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
Special accommodations for individuals with disabilities or impairments will be made upon request to the extent that reasonable notice is given 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.
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
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
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**
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 7.11 Non-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 residually zoned property and along any front setback abutting residually 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 residually zoned property line.
   - The applicant is requesting a 30 foot front yard, 15 foot side yard, 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.

O’Malley Village – Conditional Rezoning – Staff Report
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
Views of the Pine Inn off of Persimmon Drive
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)
Rezoning Map

Shaded area requested to be rezoned to MF-CZ
Conditional Rezoning Application

Application Date: February 5th, 2019

Address of Property: 190 Persimmon Dr, Pine Bluff NC

<table>
<thead>
<tr>
<th>Applicant: John O'Malley</th>
<th>Phone: 910-693-1234</th>
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<tbody>
<tr>
<td>Applicant Address: 211 Trimble Plant Rd</td>
<td>City: Southern Pines</td>
</tr>
<tr>
<td>Owner: Steel Form Equipment Company LLC</td>
<td>Phone: 910-693-1234</td>
</tr>
<tr>
<td>Owner Address: 211 Trimble Plant Rd</td>
<td>City: Southern Pines</td>
</tr>
<tr>
<td>Current Zoning District: RA</td>
<td>Proposed Zoning District: MF-CZ</td>
</tr>
<tr>
<td>Current Use(s): Old Golf Course</td>
<td>Proposed Use(s): Par 3 and Apartments</td>
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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.

<table>
<thead>
<tr>
<th>Steel Form Equipment Co.</th>
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<tr>
<td>Applicant/Owner Signature</td>
<td>2-5-2019</td>
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Office Use Only:

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<th>PAR ID: 00054288 00047968 20110028</th>
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<tr>
<td>Received By: Thompson</td>
<td>2/5/2014</td>
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<table>
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<th>Date</th>
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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
   \[ Q_2/Q_1 = (S0-R2)^{0.54}/(S1-R1)^{0.54} \]
   \[ (S00)/(1000) = (50-R2)^{0.54}/(50-30)^{0.54} \]
   2.52 = (50-R2)^{0.54}
   5.5 = 50-R2
   R2 = 44.5 psi
2) Compute loss due to friction (assume \( c = 120 \))

5100 ft 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.

\[
(5100)(0.715)(0.82/100)(0.4335) = 13.0 \text{ psi loss} \\
\text{Total loss due to friction} = 13.3 \text{ psi loss}
\]

3) Loss/gain due to elevation

Elevation at test hydrant = 386
Elevation at critical hydrant = 383

\[
(386 - 383)(0.4335) = 1.3 \text{ psi gain}
\]

4) Calculated anticipated fire flow residual pressure at critical hydrant at 500gpm

\[
= \text{residual pressure (based on 500gpm)} - \text{(losses)} \\
44.5 \text{ psi} - (13.3 \text{ psi} - 1.3 \text{ psi}) = 32.5 \text{ psi}
\]

5) Range of Static Pressure in the new water main lines

Highest elevation = 383  Lowest elevation = 332

50 psi + ((386-383) \times (0.4335)) = 51.3 \text{ psi} \\
50 psi + ((386-332) \times (0.4335)) = 73.4 \text{ 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

1. Reason for Test: Design Base

2. Location of Property: 126 Persimmon Drive, Pendleton, SC

3. Date & Time of Test: Date: 7/19 Time: 12:00 (am) (pm)

4. Test Conducted by: Yadkin Valley Fire Protection

5. Test Witnessed by: Skip Reederman


7. Name of Water District: Southern Pines Fire District, Pendleton, SC

8. Is water supply provided with PRV STA's? Yes ☑ No ☐

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 floored or graded, all water mains and sizes and interconnection valves, etc.)

10. Flow Test Data

<table>
<thead>
<tr>
<th>FLOW AT HYDR. NO.</th>
<th>STATIC AT HYDR. NO.</th>
<th>STATIC PSIG</th>
<th>RESIDUAL PSIG</th>
<th>FLOW GPM</th>
<th>OUTLET COEFFICIENT</th>
<th>ADJUSTED GPM</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td></td>
<td>78</td>
<td>26</td>
<td>330</td>
<td>1.9</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

11. See reverse side for graph

12. Signed: Andy Circuit

Witness:
**FLOW TEST INFORMATION SHEET**

1. **Reason for Test:**
   - Bid Information □
   - Design Base □
   - Other

2. **Location of Property**
   - (City) Charleston
   - (State) NC
   - (County) Pender

3. **Date & Time of Test:**
   - Date: 1/14/99
   - Time: 11:10 AM (am) (pm)

4. **Test Conducted by:**
   - Name
   - Title
   - Affiliation

5. **Test Witnessed by:**
   - Name
   - Title
   - Affiliation

6. **Source of Water Supply:**
   - Gravity □
   - Pump □
   - Other: City Water Line

7. **Name of Water District:**
   - Southern Pender Fire District

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 floor or grade, all water mains and sizes and interconnection valves, etc.)

10. **Flow Test Data**

<table>
<thead>
<tr>
<th>HYDR NO.</th>
<th>STATIC AT HYDR NO.</th>
<th>STATIC PSIG</th>
<th>RESIDUAL PSIG</th>
<th>FLOW GPM</th>
<th>OUTLET COEFFICIENT</th>
<th>ADJUSTED GPM</th>
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<tr>
<td>One</td>
<td>One</td>
<td>50</td>
<td>50</td>
<td>1000</td>
<td>0.9</td>
<td></td>
</tr>
</tbody>
</table>

11. **See reverse side for graph**

12. **Signed**

   <Signature>

   **Witness**

   <Signature>

   - Outlet Square and projecting into barrel conduit, 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

<table>
<thead>
<tr>
<th>Phase</th>
<th>Phase 2</th>
<th>Phase 3</th>
<th>Phase 4</th>
<th>Phase 5</th>
<th>Phase 6</th>
</tr>
</thead>
<tbody>
<tr>
<td>792</td>
<td>344</td>
<td>923</td>
<td>496</td>
<td>1044</td>
<td>1336</td>
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<tr>
<td>1349</td>
<td>583</td>
<td>897</td>
<td>804</td>
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<td>850</td>
<td>514</td>
<td>761</td>
<td>296</td>
<td>792</td>
<td>865</td>
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<td>755</td>
<td>793</td>
<td>803</td>
<td>1502</td>
<td>801</td>
<td>1448</td>
</tr>
<tr>
<td>914</td>
<td>870</td>
<td>1342</td>
<td>1309</td>
<td>782</td>
<td>1406</td>
</tr>
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<tr>
<td>1332</td>
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<td>936</td>
<td>341</td>
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<td>1310</td>
<td>1460</td>
<td>818</td>
<td>344</td>
<td></td>
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<td>397</td>
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<td></td>
<td></td>
<td></td>
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<td>304</td>
</tr>
<tr>
<td><strong>Total (sq ft)</strong></td>
<td><strong>8523</strong></td>
<td><strong>9261</strong></td>
<td><strong>8855</strong></td>
<td><strong>7460</strong></td>
<td><strong>9626</strong></td>
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</tbody>
</table>

#### Buildings (116 at 3655 sq ft/building) 2 units per building

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<table>
<thead>
<tr>
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<td></td>
<td>20</td>
<td>18</td>
<td>20</td>
<td>19</td>
<td>19</td>
<td>20</td>
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<tr>
<td><strong>Total (sq ft)</strong></td>
<td><strong>73100</strong></td>
<td><strong>65790</strong></td>
<td><strong>73100</strong></td>
<td><strong>69445</strong></td>
<td><strong>69445</strong></td>
<td><strong>73100</strong></td>
<td><strong>423980</strong></td>
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#### Roadway incl parking stalls

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<tr>
<th>Phase</th>
<th>Phase 2</th>
<th>Phase 3</th>
<th>Phase 4</th>
<th>Phase 5</th>
<th>Phase 6</th>
<th>Golf</th>
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<td>60636</td>
<td>50126</td>
<td>37833</td>
<td>57786</td>
<td>44965</td>
<td>42339</td>
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</tr>
<tr>
<td><strong>Total (sq ft)</strong></td>
<td><strong>318675</strong></td>
<td><strong>7.32</strong></td>
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#### Dumpsters (12'x12')

<p>| | | | | | | | |</p>
<table>
<thead>
<tr>
<th></th>
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<tr>
<td></td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>2</td>
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</tr>
<tr>
<td><strong>Total (sq ft)</strong></td>
<td><strong>1728</strong></td>
<td><strong>0.04</strong></td>
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</tbody>
</table>

#### Mailbox Kios (10'x10' concrete one per phase)

<p>| | | | | | | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
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<th></th>
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</thead>
<tbody>
<tr>
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<td>100</td>
<td>100</td>
<td>100</td>
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<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>600</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
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<td></td>
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</tbody>
</table>

#### Area

<table>
<thead>
<tr>
<th>Phase 1</th>
<th>Phase 2</th>
<th>Phase 3</th>
<th>Phase 4</th>
<th>Phase 5</th>
<th>Phase 6</th>
<th>Golf</th>
<th>Phase 7</th>
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<tr>
<td>1205303.27</td>
<td>886839.8</td>
<td>1023848</td>
<td>593360</td>
<td>438001</td>
<td>841310.7</td>
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<td>2252739</td>
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<tr>
<td>27.67</td>
<td>20.36</td>
<td>23.50</td>
<td>13.62</td>
<td>10.06</td>
<td>19.31</td>
<td></td>
<td>51.72</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>7739818.10</strong></td>
<td><strong>11.44</strong></td>
<td><strong>177.68</strong></td>
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<td></td>
<td></td>
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</tr>
</tbody>
</table>

### Total Impervious Surfaces (walkways, buildings, roadways, dumpsters, mailbox kios)

- **797717 square feet**
- **18.31 acres**

### Percentage of impervious surface after fully constructed

- **10.31%**

<table>
<thead>
<tr>
<th>Phase 1</th>
<th>Phase 2</th>
<th>Phase 3</th>
<th>Phase 4</th>
<th>Phase 5</th>
<th>Phase 6</th>
<th>Golf</th>
<th>Phase 7</th>
</tr>
</thead>
<tbody>
<tr>
<td>11.88%</td>
<td>14.08%</td>
<td>11.78%</td>
<td>23.00%</td>
<td>27.91%</td>
<td>14.91%</td>
<td>1.11%</td>
<td>0.00%</td>
</tr>
</tbody>
</table>
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.
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.
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.

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

*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
Moore County Planning Board
Land Use Plan Consistency Statement
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
Moore County Planning Board
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- 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
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):

<table>
<thead>
<tr>
<th>A W BUILDERS, INC</th>
<th>HOLMES, PHILIP &amp; AMY</th>
<th>PINES LANDOWNER'S ASSOCIATION</th>
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<tr>
<td>ADDOR, HENRY A</td>
<td>HOPLER, DANIEL J &amp; VICKIE A</td>
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<td>RITCHIE, EVA DARLENE</td>
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<td>HAILY, ELSIE LOUISE SINCLAIR &amp;</td>
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<td>PHILLIPS, JESSE GLENN</td>
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Attachments:
- Site plans presented at the Community Meeting
- Community Meeting sign-in sheet
<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
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<tbody>
<tr>
<td>Jeff Barczak</td>
<td>2432 Professor Ave.</td>
</tr>
<tr>
<td>Walter Aldrich</td>
<td>191 N Erfie Dr</td>
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<tr>
<td>Terri Aldrich</td>
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<tr>
<td>Luz Vazquez</td>
<td>119 Laurel Oak Ln</td>
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<tr>
<td>Dennis Loehrer</td>
<td>107 Laurel Oak Ln</td>
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<td>Monica Loehrer</td>
<td>107 Laurel Oak Ln</td>
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<td>Diane Brown</td>
<td>124 Ryder Cup Blvd</td>
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<td>Matt Marchetti</td>
<td>157 Laurel Oak Lane</td>
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<tr>
<td>Dale Dobler</td>
<td>137 Ryder Cup Blvd</td>
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<td>Dorothy Dobler</td>
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<td>Laura Bischoke</td>
<td>114 Ryder Cup Blvd</td>
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<td>Richard Bischoke</td>
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<tr>
<td>John Bright</td>
<td>601 Johnson St, Aberdeen,</td>
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<tr>
<td>Richard &amp; Roberta Curry</td>
<td>150 Ryder Cup Blvd.</td>
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<td>Greg Santiago</td>
<td>151 S Erfie Dr</td>
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<td>Cindy Santiago</td>
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<td>Virginia Miller</td>
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<td>Penny Rawal</td>
<td>175 Persimmon Drive</td>
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<td>Nancy Melloe</td>
<td>240 Persimmon Dr</td>
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<tr>
<td>Sandra Alley</td>
<td>130 Ryder Cup Blvd</td>
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<tr>
<td>Stanley Recheene Reid</td>
<td>165 Laurel Oak Ln</td>
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<tr>
<td>Rachelle Carpenter Byrd</td>
<td>140 E Boston Ave Pluff</td>
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<tr>
<td>Jimmy Carpenter</td>
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<tr>
<td>Michael Flannel</td>
<td>202 Ernie Dr N</td>
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<td>Justine Rafique-Betti</td>
<td>103 Laurel Oak Ln PineBluff</td>
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<td>Marie Ridgwell</td>
<td>103 So Ernie Dr Pinebluff</td>
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<td>123 Laurel Oak, PineBluff</td>
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<td>Craig Harlen Harper</td>
<td>11 Laurel Oak Ln PineBluff</td>
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<tr>
<td>Lorrie &amp; Rocky McDonald</td>
<td>189 N Ernie Dr PineBluff</td>
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<td>Sandra Hoag</td>
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<td>Sharron L. Smith</td>
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<td>Leslie Bennett</td>
<td>167 Laurel Oak Lane PineBluff</td>
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<td>Jim &amp; Tom Berkmyer</td>
<td>131 Ryder Cup Drd PineBluff</td>
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<td>Dan Hill</td>
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<td>Elizabeth Taylor</td>
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<td>Betty A. S.</td>
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<td>Francine McDonald</td>
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<tr>
<td>Charles Taylor</td>
<td>122 Ascol Rd</td>
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<td>Christina Agostin &amp; Bobby</td>
<td>115 Ryder Cup</td>
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<td>Howard &amp; Cheryl Deal</td>
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<tr>
<td>Bill McConnell</td>
<td>127 Laurel Oak</td>
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<tr>
<td>Leslie McLaughlin</td>
<td>2005 Persimmon Drive</td>
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<td>Billie Mitchell</td>
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<td>R. S. Horace</td>
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<td>Keith Herrera</td>
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<td>G. Minch</td>
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<td>Tim Rodríguez</td>
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<tr>
<td>Theresa Thompson</td>
<td>Moore County Planning</td>
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# O'MALLEY VILLAGE
## COMMUNITY MEETING
### FEBRUARY 20, 2019

<table>
<thead>
<tr>
<th>NAME</th>
<th>ADDRESS</th>
</tr>
</thead>
<tbody>
<tr>
<td>MIKE JADO</td>
<td>179 LAUREL OAK LN</td>
</tr>
<tr>
<td>Beckie Palmer</td>
<td>240A Persimmon Dr</td>
</tr>
<tr>
<td>Mike &amp; Tina Lore</td>
<td>153 Laurel Oak Ln</td>
</tr>
<tr>
<td>Karl &amp; Bonnie Harter</td>
<td>41713 Hwy 1 Ranchiff</td>
</tr>
<tr>
<td>Sue Williams</td>
<td>1977 N. Erfie Dr.</td>
</tr>
<tr>
<td>Stanley Lynn</td>
<td>145 LAUREL OAK LANE</td>
</tr>
<tr>
<td>Hazel Short</td>
<td>125 MASTERS WAY</td>
</tr>
<tr>
<td>Eric Jones</td>
<td>148 Laurel Oak Ln</td>
</tr>
<tr>
<td>Blanche &amp; Bill Campbell</td>
<td>14711 Hwy 10</td>
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</tbody>
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For Registration Register of Deeds  
Judy O. 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:


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 Mecklenburg

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]
VALLEY MACHINE CO., INC.

By: [Signature]

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) □ 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 1st day of December, 2018.

[Signature]
Notary Public

My Commission Expires: April 30, 2021

[AFFIX NOTARIAL SEAL HERE]
EXHIBIT "A"

TRACT A

186.82 ACRES

A CERTAIN TRACT OR PARCEL OF LAND IN SANDHILL TOWNSHIP, MOORE COUNTY, NORTH CAROLINA, FRONTING ON THE EAST SIDE OF U. S. HIGHWAY No. 8, ABOUT ONE AND ONE-HALF MILES ON THE SOUTH OF THE TOWN OF SANDHILLS, NC ADJACENT TO THE LANDS OF MCGIRD, ADORO, TROUTMAN, LYNCH, GREENWOOD, GRIER, SFUPKIN, 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 BOUNDARY OF THE NORTH BOUND LANE, ABOUT 300 YARDS SOUTH OF THE INTERSECTION OF U. S. HIGHWAY NO. 1 WITH BLACK CREEK WAY (FORMERLY GATEWAY DRIVE), AND BEGINNING CORNER BEING THE SAME BOUNDING CORNER AS DESCRIBED IN THE DEED FROM BRANCH BANKING AND TRUST COMPANY TO OAKWOOD LAND DEVELOPMENT CORPORATION AS RECORDED IN DEED BOOK 439 A, PAGE 481 IN THE MOORE COUNTY PUBLIC REGISTRY (THE "REGISTRY"), RUNNING THENCE FROM THIS BEGINNING AS THE EAST RIGHT-OF-WAY LINE OF U. S. HIGHWAY NO. 1, THE FOLLOWING CHORDS, N35°27'36" W 142.59 FEET TO AN IRON STAKE, THEN N14°52'57" E 149.55 FEET TO AN IRON STAKE, THEN N12°15'23" E 149.94 FEET TO AN IRON STAKE, THEN N07°39'45" W 150.08 FEET TO AN IRON STAKE, THEN N00°50'11" W 150.02 FEET TO AN IRON STAKE, THEN N00°14'58" W 149.91 FEET TO AN IRON STAKE, SAID IRON STAKE BEING LOCATED 839.93' N, 168.16 FEET FROM NC CS MONUMENT "CLUB", THEN CONTINUING WITH THE EAST RIGHT-OF-WAY OF U. S. HIGHWAY NO. 1, N00°30'40" W 440.01 FEET TO A SET IRON STAKE, THENCE N01°28'41" W 919.39 FEET TO A SET IRON STAKE, THENCE N3°24'18" W 1386.71 FEET TO AN IRON STAKE, THE SOUTHWEST CORNER OF THE PROPERTY OF EDNA L. BRYAN (NOW OR FORMERLY) AS DESCRIBED IN DEED BOOK 530, PAGE 510 OF THE AFOREMENTIONED REGISTRY, THENCE LEAVING THE HIGHWAY AND RUNNING WITH THE LINE OF EDNA L. BRYAN, 387.5' 149.5' 506.31 FEET TO A CONCRETE MONUMENT, THE SOUTHWEST CORNER OF THE PROPERTY OF EDNA L. BRYAN, THEN N01°11'03" W 541.98 FEET TO AN IRON STAKE, THE NORTHEAST CORNER OF THE PROPERTY OF EDNA L. BRYAN, THEN N35°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 252.54 FEET TO AN IRON STAKE IN THE EAST LINE OF THE HIGHWAY, THE SOUTHWEST CORNER OF THE PROPERTY OF BILLY JOE HELLEN (NOW OR FORMERLY) AS DESCRIBED IN DEED BOOK 527, PAGE 100 AND PLAT CABINET 5, SLIDE 2, THE AFOREMENTIONED REGISTRY, THENCE LEAVING THE HIGHWAY AND RUNNING WITH THE LINE OF BILLY JOE HELLEN, N13°32'04" W 396.39 FEET TO AN IRON STAKE, THE SOUTHEAST CORNER OF THE PROPERTY OF BILLY JOE HELLEN, THEN N08°27'53" W 134.84 FEET TO AN IRON STAKE, THE NORTHEAST CORNER OF THE PROPERTY OF BILLY JOE HELLEN, ALSO BEING THE SOUTHEAST CORNER OF THE PROPERTY OF KAL INC (NOW OR FORMERLY), THEN N32°39'38" W 100.74 FEET TO AN IRON STAKE, THE NORTHEAST CORNER OF THE PROPERTY OF KAL INC, THEN N33°39'38" W 350.20 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 N32°43'35" E 258.68 FEET TO AN IRON STAKE IN THE EAST LINE OF THE HIGHWAY, A CORNER OF THE PROPERTY OF SUB A AND C F SFUPKIN (NOW OR FORMERLY), THENCE LEAVING THE HIGHWAY AND RUNNING WITH THE LINE OF SUB A AND C F SFUPKIN, 383' 233.8' 514.23 FEET TO AN IRON STAKE, THENCE WITH THE LINES OF SUB A AND C F SFUPKIN, 500' 1040.6' 373.69 FEET TO AN IRON STAKE, THENCE WITH THE LINES OF SUB A AND C F SFUPKIN, MARY B AND JAMES L. FRICKENSTEIN (NOW OR FORMERLY), THENCE

TRACT SHALL INCLUDE WITHOUT LIMITATION, LOTS 14, 114, 11B, AND 118 AS SHOWN ON PLAT, RECORDED IN PLAT CABINET I, PLATE 479 IN THE AFORESAID REGISTRY AND ALL OF "TRACT C", AN APPROXIMATELY 9 ACRES TRACT FRONTING ON THE WEST LINE OF LAUREL OAK LANE (FORMERLY DOUGWOOD DRIVE), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

PARCEL 1

BEING LOTS 3 THROUGH 13, INCLUSIVE, "THE PINES OF NORTH CAROLINA, INC., PHASE 1," (NOW OR FORMERLY) AS MORE PARTICULARLY DESCRIBED ON THE PLAT FILED IN FLAT CABINET 3, SLIDE 277, 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 FLAT CABINET 3, SLIDE 277, IN THE AFORESAID REGISTRY.
PARCEL 3

BEING LOTS 24 THROUGH 46, INCLUSIVE, LOT 47 (TO THE EXTENT LYING OUTSIDE THE BOUNDARIES OF TRACT C AS HEREBE 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 APOSEXED REGISTRY.

PARCEL 4


PARCEL 5

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

BEGINNING AT A CONCRETE MONUMENT AT A COMMON CORNER OF GRANTOR'S TRACT AS RECORDED IN BOOK 189, AT PAGE 165, IN THE APOSEXED REGISTRY, AND THE LANDS OF GEORGE McNEILL HAYES AND HENRY A. ADDISON ABOUT 500 YARDS EAST OF W & H HIGHWAY NO. 1, RUNNING THEREFROM FROM THE BEGINNING WITH A NEW LINE, N14°59'41" W 10.65 FEET TO AN IRON STAKE IN THE EAST LINE OF LAUREL OAK LANE, THEREIN AND THE EAST LINE OF LAUREL OAK LANE, AS IT CURVES TO THE LEFT, HAVING A RADIAL OF 448.00 FEET, AN ARC DISTANCE OF 424.21 FEET, A CHORD OF N0°56'14" W 379.82 FEET TO AN IRON STAKE, THEREON LEAVING THE STREET RIGHT-OF-WAY, N42°58'35" E 148.72 FEET TO AN IRON STAKE, THEREIN N2°60'57" W 15.49 FEET TO AN IRON STAKE, THEREIN N0°31'17" W 93.64 FEET TO AN IRON STAKE, THEREIN N0°21'35" W 142.21 FEET TO AN IRON STAKE, THEREIN N1°44'40" W 154.01 FEET TO AN IRON STAKE, THEREIN N0°54'42" W 273.47 FEET TO AN IRON STAKE, THEREIN N1°51'35" W 183.16 FEET TO AN IRON STAKE, THEREIN AS A CURVE TO THE RIGHT, HAVING A RADIAL OF 45.50 FEET, AN ARC DISTANCE OF 134.09 FEET, A CHORD OF N0°21'35" W 84.67 FEET TO AN IRON STAKE, THEREIN S3°14'32" E 165 FEET TO AN IRON STAKE, THEREIN S0°44'54" E 94.64 FEET TO AN IRON STAKE, THEREIN S0°45'30" E 257.94 FEET TO AN IRON STAKE, THEREIN S0°28'40" W 114.13 FEET TO AN IRON STAKE, THEREIN S0°28'19" W 203.27 FEET TO AN IRON STAKE, THEREIN S0°37'18" W 137.21 FEET TO AN IRON STAKE, THEREIN S0°37'24" W 178 FEET TO AN IRON STAKE IN A LINE OF THE PROPERTY OWNED BY HENRY ADDISON (NOW OR FORMERLY), THEREIN WITH THE LINE OF HENRY ADDISON, THE FOLLOWING TWO COURSES AND DISTANCES: (1) S0°34'41" W 14.16 FEET TO AN IRON STAKE, AND (2) S4°31'30" W 69.51 FEET TO THE BEGINNING, CONTAINING 8.29 ACRES, MORE OR LESS.

PARCEL 6

A CERTAIN 3 ZACRE 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 APOSEXED 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 Slips 37 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 Slips 37 in the Aforesaid Registry, running thence from the beginning, with the East line of Laurel Oak Lane, N89°04'40"W 211.51 feet to an Iron Stake in the East line of Laurel Oak Lane, thence with a new line, N79°28'45") 132.71 feet to an Iron Stake, thence S0°13'18"W 135.17 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, S9°21'31"W 130.48 feet to the beginning, containing 0.77 acres, more or less.

PARCEL 8

Beginning at an Iron Stake located S60°03'45"W 148.76 feet from an Iron Stake in the Southernly Marquee of Felix Drive, thence from the beginning E29°39'46"E 268.94 feet to an Iron Stake, thence N59°07'45"E 90.70 feet to an Iron Stake, thence S1°13'49"E 289.57 feet to an Iron Stake, thence S89°50'14"W 211.89 feet to an Iron Stake, thence N59°12'47"W 132.75 feet to an Iron Stake, thence S69°04'40"W 184.86 feet to an Iron Stake, thence N2°59'00"W 143.76 feet to an Iron Stake, thence N69°49'46"E 90.15 feet to an Iron Stake, thence N70°05'27"E 57.05 feet to an Iron Stake, thence N1°38'32"E 53.14 feet to an Iron Stake, thence S3°24'04"E 13.38 feet to a 35 foot Iron Stake, thence S8°30'45"E 87.18 feet to the beginning, containing 1.33 acres, more or less.

PARCEL 9

All Private Right-of-Ways serving the described 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 Ridder Cup Boulevard.

PARCEL 10

A certain Lot or Parcel of land in Sandhills Township, Moore County, North Carolina, about one mile South of the Town of Pinehurst, 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 130 yards Southeast of the intersection of the Driveway with the Northwest Lane of U.S. Highway No. 1, and being described located N1°13'22"W 150 feet from an Iron Stake at a Corner of Rail, Inc.'s tract as recorded in Deed Book 318, at page 448 in the Aforesaid Registry, running thence from the beginning as the following lines, S96°30'42"W 113.42 feet to a P.K. nail in the Southwest edge of

TRACT 3

CONTINUING WITH THE WEST LONGE OF FELIX DRIVE AS IT CURVES TO THE RIGHT IN A NORTHERLY DIRECTION HAVING A RADIUS OF 134.94 FEET, A CHORD OF N12°04'32"E 94.96 FEET TO AN IRON PIPE, A POINT OF TANGENCY AND LOCATED IN THE LINE OF THE PROPERTY OF MARK 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 FIE. A. AND C. F. BUCKHIN (NOW OR FORMERLY), N0°14'30"W 370.26 FEET TO AN IRON PIPE, THENCE WITH THE LINES OF THE PROPERTY OF FIE. A. AND C. F. BUCKHIN; THE FOLLOWING FOUR COURSES AND DISTANCES, (1) N15°34'47"E 207.83 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 134.94 FEET, A CHORD OF N12°04'45"E 209.86 FEET TO A POINT OF TANGENCY (3) N0°17'23"W 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 N30°10'00"E 313.39 FEET TO AN IRON PIPE IN THE SOUTHWEST RIGHT-OF-WAY OF STATE ROAD NO 1192, LOCATED ABOUT 7 FEET EAST OF THE CENTERLINE OF A SOIL ROAD, THENCE AS THE SOUTH LINE OF STATE ROAD NO 1192, S15°34'47"E 94.96 FEET TO THE BEGINNING, AND BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONVEYED TO GOLDFIN VENTORS INC. BY DEED RECORDED IN DEED BOOK 271 AT PAGE 293 IN THE APPLIED 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. Aubry 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.
Notwithstanding 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 Tract 6] 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 County 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 237 in 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"; thence bearing 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. McNell 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. McNell, 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 485.80 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.
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 28378

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:


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 Goochland

I certify that William H. Goode, Jr. personally appeared before me this day, and (choose one) ☑ 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]
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.