



Zoning Map Amendment (Rezoning)

REQUIRED APPLICATION MATERIALS:

- Application fee** in the amount of \$1,500.00.
- Completed Application** for a Zoning Map Amendment (Rezoning) signed by the applicant. Please do not leave anything blank and make sure that all of the information provided is correct.
- N/A **Appointment of Agent**, if applicable, signed by the property owner(s) and the agent.
- TS? **List of Adjacent Property Owners:** Please list all properties that are that are within two hundred (200) feet of the outermost boundaries of the subject property (**not counting streets, railroads or other transportation corridors**). Attach additional pages if needed. No fewer than ten (10) property owners shall be notified by mail.
- Deed** copy to provide proof of ownership and property boundaries.
- Reasons for proposed amendment:** Explain the need for the proposed changes to the zoning map. Please provide additional text and/or maps to demonstrate consistency with the approval criteria listed in **UDO §2.17.9 Criteria for Zoning Map Amendments**. The list of criteria is attached.
- Survey** of the subject property.
- Written metes and bounds description** of the subject property.
- Site plan**, if applicable
- Electronic copy (PDF) of all application materials** submitted to plan@southernpines.net.

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

REVIEW AND APPROVAL:

1. **Staff review:** Planning staff will review the application and notify the applicant if additional materials are needed.
2. **Public hearings:** The applicant is expected to attend a public hearing on the application before the Planning Board followed by a public hearing before the Town Council the following month. (Please refer to the **Application Processing Timeline** to determine the hearing dates.) The Planning Board will recommend approval, conditional approval or denial to the Town Council. The Town Council will consider that recommendation, as well as evidence and testimony presented, and approve, conditionally approve or deny the rezoning request.
3. **Approval:** The approval of an amendment to the UDO text or Zoning Map does not authorize the use, occupancy, or development of property until the applicant receives necessary development approvals, such as subdivision, site plan and building permits. (UDO §2.17.12)



Zoning Map Amendment Application

| | | |
|-----------------|----------------------|-----------------------|
| Fee: \$1,500.00 | Date Received: _____ | Case No.: Z-____-____ |
|-----------------|----------------------|-----------------------|

Project Information: WINDRIDGE GARDENS, LLL
TRACT #1 GB-CD AND UNDEVELOPED AREA RS-3
Street Address: 1650 VALLEY VIEW ROAD
PIN: 859300804296 **Parcel ID:** 20140484
Site Size: 1.284 **Zoning:** RS-3

Applicant:

Name(s): CORBY D. LONGSTREET / OWNER
Email: LONGSTREET.CONSTRUCTION@yahoo.com **Phone:** 910-315-9855

Mailing Address: 1630 VALLEY VIEW ROAD SOUTHERN PINES, NC 28387

Authorized Agent, if different from Applicant:

Name(s): _____
Email: _____ **Phone:** _____
Mailing Address: _____

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

Name(s): WINDRIDGE GARDENS, LLL
Email: WINDRIDGEGARDENS@yahoo.com **Phone:** 910-692-0855
Mailing Address: 1650 VALLEY VIEW ROAD SOUTHERN PINES, NC 28387

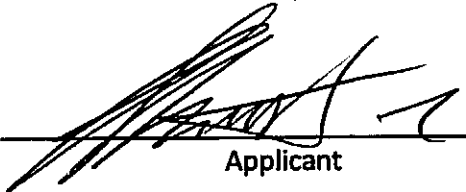
TO THE TOWN OF SOUTHERN PINES PLANNING BOARD AND TOWN COUNCIL:

I, the undersigned, do hereby make application to and petition the Planning Board and Town Council to grant a zoning map amendment as required by the Town of Southern Pines Zoning Ordinance. The following information is submitted in support of this application:

The property which is the subject of this application is located on the NORTH side of US HWY 1 SOUTH BOUND (St./Ave.), between _____ (St./Ave.) and _____ (St./Ave.). The property has a frontage of 173.48 feet and a depth of 316.42-331.53 feet.

The zoning map amendment sought is based upon Section(s) 3.5.9 of the Town of Southern Pines Unified Development Ordinance. The proposed use of the property is as follows: TO EXPAND THE NATURAL SANDY WALKING PATHS FOR THE DISPLAY AND SALES OF STATUARY AND LAWN ORNAMENTS THROUGH THE EXISTING MATURE LONGLEAF PINE FOREST CANOPY, WHICH HAS BEEN A HUGE ASSET AND MADE OUR LOCATION A VERY SPECIAL PLACE TO VISIT FOR THE PAST 21+ YEARS.

Date: 10/9/2023


Applicant

**PLANNING DEPARTMENT
TOWN OF SOUTHERN PINES**
801 SE Service Road, Southern Pines, NC 28387
plan@southernpines.net (910) 692-4003 www.southernpines.net

FOR REGISTRATION REGISTER OF DEEDS
Judy D. Martin
Moore County, NC
December 23, 2014 03:15:58 PM
Book 4435 Page 160-161
FEE: \$28.00
INSTRUMENT # 2014015367

JM

Adams



INSTRUMENT # 2014015367

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

**STATE OF NORTH CAROLINA
COUNTY OF MOORE**

NON-WARRANTY DEED

THIS NON-WARRANTY DEED is made this 23rd day of December, 2014, by and between **COREY D. LONGSTREET** and wife **TERRI L. BUTTERFIELD**, 1650 Valley View Rd., Southern Pines, NC 28387 ("Grantor") and **WINDRIDGE GARDENS, L.L.C.**, a North Carolina limited liability company, 1650 Valley View Rd., Southern Pines, NC 28387 ("Grantee").

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 in fee simple, that certain lot, tract, or parcel of land situated in McNeill Township, Moore County, North Carolina, more particularly described as follows:

Tract # 1 GB-CD and Tract # 1, Undeveloped Area, as set forth on a map recorded in Plat Cabinet 9, Slide 412, Moore County Register of Deeds.

This instrument is being recorded to set forth the aforesaid lots as a separate parcel of real property from the remainder of Grantor's real property, for purposes of ad valorem taxation.

Donnell G. Adams, Jr.
Attorney at Law

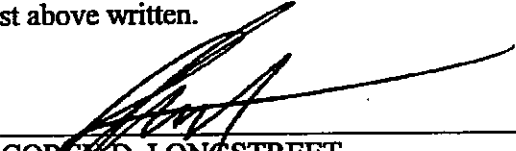
For further reference, see deed recorded at Book 886, Page 43, Moore County Register of Deeds. Terri L. Butterfield joins in this conveyance to relinquish any marital interest that she may have acquired in the subject property.

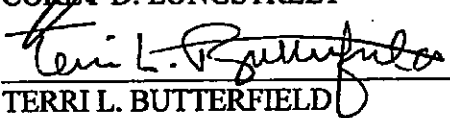
TO HAVE AND TO HOLD the aforesaid lot, tract or parcel of land, and all privileges and appurtenances thereto belonging to the Grantee in fee simple, subject, however, to any exceptions, reservations and conditions herein set forth.

The Grantor makes no warranty, express or implied, as to title to the property herein described.

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.

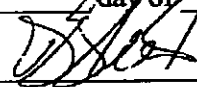

 _____ (SEAL)
 COREY D. LONGSTREET


 _____ (SEAL)
 TERRI L. BUTTERFIELD

STATE OF NORTH CAROLINA
COUNTY OF MOORE

I, Donnell G. Adams, Jr., Notary Public for County and State aforesaid, hereby certify that COREY D. LONGSTREET and TERRI L. BUTTERFIELD personally appeared before me this day and being duly sworn, executed the foregoing and annexed instrument.

Witness my hand and official seal this the 23rd day of Dec., 2014.



 Notary Public

My Commission Expires:
Nov. 5, 2017

[AFFIX NOTARIAL SEAL HERE]

Donnell G. Adams, Jr.
Attorney at Law

DONNELL G. ADAMS, JR.
Notary Public
Moore County, NC

Windridge Gardens
1650 Valley View Road
Southern Pines, NC 28387
(910) 692-0855

10/9/23

Mr. B.J. Grieve, Planning Director
Town of Southern Pines
801 SE Service Road
Southern pines, NC 28387

RE: Zoning Map Amendment Application

Mr. Grieves,

Thank you for meeting with me October 6, 2023 to discuss the rezoning of the "undeveloped area" of Tract #1, the location of our business is at the corner of US Highway 1 and Valley View Road adjacent to the Hyland Golf Club which is located within the ETJ of Southern Pines. We obtained the present GB-CD zoning on February 12, 2002 (Z-07-01) and the plat of Tract #1 was signed on 3/19/2002 and recorded on 3/21/2002 (Plat Cabinet 9, Slide 412) showing Tract #1 with two different zoning classifications GB-CD and RS-3.

The "undeveloped area" of Tract #1, zoned RS-3 is landlocked with no access allowed from US Highway 1 through the right-of-way, nor Valley View road. The "undeveloped area" is unusable and we cannot fully utilize that area of our property for our business. The Zoning Map Amendment Application attached is to incorporate the "undeveloped area" zoned RS-3 of our parcel to the GB-CD, so the entire Tract #1 will be zoned the same GB-CD.

After careful review of UDO 2.17.9 Criteria for Zoning Map Amendments, I believe that this application meets all criteria as follows;

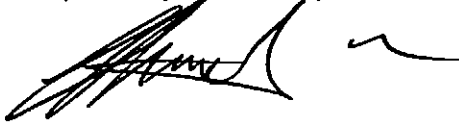
- A. The rezoning is consistent with the adopted Comprehensive Plan.
- B. There are no adverse impacts on neighboring lands
- C. The application to rezone the "undeveloped area" of tract #1 will be suitable with the GB-CD area of Tract #1. As reference above the present RS-3 zoning is not suitable as presently zoned.
- D. This application will not adversely affect the health, safety and welfare of the public.
- E. This application will be consistent with public policy by preserving environmental features which are consistent with the neighborhood, area and the GB-CD area of Tract #1.
- F. As referenced above the "undeveloped area" zoned RS-3 is unsuitable for use as zoned.
- G. As per UDO 3.6.5 "The visual quality of these sections depends on quality site planning, landscaping and preservation of natural features". We intend to utilize this

“undeveloped area” of our property for the display and sales of statuary and lawn ornaments along natural sandy paths winding through the existing longleaf pine forest canopy, as we have previously developed within the GB-CD area of Tract #1. We will not be cutting or clearing any trees in the process of raking back the pine straw to create the natural walking paths, thus leaving all trees with understory and natural buffers in place.

As we discussed at our meeting on the 6th, the rezoned “undeveloped area” will be utilized per the classification contained in the UDO as LBCS 2123 Lawn and Garden Supplies. A copy of the Tract #1 plat we reviewed, that was submitted for recording on 3/19/2002 is attached as a survey and a marked up copy of the plat is attached to be used as a site plan as we agreed at the meeting. During our meeting you said the Town of Southern Pines will notify the adjacent property owners within two hundred (200) feet of the outermost boundaries of the subject property. Therefore, I have not included the “List of Adjacent Property Owners” shown as “Required Application Materials”.

Please let me know if you need any further information at your earliest convenience.

Respectfully Submitted,

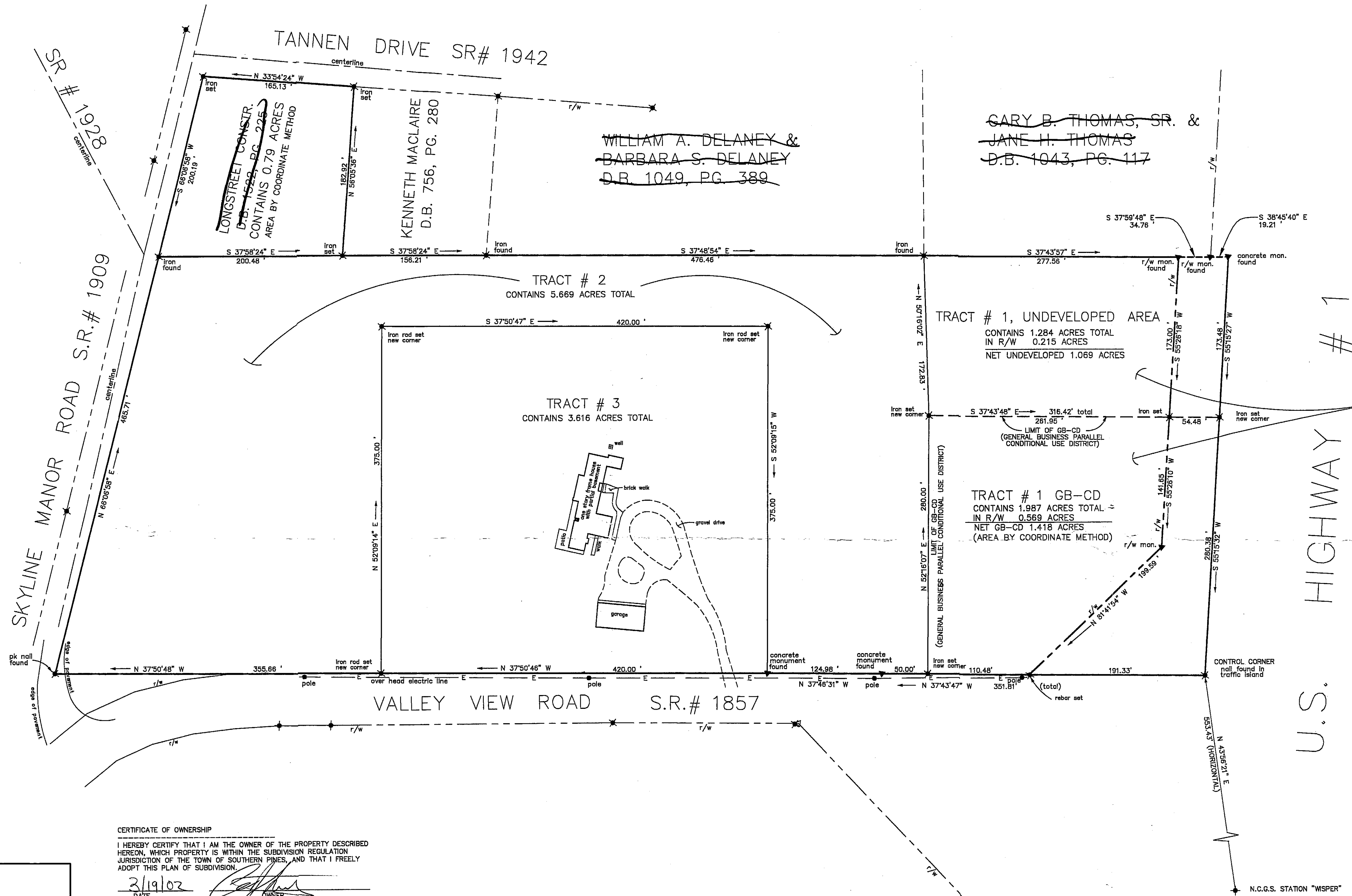
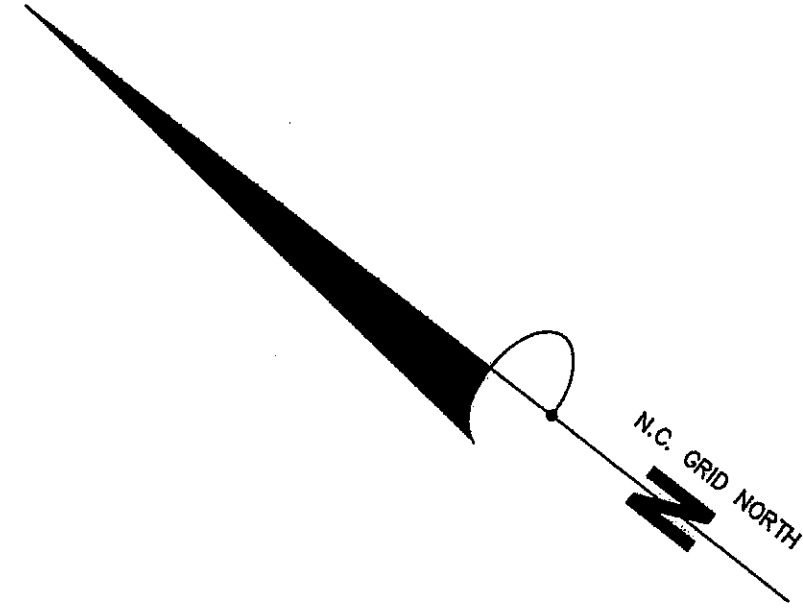
A handwritten signature in black ink, appearing to read 'Corey Longstreet', with a small flourish to the right.

**Corey Longstreet
Windridge Gardens, LLC**

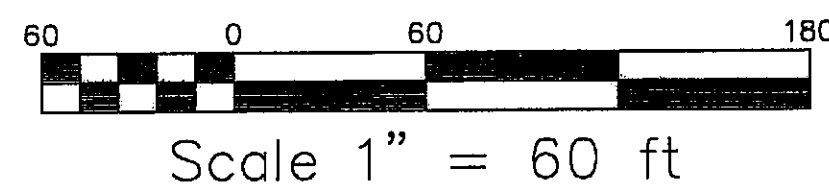
Meets and Bounds for Parallel Conditional Use

That certain tract or parcel of land situate about three miles north of Southern Pines, North Carolina, and located at the intersection of U.S. Highway No. 1 and State Road No. 1857 (Valley View Road), and beginning at an iron pipe situate North $43^{\circ} 56' 21''$ East 553.43 feet from N.C.G.S. Monument "Whisper" (NAD83) Moore County, said iron pipe being in the right-of-way line of U.S. Highway No. 1; running thence, from said control corner and with the northerly right-of-way line of State Road No. 1857, North $37^{\circ} 43' 47''$ West 191.33 feet to a set iron pipe/ concrete monument; thence continuing with the northerly right-of-way line of State Road No. 1857, North $37^{\circ} 43' 47''$ West 110.48 feet to a set iron pipe; thence North $52^{\circ} 16' 07''$ East 280.00 feet to a set iron pipe of Tract #1 GB-CD; thence continuing North $50^{\circ} 16' 02''$ East 172.83 feet to a found iron pipe; thence South $37^{\circ} 43' 57''$ East 277.56 feet to a found concrete right-of-way of Monument; thence continuing South $37^{\circ} 59' 48''$ East 34.76 feet to concrete right-of-way Monument found; thence continuing South $30^{\circ} 45' 40''$ East 19.21 feet to concrete Monument found in right-of-way of U.S. Highway No. 1; thence South $55^{\circ} 15' 27''$ West 173.48 feet to iron pipe; thence North $37^{\circ} 43' 48''$ West 316.42 feet to the point of beginning of Tract #1 Undeveloped Area comprising 1.284 acres, more or less.

The above description taken from actual survey made by Cole Land Surveys, P.A. and shown on plat entitled "Survey for Corey D. Longstreet", dated September 17, 2001.



SUMMARY TRACT # 1
 GB-CD CONTAINS 1.987 ACRES
 UNDEVELOPED AREA 1.284 ACRES
 IN R/W 0.784 ACRES
 NET 2.487 ACRES



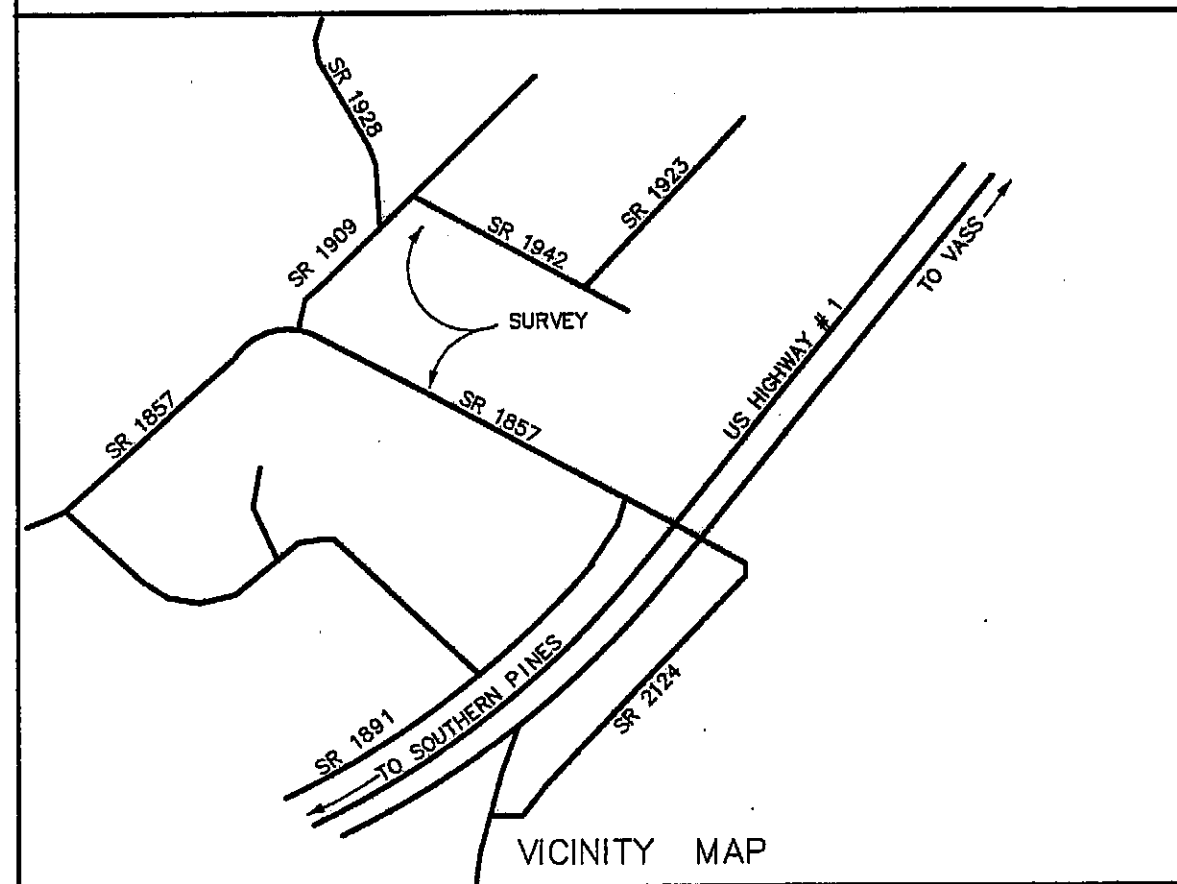
CERTIFICATE OF OWNERSHIP
 I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE TOWN OF SOUTHERN PINES, AND THAT I FREELY ADOPT THIS PLAN OF SUBDIVISION.
 3/19/02 [Signature] OWNER
 DATE

CERTIFICATE OF APPROVAL
 I HEREBY CERTIFY THAT THE MINOR SUBDIVISION SHOWN ON THIS PLAT DOES NOT INVOLVE THE CREATION OF NEW PUBLIC STREETS OR ANY CHANGE IN EXISTING PUBLIC STREETS, THAT THE SUBDIVISION SHOWN IS IN ALL RESPECTS IN COMPLIANCE WITH CHAPTER 101 OF THE SOUTHERN PINES TOWN CODE, AND THAT THEREFORE THIS PLAT HAS BEEN APPROVED BY SOUTHERN PINES PLANNING DIRECTOR, SUBJECT TO ITS BEING RECORDED IN THE MOORE COUNTY REGISTRY WITHIN SIXTY DAYS OF THE DATE BELOW.
 3/19/02 [Signature] PLANNING DIRECTOR
 DATE

STATE OF NORTH CAROLINA, COUNTY OF MOORE
 I, _____ REVIEW OFFICER OF MOORE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
 _____ REVIEW OFFICER
 DATE

NORTH CAROLINA, MOORE COUNTY
 PRESENTED FOR REGISTRATION ON THE _____ DAY
 OF _____ 20____ AT _____ M.
 RECORDED IN PLAT CABINET _____ SLIDE _____
 JUDITH M. ADAMS, REGISTER OF DEEDS

I, MITCHELL W. COLE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 886, PAGE 43) THAT BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES AND DRAWN FROM DEEDS AS INDICATED; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 28 DAY OF SEPTEMBER, A.D., 19 99.



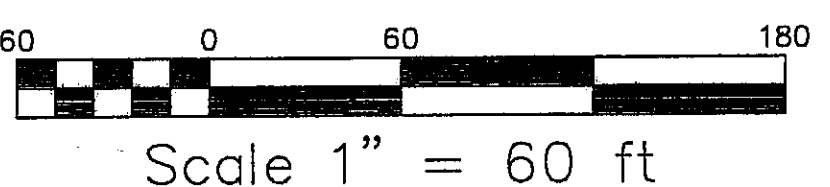
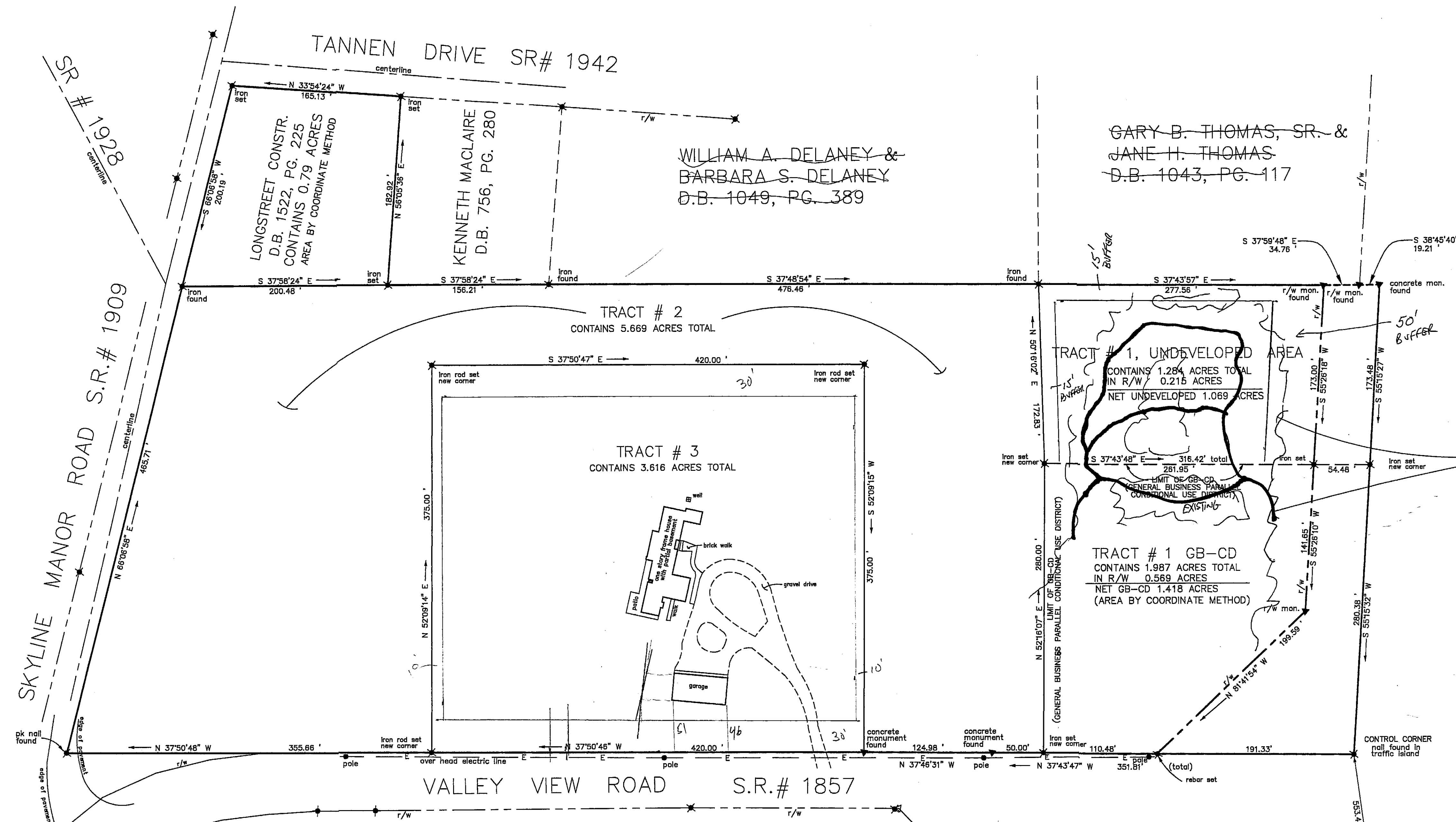
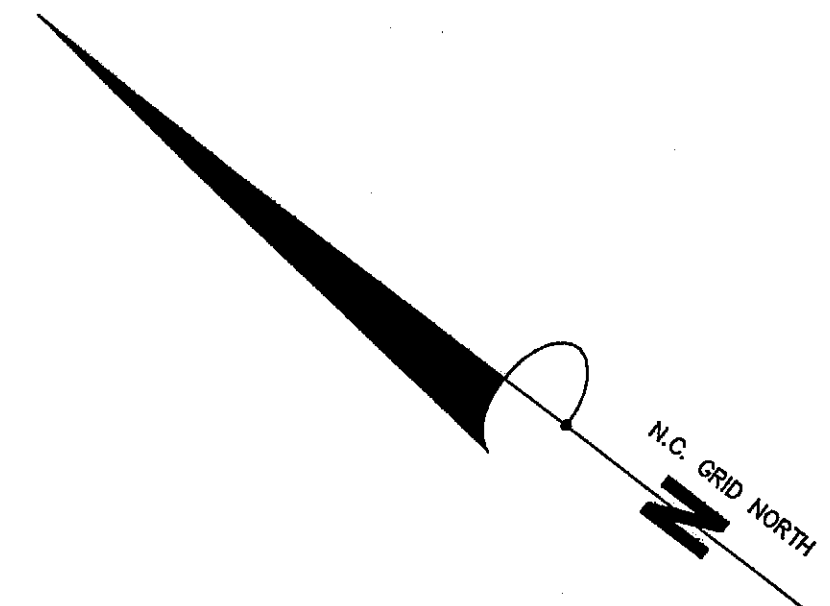
| | | |
|-------------------|--|-----------------------------------|
| REVISION NO. 2 | DRAWN BY: MWC DATE: Plot date: 09/27/99 at 16:54 DWS. NO.: | APPROVED BY: PROJ. NO. DWS. |
|-------------------|--|-----------------------------------|

| |
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| NOTES: 1- BEING A RE-SURVEY OF THE COREY D. LONGSTREET PROPERTY DESCRIBED IN DEED BOOK 886, PAGE 43 AND DEED BOOK 1522, PAGE 225, MOORE COUNTY REGISTRY. 2- I, MITCHELL W. COLE FURTHER CERTIFY THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND. THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT. |
|--|

SURVEY FOR
COREY D. LONGSTREET
 ADDRESS: 1630 VALLEY VIEW ROAD, SOUTHERN PINES, NORTH CAROLINA 28387
 SURVEY: McNEILL TOWNSHIP, MOORE COUNTY, NORTH CAROLINA

SEAL OR STAMP

COLE LAND SURVEYS, P.A.
 483 WILMER ROAD
 SANFORD, NORTH CAROLINA 27332
 PHONE (919) 288-9340



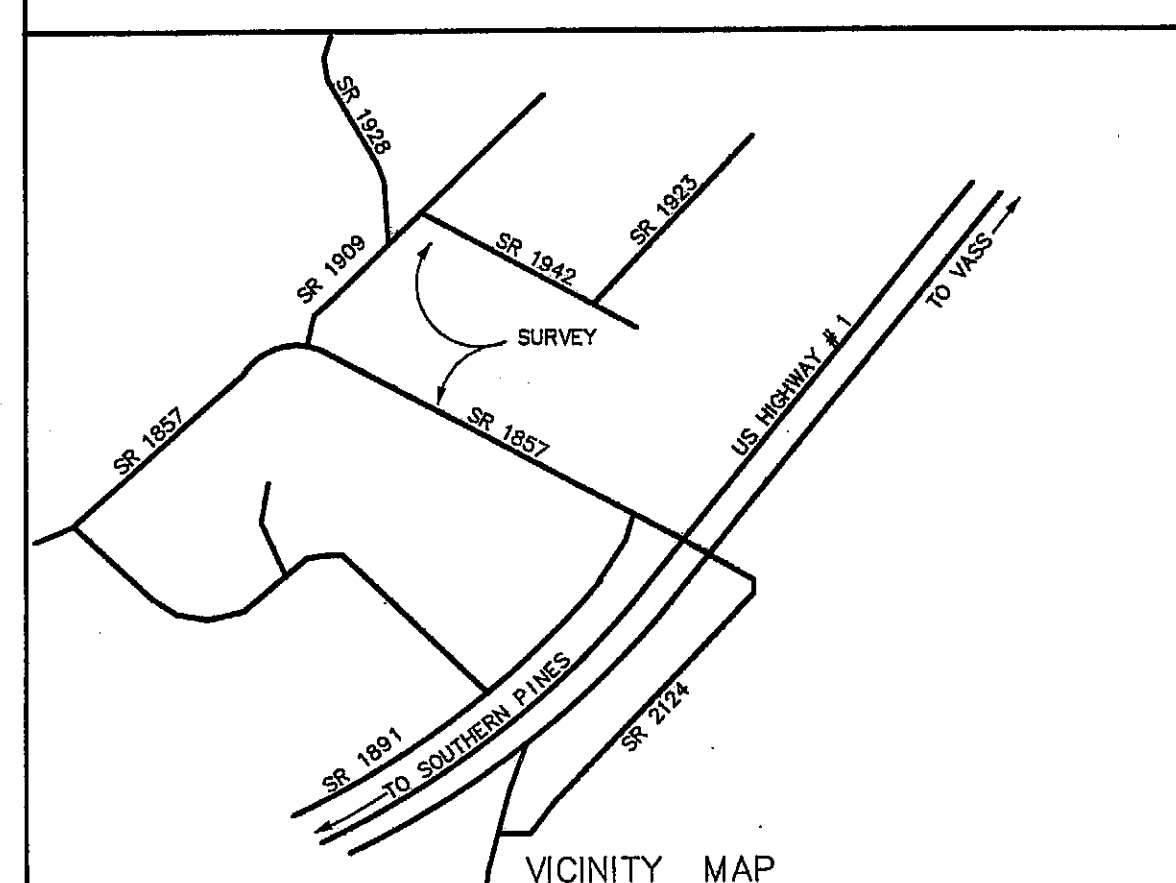
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SUMMARY TRACT # 1
 GB-CD CONTAINS 1.987 ACRES
 UNDEVELOPED AREA 1.284 ACRES
 IN R/W 0.784 ACRES
 NET 2.487 ACRES

— WALKING PATHS
 NATURAL SAND

**PROPOSED SITE
 PLAN FOR TRACT # 1
 "UNDEVELOPED" AREA**

1" = 60'



CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE TOWN OF SOUTHERN PINES, AND THAT I FREELY ADOPT THIS PLAN OF SUBDIVISION.

3/19/02 DATE
 [Signature] OWNER

CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT THE MINOR SUBDIVISION SHOWN ON THIS PLAT DOES NOT INVOLVE THE CREATION OF NEW PUBLIC STREETS OR ANY CHANGE IN EXISTING PUBLIC STREETS, THAT THE SUBDIVISION SHOWN IS IN ALL RESPECTS IN COMPLIANCE WITH CHAPTER 101 OF THE SOUTHERN PINES TOWN CODE, AND THAT THEREFORE THIS PLAT HAS BEEN APPROVED BY SOUTHERN PINES PLANNING DIRECTOR, SUBJECT TO ITS BEING RECORDED IN THE MOORE COUNTY REGISTRY WITHIN SIXTY DAYS OF THE DATE BELOW.

3/19/02 DATE
 [Signature] PLANNING DIRECTOR

STATE OF NORTH CAROLINA, COUNTY OF MOORE

I, _____ REVIEW OFFICER OF MOORE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE REVIEW OFFICER

NORTH CAROLINA, MOORE COUNTY
 PRESENTED FOR REGISTRATION ON THE _____ DAY
 OF _____ 20____ AT _____ M.
 RECORDED IN PLAT CABINET _____ SLIDE _____

JUDITH M. ADAMS, REGISTER OF DEEDS

I, MITCHELL W. COLE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 886, PAGE 43) THAT BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES AND DRAWN FROM DEEDS AS INDICATED; THAT THE RATIO OF PRECISION AS CALCULATED IS 1: 10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITH MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 28TH DAY OF SEPTEMBER, A.D., 19 99.



[Signature]
 PROFESSIONAL LAND SURVEYOR
 REGISTRATION NUMBER L-2856

| | | |
|-------------------|--|-----------------------------------|
| REVISION NO. 2 | DRAWN BY: MWC DATE: Plot date: 09/27/99 at 16:54 DWG. NO.: | APPROVED BY: PROJ. NO. DWG. |
|-------------------|--|-----------------------------------|

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| REVISIONS |
| 1 SUBDIVIDE PROPERTY DECEMBER 11, 2001 |
| 2 REVISE TRACTS # 1 AND 2 MARCH 18, 2002 |

NOTES:

1- BEING A RE-SURVEY OF THE COREY D. LONGSTREET PROPERTY DESCRIBED IN DEED BOOK 886, PAGE 43 AND DEED BOOK 1522, PAGE 225, MOORE COUNTY REGISTRY.

2- I, MITCHELL W. COLE FURTHER CERTIFY THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND. THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

SURVEY FOR
COREY D. LONGSTREET
 ADDRESS: 1630 VALLEY VIEW ROAD, SOUTHERN PINES, NORTH CAROLINA 28387
 SURVEY: McNEILL TOWNSHIP, MOORE COUNTY, NORTH CAROLINA

COLE LAND SURVEYS, P.A.
 483 WILNER ROAD
 SANFORD, NORTH CAROLINA 27332
 PHONE (919) 288-9340