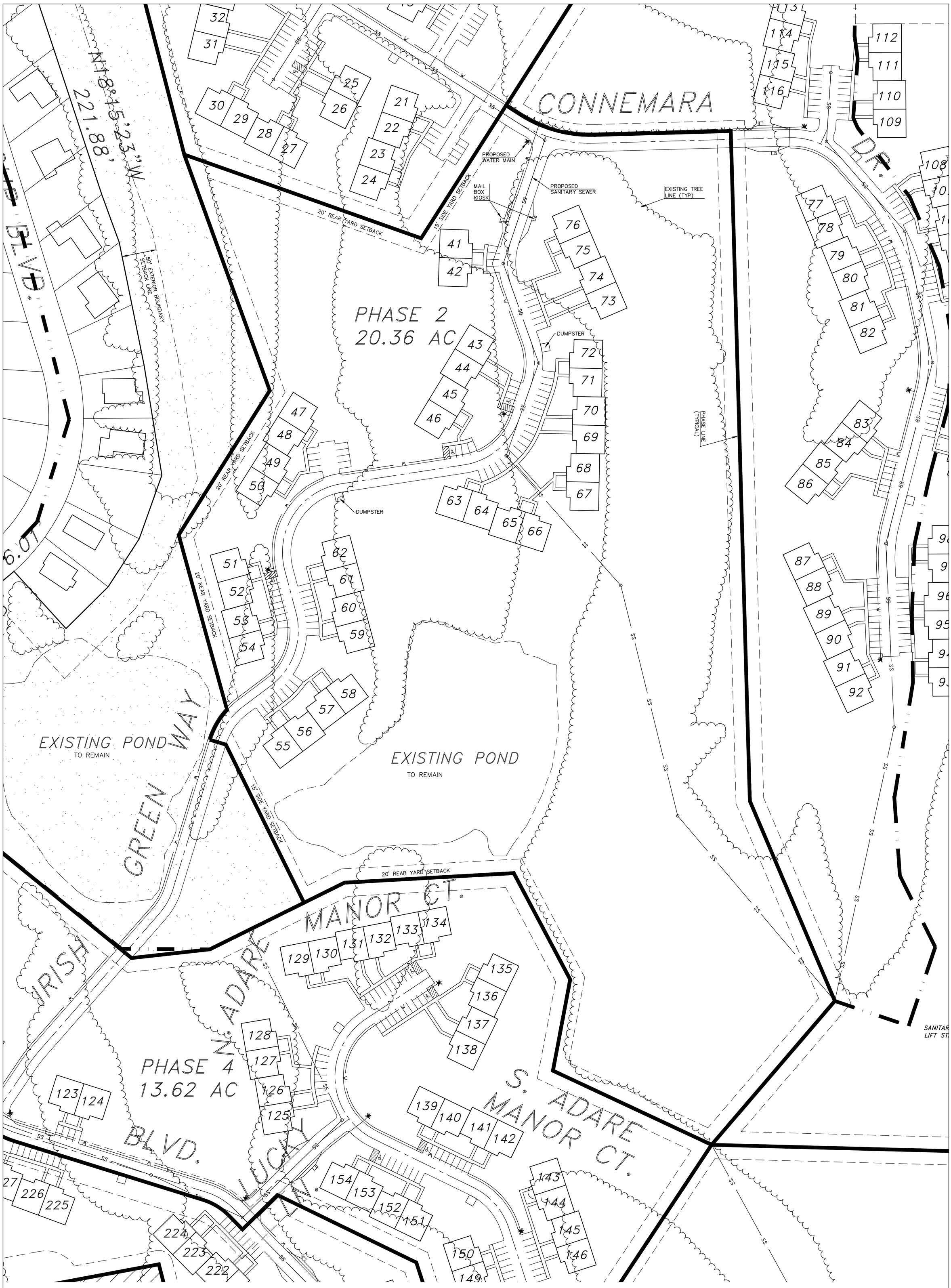
PHASE 1
O'MALLEY VILLAGE

SCALE:HORZ. 1" = 50'	JOB NO.: C21815R0	DATE:10/24/18
DESIGNED. BY: JEFFREY BARCZAK	DRAWN BY: JDB	CHECKED BY: JDB

APPROVED BY: _____ City Engineer _____ Date

PAGE 1 OF 6

C21815R0
OMALLEY VILLAGE
SHEET 1 OF 6



FIRM P-1808

DRAWING NO. C21815R0

PROPOSED SETBACKS:
50' EXTERIOR BOUNDARY
PHASE LINE SETBACKS:
30' FRONT YARD
15' SIDE YARD
20 FOOT REAR YARD

PROPOSED NATURAL BUFFER FUTURE PAR 3 GOLF COURSE

NOTE:
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WETLAND DELINEATION AND WOODPECKER STUDY MUST BE COMPLETED BEFORE ANY CONSTRUCTION ACTIVITIES BEGIN

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

REVISIONS	
DATE	BY
11/10/18	J.D.B.
12/4/18	J.D.B.
02/07/19	J.D.B.
02/15/19	J.D.B.
02/22/19	J.D.B.
02/27/19	J.D.B.

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TOWN OF PINE BLUFF, NC
ENGINEERING DEPARTMENT

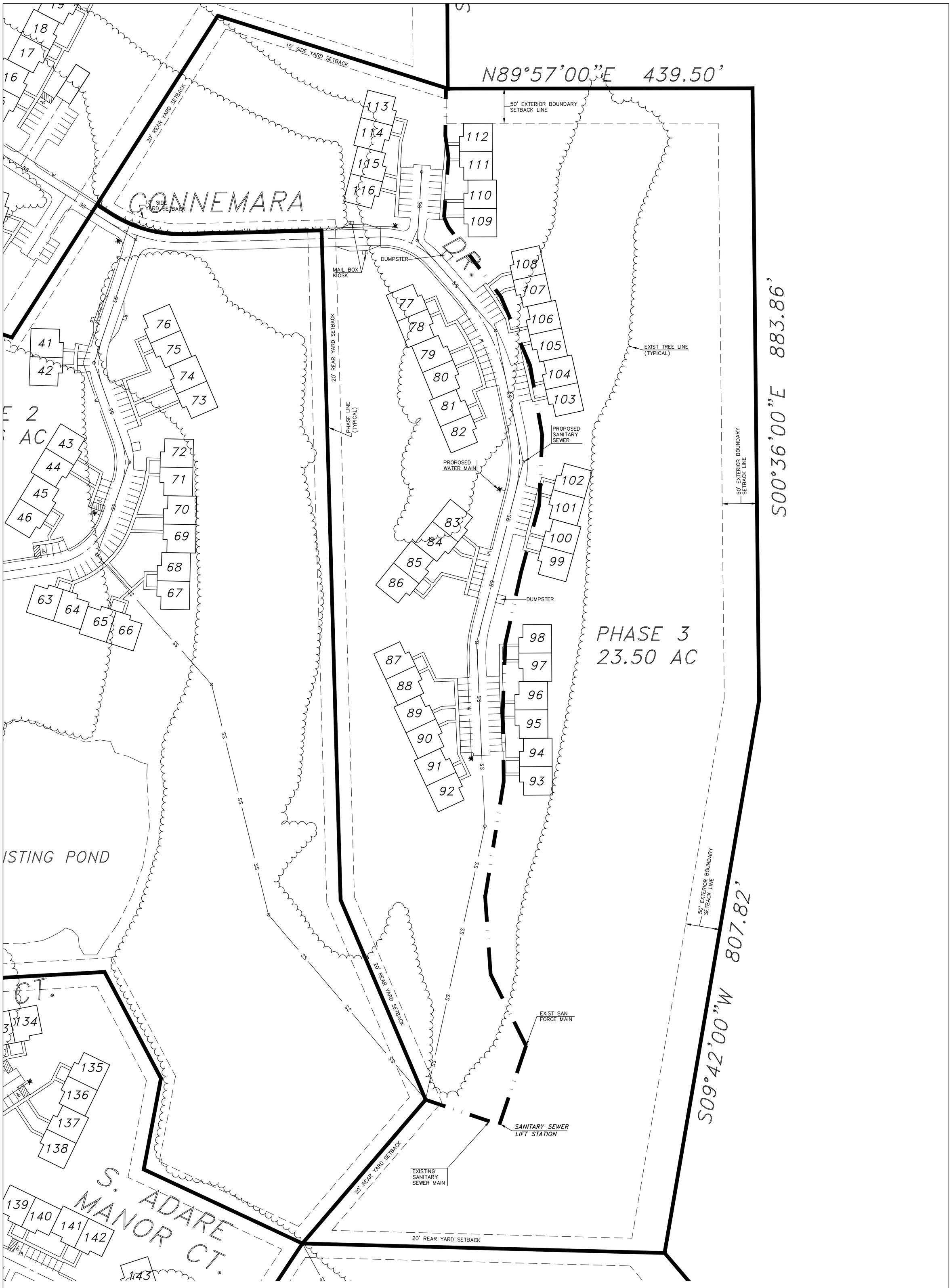
PHASE 2
O'MALLEY VILLAGE

SCALE:HORZ. 1" = 50'	JOB NO.: C21815R0	DATE:10/24/18
DESIGNED. BY: JEFFREY BARCZAK	DRAWN BY: JDB	CHECKED BY: JDB

APPROVED BY: _____ City Engineer _____ Date

PAGE 2 OF 6

C21815R0
OMALLEY VILLAGE
SHEET 2 OF 6



PROPOSED SETBACKS:
50' EXTERIOR BOUNDARY
PHASE LINE SETBACKS:
30' FRONT YARD
15' SIDE YARD
20 FOOT REAR YARD

NOTE:
EXISTING TREES AND TREE LINES SHALL BE PRESERVED AS MUCH AS POSSIBLE AND USED AS A NATURAL BUFFER AREAS SURROUNDING THE PROPERTY.

MINIMIZING THE EXTENT OF DISTURBING THESE AREAS WILL BE SHOWN ON AN APPROVED GRADING PLAN PREPARED BY A REGISTERED ENGINEER IN THE STATE OF NORTH CAROLINA.

WETLAND DELINEATION AND WOODPECKER STUDY MUST BE COMPLETED BEFORE ANY CONSTRUCTION ACTIVITIES BEGIN.

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

FIRM P-1808

DRAWING NO. C21815R0

REVISIONS	
DATE	BY
11/10/18	J.D.B.
12/4/18	J.D.B.
02/07/19	J.D.B.
02/15/19	J.D.B.
02/22/19	J.D.B.
02/27/19	J.D.B.

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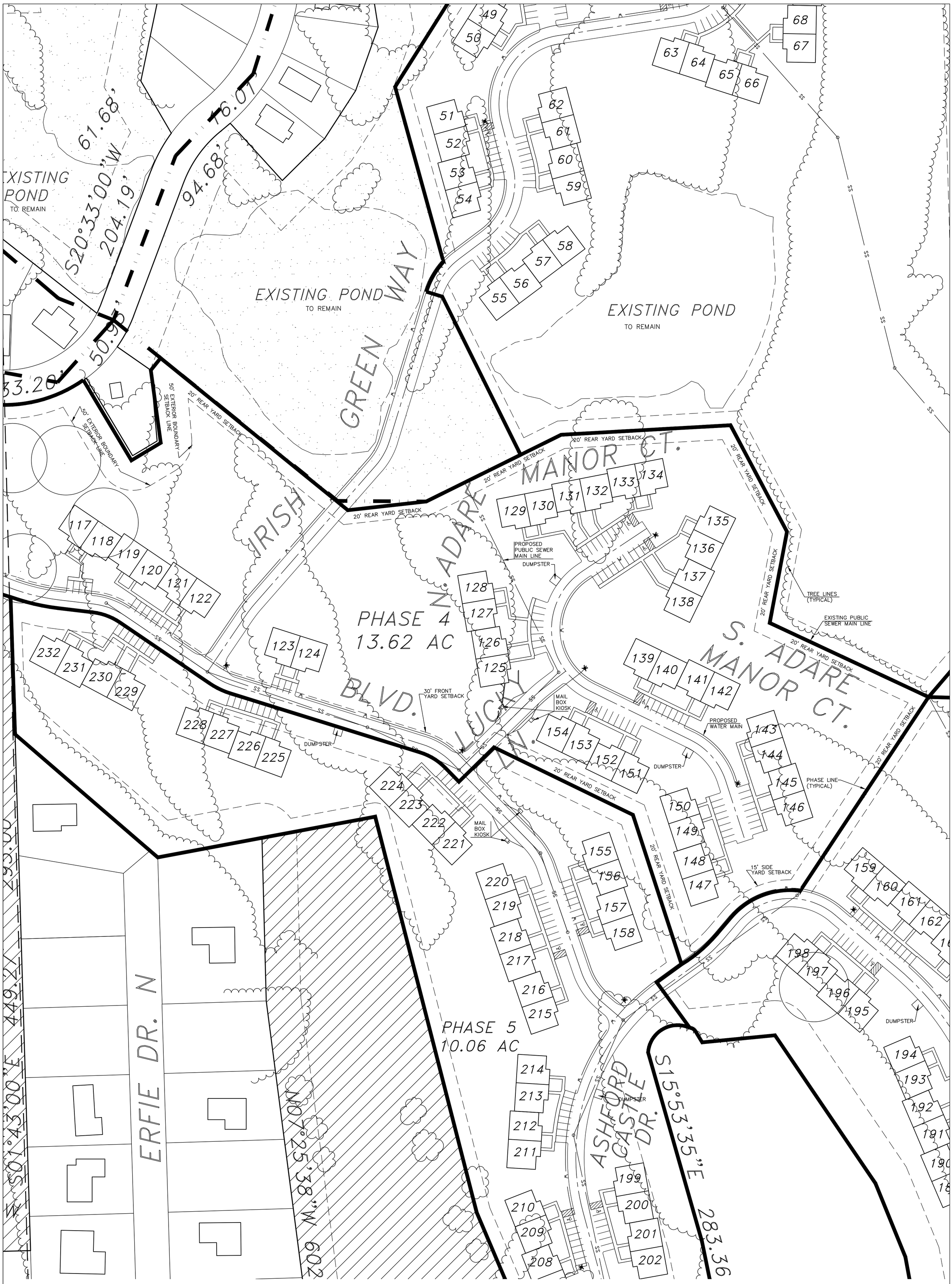
TOWN OF PINE BLUFF, NC
ENGINEERING DEPARTMENT

PHASE 3
O'MALLEY VILLAGE

SCALE:HORZ. 1" = 50'	JOB NO.: C21815R0	DATE:10/24/18
DESIGNED. BY:JEFFREY BARCZAK	DRAWN BY: JDB	CHECKED BY: JDB

APPROVED BY: _____ City Engineer _____ Date

PAGE 3 OF 6



PROPOSED SETBACKS:
50' EXTERIOR BOUNDARY
PHASE LINE SETBACKS:
30' FRONT YARD
15' SIDE YARD
20 FOOT REAR YARD

PROPOSED OPEN SPACE NATURAL AREA

PROPOSED NATURAL BUFFER AND FUTURE PAR 3 GOLF COURSE

NOTE:
EXISTING TREES AND TREE LINES SHALL BE PRESERVED AS MUCH AS POSSIBLE AND USED AS A NATURAL BUFFER AREAS SURROUNDING THE PROPERTY.

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WETLAND DELINEATION AND WOODPECKER STUDY MUST BE COMPLETED BEFORE ANY CONSTRUCTION ACTIVITIES BEGIN

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

FIRM P-1808

DRAWING NO. C21815R0

REVISIONS	
DATE	BY
11/10/18	J.D.B.
12/4/18	J.D.B.
02/07/19	J.D.B.
02/15/19	J.D.B.
02/27/19	J.D.B.

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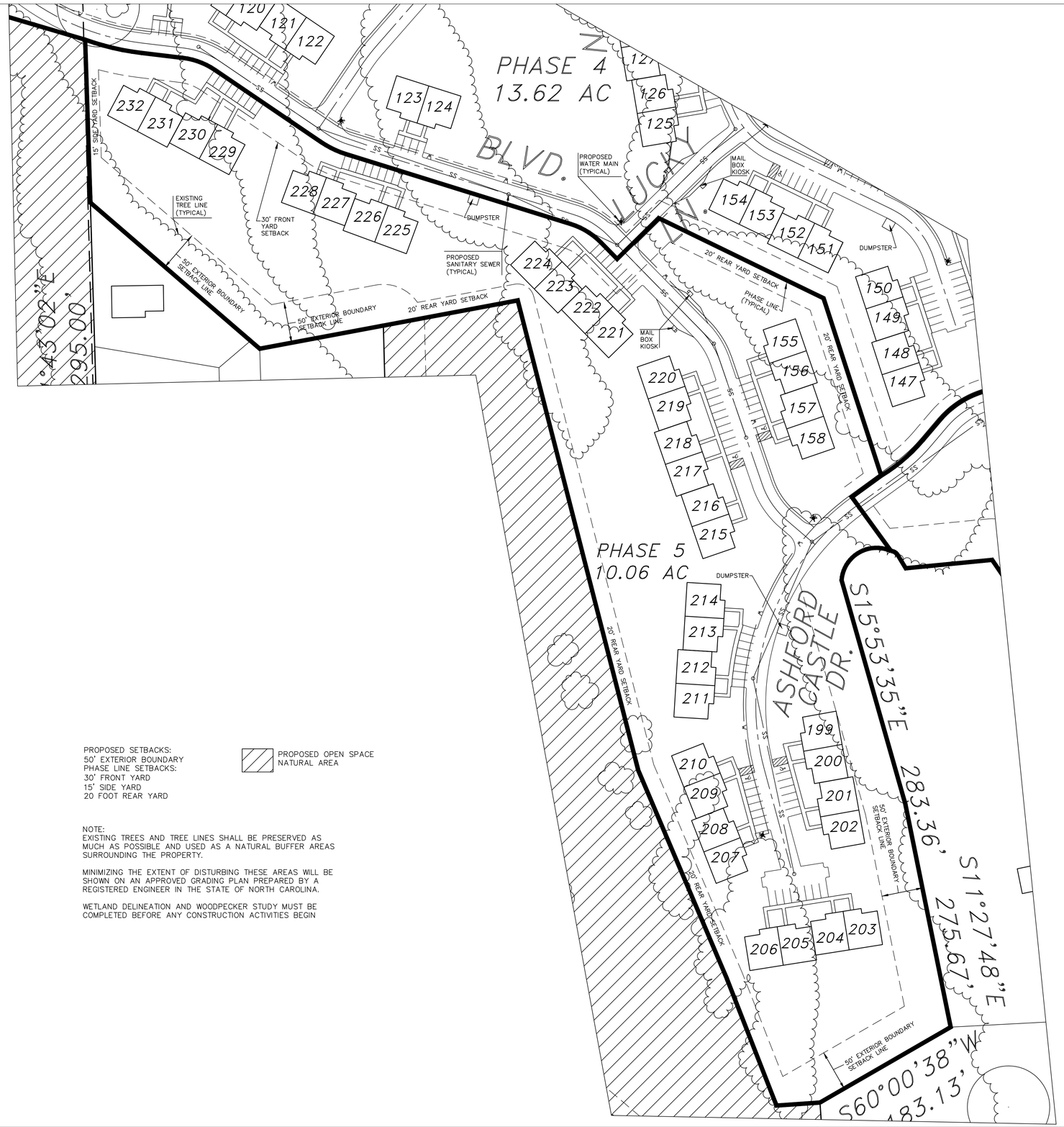
TOWN OF PINE BLUFF, NC
ENGINEERING DEPARTMENT

PHASE 4
O'MALLEY VILLAGE

SCALE:HORZ. 1" = 50'	JOB NO.: C21815R0	DATE:10/24/18
DESIGNED. BY: JEFFREY BARCZAK	DRAWN BY: JDB	CHECKED BY: JDB

APPROVED BY: _____ City Engineer _____ Date



PROPOSED SETBACKS:
50' EXTERIOR BOUNDARY
PHASE LINE SETBACKS:
30' FRONT YARD
15' SIDE YARD
20 FOOT REAR YARD

PROPOSED OPEN SPACE NATURAL AREA

NOTE:
EXISTING TREES AND TREE LINES SHALL BE PRESERVED AS MUCH AS POSSIBLE AND USED AS A NATURAL BUFFER AREAS SURROUNDING THE PROPERTY.

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WETLAND DELINEATION AND WOODPECKER STUDY MUST BE COMPLETED BEFORE ANY CONSTRUCTION ACTIVITIES BEGIN

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

FIRM P-1808

DRAWING NO. C21815R0

REVISIONS	
DATE	BY
11/10/18	J.D.B.
12/4/18	J.D.B.
02/07/19	J.D.B.
02/15/19	J.D.B.
02/22/19	J.D.B.
02/27/19	J.D.B.

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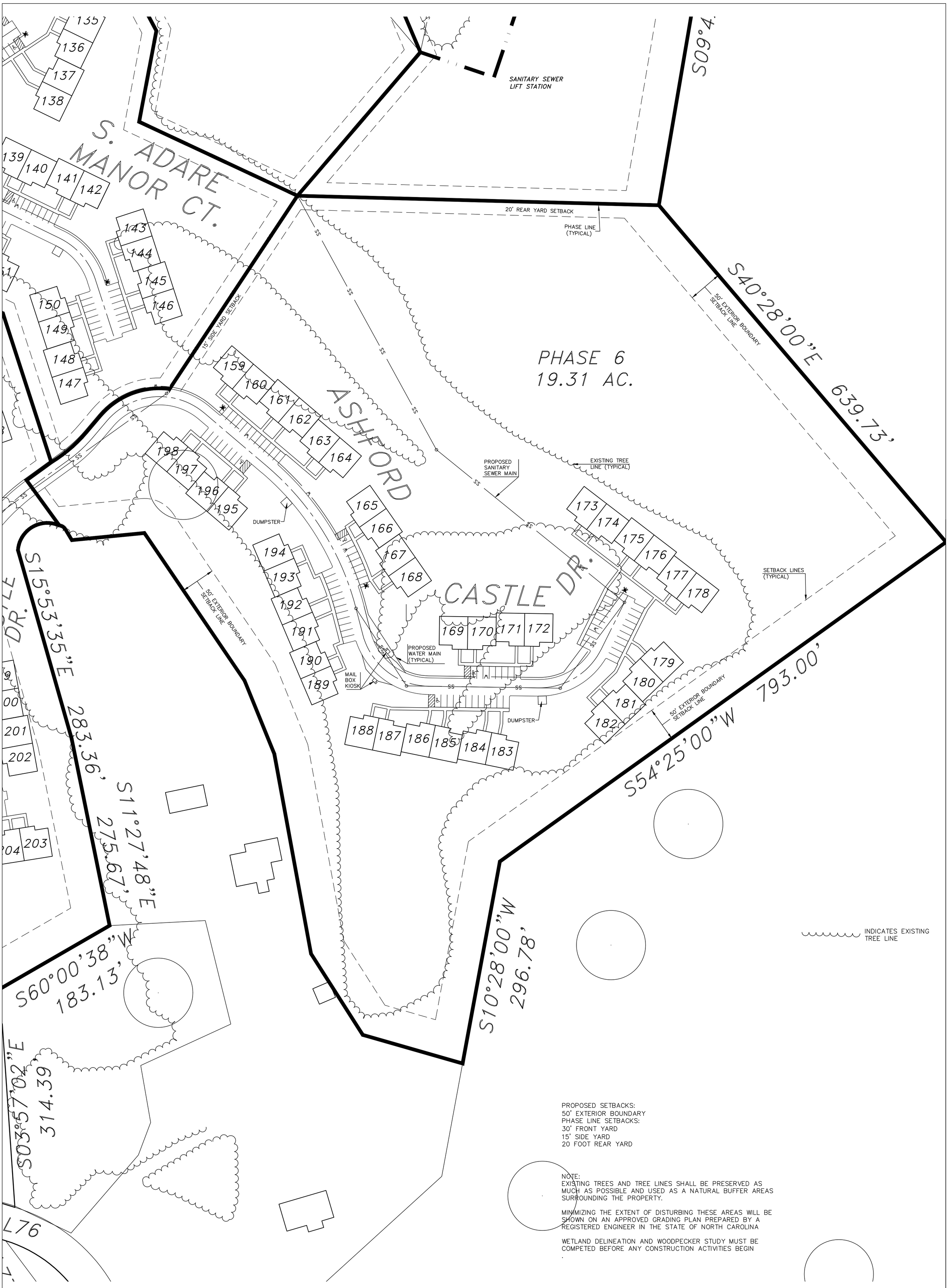
TOWN OF PINE BLUFF, NC
ENGINEERING DEPARTMENT

PHASE 5
O'MALLEY VILLAGE

SCALE:HORZ. 1" = 50'	JOB NO.: C21815R0	DATE:10/24/18
DESIGNED. BY: JEFFREY BARCZAK	DRAWN BY: JDB	CHECKED BY: JDB

APPROVED BY: _____ City Engineer _____ Date



FIRM P-1808

DRAWING NO. C21815R0

REVISIONS	
DATE	BY
11/10/18	J.D.B.
12/04/18	J.D.B.
2/07/19	J.D.B.
2/15/19	J.D.B.
2/22/19	J.D.B.
2/27/19	J.D.B.

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TOWN OF PINE BLUFF, NC
ENGINEERING DEPARTMENT

PHASE 6
O'MALLEY VILLAGE

SCALE:HORZ. 1" = 50'	JOB NO.: C21815R0	DATE:10/24/18
DESIGNED. BY: JEFFREY BARCZAK	DRAWN BY: JDB	CHECKED BY: JDB

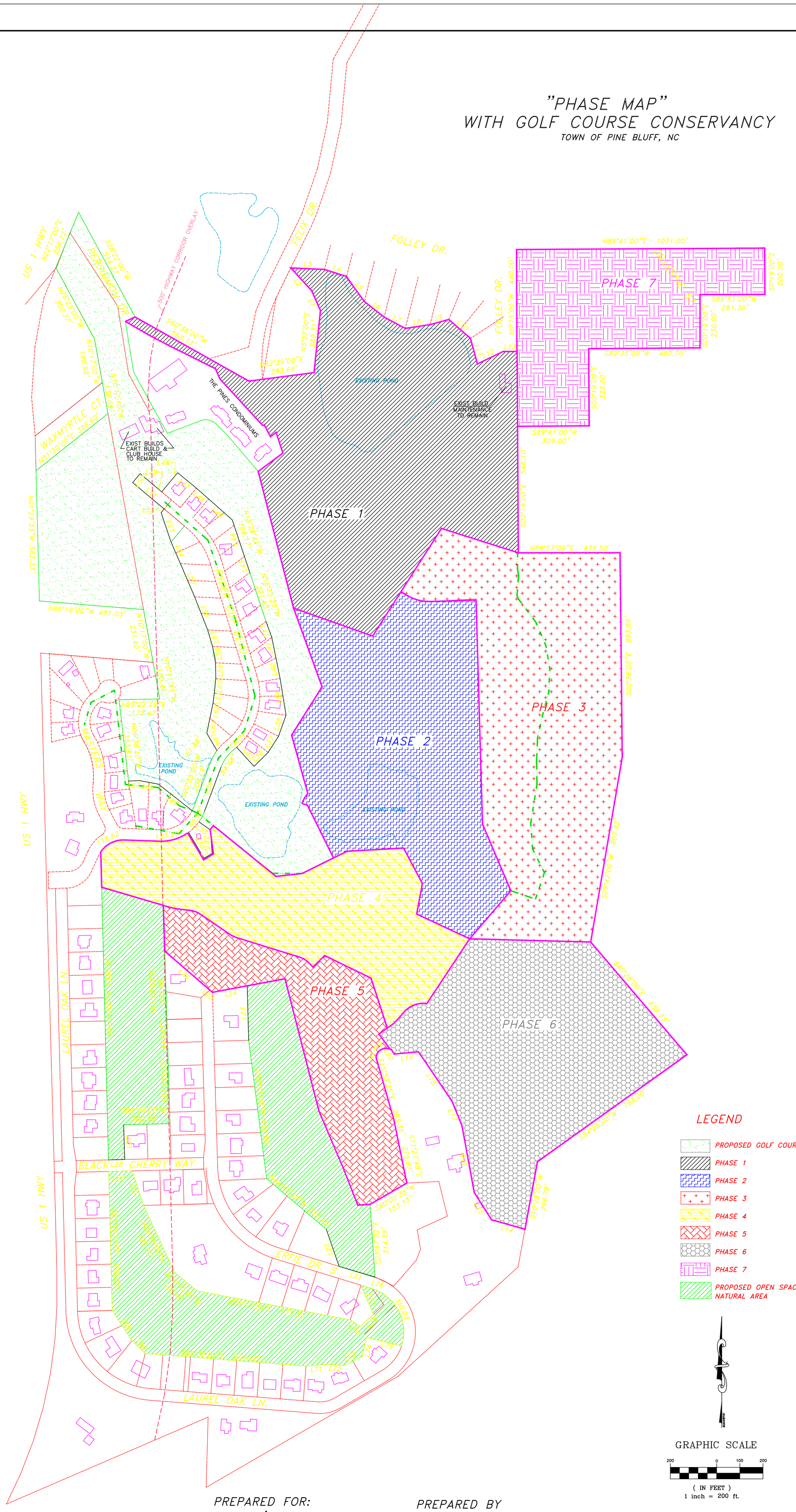
APPROVED BY: _____ City Engineer _____ Date

PAGE 6 OF 6

C21815R0
OMALLEY VILLAGE
SHEET 6 OF 6

"PHASE MAP"
WITH GOLF COURSE CONSERVANCY
TOWN OF PINE BLUFF, NC

Line Table		
Line #	Length	Direction
L1	93.40	N23°52'00"W
L2	133.93	N42°26'00"W
L3	145.70	S87°23'00"E
L4	100.16	S72°59'00"E
L5	132.94	S34°59'00"E
L6	109.18	S51°50'00"E
L7	103.30	S61°44'00"E
L8	108.26	N81°14'00"E
L9	83.89	N74°45'00"E
L10	124.19	S48°53'00"E
L11	113.99	S15°13'00"E
L12	123.61	N64°19'00"E
L13	60.05	N90°00'00"E
L14	150.10	N74°02'06"W
L15	139.21	N32°29'59"W
L16	293.12	N10°24'11"W
L17	114.30	N22°06'15"W
L18	257.96	N34°09'31"W
L19	105.38	S84°28'00"W
L20	18.80	N31°12'25"W
L21	161.90	N73°31'41"W
L22	169.30	N19°01'44"W
L23	235.10	N1°30'11"W
L24	152.71	S79°23'45"W
L25	14.71	N49°28'51"W
L26	256.81	N49°12'00"W
L27	150.00	S1°43'00"E
L28	70.00	S88°34'00"W
L29	152.68	S87°55'13"E
L30	129.94	S30°52'17"E
L31	41.17	S59°07'43"E
L32	102.33	N5°05'21"W
L33	59.04	N55°05'55"W
L34	204.29	N20°33'00"E
L35	111.48	S42°17'40"E
L36	85.39	N45°18'50"E
L37	82.70	N32°55'56"E
L38	97.25	N19°31'59"E
L39	159.89	N9°09'25"W
L40	89.73	N11°26'00"W
L41	91.60	N11°26'02"W
L42	73.19	N20°06'50"W
L43	73.90	N18°23'10"W
L44	166.17	N18°28'41"W
L45	136.31	N48°33'18"W
L46	70.02	N48°31'42"W
L47	104.99	N50°30'52"W
L48	107.37	S39°57'30"W
L49	121.55	N50°01'03"W
L50	50.00	S39°58'57"W
L51	177.39	S50°01'03"E
L52	20.58	S39°58'57"W
L53	134.04	S18°41'27"E
L54	101.33	S23°33'20"E
L55	155.81	S23°08'14"E
L56	153.78	S21°32'25"E
L57	74.18	S16°26'09"E
L58	71.91	S10°20'05"E
L59	68.77	S0°43'50"E
L60	62.25	S5°36'47"W
L61	43.39	S7°10'47"W
L62	66.28	S11°47'31"W
L63	66.40	S11°47'31"W
L64	86.94	S30°18'28"E
L65	185.06	N51°49'21"W
L66	82.74	N79°16'17"W
L67	47.89	S87°45'40"W
L68	100.25	S88°34'00"W
L69	156.00	S33°05'00"E
L70	79.19	S46°22'15"E
L71	94.56	N85°13'00"E
L72	68.45	S85°19'37"E
L73	89.35	N63°48'00"E
L74	84.48	N12°32'00"E
L75	156.32	S76°13'00"E
L76	50.00	N72°55'00"W
L77	136.98	S23°16'53"E
L78	77.26	S46°54'00"W
L80	156.82	N18°23'20"W
L79	52.47	N56°23'47"W



PREPARED FOR:
JOHN O'MALLEY
STEEL FORM EQUIPMENT
COMPANY LLC.
211 TRIMBLE PLANT ROAD
SOUTHERN PINES NC. 28387

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REVISED 2/15/19
REVISED 2/21/19

PROJECT NO. C21815R0

"PHASE MAP"
WITH GOLF COURSE CONSERVANCY
TOWN OF PINE BLUFF, NC

Line Table		
Line #	Length	Direction
L1	93.40	N23°52'00"W
L2	133.93	N42°26'00"W
L3	145.70	S87°23'00"E
L4	100.16	S72°59'00"E
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L10	124.19	S48°53'00"E
L11	113.99	S15°13'00"E
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L13	60.05	N90°00'00"E
L14	150.10	N74°02'06"W
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L23	235.10	N1°30'11"W
L24	152.71	S79°23'45"W
L25	14.71	N49°28'51"W
L26	256.81	N49°12'00"W
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L28	70.00	S88°34'00"W
L29	152.68	S87°55'13"E
L30	129.94	S30°52'17"E
L31	41.17	N59°07'43"E
L32	102.33	N5°05'21"W
L33	59.04	N55°05'55"W
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L39	159.89	N9°09'25"W
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L42	73.19	N20°06'50"W
L43	73.90	N18°23'10"W
L44	166.17	N18°28'41"W
L45	136.31	N48°33'18"W
L46	70.02	N48°31'42"W
L47	104.99	N50°30'52"W
L48	107.37	S39°57'30"W
L49	121.55	N50°01'03"W
L50	50.00	S39°58'57"W
L51	177.39	S50°01'03"E
L52	20.58	S39°58'57"W
L53	134.04	S18°41'27"E
L54	101.33	S23°33'20"E
L55	155.81	S23°08'14"E
L56	153.78	S21°32'25"E
L57	74.18	S16°26'09"E
L58	71.91	S10°20'05"E
L59	68.77	S0°43'50"E
L60	62.25	S5°36'47"W
L61	43.39	S7°10'47"W
L62	66.28	S11°47'31"W
L63	66.40	S11°47'31"W
L64	86.94	S30°18'28"E
L65	185.06	N51°49'21"W
L66	82.74	N79°16'17"W
L67	47.89	S87°45'40"W
L68	100.25	S88°34'00"W
L69	156.00	S33°05'00"E
L70	79.19	S46°22'15"E
L71	94.56	N85°13'00"E
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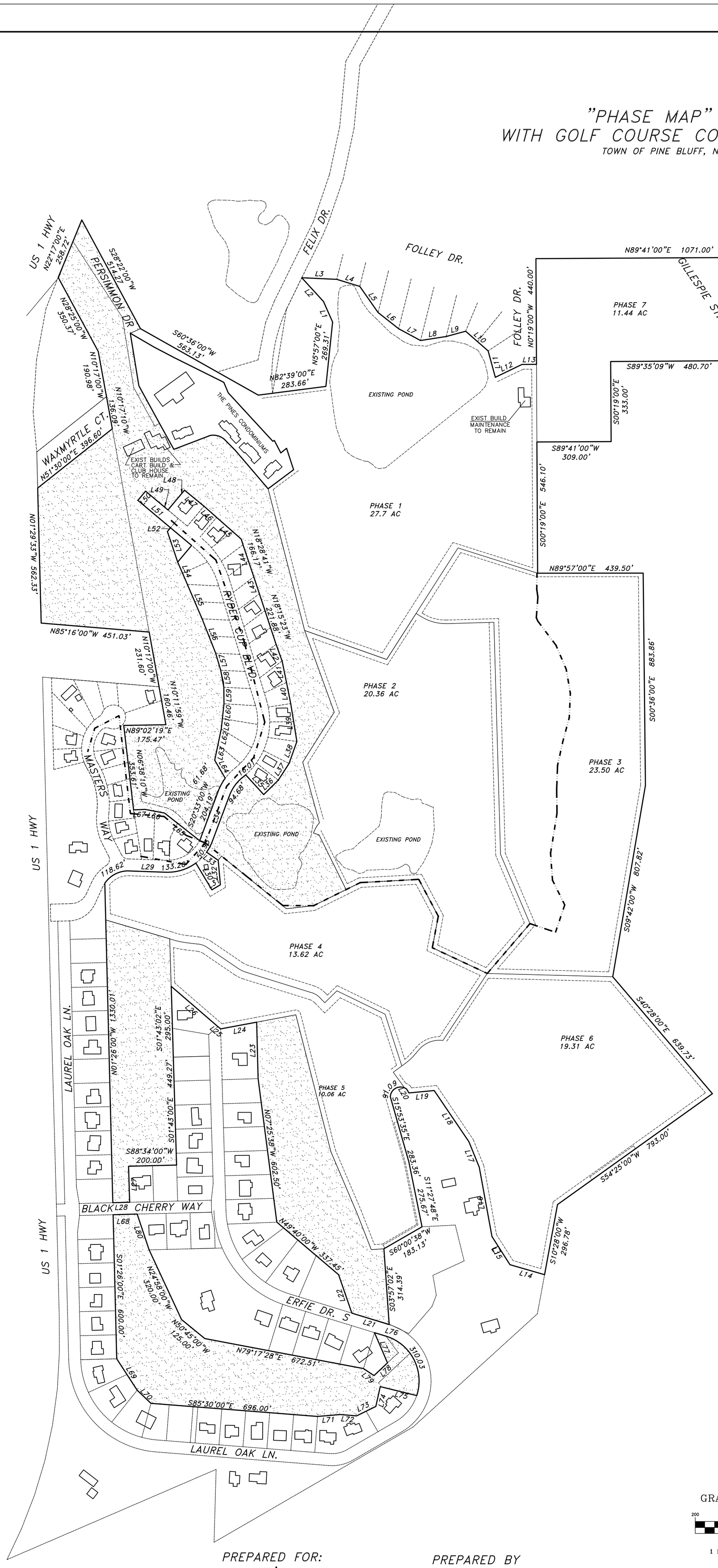
L73	89.35	N63°48'00"E
L74	84.48	N12°32'00"E
L75	156.32	S76°13'00"E
L76	50.00	N72°55'00"W
L77	136.98	S23°16'53"E
L78	77.26	S46°54'00"W
L80	156.82	N18°23'20"W
L79	52.47	N56°23'47"W



GRAPHIC SCALE

200 0 100 200

(IN FEET)
1 inch = 200 ft.

PREPARED FOR:
JOHN O'MALLEY
STEEL FORM EQUIPMENT
COMPANY LLC.
211 TRIMBLE PLANT ROAD
SOUTHERN PINES NC. 28387

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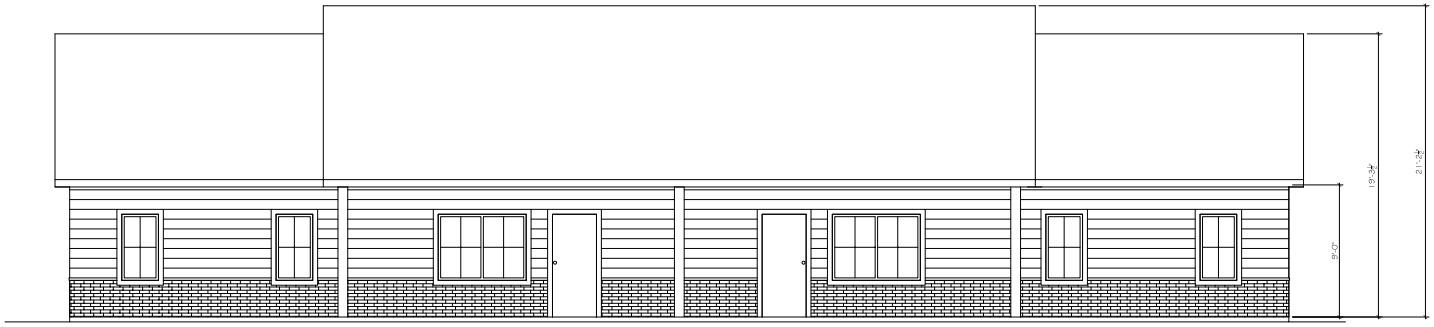
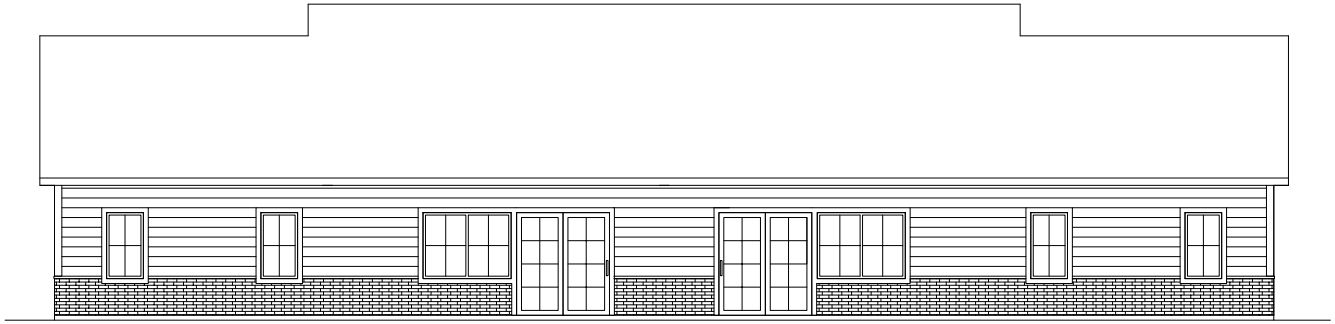
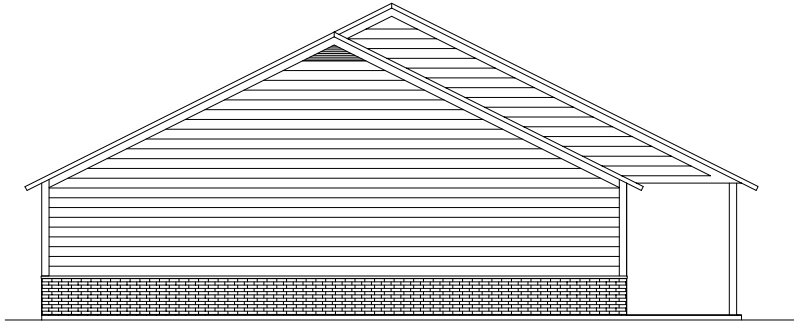


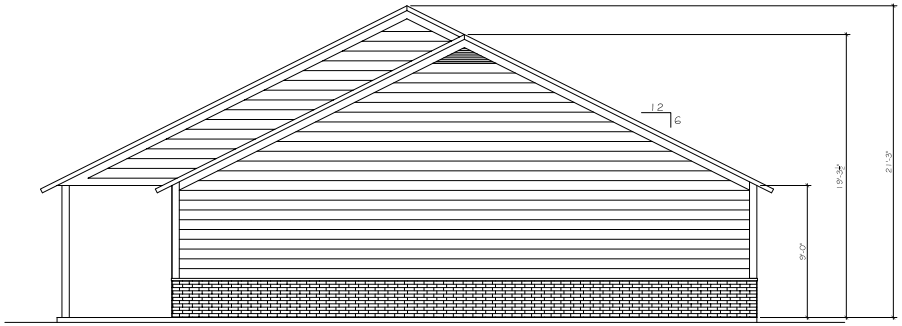
1 FRONT ELEVATION
SCALE: $\frac{1}{4}$" = 1'-0"



2 REAR ELEVATION
SCALE: $\frac{1}{4}$" = 1'-0"



3 LEFT ELEVATION
SCALE: $\frac{1}{4}$" = 1'-0"



3 RIGHT ELEVATION
SCALE: $\frac{1}{4}$" = 1'-0"

PRELIMINARY
DRAWINGS NOT FOR
CONSTRUCTION

CARTHAGE DUPLEX

CARTHAGE, NC
28327

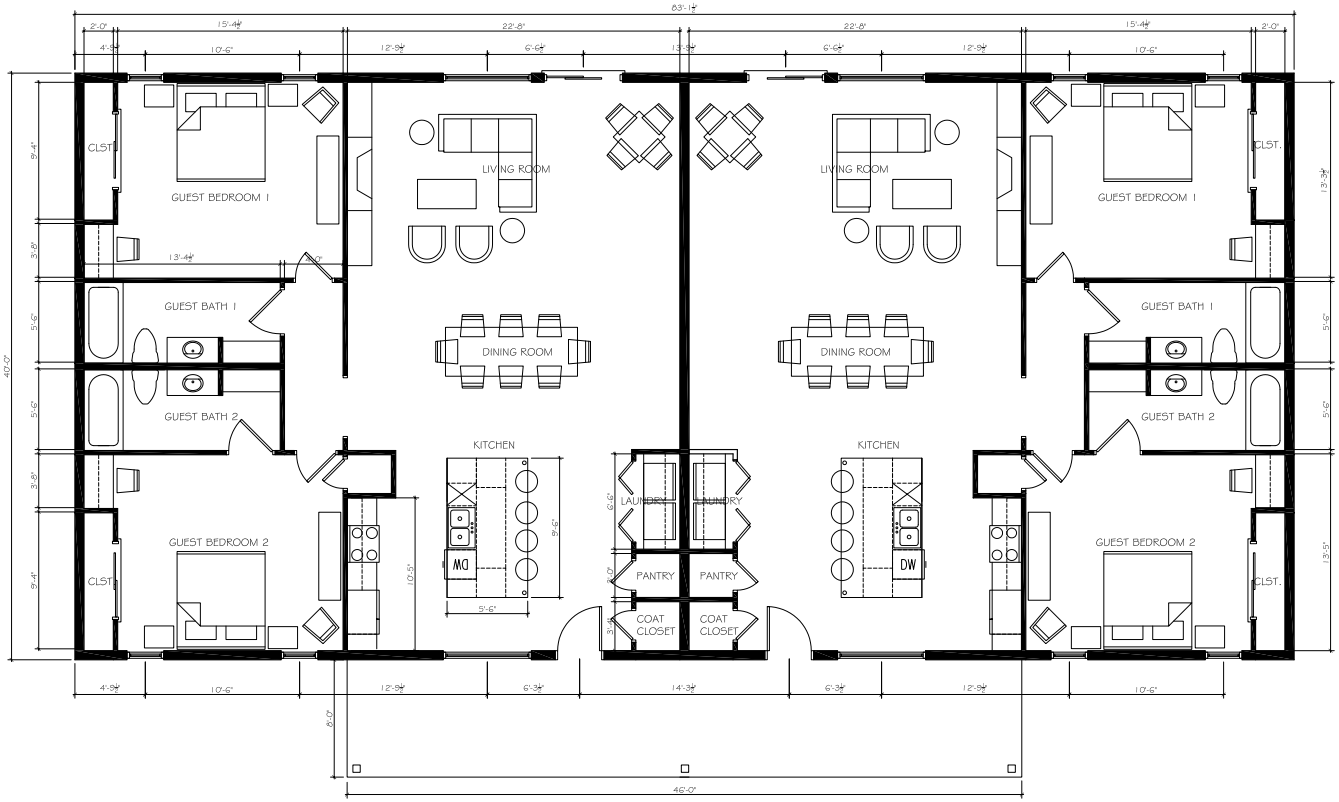
DATE: JUNE 4, 2018

REVISIONS:

ELEVATIONS

SHEET NUMBER

A2



1 / A1 FLOOR PLAN

SCALE: ¼" = 1'-0"

PRELIMINARY
DRAWINGS NOT FOR
CONSTRUCTION

CARTHAGE DUPLEX

CARTHAGE, NC
28327

DATE: JUNE 4, 2018

REVISIONS:

FLOOR PLAN

SHEET NUMBER

A1

DR. J.H. CARTER III & ASSOCIATES, INC.
Environmental Consultants
P.O. Box 891 • Southern Pines, N.C. 28388
(910) 695-1043 • Fax (910) 695-3317

27 February 2019

John A. O'Malley
211 Trimble Plant Road
Southern Pines, NC 28387

Dear Mr. O'Malley:

John O'Malley Steel Form Equipment Company LLC plans to construct a residential development, O'Malley Village, on The Bluff Golf Course in Pinebluff, Moore County, North Carolina (NC). In February 2019, personnel from Dr. J.H. Carter III & Associates, Inc. (JCA) conducted a red-cockaded woodpecker (*Picoides borealis* = *Dryobates borealis*) (RCW) survey of the approximately 180-acre golf course (project site) and portions of the 0.5-mile radius of the project site (Figure 1).

The O'Malley Village preliminary design consists of 232 condominiums divided into duplexes and triplexes with associated parking lots and access roads (Figure 2). The project site is bordered to the east by undeveloped private land, to the north by a partially developed residential area, to the west by The Bluff Golf Course residential area, US Highway 1 and forested private lands and to the south by pine-forested private lands. Forked Creek, a tributary of Aberdeen Creek, transects the eastern edge of the project site.

Forested uplands on the project site consisted of dense to moderately dense, second-growth longleaf (*Pinus palustris*) and loblolly pine (*P. taeda*) with a sparse midstory of 7-15 foot (ft.) tall turkey oak (*Quercus laevis*) and blackjack oak (*Q. marilandica*) and a sparse herbaceous ground cover of Carolina wiregrass (*Aristida stricta*) and turf grass.

Within the RCW survey area, the majority of the habitat west of US Hwy. 1 is pine-forested habitat on private lands, containing potentially suitable RCW foraging habitat. Abandoned SOPI Cluster 10 and suitable RCW foraging habitat occurred adjacent to, and south of, the project site on private property (Figure 1). No new RCW cavities were found during surveys.

The RCW Recovery Plan (USFWS 2003) defines a cluster as the aggregation of cavity trees used and defended by a group of RCWs plus a 200-foot buffer of contiguous forest. The

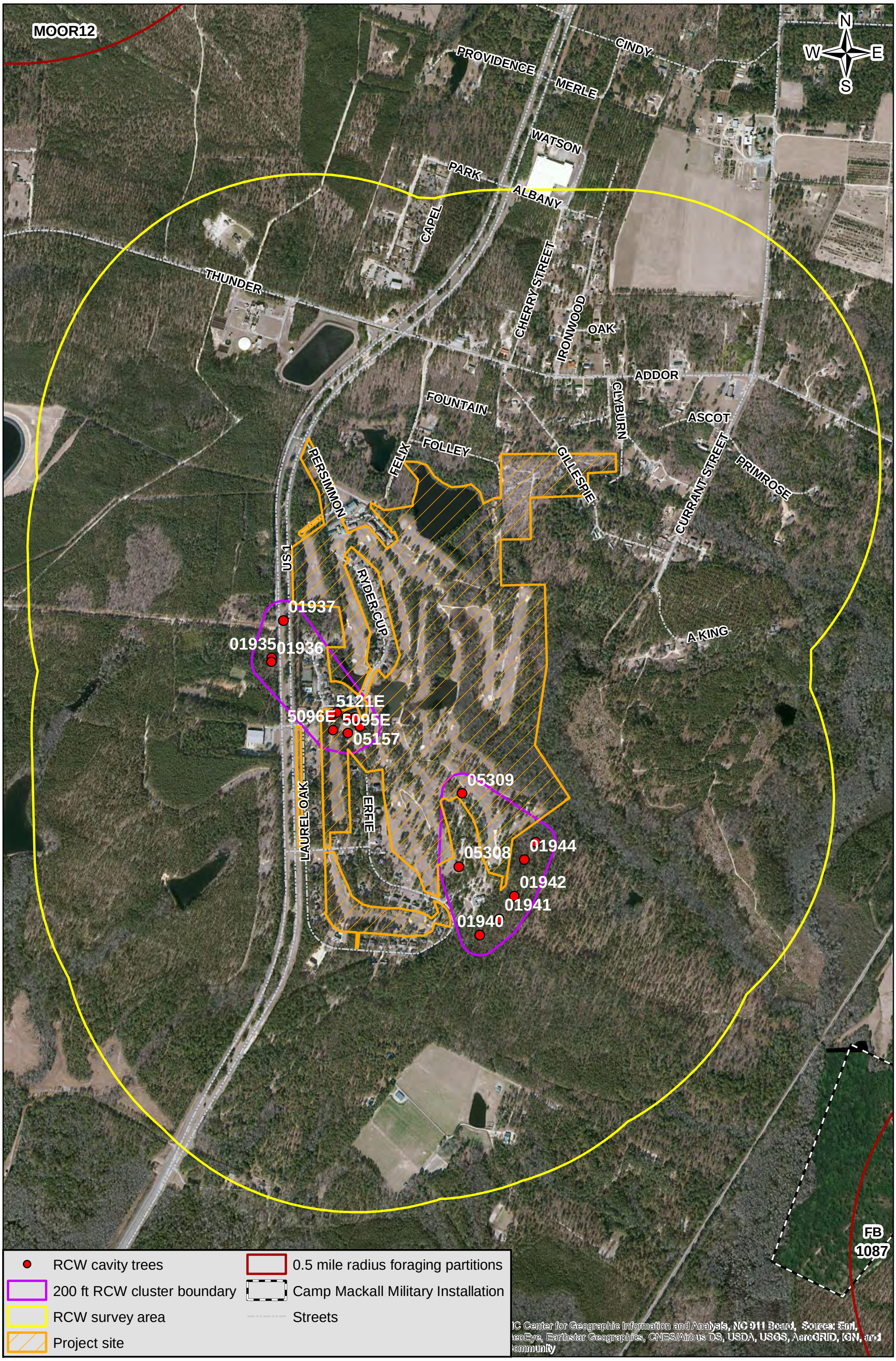


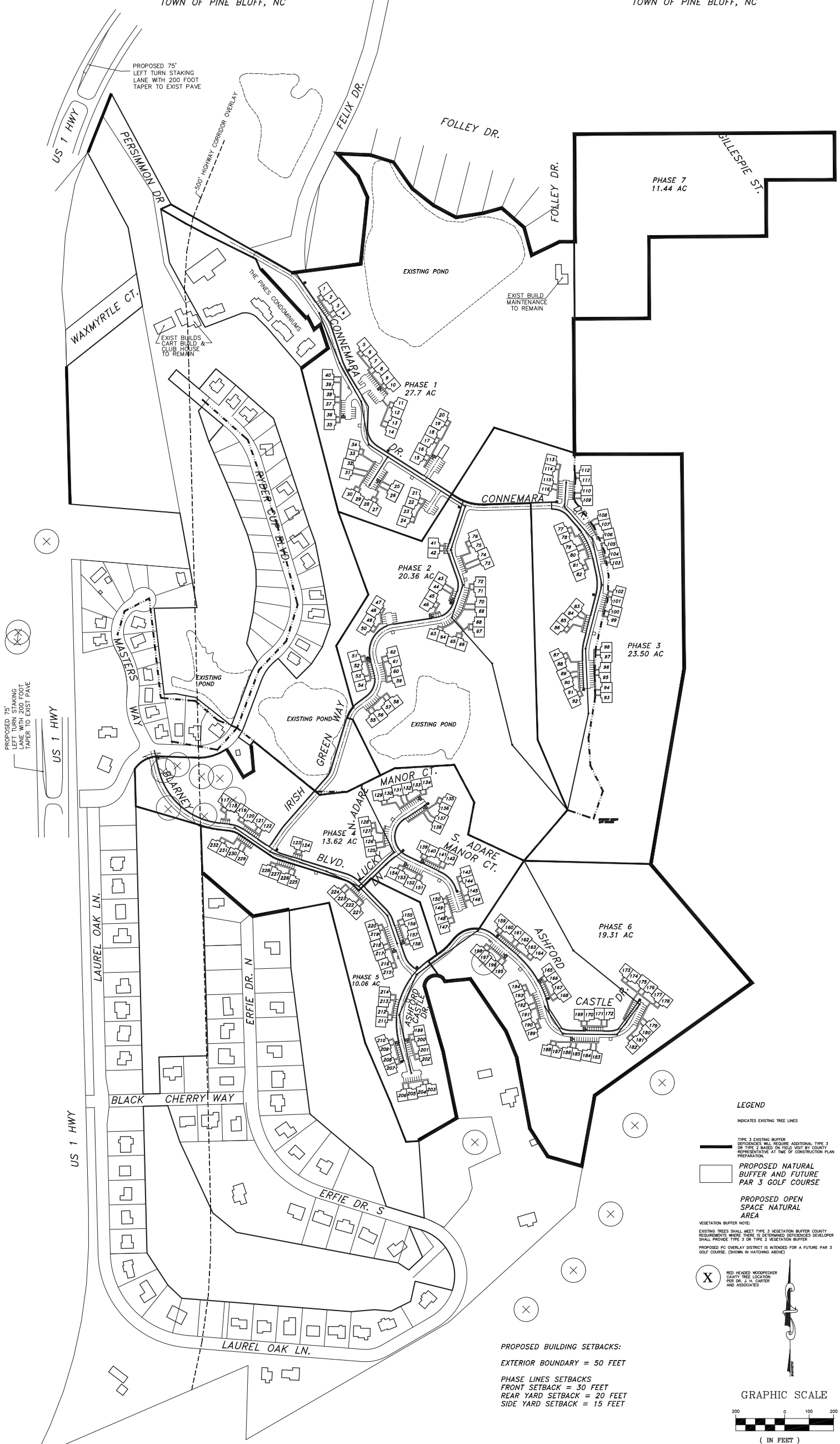
Figure 1. Location of red-cockaded woodpecker (*Dryobates borealis*) (RCW) clusters and cavity trees impacted by the proposed O'Malley Village project in Pinebluff, Moore County, North Carolina.

"O'MALLEY VILLAGE" "SITE PLAN"

TOWN OF PINE BLUFF, NC

"VEGETATIVE BUFFER PLAN" WITH GOLF COURSE CONSERVANCY

TOWN OF PINE BLUFF, NC



Line Table		
Line #	Length	Direction
L1	93.40	N23°52'00"W
L2	133.93	N42°26'00"W
L3	145.70	S87°23'00"E
L4	100.16	S72°59'00"E
L5	132.94	S34°59'00"E
L6	109.18	S51°50'00"E
L7	103.30	S61°44'00"E
L8	108.26	N81°14'00"E
L9	83.89	N74°45'00"E
L10	124.19	S48°53'00"E
L11	113.99	S15°13'00"E
L12	123.61	N64°19'00"E
L13	60.05	N90°00'00"E
L14	150.10	N74°02'06"W
L15	139.21	N32°29'59"W
L16	293.12	N10°24'11"W
L17	114.30	N22°06'15"W
L18	257.96	N34°09'31"W
L19	105.38	S84°28'00"W
L20	18.80	N31°12'25"W
L21	161.90	N73°31'41"W
L22	169.30	N19°01'44"W
L23	235.10	N1°30'11"W
L24	152.71	S79°23'45"W
L25	14.71	N49°28'51"W
L26	256.81	N49°12'00"W
L27	150.00	S1°43'00"E
L28	70.00	S88°34'00"W
L29	152.68	S87°55'13"E
L30	129.94	S30°52'17"E
L31	41.17	N59°07'43"E
L32	102.33	N5°05'21"W
L33	59.04	N55°05'55"W
L34	204.29	N20°33'00"E
L35	111.48	S42°17'40"E
L36	85.39	N45°18'50"E
L37	82.70	N32°55'56"E
L38	97.25	N19°31'59"E
L39	159.89	N9°09'25"W
L40	89.73	N11°26'00"W
L41	91.60	N11°26'02"W
L42	73.19	N20°06'50"W
L43	73.90	N18°23'10"W
L44	166.17	N18°28'41"W
L45	136.31	N48°33'18"W
L46	70.02	N48°31'42"W
L47	104.99	N50°30'52"W
L48	107.37	S39°57'30"W
L49	121.55	N50°01'03"W
L50	50.00	S39°58'57"W
L51	177.39	S50°01'03"E
L52	20.58	S39°58'57"W
L53	134.04	S18°41'27"E
L54	101.33	S23°33'20"E
L55	155.81	S23°08'14"E
L56	153.78	S21°32'25"E
L57	74.18	S16°26'09"E
L58	71.91	S10°20'05"E
L59	68.77	S0°43'50"E
L60	62.25	S5°36'47"W
L61	43.39	S7°10'47"W
L62	66.28	S11°47'31"W
L63	66.40	S11°47'31"W
L64	86.94	S30°18'28"E
L65	185.06	N51°49'21"W
L66	82.74	N79°16'17"W
L67	47.89	S87°45'40"W
L68	100.25	S88°34'00"W
L69	156.00	S33°05'00"E
L70	79.19	S46°22'15"E
L71	94.56	N85°13'00"E
L72	68.45	S85°19'37"E
L73	89.35	N63°48'00"E
L74	84.48	N12°32'00"E
L75	156.32	S76°13'00"E
L76	50.00	N72°55'00"W
L77	136.98	S23°16'53"E
L78	77.26	S46°54'00"W
L80	156.82	N18°23'20"W
L79	52.47	N56°23'47"W

PROPOSED BUILDING SETBACKS:

EXTERIOR BOUNDARY = 50 FEET

PHASE LINES SETBACKS
FRONT SETBACK = 30 FEET
REAR YARD SETBACK = 20 FEET
SIDE YARD SETBACK = 15 FEET

IMPERVIOUS SURFACE CALCULATION

TOTAL SITE	=	177.68 ACRES
TOTAL EXISTING IMPERVIOUS	=	0.57 ACRES
TOTAL PROPOSED IMPERVIOUS	=	17.50 ACRES
TOTAL IMPERVIOUS SURFACES	=	18.07 ACRES

PERCENTAGE IMPERVIOUS = 10.17%

PREPARED FOR:
JOHN O'MALLEY
STEEL FORM EQUIPMENT COMPANY LLC.
211 TRIMBLE PLANT ROAD
SOUTHERN PINES NC. 28387

PREPARED BY
BARCZAK ENGINEERING SERVICES PLLC
2432 TRENTON PARK LN.
RALEIGH, NC. 27607
PH 414-429-4865
email barczakengineering@gmail.com

REVISED 2/15/19
REVISED 2/21/19

PROJECT NO. C21815R0

Figure 2.

Table 1. Location and status of red-cockaded woodpecker (*Dryobates borealis*) cavity trees in MOOR Clusters 10 and 11, Pinebluff, Moore County, North Carolina, 2019.

Cluster	Tree #	Stage	Shape	Activity	Easting	Northing	Barczak Engineering Comments
MOOR 10	1940	Cavity	Enlarged	Relic	638498.00	3881989.00	Tree located outside of property limits in excess of 50 feet
MOOR 10	1941	Cavity	Enlarged	Relic	638556.00	3882039.00	Tree located outside of property limits in excess of 50 feet
MOOR 10	1942	Advanced Start	Normal	Relic	638601.00	3882110.00	Tree located outside of property limits in excess of 50 feet
MOOR 10	1943	Start	Healed Over	Relic	638662.00	3882275.00	Tree located outside of property limits in excess of 50 feet
MOOR 10	1944	Start	Healed Over	Relic	638629.00	3882221.00	Tree located outside of property limits in excess of 50 feet
MOOR 10	5308	Advanced Start	Healing Over	Relic	638421.00	3882216.00	Tree located outside of property limits in excess of 50 feet
MOOR 10	5309	Cavity	Healed Over	Relic	638435.00	3882419.00	Within building #197 clearing limits-conflict mediation required
MOOR 11	1935	Cavity	Enlarged	Relic	637848.00	3882820.00	Tree located outside of property limits in excess of 50 feet
MOOR 11	1936	Cavity	Healed Over	Relic	637847.00	3882808.00	Tree located outside of property limits in excess of 50 feet
MOOR 11	1937	Cavity	Enlarged	Relic	637881.00	3882934.00	Tree located outside of property limits in excess of 50 feet
MOOR 11	2260	Cavity	Enlarged	Relic	638120.00	3882616.00	Within building #118 clearing limits- conflict mediation required
MOOR 11	4594	Cavity	Normal	Relic	638103.00	3882643.00	Located 61 feet from corner of building #117-possible mediaton
MOOR 11	5157	Start	Normal	Relic	638084.55	3882595.31	Within Blarney Drive clearing limits- conflict mediation required
MOOR 11	5094E	Drilled Cavity	Normal	Relic	638086.82	3882692.48	outside of 50 foot radius of construction limits- can be saved
MOOR 11	5095E	Drilled Cavity	Normal	Relic	638049.62	3882657.61	outside of 50 foot radius of construction limits- can be saved
MOOR 11	5096E	Drilled Cavity	Normal	Relic	638039.26	3882603.53	Within Blarney Drive clearing limits- conflict mediation required
MOOR 11	5121E	Drilled Cavity	Normal	Relic	638032.00	3882650.00	Within Blarney Drive clearing limits- conflict mediation required

*Coordinates in UTM NAD 83 Zone 17N meters

Recovery Plan also outlines the minimum acreage, distribution and stocking levels of foraging habitat required to conserve a family group of RCWs. Foraging habitat is defined as stands of pine or pine-hardwood more than 30 years old, located within one-half mile of, and contiguous to, an active or managed RCW cluster. Landowners within RCW habitat have a responsibility to minimize the removal of RCW foraging habitat (pine trees ≥10 inches in diameter at breast height (dbh)) and must notify the local United States Fish and Wildlife Service (USFWS) field office prior to such removals.

The project site is within the 200-ft. cluster boundaries of abandoned clusters MOOR 10 and MOOR 11 (Figure 2). MOOR Cluster 10 contained 6 trees with cavities in various stages of completion and suitability and has been abandoned since 1987 (Table 1). MOOR Cluster 11 contained 10 trees with cavities in various stages of completion and suitability and has been abandoned since 2009 (Table 1). Because both clusters are abandoned (inactive ≥ 5 consecutive years), no foraging habitat analyses were conducted.

One relic RCW cavity tree (tag #5309) within MOOR Cluster 10 occurs within proposed construction limits and will need to be removed. Four RCW cavity trees (tag #s 2260, 5157, 5096E and 5121E) within MOOR Cluster 11 occur within proposed construction limits and will need to be removed and one cavity tree (tag #4594) occurs 61 ft. from proposed construction activities and may need to be removed (Table 1). Loss of RCW cavity trees will be offset by provisioning 4 artificial cavity trees on the property.

Jurisdictional wetlands were field delineated in February 2019 and the boundary is currently being surveyed.

Sincerely,

Jeanette M. Sabo
State and Federally-Permitted RCW Biologist

CC: Ms. Susan Miller
U.S. Fish and Wildlife Service
P.O. Box 119
Southern Pines, NC 28388

MOORE COUNTY CONDITIONAL REZONING REQUEST
Former Bluff Golf Links Applicant: John O'Malley
Location: On US Hwy 1, south of Town of Pinebulff
PIN's: 845800536728, 845800457042 & 845802655787
February 19, 2019

Following a review of the conditional rezoning request by the RLUAC staff and Board of Directors for the property listed above, and recognizing that our findings are non-binding on Moore County, the RLUAC Board of Directors finds that:

- The case involves parcels that are identified as IMPORTANT TO CONSERVE on the new Joint Land Use Study maps since a portion of the property is identified as "Endangered / Threatened Species – Tier 2 – Inactive Red Cockaded Woodpecker Foraging Area" and one-half of the property is also identified as a "Habitat Indicator Guild Core Area"
- However, the property does not contain any identified military impacts.

Due to the proximity of known red-cockaded woodpecker clusters, RLUAC encourages the petitioner 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 should be sent to the US Fish and Wildlife Service office located in Southern Pines, NC for review.

Thank you for allowing RLUAC to review this case.

John K. McNeill, Chairman

James Dougherty, Executive Director

* PO Box 1510 * Fayetteville * NC * 28302 * Office: (910) 583-1233 * director@rlluac.com *

<u>Moore County Planning Board</u>
<u>Land Use Plan Consistency Statement</u>
Conditional Use Rezoning Request
Rural Agricultural (RA) to Multi-Family Conditional Zoning (MF-CZ)

The Moore County Planning Board finds that:

1. The rezoning request is consistent with the following goals as listed in the 2013 Moore County Land Use Plan:

Goal 1: Preserve and Protect the Ambiance and Heritage of the County of Moore (inclusive of areas around the municipalities).

- Action 1.5.2 Support new developments that utilize existing or implement planned infrastructure that most economically preserves open space.
- Action 1.8.8 Support and promote infill development that will optimize the use of existing infrastructure.

Goal 2: Enhance the Union of the Built and Natural Environments to Improve Citizen Health though the Use of Open Space and Recreational Opportunities.

- Recommendation 2.3 Provide both passive and active recreational opportunities for County residents by protecting natural resources that have recreational, environmental, or aesthetic value.
- Action 2.3.1 Preserve natural resources, sensitive environmental areas, and scenic features of the landscape that have recreational, environmental, or aesthetic value.
- Action 2.3.2 Encourage the location of recreational facilities close to residential areas.

Goal 3: Optimize the Uses of Land Within the County of Moore

- Action 3.2.1 Prioritize infrastructure where possible that increases the utilization of existing systems and connection which result in more uniform distribution.
- Recommendation 3.4 Encourage development in areas where the necessary infrastructure (roads, water, sewer, and schools) are available, planned or most cost-efficiently be provided and extended to serve development.
- Action 3.4.1 Direct intensive land uses to areas that have existing or planned infrastructure.
- Action 3.5.2 Utilize existing highway corridors to solve transportation needs.

Goal 5: Accommodate for a Variety of Housing Types

- Recommendation 5.1 Properly plan for and accommodate a variety of affordable housing types.

2. Approval of the rezoning request is also deemed an amendment to the Land Use Plan Future Land Use Map by reclassifying the site to the Medium Density Residential Land Use Classification.

3. Contributing factors in the rezoning approval is in response to managing the demand of residential growth, largely resulting from the influx of families spurred by Fort Bragg's growth from the Base Realignment and Closure. This site is determined to be suitable for development due to its close proximity Pinebluff.

4. The rezoning request is reasonable and in the public interest considering the property is located adjacent to an existing major highway, has access to public water and sewer, and is in close proximity to the Town of Pinebluff providing practicality, easy access, and reduced travel times to the nearby town.

Therefore, the Moore County Planning Board recommends **APPROVAL** of the Conditional Rezoning request from Rural Agricultural (RA) to Multi-Family Conditional Zoning (MF-CZ), for a 5 year vesting of a 232 unit multi-family development and accessory Par3 golf course, on 3 parcels (ParID 00054238, 00047968, 20110028) which totals to approximately 177.68 acres, located south of the Town of Pinebluff on US Hwy 1 and adjacent to Persimmon Dr., Waxmyrtle Ct., Ryder Cup Blvd., Masters Way, Erfie Dr. N, Black Cherry Way, Laurel Oak Ln., Felix Dr., Folley Dr., Simmons Ln., Clyburn Ln., Teresa Ln., and Gillespie St., owned by Steel Form Equipment Company, LLC per Deed Book 5071, Pages 72-85 and Deed Book 5071, Page 86-89.

_____ _____

Eddie Nobles, Chair Date
Moore County Planning Board

<u>Moore County Planning Board</u>
<u>Land Use Plan Consistency Statement</u>
Conditional Use Rezoning Request
Rural Agricultural (RA) to Multi-Family Conditional Zoning (MF-CZ)

The Moore County Planning Board finds that:

1. The rezoning request is consistent with the following goals as listed in the 2013 Moore County Land Use Plan:

Goal 1: Preserve and Protect the Ambiance and Heritage of the County of Moore (inclusive of areas around the municipalities).

- Action 1.5.2 Support new developments that utilize existing or implement planned infrastructure that most economically preserves open space.
- Action 1.8.8 Support and promote infill development that will optimize the use of existing infrastructure.

Goal 2: Enhance the Union of the Built and Natural Environments to Improve Citizen Health though the Use of Open Space and Recreational Opportunities.

- Recommendation 2.3 Provide both passive and active recreational opportunities for County residents by protecting natural resources that have recreational, environmental, or aesthetic value.
- Action 2.3.1 Preserve natural resources, sensitive environmental areas, and scenic features of the landscape that have recreational, environmental, or aesthetic value.
- Action 2.3.2 Encourage the location of recreational facilities close to residential areas.

Goal 3: Optimize the Uses of Land Within the County of Moore

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- Action 3.4.1 Direct intensive land uses to areas that have existing or planned infrastructure.
- Action 3.5.2 Utilize existing highway corridors to solve transportation needs.

Goal 5: Accommodate for a Variety of Housing Types

- Recommendation 5.1 Properly plan for and accommodate a variety of affordable housing types.

2. The proposed rezoning is not reasonable and not in the public interest because the proposed rezoning will have an unreasonable impact on the surrounding community, including increased traffic, noise, incompatible uses of land, and the concern of school overcapacity.

Therefore, the Moore County Planning Board recommends **DENIAL** of the Conditional Rezoning request from Rural Agricultural (RA) to Multi-Family Conditional Zoning (MF-CZ), for a 5 year vesting of a 232 unit multi-family development and accessory Par3 golf course, on 3 parcels (ParID 00054238, 00047968, 20110028) which totals to approximately 177.68 acres, located south of the Town of Pinebluff on US Hwy 1 and adjacent to Persimmon Dr., Waxmyrtle Ct., Ryder Cup Blvd., Masters Way, Erfie Dr. N, Black Cherry Way, Laurel Oak Ln., Felix Dr., Folley Dr., Simmons Ln., Clyburn Ln., Teresa Ln., and Gillespie St., owned by Steel Form Equipment Company, LLC per Deed Book 5071, Pages 72-85 and Deed Book 5071, Page 86-89.

_____ _____

Eddie Nobles, Chair Date
Moore County Planning Board

O'MALLEY VILLAGE - COMMUNITY MEETING REPORT
WEDNESDAY, FEBRUARY 20, 2019 6-8PM
ABERDEEN SELF STORAGE – 3140 HWY 5, ABERDEEN

Community Members Present: See attached sign-in sheet

Applicant's Representatives Present: Jim O'Malley, Jeff Barczak

Staff Present: Theresa Thompson

Jeff Barczak (Engineer with Barczak Engineering Services, PLLC) opened the meeting and presented the proposed site plans. Jeff stated that the purpose of the meeting is to discuss the rezoning of the property from Rural Agricultural to Multi-Family Conditional Zoning for a 232 unit multi-family development and accessory Par3 golf course. He explained the proposed development is located adjacent to the Pines, the Pines #2, and the Oakhills communities. The proposed units will each be one store, 2 bedrooms, and 1,600 square feet.

Mr. Barczak explained that the sanitary sewer will be brought closer to homes so there may be less expense of extending sewer to tie in to existing residences on septic systems now. There is additional capacity available with the existing lift station after full building out of this proposal. However, he stated an upgrade to the lift pump station would be required if all the existing residences currently on septic hook to the system. He stated the water is being supplied by Pinebluff through Southern Pines. The existing water main has been tested. He stated there will be new water lines that could be connected to the existing development. Mr. Barczak explained that they are working with the HOA to connect the roads and water.

Mr. Barczak discussed the Par3 golf course and stated that the money generated from the multi-family development will fund the golf course. He said he is hopeful for a full build out in three years. He explained that the applicant is requesting approval for a 5 year vesting.

Based on the feedback provided at the meeting, the applicant has made the following changes to the rezoning petition:

1. Proposed entrance to Erfie Drive at Ashford Castle Drive extension will be eliminated based on feedback from "The Pines" community.
2. Exterior setbacks changed to be all 50 feet. Proposed setbacks from interior proposed land division lines did not change.
3. Minor building positioning changes to accommodate new 50 foot exterior boundary setbacks
    a. Building set 112-109 (moved to accommodate 50 foot setback)
    b. Building set 179-182 (moved to accommodate 50 foot setback)

4. Changes to building set 199-206 locations to accommodate 50 foot exterior setback and revision to Ashford Castle Drive no longer being extended to Erfie Drive.
5. Lands shown as future par 3 golf course south of Proposed Blarney Way will now be listed as open space natural area per The Pines Community response to leave the lands in natural state.
6. Existing grave site will be located and preserved, approximate location was identified by resident somewhere between Proposed Irish Green way and N Adare Manor Ct.

A summary of the questions/issues and responses discussed include the following:

Question – Where will water and sewer be paid?
Response – The Town of Pinebluff will bill the development.

Question – Do you have any control over the utility fees?
Response –The Town of Pinebluff determines the utility fees.

Question– Will these be rental units?
Response –Yes

Question – Will this development be affected by the proposed Pinebluff ETJ expansion request?
Response –Not sure at this time.

Question – When do you plan to start construction?
Response – Fall of next year.

Question – What will the rent be?
Response – Not sure at this time.

Question – Will the development be low income housing?
Response – Not sure at this time.

Question – If the development request is denied will the property be sold?
Response – Not to my knowledge.

Question – Who would pay for the tie in?
Response – Developer would not pay for the tie in. Either the subdivision or taxpayers will pay.

Question – If we had to hook to water can that blow out the system?
Response – No, before there is a connection a pressure reducing valve will be installed.

Issue – This development will be right next to my horse pastor.
Response – There will be a buffer.

Question – Will there be a barrier to the development?
Response – The golf course will be a buffer.

Question – Can the Addor community connect to the water?
Response – No.

Issue – Stormwater retention and existing ponds being adequate.
Response – There is an existing pond. Stormwater controls are not required unless they go beyond the allowed impervious surface requirement.

Question – How many holes with the Par3 have?
Response – Does not have answer at this point.

Question – Can the golf course be used as residential in the future?
Response – No, can only be used as a golf course.

Issue – The existing dam between the lake is already failing. It will not support a road over it.
Response – The dam will be designed to be adequate and the road will be built to NCDOT thickness and compaction.

Issue – There are federally protected red-cocked woodpeckers on the property.
Response – The applicant has hired JC Carter to do an RCW study and wetland study.

Issue – The schools are already over capacity.
Response – Does not have that answer.

Issue – This development is on the outer edges of Pinebluff. It will be better served in a municipality.
Response – None.

Question – Will there be trash pickup?
Response – Yes, private pickup services.

Issue – There is a grave site located on the property.
Response – This will be addressed.

Issue – Will there be transit provided?

Response – Not aware of any.

Issue – You will be building in my backyard.
Response – There will be a landscape buffer.

Issue – Why did you decide on 1600 square feet.
Response – That is what is marketable in this area. There will also be minimal tree removal within the development.

List of those notified of the Community Meeting (abutting property owners):

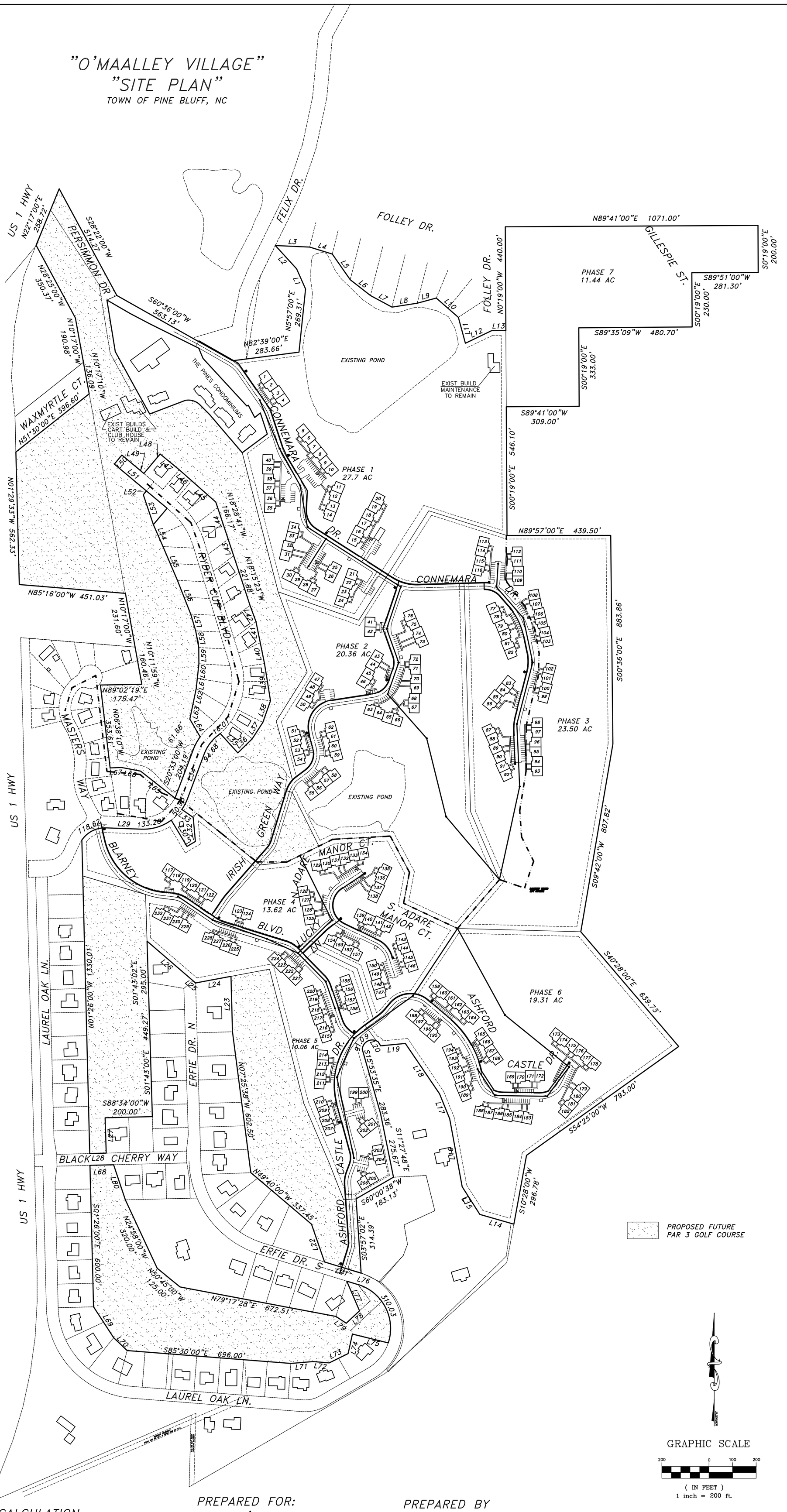
A W BUILDERS, INC	HOLMES, PHILIP & AMY	PINES LANDOWNER'S ASSOCIATION
ADDOR, HENRY A	HOPLER, DANIEL J & VICKIE A	PLM BUILDERS, INC
AGEE, GARY JOE	HORNE, PHILLIP ANDREW	RAFIQUE-BHATTI, ROMAIL
BEAL, HOWARD	HUMBLE, KWI IM	REVOCABLE TRUST AGREEMENT OF
BENNETT, LESLIE	JOHNSON, BRUCE	RITCHIE, EVA DARLENE
BERKMYER, JILL L CO/TRUSTEE &	JONES, SARAH M	RIVARD, GERARD R
BHIMIREDDY, RUPESH	KAIKO, STANLEY J & BEATRICE C	RUPERD, DANIEL CLYDE II
BISCHKE, RICHARD ALAN	KENDERA, LYNDSEY N	SANTIAGO, GREGORIO & CINDY J
BLUFF GROUP, LLC THE	KLESENER, JAMES & LINDA	SHORT, HAZEL W
BOWEN, EDWARD C	KLESENER, JAMES EUGENE & LINDA	SLEDD, GARY L
BROOKS, JORDAN TYLER	KOPEL, MICHAEL	SMITH, SHARON L
BRUNNER, JOSEPH E & JUDITH	KUHN, CHANDLEE JOHNSON TRUSTEE	SOUND GOLF ENTERPRISES, INC
BURNS, MICHAEL A JR	LABER, STEPHEN & CHERYL	SOVEREIGN, DENNIS RAY
BUSH, RONALD G	LAMBERT, JOHN & MARIE	STANBERRY, WAYNE L
CAIN, ROBERT L	LEARN, MATTHEW D	STEEL FORM EQUIPMENT COMPANY, LLC
CARROLL, FORREST W & BLANCHE M	LIN, CHONG EN	STEVENS, SHARON S
CLARK, JAMES W JR &	LITTLE, BOBBY L	STONE, GLORIA J
CLUB HOLDINGS, LLC	LOCHRIE, DENNIS T	STRECKFUS, JAMES R
CMH HOMES, INC	LYNN, JAMES STANLEY &	SUTTON, ERIC H
CURRY, RICHARD G	MACDONALD, JOHN R & DARLENE C	SWAILES, PETER
DAKIN, DALE T & DOROTHY L	MANESS-BROWN, DIANE	TRASK, ROBERT D JR
DALLY, JOHN E & SANDRA L	MARCHETTI, MATTHEW L	TROJANOWSKI, MICHAEL
DARLINGTON, JOHN S & CRYSTAL L	MCCONNELL, WILLIAM R III	TROUTMAN, HOWARD H JR
DUGGINS, TED L & RACHEL S	MCLAUGHLIN, LESLIE	ULRICH, KATHRYN
EQUITY TRUST COMPANY CUSTODIAN	MCNAIR, TONY C	VAZQUEZ, LUZ
EQUITY TRUST COMPANY CUSTODIAN	MCNEILL, JAMES CALVIN	WADE, DAVID W
FARRIS, BOBBY R &	MCNEILL, PAUL L & REBECCA L	WALLS, AMY LYNNE
FLECKENSTEIN, MARY B & JAMES L	MEARS, RUTH D	WALSH, DEIRDRE E
FOURNIER, KAYLA ELIZABETH	MELLONE, NANCY S	WILLIAMS, SUE D
GACIOCH, CAROL J	MERJACK, LLC	WINCHESTER HOSPITALITY, LLC
GALE, JENNIFER D	MILCENDEAU, PATRICK J	WINFIELD, ALBERT G &
GREENWOOD, ROY C	MILLER, JERRY W	YOUNG, KAREN S
GREGORY, CLAUDE RICHARD	MILLER, WAYNE E & VIRGINIA G	ZIEHL, BRIAN
GRIER, JOHN C JR & ALICE D	MONROE, SELENA V	BRIGHT, GLADYS L
GUINANE, JAMES M	MONTGOMERY, MYONG-AE YI	BROWN, HARRY D &
HALL, ROBERT W	MUTTER, ANN LOUISE	CLARK, GREGORY &
HANHAM, BONNIE E	MYERS, DAVID L TRUSTEE	CORE, PAUL ANTHONY SR
HANNA, CHARLES J & SAMI J	NORDGREN, PIKE E & CATRINA M	COTTEN, ELLA CHAMBERS
HARPER, J CRAIG & LAUREEN A	NORMAN, MICHAEL	HAILY, ELSIE LOUISE SINCLAIR &
HARTER, RODNEY E & ROBERTA B	OJEDA, CRYSTAL	JONES, HENRIETTA ISAAC (HRS)
HILDRETH, WALTER B JR& TERRI L	PAHNER, BECKIE LEE	LITTLE, LOVIE
HILL, VICKI S	PEARSON, J VANCE	MCCANTS, LORINE
HOAG, THOMAS & SANDRA	PENA, IRIS M RODRIGUEZ	MCKOY, BETTY A
OAKWOOD HILLS PROPERTY OWNERS	PHILLEY, ALVIE SIDNEY &	MORMAN, BOBBY LEWIS JR &
	PHILLIPS, JESSE GLENN	STONE, ALEACIA &

Attachments:

- Site plans presented at the Community Meeting
- Community Meeting sign-in sheet

"O'MAALLEY VILLAGE"
"SITE PLAN"
TOWN OF PINE BLUFF, NC

Line Table		
Line #	Length	Direction
L1	93.40	N23°52'00"W
L2	133.93	N42°26'00"W
L3	145.70	S87°23'00"E
L4	100.16	S72°59'00"E
L5	132.94	S34°59'00"E
L6	109.18	S51°50'00"E
L7	103.30	S61°44'00"E
L8	108.26	N81°14'00"E
L9	83.89	N74°45'00"E
L10	124.19	S48°53'00"E
L11	113.99	S15°13'00"E
L12	123.61	N64°19'00"E
L13	60.05	N90°00'00"E
L14	150.10	N74°02'06"W
L15	139.21	N32°29'59"W
L16	293.12	N10°24'11"W
L17	114.30	N22°06'15"W
L18	257.96	N34°09'31"W
L19	105.38	S84°28'00"W
L20	18.80	N31°12'25"W
L21	161.90	N73°31'41"W
L22	169.30	N19°01'44"W
L23	235.10	N1°30'11"W
L24	152.71	S79°23'45"W
L25	14.71	N49°28'51"W
L26	256.81	N49°12'00"W
L27	150.00	S1°43'00"E
L28	70.00	S88°34'00"W
L29	152.68	S87°55'13"E
L30	129.94	S30°52'17"E
L31	41.17	N59°07'43"E
L32	102.33	N5°05'21"W
L33	59.04	N55°05'55"W
L34	204.29	N20°33'00"E
L35	111.48	S42°17'40"E
L36	85.39	N45°18'50"E
L37	82.70	N32°55'56"E
L38	97.25	N19°31'59"E
L39	159.89	N9°09'25"W
L40	89.73	N11°26'00"W
L41	91.60	N11°26'02"W
L42	73.19	N20°06'50"W
L43	73.90	N18°23'10"W
L44	166.17	N18°28'41"W
L45	136.31	N48°33'18"W
L46	70.02	N48°31'42"W
L47	104.99	N50°30'52"W
L48	107.37	S39°57'30"W
L49	121.55	N50°01'03"W
L50	50.00	S39°58'57"W
L51	177.39	S50°01'03"E
L52	20.58	S39°58'57"W
L53	134.04	S18°41'27"E
L54	101.33	S23°33'20"E
L55	155.81	S23°08'14"E
L56	153.78	S21°32'25"E
L57	74.18	S16°26'09"E
L58	71.91	S10°20'05"E
L59	68.77	S0°43'50"E
L60	62.25	S5°36'47"W
L61	43.39	S7°10'47"W
L62	66.28	S11°47'31"W
L63	66.40	S11°47'31"W
L64	86.94	S30°18'28"E
L65	185.06	N51°49'21"W
L66	82.74	N79°16'17"W
L67	47.89	S87°45'40"W
L68	100.25	S88°34'00"W
L69	156.00	S33°05'00"E
L70	79.19	S46°22'15"E
L71	94.56	N85°13'00"E
L72	68.45	S85°19'37"E
L73	89.35	N63°48'00"E
L74	84.48	N12°32'00"E
L75	156.32	S76°13'00"E
L76	50.00	N72°55'00"W
L77	136.98	S23°16'53"E
L78	77.26	S46°54'00"W
L80	156.82	N18°23'20"W
L79	52.47	N56°23'47"W



IMPERVIOUS SURFACE CALCULATION

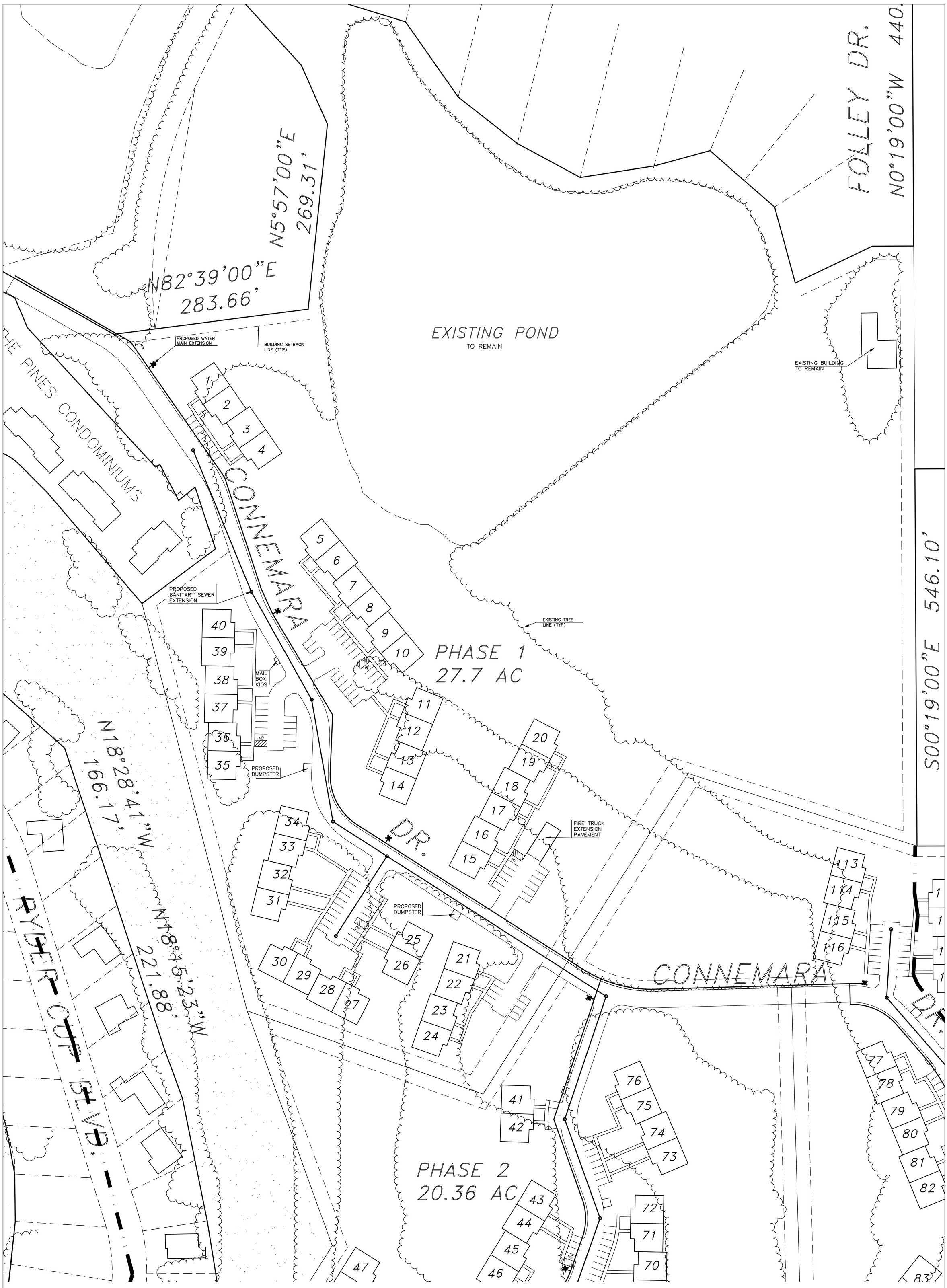
TOTAL SITE	=	177.68 ACRES
TOTAL EXISTING IMPERVIOUS	=	0.57 ACRES
TOTAL PROPOSED IMPERVIOUS	=	17.74 ACRES
TOTAL IMPERVIOUS SURFACES	=	18.31 ACRES

PERCENTAGE IMPERVIOUS = 10.31%

PREPARED FOR:
JOHN O'MALLEY
STEEL FORM EQUIPMENT
COMPANY LLC.
211 TRIMBLE PLANT ROAD
SOUTHERN PINES NC. 28387

PREPARED BY
BARCZAK ENGINEERING SERVICES PLLC
2432 TRENTON PARK LN.
RALEIGH, NC. 27607
PH 414-429-4865
email barczakengineering@gmail.com

PROJECT NO. C21815R0



FIRM P-1808

DRAWING NO. C21815R0

PROPOSED SETBACKS:
30' FRONT YARD
15' SIDE YARD
20 FOOT REAR YARD

INDICATES PROPOSED BUFFER PC ZONING

NOTE:
EXISTING TREES AND TREE LINES SHALL BE PRESERVED AS MUCH AS POSSIBLE AND USED AS A NATURAL BUFFER AREAS SURROUNDING THE PROPERTY.

MINIMIZING THE EXTENT OF DISTURBING THESE AREAS WILL BE SHOWN ON AN APPROVED GRADING PLAN PREPARED BY A REGISTERED ENGINEER IN THE STATE OF NORTH CAROLINA.

WETLAND DELINEATION AND WOODPECKER STUDY MUST BE COMPLETED BEFORE ANY CONSTRUCTION ACTIVITIES BEGIN

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

REVISIONS

DATE	BY
11/10/18	J.D.B.
12/4/18	J.D.B.
02/07/19	J.D.B.

BARCZAK ENGINEERING SERVICES PLLC.
2432 Trenton Park Ln. Raleigh, NC. 27607
PH 414-429-4865, EMAIL barczakengineering@gmail.com

TOWN OF PINE BLUFF, NC
ENGINEERING DEPARTMENT

PHASE 1
O'MALLEY VILLAGE

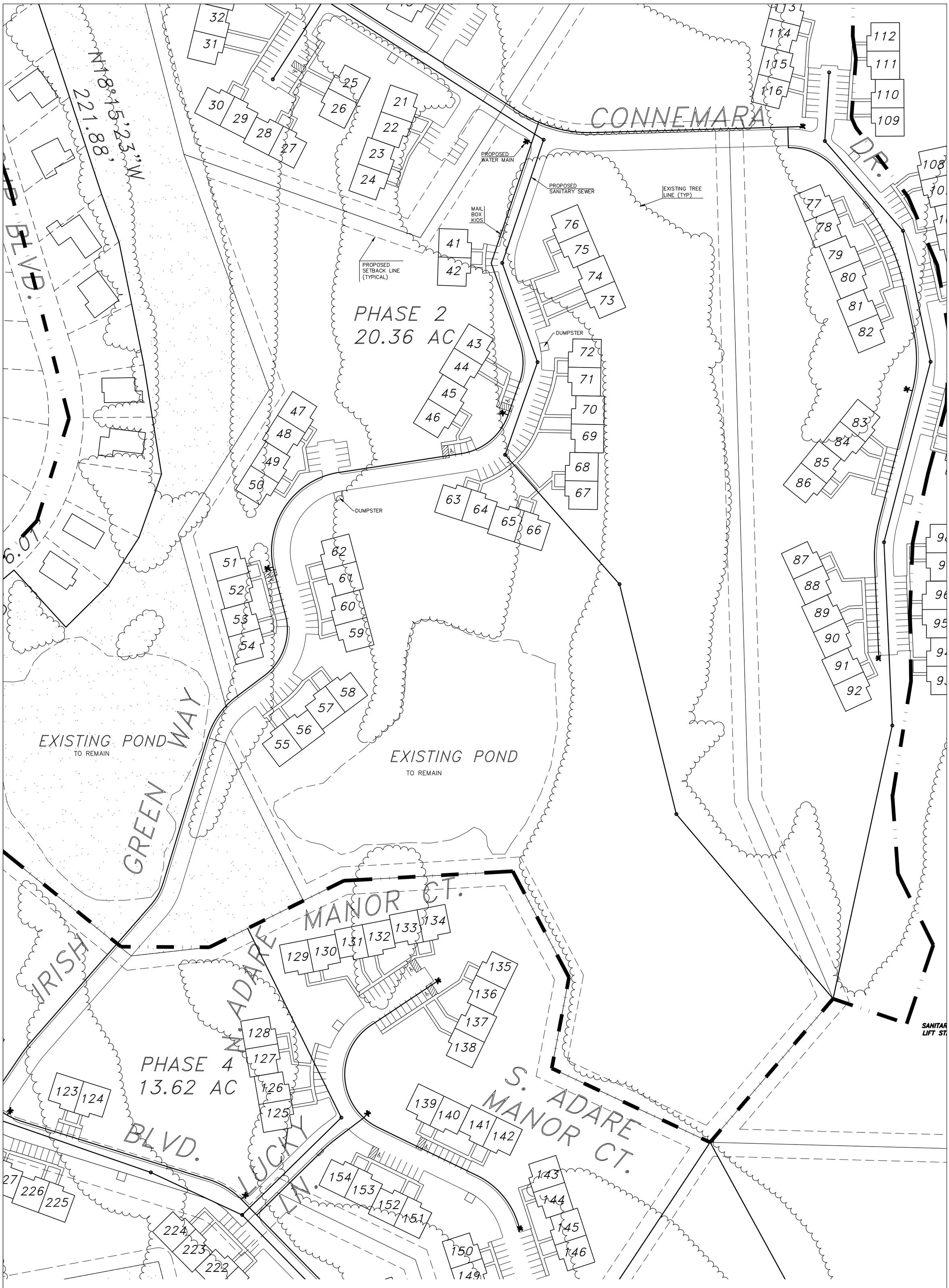
SCALE:HORZ. 1" = 50' | JOB NO.: C21815R0 | DATE:10/24/18

DESIGNED. BY: JEFFREY BARCZAK | DRAWN BY: JDB | CHECKED BY: JDB

APPROVED BY: _____ City Engineer _____ Date

PAGE 1 OF 6

C21815R0
OMALLEY VILLAGE
SHEET 1 OF 6



PROPOSED SETBACKS:
30' FRONT YARD
15' SIDE YARD
20 FOOT REAR YARD

INDICATES PROPOSED BUFFER PC ZONING

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GRAPHIC SCALE

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(IN FEET)
1 inch = 50 ft.

FIRM P-1808

DRAWING NO. C21815R0

REVISIONS	
DATE	BY
11/10/18	J.D.B.
12/4/18	J.D.B.
02/07/19	J.D.B.

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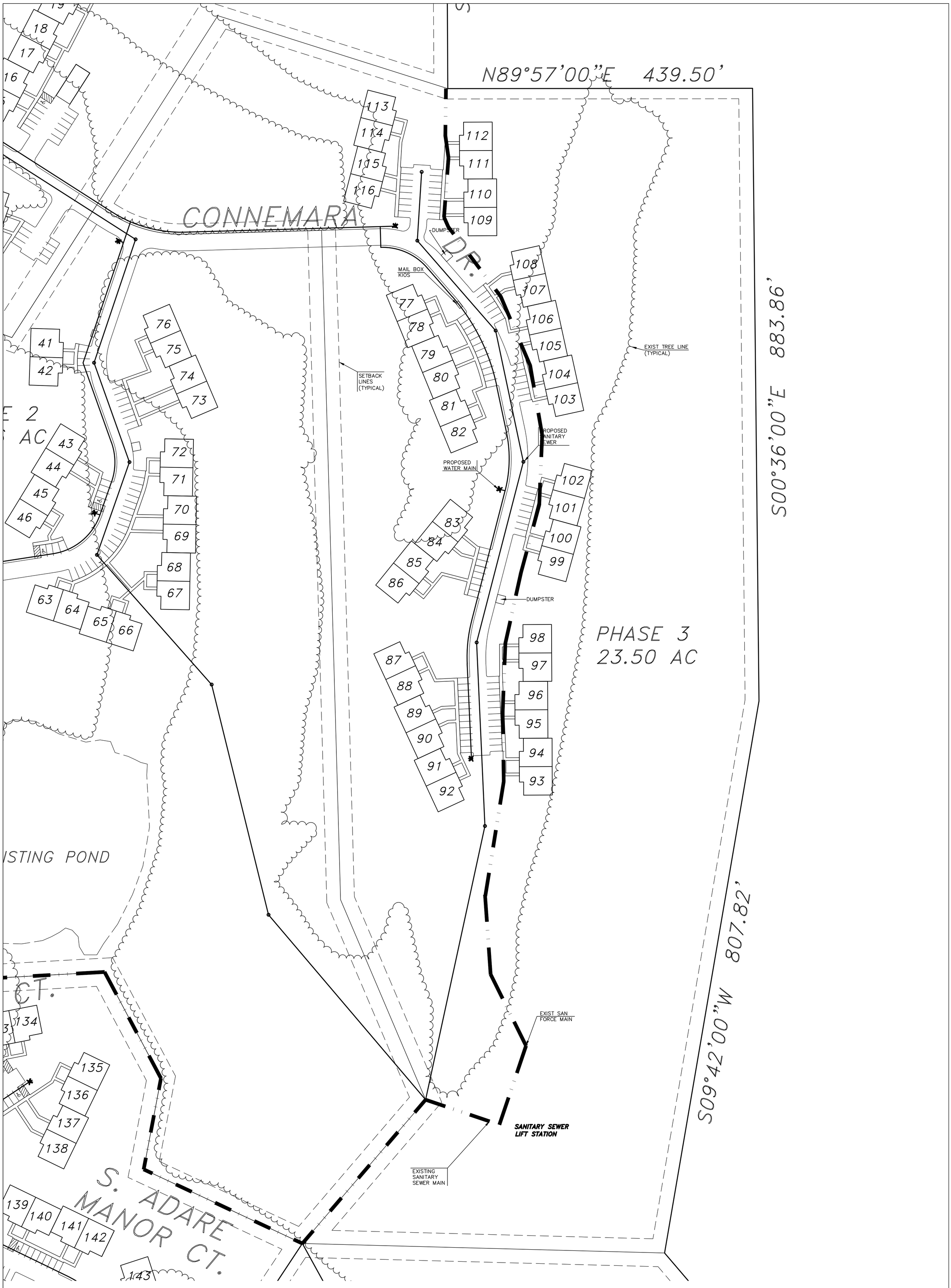
TOWN OF PINE BLUFF, NC
ENGINEERING DEPARTMENT

PHASE 2
O'MALLEY VILLAGE

SCALE:HORZ. 1" = 50'	JOB NO.: C21815R0	DATE:10/24/18
DESIGNED. BY: JEFFREY BARCZAK	DRAWN BY: JDB	CHECKED BY: JDB

APPROVED BY: _____ City Engineer _____ Date



PROPOSED SETBACKS:
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15' SIDE YARD
20 FOOT REAR YARD

NOTE:
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GRAPHIC SCALE

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(IN FEET)
1 inch = 50 ft.

FIRM P-1808

DRAWING NO. C21815R0

REVISIONS	
DATE	BY
11/10/18	J.D.B.
12/4/18	J.D.B.
02/07/19	J.D.B.

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PH 414-429-4865, EMAIL barczakengineering@gmail.com

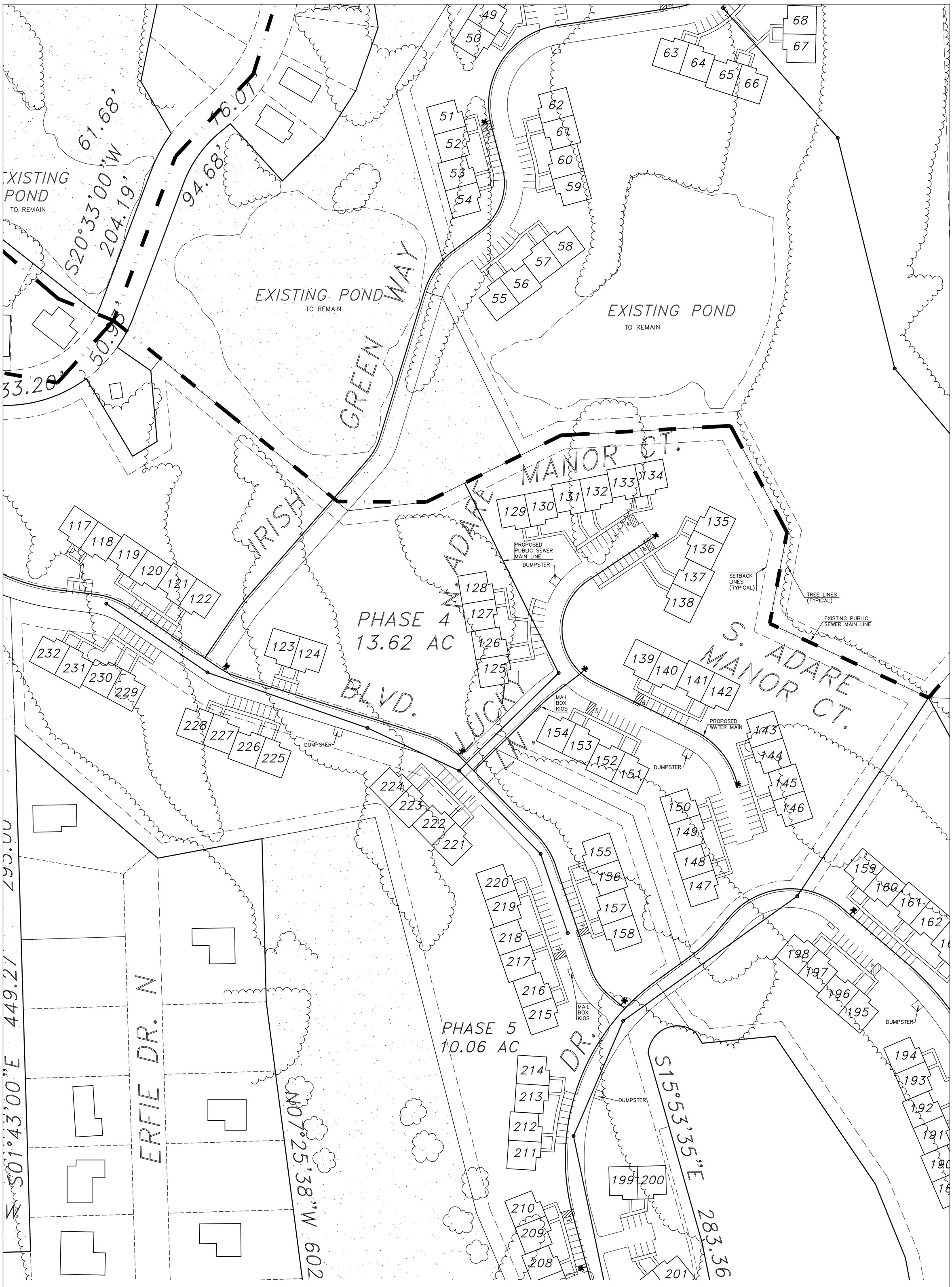
TOWN OF PINE BLUFF, NC
ENGINEERING DEPARTMENT

PHASE 3
O'MALLEY VILLAGE

SCALE:HORZ. 1" = 50'	JOB NO.: C21815R0	DATE:10/24/18
DESIGNED. BY:JEFFREY BARCZAK	DRAWN BY: JDB	CHECKED BY: JDB

APPROVED BY: _____ City Engineer _____ Date

PAGE 3 OF 6



PROPOSED SETBACKS:
30' FRONT YARD
15' SIDE YARD
20 FOOT REAR YARD

INDICATES PROPOSED BUFFER PC ZONING

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GRAPHIC SCALE

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FIRM P-1808

DRAWING NO. C21815R0

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DATE	BY
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12/4/18	J.D.B.
02/07/19	J.D.B.

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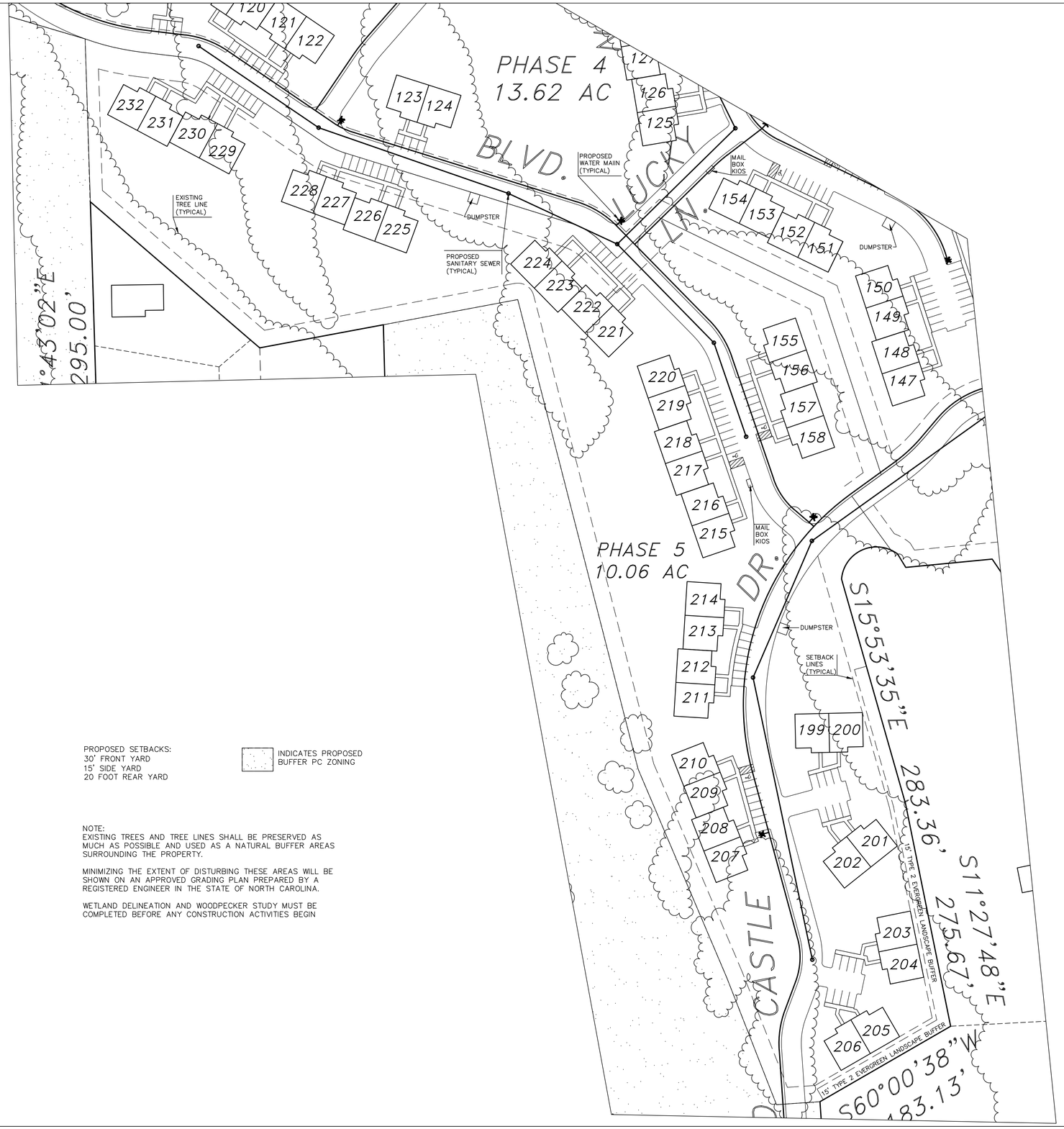
PH 414-429-4865, EMAIL barczakengineering@gmail.com

TOWN OF PINE BLUFF, NC
ENGINEERING DEPARTMENT

PHASE 4
O'MALLEY VILLAGE

SCALE:HORZ. 1" = 50'	JOB NO.: C21815R0	DATE:10/24/18
DESIGNED. BY: JEFFREY BARCZAK	DRAWN BY: JDB	CHECKED BY: JDB

APPROVED BY: _____ City Engineer _____ Date



PROPOSED SETBACKS:
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15' SIDE YARD
20 FOOT REAR YARD

INDICATES PROPOSED BUFFER PC ZONING

NOTE:
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FIRM P-1808

DRAWING NO. C21815R0

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DATE	BY
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12/4/18	J.D.B.
02/07/19	J.D.B.

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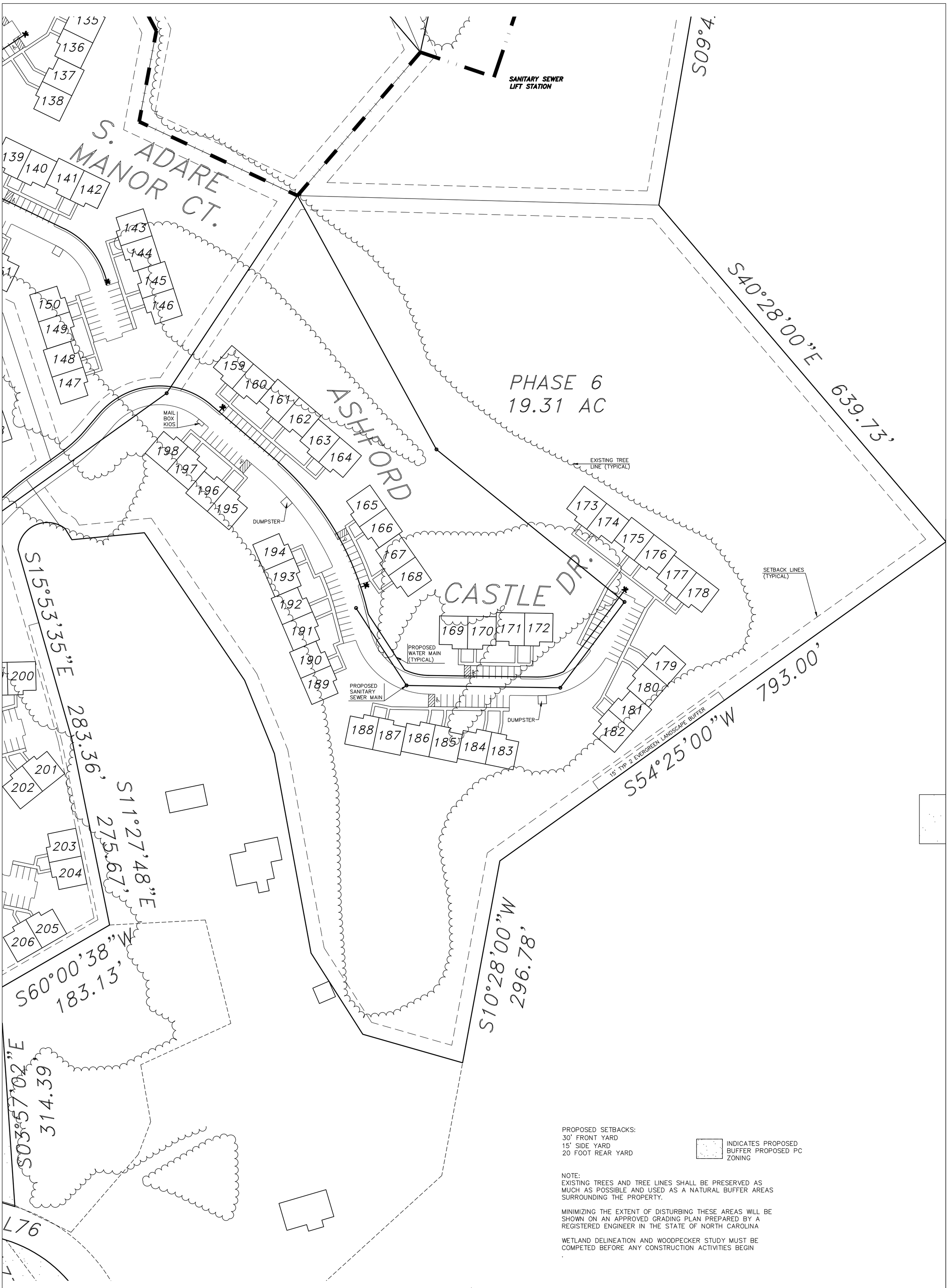
PH 414-429-4865, EMAIL barczakengineering@gmail.com

TOWN OF PINE BLUFF, NC
ENGINEERING DEPARTMENT

PHASE 5
O'MALLEY VILLAGE

SCALE:HORZ. 1" = 50'	JOB NO.: C21815R0	DATE:10/24/18
DESIGNED. BY: JEFFREY BARCZAK	DRAWN BY: JDB	CHECKED BY: JDB
APPROVED BY: City Engineer	Date	PAGE 5 OF 6

C21815R0
OMALLEY VILLAGE
SHEET 5 OF 6



PROPOSED SETBACKS:
30' FRONT YARD
15' SIDE YARD
20 FOOT REAR YARD

INDICATES PROPOSED BUFFER PROPOSED PC ZONING

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WETLAND DELINEATION AND WOODPECKER STUDY MUST BE COMPETED BEFORE ANY CONSTRUCTION ACTIVITIES BEGIN
.

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

FIRM P-1808

DRAWING NO. C21815R0

REVISIONS	
DATE	BY
11/10/18	J.D.B.
12/04/18	J.D.B.
2/07/19	J.D.B.

BARCZAK ENGINEERING SERVICES PLLC.
2432 Trenton Park Ln. Raleigh, NC. 27607
PH 414-429-4865, EMAIL barczakengineering@gmail.com

TOWN OF PINE BLUFF, NC
ENGINEERING DEPARTMENT

PHASE 6
O'MALLEY VILLAGE

SCALE:HORZ. 1" = 50'	JOB NO.: C21815R0	DATE:10/24/18
DESIGNED. BY: JEFFREY BARCZAK	DRAWN BY: JDB	CHECKED BY: JDB

APPROVED BY: _____ City Engineer _____ Date

PAGE 6 OF 6

C21815R0
OMALLEY VILLAGE
SHEET 6 OF 6

February 20th, Public Meeting with Surounding Homeowners		
Name	Address	
JEFF BARCZAK	2432 TRENTON PARK LN.	
WALTER Hildreth	191 N ERFIE DR	
Terri Hildreth	" " "	
Luz Vazquez	119 Laurel oak LN.	
Dennis Lochrie	107 LAUREL OAK LN	
MONICA LOCHRIE	107 LAUREL OAK LN	
Diane Brown	124 Ryder Cup Blvd.	
Matt Marchetti	157 Laurel Oak Lane	
Dale Dakin	137 Ryder cup BLVD	
DOROTHY DAKIN	137 Rydercup BLVD	
Laura Buschke	114 Ryder Cup Blvd	
Richard Buschke	114 Ryder Cup Blvd	
John Bright	601 Johnson St, Aberdeen,	
RICHARD & ROBERTA CURRY	150 RYDER CUP BLVD.	
Greg Santiago	151 S Effie Dr.	
Cindy Santiago	" "	
DAVID MYERS	121 RYDER CUP BLVD.	
Virginia Miller	117 Laurel oak Lane	
Wayne Miller	117 Laurel oak Lane	
Denny Raval	175 Persimmon Drive.	
MARY Mellone	240 PERSIMMON DR	
SANDRA DAILY	130 RYDER CUP BLVD	

February 20th, Public Meeting with Surounding Homeowners

Name	Address
Stanley + Rebecca Kaufs	165 Laurel Oak Ln
Rachel Carpenter Byrd	640 E Boston Ave Pbluff
Jimmy Carpenter	Pbluff
[illegible]	202 Erfie Dr N.
Justine Rafique-Betti	103 Laurel OAK Ln Pinebluff
Marie Lambert	103 So Erfie Dr, Pinebluff
Hugh Lomeare	123 Laurel Oak, Pinebluff
Craig / Lauren Harper	171 Laurel Oak Ln Pinebluff
Darlene + Randy McDonald	189 N. Erfie Dr. Pine Bluff
Sandra Hong	186 N - ERFIE DR - Pinebluff
Sharon L. Smith	163 Laurel Oak Ln Pinebluff
Leslie Bennett	167 Laurel Oak Lane Pinebluff
Pam McNeill	170 Laurel Oak Pinebluff
Jill + Tom Berkmyer	131 Ryder Cup Blvd Pinebluff
Don Hill	160 Erfie Dr. S.
Oletta Taylor	161 Teresa Ln.
Betty [illegible]	199 Teresa Ln
Francine [illegible]	159 Teresa Ln.
Charles Taylor	112 Addor Rd.
Christina Aggelis + Bobby Farris	115 Ryder Cup
Howard + Cheryl Beal	128 Ryder Cup Blvd

O'MALLEY VILLAGE
COMMUNITY MEETING
FEBRUARY 20,2019

NAME	ADDRESS
BILL MC CONNELL	127 LAUREL OAK
Leslie McLaughlin	200D Persimmon Drive
Billie Mitchell	186 Laurel Oak
Annie Mutter	186 Laurel Oak
David Lane	186 Laurel Oak
Robert Hoee	240 C-4 PERSIMMON DR.
Beth Howard	109 Black Cherry Way
[illegible]	109 BLACK CHERRY WAY
[illegible]	173 Persimmon Drive
Iris Rodriguez	250B Persimmon Dr
Darlene Streckfus	121 Laurel Oak
Jim Streckfus	"
Joe Brunner	146 Ryder Cup Blvd Pinehurst
GREG SANTIAGO	151 ERIE DR S
Cheri & Ted Bowen	127 Ryder Cup Blvd
Theresa Thompson	Moore County Planning

O'MALLEY VILLAGE
COMMUNITY MEETING
FEBRUARY 20,2019

NAME	ADDRESS
MIKE TROY	179 LAUREL OAK LN
Beckie Pahner	240A Persimon Dr & 105 Bl. Cherry Way
Mike & Tina Koren	153 Laurel Oak Ln
Rod & Bobbie Harter	41713 US Hwy 1 Rockcliff
Sue Williams	197 N. Erfie Dr.
STANLEY LYNN	145 LAUREL OAK LANE
HAZEL SHORT	125 MASTERS WAY
Eric Torres	148 Laurel Oak Ln
Blanche & Bill Carroll	141 Ry dor Cap

For Registration Register of Deeds
Judy D. Martin

Moore County, NC
Electronically Recorded
December 20, 2018 12:14:45 PM
Book: 5071 Page: 72 - 85 #Pages: 14

Fee: $26.00 NC Rev Stamp: $900.00

Instrument # 2018017824

This document prepared by:
Donnell G. Adams, Jr., Attorney at Law
100 Market Square
Pinehurst, North Carolina 28374

STATE OF NORTH CAROLINA
COUNTY OF MOORE

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 12th day of December, 2018, by and between **THE BLUFF GROUP, LLC, a North Carolina limited liability company, and VALLEY MACHINE CO., INC., a Virginia corporation,** 596 Highland Dr., Roanoke, VA 24019 ("Grantor") and **STEEL FORM EQUIPMENT COMPANY, LLC** ("Grantee").
A North Carolina Limited Liability Company

Grantee mailing address: 211 Trimble Plant Rd., Southern Pines, NC 28387

WITNESSETH:

THAT the Grantor, for a valuable consideration paid by the Grantee, the receipt and sufficiency of which are hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee, all of that certain lot, tract, or parcel of land situated in or near the Town of Pinebluff, Sandhills Township, Moore County, North Carolina, more particularly described as follows:

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

For further reference see Book 4924, Page 88, Moore County Register of Deeds.

TO HAVE AND TO HOLD the aforesaid lot, tract or parcel of land, and all privileges and appurtenances thereto belonging to the Grantee in fee simple, subject, however, to any exceptions, reservations and conditions herein set forth.

Submitted electronically by "Clarke, Phifer, Vaughn, Brenner & McNeill, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Moore County Register of Deeds.

The Grantor has done nothing to impair such interest in the aforesaid lot, tract or parcel of land as Grantor received, and Grantor will warrant and defend such interest in the aforesaid lot, tract or parcel of land against the lawful claims of all persons or entities claiming by, under or through Grantor, but excluding the exceptions set forth herein.

The designations Grantor and Grantee as used herein shall include Grantor and Grantee and 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 its 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.

THE BLUFF GROUP, LLC

By: William H. Goode Jr

Printed Name: William H. Goode, Jr., Manager

STATE OF Virginia
COUNTY OF Roanoke

I certify that William H. Goode, Jr. personally appeared before me this day, and (choose one) X I have personal knowledge of the identity of the principal(s) OR ___ I have seen satisfactory evidence of principal's identity, by a current state or federal identification with the principal's photo in the form of a _____, acknowledging to me that he or she is manager of THE BLUFF GROUP, LLC, a North Carolina limited liability company, and being authorized by the company and as the act of the company, voluntarily signed the foregoing document for the purposes stated therein as manager of THE BLUFF GROUP, LLC.

This 17th day of December, 2018.

Wendy T Slemp
Notary Public

My Commission Expires: April 30, 2021

[AFFIX NOTARIAL SEAL HERE]

WENDY T. SLEMP
NOTARY PUBLIC
REG. #298197
MY COMMISSION EXPIRES 4/30/2021
COMMONWEALTH OF VIRGINIA

VALLEY MACHINE CO., INC.

By: _____

Printed Name: Christine R. Rice, President

STATE OF Virginia
COUNTY OF Botetourt

I certify that Christine R. Rice personally appeared before me this day, and (choose one) X I have personal knowledge of the identity of the principal(s) OR ___ I have seen satisfactory evidence of principal's identity, by a current state or federal identification with the principal's photo in the form of a _____, acknowledging to me that he or she is president of VALLEY MACHINE CO., INC., a Virginia corporation, and being authorized by the company and as the act of the company, voluntarily signed the foregoing document for the purposes stated therein as president of VALLEY MACHINE CO., INC.

This 17th day of December, 2018.

Wendy T. Slemp
Notary Public

My Commission Expires: April 30, 2021

[AFFIX NOTARIAL SEAL HERE]

WENDY T. SLEMP ★ NOTARY PUBLIC REG. #296197 MY COMMISSION EXPIRES 4/30/21 ★ COMMONWEALTH OF VIRGINIA

EXHIBIT "A"

180.82 ACRES

TRACT A

A CERTAIN TRACT OR PARCEL OF LAND IN SANDHILLS TOWNSHIP, MOORE COUNTY, NORTH CAROLINA, FRONTING ON THE EAST SIDE OF US HIGHWAY #1, ABOUT ONE AND ONE HALF MILES ON THE SOUTH OF THE TOWN OF PINEBLUFF, NC ADJOINING THE LANDS OF MCLEOD, ADDOR, TROUTMAN, LYNCH, GREENWOOD, GRIER, BUFKIN, KAL INC, BRYAN, AND OTHERS, DESCRIBED AS FOLLOWS

BEGINNING AT A CONCRETE MONUMENT IN THE EAST RIGHT-OF-WAY LINE OF U S HIGHWAY NO 1, 50 FEET WEST TO THE CENTER OF THE PAVEMENT OF THE NORTH BOUND LANE, ABOUT 500 YARDS SOUTH OF THE INTERSECTION OF U S HIGHWAY NO 1 WITH BLACK CHERRY WAY (FORMERLY GATEWAY DRIVE), SAID BEGINNING CORNER BEING THE SAME BEGINNING CORNER AS DESCRIBED IN THE DEED FROM BRANCH BANKING AND TRUST COMPANY TO OAKWOOD LAND DEVELOPMENT CORPORATION AS RECORDED IN DEED BOOK 839 A" PAGE 465 IN THE MOORE COUNTY PUBLIC REGISTRY (THE "REGISTRY"), RUNNING THENCE FROM THE BEGINNING AT THE EAST RIGHT-OF-WAY LINE OF U S HIGHWAY NO 1, THE FOLLOWING CHORDS, N25°08'27"E 142 50 FEET TO AN IRON STAKE, THENCE N21°09'33"E 149 95 FEET TO AN IRON STAKE, THENCE N16°41'46"E 150 09 FEET TO AN IRON STAKE, THENCE N12°15'25"E 149 94 FEET TO AN IRON STAKE, THENCE N07°30'45"E 150 08 FEET TO AN IRON STAKE, THENCE N03°08'13"E 150 02 FEET TO AN IRON STAKE, THENCE N00°00'21"E 149 98 FEET TO AN IRON STAKE, SAID IRON STAKE BEING LOCATED S36°39'30"E 166 16 FEET FROM N C G S MONUMENT "CLUB", THENCE CONTINUING WITH THE EAST RIGHT-OF-WAY OF U S HIGHWAY NO 1, N01°20'40"W 460 01 FEET TO A SET IRON STAKE, THENCE N01°28'41"W 919 39 FEET TO A SET IRON STAKE, THENCE N01°36'16"W 1286 71 FEET TO AN IRON STAKE, THE SOUTHWEST CORNER OF THE PROPERTY OF EDNA L BRYAN (NOW OR FORMERLY) AS DESCRIBED IN DEED BOOK 520, PAGE 930 OF THE AFORESAID REGISTRY, THENCE LEAVING THE HIGHWAY AND RUNNING WITH THE LINE OF EDNA L BRYAN, S87°16'14"E 486 31 FEET TO A CONCRETE MONUMENT, THE SOUTHEAST CORNER OF THE PROPERTY OF EDNA L BRYAN, THENCE N10°11'29"W 231 58 FEET TO AN IRON STAKE, THE NORTHEAST CORNER OF THE PROPERTY OF EDNA L BRYAN, THENCE N85°18'23"W 450 84 FEET TO AN IRON STAKE IN THE EAST RIGHT-OF-WAY LINE OF U S HIGHWAY NO 1, THENCE WITH THE LINE OF THE HIGHWAY, N01°31'45"W 562 54 FEET TO AN IRON STAKE IN THE EAST LINE OF THE HIGHWAY, THE SOUTHWEST CORNER OF THE PROPERTY OF BILLY JOE HELLEM (NOW OR FORMERLY) AS DESCRIBED IN DEED BOOK 1527, PAGE 100 AND PLAT CABINET 3, SLIDE 2 OF THE AFORESAID REGISTRY, THENCE LEAVING THE HIGHWAY AND RUNNING WITH THE LINE OF BILLY JOE HELLEM, N31°32'43"E 396 39 FEET TO AN IRON STAKE, THE SOUTHEAST CORNER OF THE PROPERTY OF BILLY JOE HELLEM, THENCE N10°20'37"W 436 14 FEET TO AN IRON STAKE, THE NORTHEAST CORNER OF THE PROPERTY OF BILLY JOE HELLEM, ALSO BEING THE SOUTHEAST CORNER OF THE PROPERTY OF KAL, INC (NOW OR FORMERLY), THENCE N10°23'58"W 190 74 FEET TO AN IRON STAKE, THE NORTHEAST CORNER OF THE PROPERTY OF KAL, INC, THENCE N28°24'10"W 150 20 FEET TO A CONCRETE MONUMENT IN THE EAST LINE OF U S HIGHWAY NO 1, THENCE WITH THE LINE OF THE HIGHWAY AS IT CURVES TO THE RIGHT, A CHORD OF N22°14'33"E 258 66 FEET TO AN IRON STAKE IN THE EAST LINE OF THE HIGHWAY, A CORNER OF THE PROPERTY OF SUE A AND C F BUFFKIN (NOW OR FORMERLY); THENCE LEAVING THE HIGHWAY AND RUNNING WITH THE LINE OF SUE A AND C F BUFFKIN, S28°23'05"E 514 23 FEET TO AN IRON STAKE, THENCE WITH THE LINES OF SUE A AND C F BUFFKIN, S60°40'08"E 373 09 FEET TO AN IRON STAKE, THENCE WITH THE LINES OF SUE A AND C F BUFFKIN, MARY B AND JAMES L. FLECKENSTEIN (NOW OR

FORMERLY) AND THE SOUTHERLY MARGIN OF FELIX DRIVE, S60°35'31"E 190 15 FEET TO AN IRON STAKE, A TIE CORNER TO THE CONDOMINIUM TRACT. THENCE N82°36'19"E 59 93 FEET TO AN IRON STAKE, THENCE N42°35'37"E 223 73 FEET TO AN IRON STAKE AT THE EDGE OF A POND A BEING THE SOUTHEAST CORNER OF THE PROPERTY OF ALICE D AND JOHN C GRIER, JR., TRUSTEES (NOW OR FORMERLY), THENCE WITH THE LINE OF THE PROPERTY OF ALICE D AND JOHN C GRIER, JR., TRUSTEES, THE FOLLOWING THREE COURSES AND DISTANCES (1) N62°58'32"E 269 23 FEET TO AN IRON STAKE NEAR THE EDGE OF A POND, (2) N23°59'55W 93 40 FEET TO AN IRON STAKE, AND (3) N42°38'52"W 133 82 FEET TO AN IRON STAKE IN THE EAST LINE OF FELIX DRIVE, THENCE LEAVING THE DRIVE AND RUNNING THE FOLLOWING SEVEN COURSES AND DISTANCES ALONG THE SOUTHERLY LINE OF THE PROPERTY OF ALICE D AND JOHN C GRIER, JR., TRUSTEES (1) S87°26'01"E 145 67 FEET TO A SET IRON STAKE, (2) S75°42'21"E 100 16 FEET TO AND IRON STAKE NEAR THE EDGE OF A POND, (3) S35°21'38"E 132 94 FEET TO AN IRON STAKE NEAR THE NORTH EDGE OF SAID POND, (4) S51°11'54"E 109 18 FEET TO AN IRON STAKE NEAR THE NORTH EDGE OF SAID POND, (5) S61°05'54"E 108 30 FEET TO AN IRON STAKE NEAR THE NORTH EDGE OF SAID POND, (6) N81°52'06"E 108 26 FEET TO AN IRON STAKE NEAR THE NORTH EDGE OF SAID POND, (7) N84°28'55"E 81 39 FEET TO AN IRON STAKE, THENCE WITH THE LINES OF THE PROPERTY OF ALICE D AND JOHN C GRIER, JR., TRUSTEES AND THE PROPERTY OF ROY C AND ANNE B GREENWOOD (NOW OR FORMERLY), S55°29'11E 119 71 FEET TO AN IRON STAKE IN THE LINE OF ROY C AND ANNE B GREENWOOD, THENCE WITH THE LINE OF ROY C AND ANNE B GREENWOOD, S15°18'41"E 113 62 FEET TO AN IRON STAKE NEAR THE CORNER OF A CHAIN LINK FENCE, THENCE WITH THE LINE OF ROY C AND ANNE B GREENWOOD, N64°11'12"E 123 59 FEET TO AN IRON STAKE NEAR THE END OF FOLLEY DRIVE, THENCE CROSSING THE END OF FOLLEY DRIVE, N69°40'57"E 60 04 FEET TO AN IRON STAKE NEAR A UTILITY POLE IN THE LINE OF THE PROPERTY OF STELLA CLYBURN (NOW OR FORMERLY), THENCE WITH THE LINES OF THE PROPERTY OF STELLA CLYBURN AND THE PROPERTY OF MARTIN H AND LINDA R LYNCH (NOW OR FORMERLY), S00°18'39"E 848 86 FEET TO AND IRON STAKE, THE SOUTHWEST CORNER OF THE PROPERTY OF MARTIN H AND LINDA R LYNCH, THENCE WITH THE SOUTHERLY LINES OF THE PROPERTY OF MARTIN H AND LINDA R LYNCH AND THE PROPERTY OF ISABELLA SIMON PERRY (NOW OR FORMERLY), N89°56'19"E 430 65 FEET TO AN IRON STAKE, THE NORTHWEST CORNER OF THE PROPERTY OF HOWARD H. TROUTMAN, JR (NOW OR FORMERLY), THENCE WITH THE LINE OF HOWARD O TROUTMAN JR., THE FOLLOWING THREE COURSES AND DISTANCES (1) S00°38'41"E 883 58 FEET TO AN IRON STAKE IN THE RUN OF A BRANCH, (2) WITH THE VARIOUS COURSES OF SAID BRANCH, A CHORD OF S09°40'54W 815 00 FEET TO AN IRON STAKE, AND (3) CONTINUING DOWN SAID BRANCH, A CHORD OF S40°30'46"E 631 90 FEET TO AN IRON STAKE WITH GUM POINTER ON WEST BANK OF SAID BRANCH, A COMMON CORNER WITH THE PROPERTY OF HOWARD H TROUTMAN, SR AND HENRY A ADDOR (NOW OR FORMERLY), THENCE LEAVING THE BRANCH AND RUNNING WITH THE LINE OF HENRY A ADDOR, THE FOLLOWING FOUR COURSES AND DISTANCES (1) S54°25'03"W 793 07 FEET TO AN IRON STAKE, (2) S10°22'16"W 321 32 FEET TO AN IRON STAKE, A CORNER OF A PARCEL DESIGNATED AS "PARCEL A", (3) S10°34'41"W 147 16 FEET TO AN IRON STAKE, AND (4) S47°38'50"W 499.51 FEET TO A CONCRETE MONUMENT, A CORNER OF THE PROPERTY OF GEORGE MCLEOD BRYAN (NOW OR FORMERLY), THENCE WITH THE LINE OF GEORGE MCLEOD BRYAN, S59°53'04"W 957 18 FEET TO A CONCRETE MONUMENT A CORNER OF THE PROPERTY OF KATHERINE MCLEOD (NOW OR FORMERLY), THENCE WITH THE LINE OF THE PROPERTY OF KATHERINE MCLEOD, N01°30'23"E 303 60 FEET TO AND IRON STAKE, THENCE WITH THE LINES OF THE PROPERTY OF KATHERINE MCLEOD AND THE PROPERTY OF GEORGE MCLEOD BRYAN (NOW OR FORMERLY), S66°38'05"W 948 45 FEET TO THE BEGINNING

TRACT A SHALL INCLUDE WITHOUT LIMITATION, LOTS 184,187,188, AND 189 AS SHOWN ON PLAT, RECORDED IN PLAT CABINET 5, SLIDE 470 IN THE AFORESAID REGISTRY AND ALL OF "TRACT C", AN APPROXIMATELY 9 06 ACRE TRACT FRONTING ON THE WEST LINE OF LAUREL OAK LANE (FORMERLY DOGWOOD DRIVE), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT AN IRON STAKE AT THE NORTH COMMON CORNER OF LOTS 48 AND 49 AS SHOWN ON A PLAT ENTITLED "THE PINES OF NORTH CAROLINA", INC. RECORDED IN PLAT CABINET 4, SLIDE 57 IN THE AFORESAID REGISTRY, IN THE SOUTH LINE OF LAUREL OAK LANE RUNNING THENCE FROM THE BEGINNING WITH A NEW LINE, CROSSING LOT NO 48, S23°16'53"E 136 98 FEET TO AN IRON STAKE, THENCE S46°59'19"W 77 39 FEET TO AN IRON STAKE, THENCE N56°31'41"W 52 37 FEET TO A SET IRON STAKE, THE SOUTH COMMON CORNER OF LOTS 48 AND 49, THENCE WITH THE LINE OF LOT 49, N79°08'27W 100 30 FEET TO AN IRON STAKE, THE SOUTH COMMON CORNER OF LOTS 49 AND 50, THENCE WITH THE LINE OF LOT 50, N79°16'02"W 100 64 FEET TO AN IRON STAKE, THE SOUTH CORNER OF LOT 50 AND 51, THENCE WITH THE LINE OF LOT 51 N79°18'20"W 100 58 FEET TO AN IRON STAKE, THENCE THE SOUTH COMMON CORNER OF LOT 51 AND 52, THENCE WITH THE LINE OF LOT 52, N79°14'33"W 100 52 FEET TO AN IRON STAKE, THE SOUTHWEST CORNER OF LOT 52, THENCE N79°23'42"W 270 10 FEET TO AN IRON STAKE, THENCE N50°47'02W 125 02 FEET TO AN IRON STAKE, THENCE N24°39'40"W 320 00 FEET TO AN IRON STAKE, THE SOUTHWEST CORNER OF LOT 27, N18°24'10"W 156 81 FEET TO AN IRON STAKE IN THE SOUTH RIGHT-OF-WAY OF BLACK CHERRY WAY (FORMERLY GATEWAY DRIVE), RUNNING THENCE AS THE SOUTH RIGHT-OF-WAY LINE OF BLACK CHERRY WAY, S88°32'26"W 100 19 FEET TO AN IRON STAKE, THE NORTHEASTERN CORNER OF LOT 28, IN THE AFORESAID RIGHT-OF-WAY, THENCE LEAVING SAID RIGHT-OF-WAY S01°27'24"E 600 00 FEET TO AN IRON STAKE, THE EAST COMMON CORNER OF LOTS 33 AND 34, THENCE WITH THE LINE OF LOT 34, S33°07'37"E 156 00 FEET TO AN IRON STAKE IN THE NORTH COMMON CORNER OF LOTS 35 AND 36, THENCE WITH THE LINE OF LOT 36, S49°25'51"E 79 17 FEET TO AN IRON STAKE, THE NORTH COMMON CORNER OF LOTS 36 AND 37, THENCE WITH THE LINE OF LOT 36 S85°31'46"E 696 17 FEET TO AN IRON STAKE, THE NORTH COMMON CORNER OF LOTS 43 AND 44, THENCE WITH THE LINE OF LOT 44, N85°30'25"E 94 41 FEET TO AN IRON STAKE, THENCE CONTINUING WITH THE LINE OF LOT 45, N64°06'44"E 43 97 FEET TO AN IRON STAKE, THE NORTH COMMON CORNER OF LOTS 45 AND 46, THENCE WITH THE LINE OF LOT 46, N63°24'31"E 45 57 FEET TO AN IRON STAKE, THENCE CONTINUING WITH THE LINE OF LOT 46, N12°10'35"E 89 96 FEET TO AN IRON STAKE, THE WEST COMMON CORNER OF LOTS 46 AND 47, THENCE WITH THE COMMON LINE OF LOTS 46 AND 47 S76°07'04"E 156 53 FEET TO AN IRON STAKE AT THE EAST COMMON CORNER OF LOTS 46 AND 47 IN THE WEST LINE OF LAUREL OAK LANE, THENCE WITH THE WEST LINE OF THE ROAD, AS IT CURVES TO THE LEFT, HAVING A RADIUS OF 195 00 FEET, AN ARC DISTANCE OF 310 03 FEET, A CHORD OF N27°16'26"W 278 39 FEET TO A SET IRON STAKE IN THE SOUTH LINE OF LAUREL OAK LANE, THENCE WITH THE SOUTH LINE OF LAUREL OAK LANE N72°46'19"W 50 00 FEET TO THE BEGINNING, CONTAINING 9 06 ACRES, MORE OR LESS

THERE IS EXPRESLY EXCEPTED FROM "TRACT A" ABOVE DESCRIBED THE FOLLOWING TEN (10) PARCELS OF LAND (COLLECTIVELY, THE "RETAINED PROPERTY")

PARCEL 1

BEING LOTS 3 THROUGH 33, INCLUSIVE, "THE PINES OF NORTH CAROLINA, INC, PHASE 1," (NOW OR FORMERLY) AS MORE PARTICULARLY DESCRIBED ON THE PLAT FILED IN PLAT CABINET 3, SLIDE 237, IN THE AFORESAID REGISTRY

PARCEL 2

BEING LOTS 16A AND 16B, "THE PINES OF NORTH CAROLINA, INC, PHASE 1" (NOW OR FORMERLY), AS MORE PARTICULARLY DESCRIBED ON THE PLAT FILED IN PLAT CABINET 3, SLIDE 367, IN THE AFORESAID REGISTRY

PARCEL 3

BEING LOTS 34 THROUGH 46, INCLUSIVE, LOT 48 (TO THE EXTENT LYING OUTSIDE THE BOUNDARIES OF TRACT C AS HEREIN ABOVE DESCRIBED), AND LOTS 49 THROUGH 62, INCLUSIVE, "THE PINES OF NORTH CAROLINA, INC., PHASE 2", (NOW OR FORMERLY) AS MORE PARTICULARLY DESCRIBED ON THE PLAT FILED IN PLAT CABINET 4, SLIDE 57, IN THE AFORESAID REGISTRY

PARCEL 4

BEING LOTS 148 THROUGH 165, INCLUSIVE, LOT 168 THROUGH 183, INCLUSIVE, AND LOTS 190 THROUGH 206, INCLUSIVE, AND THE AREA LABELED "RECREATION AREA", OR "OAKWOOD HILLS, PHASE 1", AS MORE PARTICULARLY DESCRIBED ON THE PLAT FILED IN FILE CABINET 5, SLIDE 470, IN THE AFORESAID REGISTRY

PARCEL 5

A CERTAIN TRACT OF LAND IN SANDHILLS TOWNSHIP, MOORE COUNTY, NORTH CAROLINA, FRONTING ON THE EAST OF LAUREL OAK LANE (FORMERLY DOGWOOD DRIVE) IN THE DEVELOPMENT ENTITLED "THE PINES OF NORTH CAROLINA, INC", RECORDED IN PLAT CABINET 4, SLIDE 57 IN THE AFORESAID REGISTRY, DESCRIBED AS FOLLOWS

BEGINNING AT A CONCRETE MONUMENT AT A COMMON CORNER OF GRANTOR'S TRACT AS RECORDED IN DEED BOOK 839 AT PAGE 465 IN THE AFORESAID REGISTRY AND THE LANDS OF GEORGE MCLEOD BRYAN AND HENRY A. ADDOR ABOUT 500 YARDS EAST OF U.S. HIGHWAY NO. 1, RUNNING THENCE FROM THE BEGINNING WITH A NEW LINE, N41°49'41"W 10.65 FEET TO AN IRON STAKE IN THE EAST LINE OF LAUREL OAK LANE, THENCE WITH THE EAST LINE OF LAUREL OAK LANE, AS IT CURVES TO THE LEFT, HAVING A RADIUS OF 245.00 FEET, AN ARC DISTANCE OF 425.21 FEET, A CHORD OF N01°56'14"W 373.82 FEET TO AN IRON STAKE, THENCE LEAVING THE STREET RIGHT-OF-WAY, N42°30'35"E 148.72 FEET TO AN IRON STAKE, THENCE N22°40'57"E 50.49 FEET TO AN IRON STAKE, THENCE N07°53'17"W 83.66 FEET TO AN IRON STAKE, THENCE N67°21'52"E 143.21 FEET TO AN IRON STAKE, THENCE N11°47'00"W 154.02 FEET TO AN IRON STAKE, THENCE S89°01'58"W 138.57 FEET TO AN IRON STAKE, THENCE N09°26'00"W 275.67 FEET TO AN IRON STAKE, THENCE N15°53'33"W 183.36 FEET TO AN IRON STAKE, THENCE AS A CURVE TO THE RIGHT, HAVING A RADIUS OF 42.50 FEET, AN ARC DISTANCE OF 126.00 FEET, A CHORD OF N68°52'07"E 84.67 FEET TO AN IRON STAKE, THENCE S31°12'25"E 18.80 FEET TO AN IRON STAKE, THENCE N68°49'35"E 104.76 FEET TO AN IRON STAKE; THENCE S32°07'30"E 257.94 FEET TO AN IRON STAKE, THENCE S20°03'40"E 114.53 FEET TO AN IRON STAKE, THENCE S08°18'19"E 293.27 FEET TO AN IRON STAKE, THENCE S30°17'39"E 139.21 FEET TO AN IRON STAKE, THENCE S72°04'22"E 138.18 FEET TO AN IRON STAKE IN A LINE OF THE PROPERTY OWNED BY HENRY ADDOR (NOW OR FORMERLY), THENCE WITH THE LINE OF HENRY ADDOR, THE FOLLOWING TWO COURSES AND DISTANCES (1) S10°34'41"W 141.16 FEET TO AN IRON STAKE, AND (2) S47°38'30"W 699.51 FEET TO THE BEGINNING, CONTAINING 8.20 ACRES, MORE OR LESS

PARCEL 6

A CERTAIN 3 ±ACRE PARCEL DESIGNATED "FUTURE DEVELOPMENT", LYING BETWEEN LOT 25 AND LOT 52, ON THE SOUTHWEST SIDE OF LAUREL OAK LANE AS SHOWN ON PLAT ENTITLED "THE PINES OF NORTH CAROLINA, INC" AS RECORDED IN PLAT CABINET 4, AT SLIDE 57 IN THE AFORESAID REGISTRY

PARCEL 7

A CERTAIN LOT OR PARCEL OF LAND IN SANDHILLS TOWNSHIP, MOORE COUNTY, NORTH CAROLINA FRONTING ON THE EAST SIDE OF LAUREL OAK LANE (FORMERLY DOGWOOD DRIVE) ABOUT 200 YARDS NORTH OF THE INTERSECTION OF LAUREL OAK LANE WITH BLACK CHERRY WAY (FORMERLY GATEWAY DRIVE), BOUNDED ON THE SOUTH BY LOT 62 AS SHOWN ON A PLAT ENTITLED "THE PINES OF NORTH CAROLINA, INC., PHASE 1", RECORDED IN PLAT CABINET 4, AT SLIDE 57 IN THE AFORESAID REGISTRY DESCRIBED AS FOLLOWS

BEGINNING AT AN IRON STAKE IN THE EAST LINE OF LAUREL OAK LANE AT THE NORTHWEST CORNER OF LOT 61 AS SHOWN ON THE PLAT ENTITLED "THE PINES OF NORTH CAROLINA, INC., PHASE 1", RECORDED IN PLAT CABINET 4, AT SLIDE 57 IN THE AFORESAID REGISTRY, RUNNING THENCE FROM THE BEGINNING, WITH THE EAST LINE OF LAUREL OAK LANE, N01°40'00"W 211 51 FEET TO AN IRON STAKE IN THE EAST LINE OF LAUREL OAK LANE, THENCE WITH A NEW LINE, N79°26'45"E 152 71 FEET TO AN IRON STAKE, THENCE S01°34'12"E 235 17 FEET TO AN IRON STAKE AT THE NORTHEAST CORNER OF THE ABOVE DESCRIBED LOT NO 62, THENCE WITH THE NORTH LINE OF LOT NO 62, S88°21'31"W 150 48 FEET TO THE BEGINNING, CONTAINING 0 77 ACRE, MORE OR LESS

PARCEL 8

BEGINNING AT AN IRON STAKE LOCATED S60°05'45"W 148 76 FEET FROM AN IRON STAKE IN THE SOUTHERLY MARGIN OF FELIX DRIVE, THENCE FROM THE BEGINNING S39°55'48"E 266 74 FEET TO AN IRON STAKE, THENCE N51°09'17"E 90 70 FEET TO AN IRON STAKE, THENCE S18°13'49"E 88 29 FEET TO AN IRON STAKE, THENCE S51°04'54"W 134 05 FEET TO AN IRON STAKE, THENCE N40°35'48"W 211 80 FEET TO AN IRON STAKE, THENCE N45°02'49"W 102 28 FEET TO AN IRON STAKE, THENCE S69°06'49"W 194 96 FEET TO AN IRON STAKE, THENCE N25°30'01"W 143 96 FEET TO AN IRON STAKE, THENCE N88°46'46"E 90 35 FEET TO AN IRON STAKE, THENCE N77°00'31"E 57 00 FEET TO AN IRON STAKE, THENCE N61°28'32"E 53 14 FEET TO AN IRON STAKE, THENCE S33°45'04"E 13 38 FEET TO A SET IRON STAKE, THENCE S88°30'49"E 87 18 FEET TO THE BEGINNING, CONTAINING 1 35 ACRES MORE OR LESS

PARCEL 9

ALL PRIVATE RIGHT-OF-WAYS SERVING THE RETAINED PROPERTY, INCLUDING WITHOUT LIMITATION, LAUREL OAK LANE (FORMERLY DOGWOOD DRIVE), AND ANY LAND BETWEEN SAID LAUREL OAK LANE AND U S HIGHWAY NO 1, PINES DRIVE, BLACK CHERRY WAY, MASTERS WAY, AND RIDER CUP BOULEVARD

PARCEL 10

A CERTAIN LOT OR PARCEL OF LAND IN SANDHILLS TOWNSHIP, MOORE COUNTY, NORTH CAROLINA, ABOUT ONE MILE SOUTH F THE TOWN OF PINEBLUFF, N C, LYING ABOUT 100 YARDS SOUTHEAST OF THE INTERSECTION OF PERSIMMON DRIVE (NOW OR FORMERLY) AND U S HIGHWAY NO 1, DESCRIBED AS FOLLOWS

BEGINNING AT A P K NAIL IN THE PAVEMENT OF THE DRIVEWAY LEADING FROM U S HIGHWAY NO 1 TO THE OAKWOOD HILLS DEVELOPMENT, ABOUT 100 YARDS SOUTHEAST OF THE INTERSECTION OF THE DRIVEWAY WITH THE NORTHBOUND LANE OF U S HIGHWAY NO 1, SAID BEGINNING NAIL BEING LOCATED N55°42'39"E 150 64 FEET FROM AN IRON STAKE AT A CORNER OF KAL, INC'S TRACT AS RECORDED IN DEED BOOK 819 AT PAGE 486 IN THE AFORESAID REGISTRY, RUNNING THENCE FROM THE BEGINNING AS THE FOLLOWING LINES, S59°50'42"E 113 42 FEET TO A P K NAIL IN THE SOUTHWEST EDGE OF

THE PAVEMENT, THENCE S62°13'28"E 94 60 FEET TO A P K NAIL IN THE SOUTHWEST EDGE OF THE PAVEMENT, THENCE S63°32'57"E 231 68 FEET TO A P K NAIL ON THE PAVEMENT, THENCE S22°47'04"E 47 08 FEET TO A P K NAIL IN THE NORTHWEST EDGE OF THE PAVEMENT, THENCE S49°01'20"W 137 49 FEET TO A P K NAIL IN THE NORTH EDGE OF THE PAVEMENT, THENCE S57°01'57"W 34 46 FEET TO A P K NAIL IN THE NORTH EDGE OF THE PAVEMENT, THENCE S78°09'31"W 39 72 FEET TO A P K NAIL IN THE NORTH EDGE OF THE PAVEMENT, THENCE N38°53'57"W 13 16 FEET TO A P K NAIL IN THE NORTH EDGE OF THE PAVEMENT, THENCE S86°47'28"W 65 42 FEET TO A P K NAIL IN THE NORTH EDGE OF THE PAVEMENT, THENCE S56°12'39"W 15 30 FEET TO A P K NAIL IN THE NORTH EDGE OF THE PAVEMENT, THENCE S87°43'35"W 13 93 FEET TO A P K NAIL IN THE NORTH EDGE OF THE PAVEMENT, THENCE CROSSING THE PARKING AREA, N28°41'51"W 174 66 FEET TO A P K NAIL IN THE EAST EDGE OF THE PAVEMENT, THENCE N09°12'17"W 221 45 FEET TO THE BEGINNING, CONTAINING 1 84 ACRES, MORE OR LESS AND BEING RECORDED IN DEED BOOK 1266 AT PAGE 33 IN THE AFORESAID REGISTRY

TRACT B

BEGINNING AT A SET IRON PIPE LOCATED 30 FEET SOUTHWEST OF THE CENTERLINE OF PAVEMENT OF STATE ROAD NO 1102, THE BEGINNING CORNER OF THE PROPERTY OF GOLF INVESTORS, INC (NOW OR FORMERLY) DESCRIBED IN DEED BOOK 371 AT PAGE 283 IN THE AFORESAID REGISTRY, SAID BEGINNING CORNER BEING LOCATED S73°01'E 360 00 FEET FROM THE INTERSECTION OF THE SOUTHEAST RIGHT-OF-WAY LINE OF U S HIGHWAY NO 1, WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF STATE ROAD NO 1102, SAID BEGINNING CORNER FURTHER DESCRIBED AS LYING ABOUT 67 FEET SOUTHEAST OF THE CENTERLINE OF AN EXISTING SOIL ROAD, SAID BEGINNING CORNER RUNNING THENCE FROM SAID BEGINNING, LEAVING STATE ROAD NO 1102 WITH AN UNDEFINED CURVE TO THE LEFT IN THE SOUTHERLY DIRECTION A CHORD OF S29°03'22"W 310 23 FEET TO IRON STAKE, THE NORTHWEST CORNER OF LOT 66 OF THE FRENCH COLONY LAKE SUBDIVISION (NOW OR FORMERLY) AS SHOWN ON PLAT RECORDED IN PLAT CABINET 1, AT SLIDE 22-B IN THE AFORESAID REGISTRY, THENCE WITH THE EAST LINE OF FELIX DRIVE, AS SHOWN ON SAID PLAT, S05°26'27"W 262.74 FEET TO AN IRON STAKE AT THE BEGINNING AT THE INTERSECTION OF THE EAST LINE OF FELIX DRIVE WITH THE SOUTH LINE OF FOUNTAIN PLACE (NOW OR FORMERLY), THENCE CONTINUING WITH THE EAST LINE OF FELIX DRIVE AS IT CURVES TO THE RIGHT IN A SOUTHERLY DIRECTION HAVING A RADIUS OF 918 04 FEET, A CHORD OF S12°36'33"W 218 03 FEET TO A NEW IRON PIPE, THENCE CONTINUING WITH THE EAST LINE OF SAID DRIVE, S18°03'08"W 182 80 FEET TO AN IRON PIPE AT THE INTERSECTION OF THE EAST LINE OF FELIX DRIVE WITH THE NORTH LINE OF POLLEY DRIVE, THENCE CROSSING POLLEY DRIVE, S21°18'34"W 60 63 FEET TO A UTILITY POLE, THE NORTHWEST CORNER OF THE PROPERTY OF ALICE D AND JOHN C GRIER, TRUSTEES (NOW OR FORMERLY), THENCE CONTINUING WITH THE EAST LINE OF FELIX DRIVE, S26°44'41"W 197 42 FEET TO A SET IRON PIPE, A CORNER OF THE PROPERTY OF ALICE D AND JOHN C GRIER, TRUSTEES, THENCE CONTINUING WITH THE EAST LINE OF FELIX DRIVE, S26°00'48"W 144 62 FEET TO A POINT OF CURVATURE, THENCE WITH A CURVE TO THE LEFT IN A SOUTHERLY DIRECTION HAVING A RADIUS 676 08 FEET, A CHORD S09°22 12"W 395 11 FEET TO AN IRON PIPE, THE SOUTHWEST CORNER OF THE PROPERTY OF ALICE D AND JOHN C GRIER, TRUSTEES; THENCE ACROSS THE END OF FELIX DRIVE, S87°36'19"W 59 93 FEET TO AN IRON PIPE IN THE WEST LINE OF FELIX DRIVE, THENCE N60°35'31"W 190 15 FEET TO AN IRON PIPE IN THE NORTH LINE OF DAVELION CIRCLE (NOW OR FORMERLY) AND A CORNER OF THE PROPERTY OF MARY B AND JAMES L FLECKENSTEIN (NOW OR FORMERLY), THENCE WITH THE NORTH LINE OF SAID ROAD AND RUNNING WITH A LINE OF THE PROPERTY OF MARY B AND JAMES L FLECKENSTEIN, N73°41'09"E 168 74 FEET TO AN IRON PIPE AT THE INTERSECTION OF THE NORTH LINE OF DAVELION CIRCLE WITH THE WEST LINE OF FELIX DRIVE, A CORNER OF THE PROPERTY OF MARY B AND JAMES L FLECKENSTEIN, THENCE WITH THE WEST LINE OF FELIX DRIVE AS IT CURVES TO THE RIGHT IN A NORTHERLY DIRECTION HAVING A RADIUS OF 736 08 FEET, A CHORD OF N11°25'56"E 158 94 FEET TO A CONCRETE MONUMENT, THENCE

CONTINUING WITH THE WEST LINE OF FELIX DRIVE AS IT CURVES TO THE RIGHT IN A NORTHERLY DIRECTION HAVING A RADIUS OF 736 04 FEET, A CHORD OF N32°06'22"E 94 16 FEET TO AN IRON PIPE, A POINT OF TANGENCY AND LOCATED IN THE LINE OF THE PROPERTY OF MARY B. AND JAMES L. FLECKENSTEIN; THENCE CONTINUING WITH THE WEST LINE OF FELIX DRIVE AND WITH THE LINES OF THE PROPERTY OF MARY B AND JAMES L. FLECKENSTEIN AND THE PROPERTY OF SUE A. AND C F BUFFKIN (NOW OR FORMERLY), N26°11'03"E 370.26 FEET TO AN IRON PIPE, THENCE WITH THE LINE OF THE PROPERTY OF SUE A AND C F BUFFKIN, THE FOLLOWING FOUR COURSES AND DISTANCES, (1) N18°52'54"E 207 82 FEET TO A POINT OF CURVATURE, (2) CONTINUING WITH THE WEST LINE OF FELIX DRIVE AS IT CURVES TO THE LEFT IN A NORTHERLY DIRECTION, HAVING A RADIUS OF 854 04 FEET, A CHORD OF N12°03'45"E 205 86 FEET TO A POINT OF TANGENCY (3) N05°13'20"E 271 93 FEET TO AN IRON PIPE IN THE WEST LINE OF FELIX DRIVE, AND (4) WITH AN UNDEFINED CURVE TO THE RIGHT IN A NORTHERLY DIRECTION A CHORD OF N79°01'56"E 313 50 FEET TO AN IRON PIPE IN THE SOUTHWEST RIGHT-OF-WAY OF STATE ROAD NO 1102, LOCATED ABOUT 7 FEET EAST OF THE CENTERLINE OF A SOIL ROAD, THENCE AS THE SOUTH LINE OF STATE ROAD NO 1102, S73°08'12"E 60 02 FEET TO THE BEGINNING, AND BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONVEYED TO GOLF INVESTORS INC BY DEED RECORDED IN DEED BOOK 371 AT PAGE 283 IN THE AFORESAID REGISTRY

Tract C:

Parcel 1: Being all of "Tract 6" as shown on Sheet 2 of 3 of that certain Plat prepared by W.G. Autry Land Surveyor entitled "Recombination Survey For: Club Holdings, LLC & Sound Golf Enterprises, Inc., & Sandhills Lodge, LLC," dated May 17, 2003, revised 9-27-03, bearing Job No. 051703, and recorded in Plat Cabinet 11, Slide 22 of the Moore County Registry.

Parcel 2: Lot 187R Oakwood Hills as set forth on a plat recorded in Plat Cabinet 15, Slide 237, Moore County Registry.

Not withstanding any description herein to the contrary the following parcels are not included in this conveyance to the Bluff Group, LLC

Parcel 1: Being all of "Tract 1" (inclusive of that portion of such "Tract 1" as is denominated as "Tract 6" on the plat hereinafter referenced), which Tract 1 consists of 23,044 square feet (.529 acres) as shown on Sheet 2 of 3 of that certain Plat prepared by W.G. Autry Land Surveyor entitled "Recombination Survey For: Club Holdings, LLC & Sound Golf Enterprises, Inc., & Sandhills Lodge LLC, dated May 17, 2003, revised 9-27-03, bearing Job No. 051703, and recorded in Plat Cabinet 11, Slide 22 of the Moore County Registry.

Said Tract 1 [inclusive of Tract6] is being recombined with property of Club Holdings, LLC as part of a Recombination of properties shown and more particularly described in a three (3) Plat series of which the above-referenced Sheet 2 of 3 is a part, said three (3) Plat series being recorded in Plat Cabinet 11, Slides 21, 22 and 23, of the Moore County Registry.

Parcel 2: Being all of that certain tract denominated as "Tract 2" as shown on Sheet 2 of 3 of that certain Plat prepared by W.G. Autry Land Surveyor entitled "Recombination Survey For: Club Holdings, LLC & Sound Golf Enterprises, Inc., & Sandhills Lodge, LLC, dated May 17, 2003, revised 9-27-03, bearing Job No. 051703, and recorded in Plat Cabinet 11, Slide 22 of the Moore County Registry.

Said Tract 2 is being recombined with property of Club Holdings, LLC as part of a Recombination of properties shown and more particularly described in a three (3) Plat series of which the above-referenced Sheet 2 of 3 is a part, said three (3) Plat series being recorded in Plat Cabinet 11, Slides 21, 22 and 23, of the Moore Country Registry.

Parcel 3: Being all of that certain tract denominated as "Tract 3" as shown on Sheet 2 of 3 of that certain Plat prepared by W.G. Autry Land Surveyor entitled "Recombination Survey For: Club Holdings, LLC & Sound Golf Enterprises, Inc, & Sandhills Lodge, LLC, dated May 17, 2003, revised 9-27-03, bearing Job No. 051703, and recorded in Plat Cabinet 11, Slide 22 of the Moore County Registry.

Said Tract 3 is being recombined with property of Club Holdings, LLC as part of a Recombination of properties shown and more particularly described in a three (3) Plat series of which the above-referenced Sheet 2 of 3 is a part, said three (3) Plat series being recorded in Plat Cabinet 11, Slides 21, 22 and 23, of the Moore County Registry.

Parcel 4: Being all of that certain tract denominated as "Tract 5" as shown on Sheet 2 of 3 of that certain Plat prepared by W.G. Autry Land Surveyor entitled, "Recombination Survey For: Club Holdings, LLC & Sound Golf Enterprises, Inc., & Sandhills Lodge, LLC, dated May 17, 2003, revised 9-27-03, bearing Job No. 051703, and recorded in Plat Cabinet 11, Slide 22 of the Moore County Registry.

Said Tract 5 is being recombined with property of Club Holdings, LLC as part of a Recombination of properties shown and more particularly described in a three (3) Plat series of which the above-referenced Sheet 2 of 3 is a part, said three (3) Plat series being recorded in Plat Cabinet 11, Slides 21, 22 and 23, of the Moore County Registry.

Parcel 5: 8.08 acres as shown on Survey for PLM Builders, Inc. recorded in Plat Cabinet 12, Slide 584 in the Office of the Register of Deeds.

Parcel 6: Lot 189R as shown on a plat entitled "Oakwood Hills, Phase 1"; as recorded in Plat Cabinet 15 Slide 237in the Office of the Register of Deeds for Moore County; and

Lot No. 184 as shown on a plat entitled "Oakwood-Hills, Phase 1"; as recorded in Plat Cabinet 5, at Slide 470 in the Office of the Register of Deeds for Moore County.

Parcel 7: A certain tract or parcel of land in Sandhills Township, Moore County, North Carolina fronting on the north side of Erfie Drive about 60 yards east of Lot No. 53 as shown on a plat entitled "The Pines of North Carolina, Inc., Phase 2", recorded in Plat Cabinet 4, Slide 57, Moore County Registry, described as follows:

Beginning at an iron stake in the north line of Erfie Drive; said iron stake being located S 72° 49'35" E 164.03 feet from the east corner of Lot No. 53 in the north line of Erfie Drive; said beginning corner also being located S 82° 52'53" E 1459.2 feet from NCGS Monument "Club"; running thence from the beginning as a new line leaving Erfie Drive N 01° 54'01" W 314.39 feet to an iron stake; thence N 62° 03'34" E 183.12 feet to an iron stake, a corner of the property of Paul L. McNeill recorded in Deed Book 2282 at Page 47 in the Moore County Registry; thence as the common lines of Grantor and the lands of Paul L. McNeill, the following calls, N 89° 02'23" E 138.56 feet to an iron stake; thence S 11° 46'12" E 154.04 feet to an iron stake; thence S 67° 23'23 W 143.23 feet to an iron stake; thence S 7° 51;27" E 83.68 feet to an iron stake; thence S 22° 42' 43' W 50.50 feet to an iron stake; thence S 42° 51'48" W 148.71 feet to an iron stake in the north line of Erfie Drive; thence as the north line of Erfie Drive, as it curves to the left, having a radius of 245.00 feet, an arc distance of 90.76 feet, a chord of N 62° 15'23" W 90.24 feet to the Beginning, containing 2.12 acres, more or less, and being a portion of Sound Golf Enterprises, Inc. property recorded in Deed Book 2220 at Page 250 in the Moore County Registry.

Parcel 8: Beginning at a concrete monument in the east right of way line of US Highway #1, said monument being the north corner of Alexander McLeod's tract that is recorded in Deed Book 479, at Page 247, in the Office of the Register of Deeds of Moore County, running thence from the Beginning with the east right of way line of the Highway as it curves to the left in a southerly direction, the following chords S 21-14 W 139.71 feet, S 10-29 W 214.33 feet, S 03-53 W 220.33 feet and S 05-15 E 165.81 feet to an iron pipe, a corner with The Pines Golf Course Property, thence with the McLeod-Golf property line, N 51-34 E 370.43 feet to a corner of McLeod, thence N 10-17 W 190.98 feet to a corner of McLeod, thence with the McLeod line, N 28-25 W 350.37 feet to the Beginning.

Parcel 9: Being in Sandhill Township, Moore County, North Carolina, and situated on the east side of U.S. Highway No. 1, on the North and West sides of the Price and Cernohorsky land and on the South side of the McLeod land, and more particularly described as follows:

Beginning at an iron pipe 50.8 feet east of the centerline of U.S. Highway No. 1 (north bound lane), the same being common with the Price and Cernohorsky land and in the right-of-way boundary of U.S. Highway No. 1, thence the following courses and distances with the Price and Cernohorsky land; South 85° 16' East 486.80 feet to a concrete monument; thence North 10° 17' West 231.60 to an iron pipe, a new corner, the same being common with the McLeod land and in the Price and Cernohorsky line; thence, a new line, North 85° 16' West 451.03 feet with the McLeod land to an iron pipe, a new corner, 50.8 feet east of the centerline of U.S. Highway No. 1 (North bound lane), the same being common with the McLeod land and in the right-of-way of U.S. Highway No. 1 thence South 01° 27' East 225.00 feet with the right-of-way boundary of U.S. Highway No. 1 to the Beginning, containing 2.41 acres, more or less, as computed by the double meridian distance method.

Being the same property as surveyed April 19, 1983, by Charles D. Ward, Registered Surveyor, N.C. No. L-1416, and more particularly shown on an 11"x 17" drawing attached to deed recorded in Deed Book 501 at Page 544, Moore County Registry.

For Registration Register of Deeds
Judy D. Martin

Moore County, NC
Electronically Recorded
December 20, 2018 12:14:45 PM
Book: 5071 Page: 86 - 89 #Pages: 4
Fee: $26.00 NC Rev Stamp: $0.00
Instrument # 2018017825

This document prepared by:
Donnell G. Adams, Jr., Attorney at Law
100 Market Square
Pinehurst, North Carolina 28374

STATE OF NORTH CAROLINA
COUNTY OF MOORE

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 12th day of December, 2018, by and between **THE BLUFF GROUP, LLC, a North Carolina limited liability company,** 596 Highland Dr., Roanoke, VA 24019 ("Grantor") and **STEEL FORM EQUIPMENT COMPANY, LLC** ("Grantee").
A North Carolina Limited Liability Company

Grantee mailing address: 211 Trimble Plant Rd., Southern Pines, NC 28387

WITNESSETH:

THAT the Grantor, for a valuable consideration paid by the Grantee, the receipt and sufficiency of which are hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee, all of that certain lot, tract, or parcel of land situated in or near the Town of Pinebluff, Sandhills Township, Moore County, North Carolina, more particularly described as follows:

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

For further reference see Book 3760, Page 503, Moore County Register of Deeds.

TO HAVE AND TO HOLD the aforesaid lot, tract or parcel of land, and all privileges and appurtenances thereto belonging to the Grantee in fee simple, subject, however, to any exceptions, reservations and conditions herein set forth.

The Grantor has done nothing to impair such interest in the aforesaid lot, tract or parcel

Submitted electronically by "Clarke, Phifer, Vaughn, Brenner & McNeill, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Moore County Register of Deeds.

of land as Grantor received, and Grantor will warrant and defend such interest in the aforesaid lot, tract or parcel of land against the lawful claims of all persons or entities claiming by, under or through Grantor, but excluding the exceptions set forth herein.

The designations Grantor and Grantee as used herein shall include Grantor and Grantee and 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 its 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.

THE BLUFF GROUP, LLC

By: William H. Goode Jr

Printed Name: William H. Goode, Jr., Manager

STATE OF Virginia
COUNTY OF Roanoke

I certify that William H. Goode, Jr. personally appeared before me this day, and (choose one) X I have personal knowledge of the identity of the principal(s) OR ___ I have seen satisfactory evidence of principal's identity, by a current state or federal identification with the principal's photo in the form of a _____, acknowledging to me that he or she is manager of THE BLUFF GROUP, LLC, a North Carolina limited liability company, and being authorized by the company and as the act of the company, voluntarily signed the foregoing document for the purposes stated therein as manager of THE BLUFF GROUP, LLC.

This 17th day of December, 2018.

Wendy T. Slemp
Notary Public

My Commission Expires: April 30, 2021

[AFFIX NOTARIAL SEAL HERE]

WENDY T. SLEMP
NOTARY PUBLIC
REG. #296197
MY COMMISSION EXPIRES 4/30/2021
COMMONWEALTH OF VIRGINIA

EXHIBIT A

Beginning at an iron stake, Isaac Hutson's, and William Taylor's corner; running thence , S 1° 30″ W 430 Ft to an iron stake; William Taylor's corner thence N 88° 30″ W 762 ft to a large pine, Arch McMillen's corner. Thence as his line S 1° 30″ W 872 ft to a stake between two old roads thence N 88° 30″ W 100 ft to an iron stake in Addor's line. Thence as his line N 1° 30″ E about 500 ft to an iron stake at the corner of the field Addor's corner. Thence N 88° 30″ W 209 ft to an iron stake on the South edge of a road. Thence along said road N 1° 30″ E 763 ft to Isaac Hutson's corner. Thence as his line S 88° 30″ E to the beginning, containing 15 acres more or less.Being a part of a tract sold to Donnie Ferrell by E.H. Mills et al, recorded in Book 146, Page 519 in the Moore County Registry. For further reference see Book 171, Page 404.

EXCEPTING therefrom the following:

TRACT ONE: A certain parcel or tract of land in Sandhill Township, Moore County, North Carolina, situate in the Addor Community, located about one fourth mile south of State Road #1102 and about one tenth mile west of State Road #1103, adjoining the lands of W.A. Taylor and Clyburn, described as follows: BEGINNING at an iron stake on the west side of an old road, said beginning stake located S. 1° 30′ W. 200.0 feet from the northeast corner of Stella Clyburn's fifteen acre tract, said beginning stake being in the east line of the fifteen acres, running thence with Clyburn's east line S. 1° 30′W. 155.0 feet to an iron stake, the northeast corner of a 0.48 acre tract surveyed for James McCants; thence with the north line of the McCants survey N. 88° 20′ W. 281.3 feet to an iron stake, a corner of the McCants survey; thence N. 1° 30′ E. 155.0 feet to an iron stake; thence S. 88° 20′ E. 281.3 feet to the beginning, containing one acre more or less and being a part of Stella Clyburn's fifteen acre tract that is recorded in Deed Book 171, at Page 404 in the Office of the Register of Deeds for Moore County, North Carolina. For further reference see Book 331, Page 232.

TRACT TWO: A certain parcel or tract of land in Sandhill Township, Moore County, situate in the Addor Community about one fourth mile south of State Road #1102 and about one tenth mile west of State Road #1103, adjoining the lands of James McCants, W.A. Taylor and others, described as follows: BEGINNING at an iron stake on the west edge of an old road, said stake being a southeasterly corner of Stella Clyburn's fifteen acre tract that is recorded in Deed Book 171, at Page 404, in the Office of the Register of Deeds for Moore County, North Carolina, running thence with the Clyburn-McCants line N. 88° 20′ W. 281.3 feet to an iron stake, McMillan's corner; thence N. 1° 30′ E. 75.0 feet to an iron stake; thence S. 88° 20′ E. 281.3 feet to an iron stake in the Clyburn east line; thence with the Clyburn-W.A. Taylor line, S. 1° 30′ W. 75.0 feet to the beginning, containing 0.48 acre, more or less, and being a part of Stella Clyburn's fifteen acre tract that is recorded in Deed Book 171, at Page 404, in the Moore County Registry. For further reference see Book 331, Page 234.

TRACT THREE: BEGINNING at the southeast corner of the Julius and Stella Clyburn lands as are described in Deed Book 171, Page 404, Moore County Registry, Carthage, N.C. and to which reference is hereby made, and this being a portion of said lands. Said beginning corner for the lands conveyed by this deed is also the southwest corner of the McMillan lands; and running thence N 82° 22′ W 100 feet to the Buffkin lands; thence as the easterly property line of the Buffkin lands N 1° 30′ E 458.1 feet to another corner of the Buffkin lands and a corner of the lands of which this property is a part, the Clyburn lands; thence S 88° 22′ E 100 feet to McMillan's westerly property line; thence as McMillan's westerly property line S 1° 30′ W 458.1 feet to the Beginning. This is a portion of the lands described in Deed Book 171, Page 404. For further reference see Book 614, Page 45 in the Moore County Registry.