

County of Moore Planning and Inspections



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

Major Subdivision Preliminary Plat SPECIAL USE PERMIT APPLICATION PACKET

Step 1. Pre-Application Meeting with Planning Staff

The applicant must schedule a pre-submittal meeting with Planning Staff to discuss the preliminary assessment of the request, adopted plans, and process. The applicant should provide a sketch plan for the pre-application meeting.

Step 2. Concept Plan Submittal

Plan showing a general design for the entire development project area. A Concept Plan should identify layout of streets, number of lots, phasing, adjacent land uses, open space and buffers, easements, etc.

Step 3. Project Review Team Meeting with County Staff

The applicant needs to schedule a meeting with County Staff to discuss local and state approval processes and the projected infrastructure needs.

Step 4. Infrastructure Meeting

Fire flow test results are required.

Step 5. Application Submittal

The applicant must submit a complete application packet on or before the submittal deadline. This includes:

- Application Fee \$1,000 plus postage for adjacent properties.
- Major Subdivision Preliminary Plat as per Chapter 19.7, 19.8 and 19.16

Step 6. Administrative Review

Planning Staff will review the request and provide the following public notifications prior to the Board of Commissioners meeting / quasi judicial hearing:

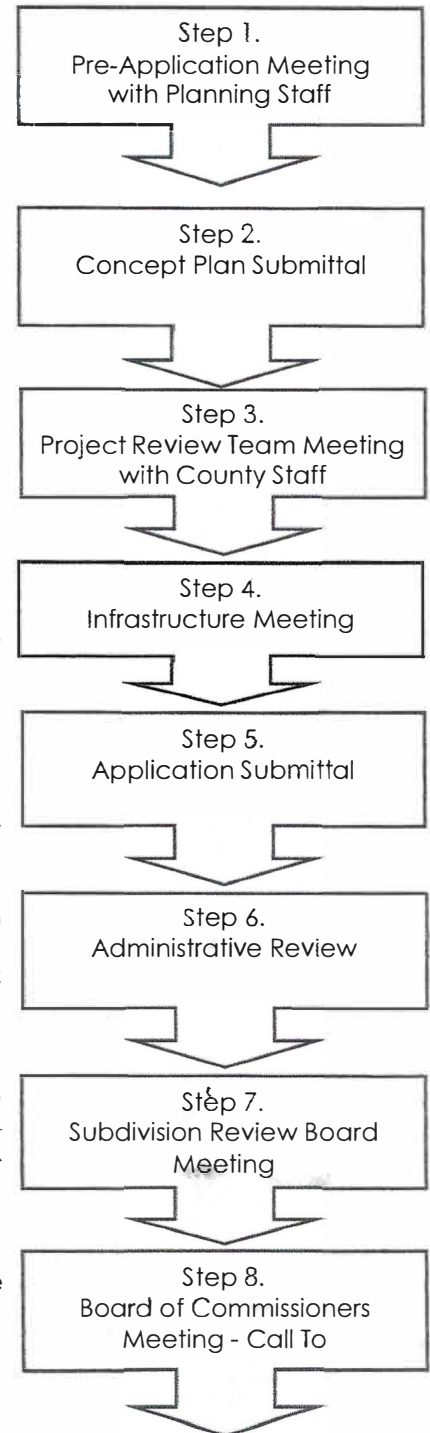
- All adjacent property owners will be notified by certified mail.
- A notice will be placed in the newspaper containing information about the meeting.
- A sign will be posted on the property visible from the nearest public road.

Step 7. Subdivision Review Board Meeting

Planning Staff will present the request to the Subdivision Review Board. It is **highly recommended** that the applicant attend the meeting to answer any questions raised at the meeting. The Subdivision Review Board will make a recommendation to the Board of Commissioners.

Step 8. Board of Commissioners Meeting—Call To

Planning Staff will present the request to the Board of Commissioners to schedule a Quasi Judicial Hearing. Applicant need not be present at this meeting.



Step 9. Board of Commissioners Meeting—Quasi Judicial Public Hearing

Planning Staff will present the request to the Board of Commissioners. A quasi judicial hearing will be held. It is **highly recommended** that the applicant attend the meeting to answer any questions raised at the meeting. The Board of Commissioners will make a final decision.

Step 10. Board of Commissioners—Board Order Approval

The Board Order will be placed on the consent agenda for approval. Applicant need not be present at this meeting

Step 9.
Board of Commissioners
Meeting - Quasi Judicial Hearing
(Adjacent owners
notified by mail)

Step 10.
Board of Commissioners
Meeting — Board Order
Approval

Application Submittal Deadlines / Meetings

A date and location will be set (subject to change) once a complete application is submitted to the Planning Staff. * Indicates date change due to holiday.

<u>Application Deadline</u>	<u>Subdivision Review Board Meeting</u>
October 14, 2024	November 12, 2024
October 28, 2024	November 26, 2024
November 11, 2024	December 10, 2024
December 9, 2024	January 7, 2025
December 23, 2024	January 21, 2025
January 6, 2025	February 4, 2025
January 20, 2025*	February 18, 2025
February 3, 2025	March 4, 2025
February 17, 2025	March 18, 2025
March 3, 2025	April 1, 2025
March 17, 2025	April 15, 2025
March 31, 2025	April 29, 2025
April 14, 2025	May 13, 2025
April 28, 2025	May 27, 2025
May 12, 2025	June 10, 2025
May 26, 2025	June 24, 2025
June 9, 2025	July 8, 2025
June 23, 2025	July 22, 2025
July 7, 2025	August 5, 2025
July 21, 2025	August 19, 2025
August 4, 2025	September 2, 2025
August 18, 2025	September 16, 2025
September 1, 2025	September 30, 2025
September 15, 2025	October 14, 2025
September 29, 2025	October 28, 2025
October 13, 2025	November 11, 2025
October 27, 2025	November 25, 2025
November 10, 2025	December 9, 2025
November 24, 2025	December 23, 2025



**Major Subdivision Preliminary Plat
Proposed
Holly Grove Pines Subdivision**
Parcel ID 00013191
PIN 852500556689
Holly Grove School Road, Seven Lakes, NC 27373
Moore County

Parcel ID 00013191
PIN 852500556689
Holly Grove School Road, Seven Lakes, NC 27373

DEVELOPER
Rhetsen Companies, Inc.
Attn: Richard Vincent
2075 Juniper Lake Road
West End, NC 27376
(910) 729-0186
permits@rhetsen.com

CIVIL ENGINEER
Bowman Consulting Group, Ltd.
880 Island Park Drive, Suite 400
Charleston, SC 29492
(843) 501-0333
mloadwer@bowman.com



RHETSON
COMPANIES, INC.

SURVEYOR
4D Site Solutions
409 Chicago Drive, Suite 112
Fayetteville, NC 28306
(910) 426-6777

PROPERTY OWNERS
Thauser Forest Holdings Inc
205 Perry Lane Road
Brunswick, GA 31525
(206) 539-4217

Know what's below.
Call before you dig.



SHEET LIST TABLE	
SHEET NO.	1 OF 10
SHEET TITLE	COVER SHEET
OVERALL EXISTING CONDITIONS	2 OF 10
DETAILED EXISTING CONDITIONS (1 OF 3)	3 OF 10
DETAILED EXISTING CONDITIONS (2 OF 3)	4 OF 10
OVERALL SITE LAYOUT	5 OF 10
SITE LAYOUT (1 OF 2)	6 OF 10
SITE LAYOUT (2 OF 2)	7 OF 10
SITE GRADING	8 OF 10
SITE UTILITY	9 OF 10
DETAILS	10 OF 10

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VICINITY MAP
SCALE: 1" = 2000'

SCALE: 1" = 2000'

COVER SHEET

**HOLLY GROVE PINES
MAJOR SUBDIVISION**

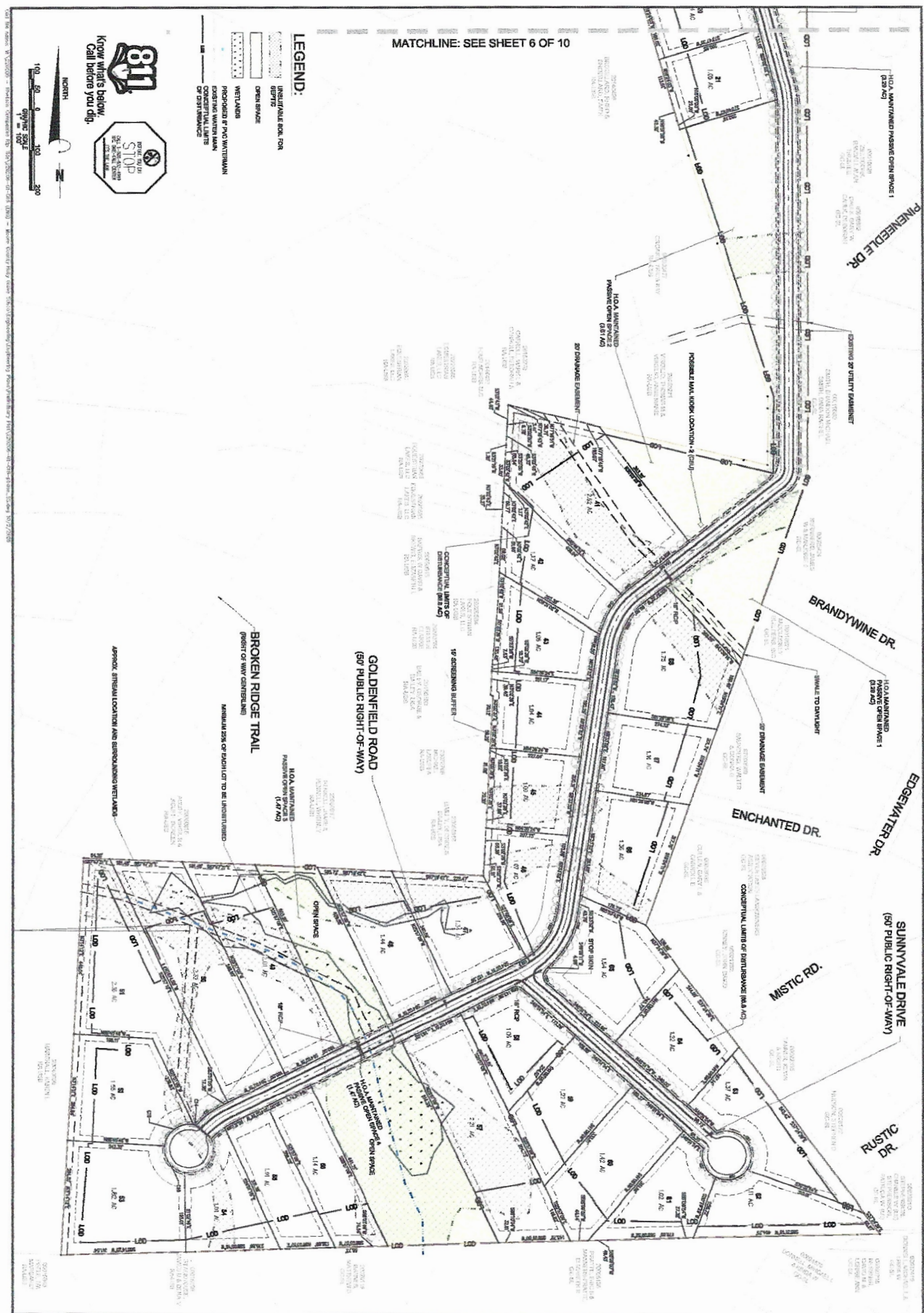
MAJOR SUBDIVISION PRELIMINARY PLAT
SANDHILLS & MINERAL SPRINGS, MOORE COUNTY, NC

PRIMARY
NOT FOR
CONSTRUCTION

[illegible]

Browne Consulting Group, Ltd.
 820 Third Park Drive, Suite 400
 Cary, NC 27512
 Phone: (919) 887-0033
browne.com
 © 2006 Browne Consulting Group Ltd

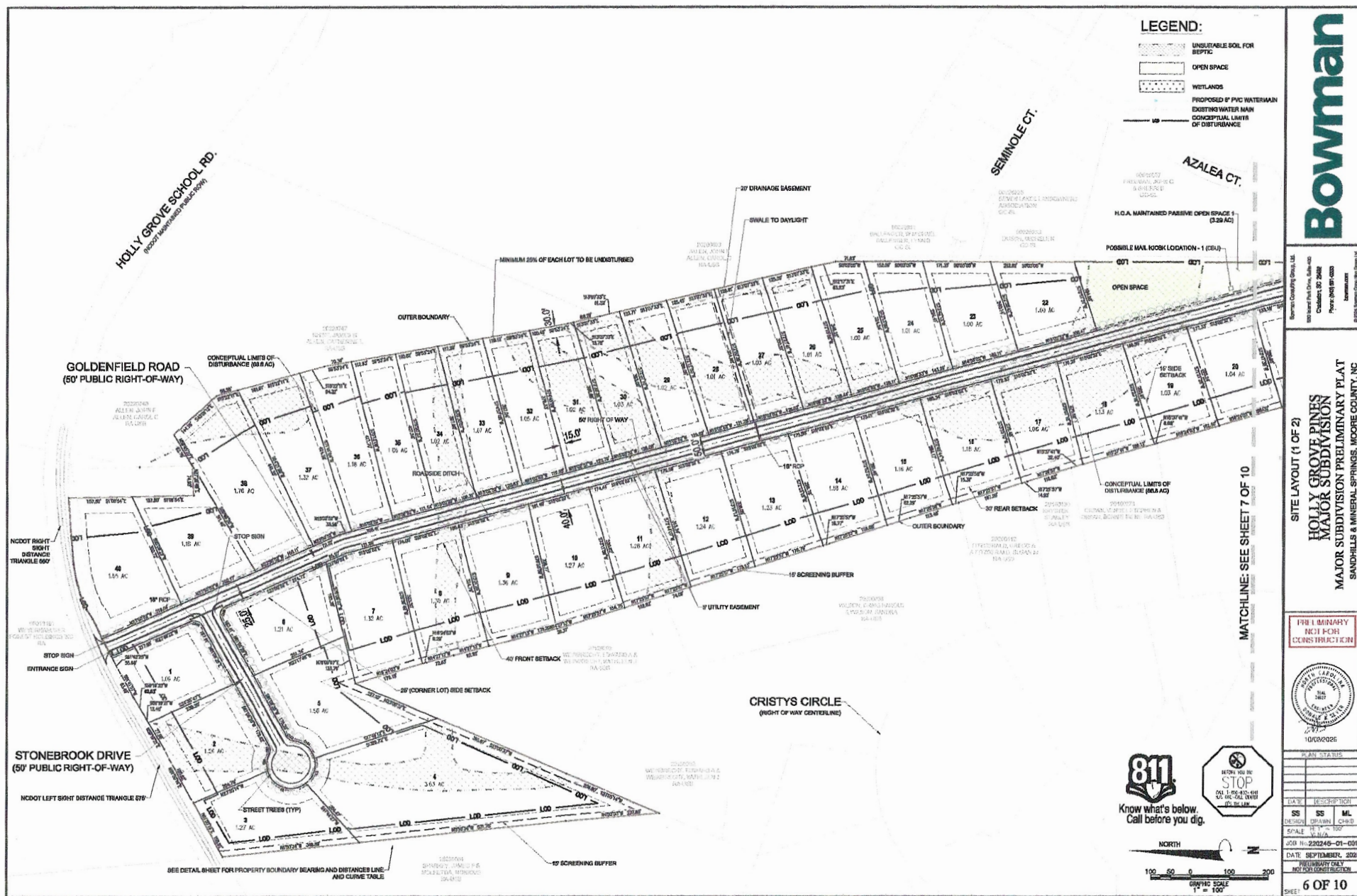
Bowman

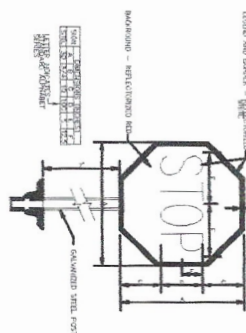


MATCHLINE SHEETS 3 & 4

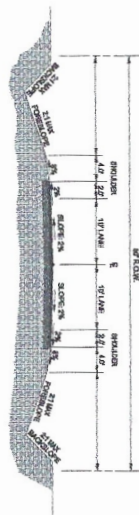


OVERALL SITE LAYOUT
HOLLY GROVE PINES
MAJOR SUBDIVISION
MAJOR SUBDIVISION PRELIMINARY PLAT
SANDHILLS & MINERAL SPRINGS, MOORE COUNTY, NC





PROPOSED 50' PUBLIC RIGHT-OF-WAY
TYPICAL SECTION
SCALE: NTS



1. ROOF DECKS MUST BE CONSTRUCTED PER MODEL APPROVED, CURRENT BUILDING CODES MINIMUM CONSTRUCTION STANDARDS

PARCEL LINE DATA			
LINE #	BEARING	DISTANCE	AREA
L25	S30°00'E	281.67'	1.00
L26	S30°00'E	63.01'	0.02
L27	S33°00'E	64.67'	0.02
L28	S60°00'E	64.67'	0.07
L29	N64°15'W	1.85'	0.00
L30	S50°00'E	1618.48'	1.00
L31	S71°30'W	251.17'	0.09
L32	S71°30'W	1108.36'	0.40
L33	S71°30'W	62.01'	0.01
L34	S60°00'E	64.65'	0.02
L35	S60°00'E	71.47'	0.02
L36	N60°00'W	232.01'	0.07
L37	S60°00'E	62.01'	0.01
L38	S60°00'E	178.08'	0.06
L39	S60°00'E	228.38'	0.08
L40	S58°15'E	3.57'	0.00
L41	S60°00'E	41.5'	0.01
L42	S60°00'E	187.22'	0.07
L43	S60°00'E	277.04'	0.10

PARCEL LINE DATA		
LINE #	BEARING	DISTANCE
L25	S09°22'32"E	123.68'
L24	S08°15'30"E	203.26'
L23	S15°19'17"E	67.74'
L22	N17°04'10"E	59.76'
L21	S02°27'33"E	113.53'
L20	N07°29'13"E	423.46'
L19	S07°46'42"E	284.65'
L18	S47°00'30"E	106'
L17	S49°47'49"E	152.69'
L16	N02°27'32"E	103.54'
L15	N10°29'09"E	103.54'
L14	N01°00'30"E	70.58'
L13	N42°00'26"E	71.67'
L12	S02°27'32"E	70.57'
L11	S02°27'32"E	70.57'
L10	N65°29'29"E	5.11'
L9	N02°27'32"E	16.66'
L8	N02°27'32"E	35.65'
L7	N02°27'32"E	73.65'

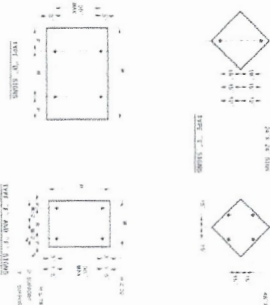
PARCEL LINE DATA			
LINE #	BEARING	DISTANCE	
L77	N07°59'28"E	135.48'	
L78	N01°40'47"E	300.31'	
L79	N03°42'47"E	51.68'	
L80	N07°49'47"E	35.87'	
L81	N07°49'47"E	50.77'	
L82	N03°42'47"E	24.67'	
L83	N07°59'28"E	62.54'	
L84	N07°10'47"E		
L85	N07°49'47"E	65.37'	
L86	N03°42'47"E	6.75'	
L87	N07°59'28"E	47.46'	
L88	S04°15'53"E	0.68'	
L89	S77°14'34"E	30.71'	
L90	S77°14'34"E	30.71'	
L91	S04°15'53"E	41.25'	
L92	N07°59'28"E	6.66'	
L93	N07°59'28"E	442.05'	
L94	N07°59'28"E	220.27'	
L95	N07°59'28"E	116.62'	
L96	N07°59'28"E	382.07'	

PARCEL LINE DATA			
LINE #	BEARING	DISTANCE	
1109	N 75°52'30" E	20.845	
1110	N 75°52'30" E	20.845	
1111	N 75°52'30" E	442.76	
1112	N 75°52'30" E	258.46	
1113	N 47°21'30" E	226.46	
1114	N 47°21'30" E	72.83	
1115	N 60°30'00" E	186.47	
1116	S 50°08'30" E	69.917	
1117	S 50°08'30" E	258.667	
1118	N 49°03'00" E	337.205	
1119	N 55°54'30" E	99.644	
1120	N 69°09'30" E	21.835	
1121	N 69°09'30" E	90.53	
1122	N 69°13'30" E	92.83	
1123	N 69°13'30" E	83.86	
1124	N 69°13'30" E	66.27	
1125	N 69°03'30" E	81.85	
1126	N 69°03'30" E	29.33	
1127	N 67°54'30" E	43.79	
1128	N 67°54'30" E	37.25	

PANEL LINE DATA		
LINE #	BEARING	DISTANCE
1259	N79°15.54'E	62.50'
1330	N80°37.14'E	71.80'
1331	N65°29.50'E	96.67'
1332	S37°03.54'E	215.00'
1333	N82°29.49'E	74.43'
1334	N113°22'W	135.50'
1335	S43°07'W	258.67'

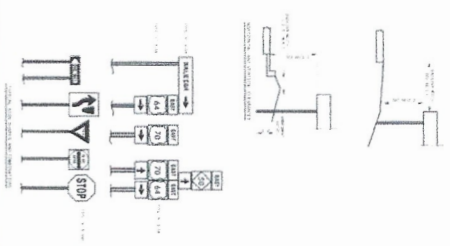
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PANEL CURVE DATA					
CURVE #	LENGTH	RADIUS	DELTA	START RADIUS	END RADIUS
0146	11.49'	225.6'	39°35'	592.04'	116.64'
0147	31.44'	256.5'	70°13'	592.04'	31.85'
0148	13.54'	136.0'	42°33'	136.0'	13.64'
0149	13.54'	136.0'	42°33'	136.0'	13.64'
0221	14.65'	136.0'	42°33'	136.0'	14.42'
0253	18.60'	225.5'	35°54'	592.02'	18.75'
0254	44.41'	25.0'	89°05'	592.05'	25.0'
0305	32.67'	25.0'	87°05'	582.64'	32.65'
0306	21.85'	162.3'	84°02'	592.04'	21.87'



ROADWAY STANDARD DRAWING FOR
MOUNTING OF
TYPE 'D', 'E' AND 'F' SIGNS
ON 'H' CHANNEL SUPPORTS

1-24 STATE OF
NORTH CAROLINA
DEPT. OF TRANSPORTATION
DIVISION OF HIGHWAYS
RALEIGH, N.C.



ROADWAY STANDARD DRAWING FOR
MOUNTING OF
TYPE 'D', 'E' AND 'F' SIGNS
ON 'U' CHANNEL SUPPORTS

1-24 STATE OF
NORTH CAROLINA
DEPT. OF TRANSPORTATION
DIVISION OF HIGHWAYS
RALEIGH, N.C.



Know what's below.
Call before you dig.



PHILIPPINE
NOT FOR
CONSTRUCTION

DETAILS

**HOLLY GROVE PINES
MAJOR SUBDIVISION
MAJOR SUBDIVISION PRELIMINARY PLAT
SANDHILLS & MINERAL SPRINGS, MOORE COUNTY, NC**

Bozeman Consulting Group, Ltd.
 180 Island Park Drive, Suite 400
 Charleston, SC 29402
 Phone: (843) 551-0333
bozeman.com
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Bowman



09.29.25

REVISIONS

PROJECT NAME
HOLLY GROVE
SCHOOL ROAD
SUBDIVISION

**OVERALL
EXISTING
CONDITIONS**

CLIENT
RHETSON
COMPANIES

2075 Jupiter Lake Road
West End, North Carolina 28376
Phone: (919) 944-6997

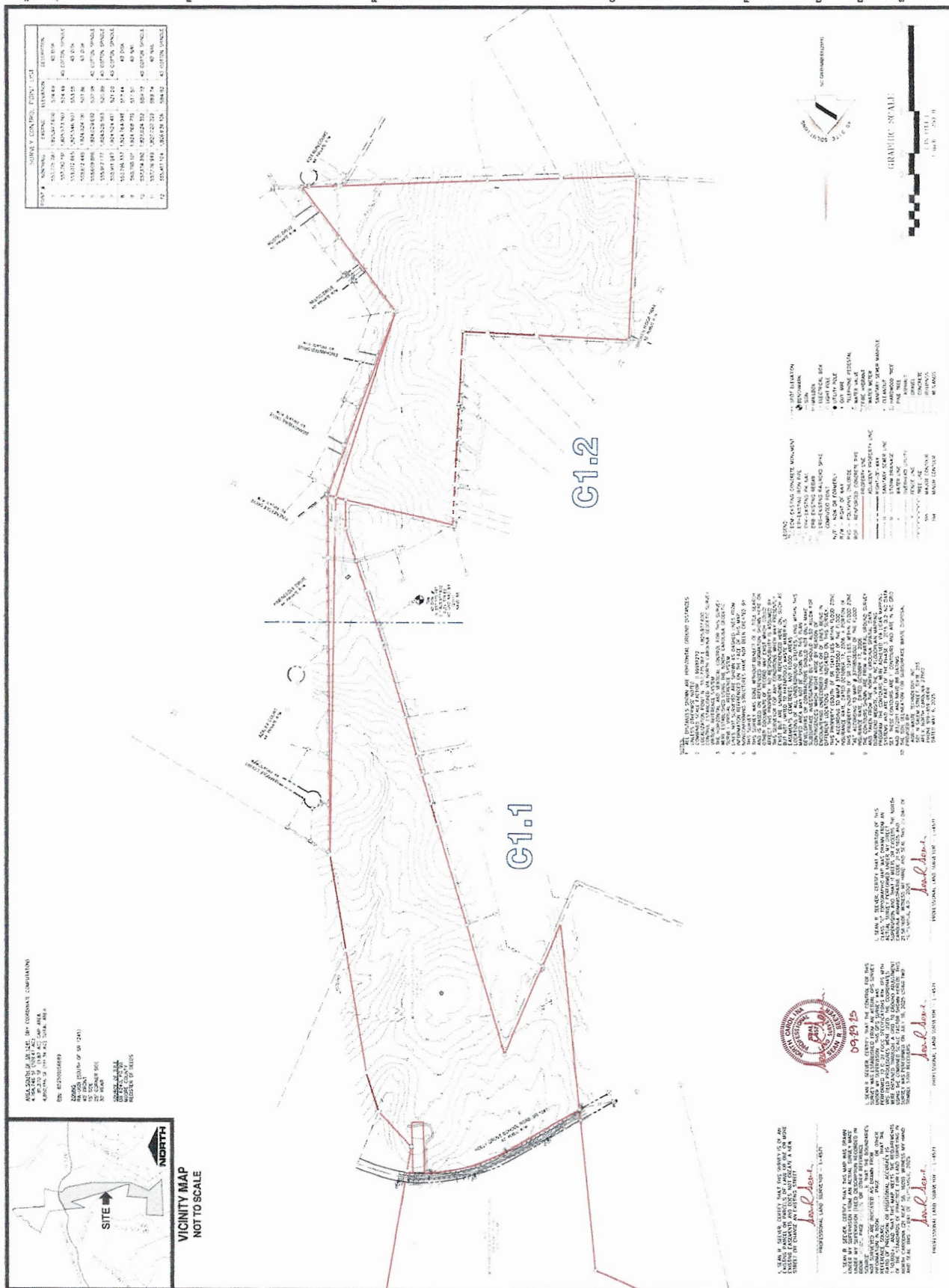
DATE	10/15/01
BY	10/15/01
PROJECT INFORMATION	

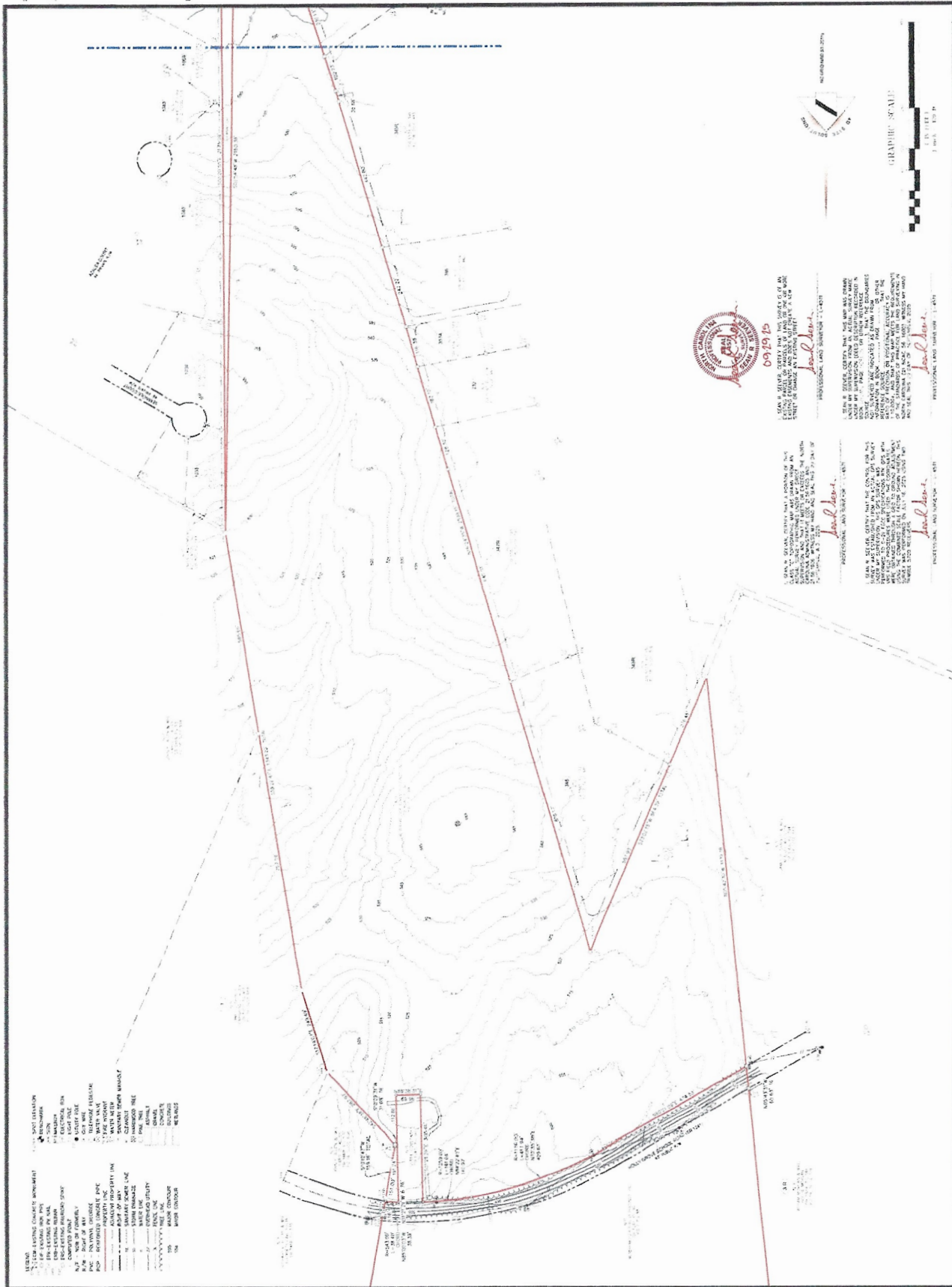
DRAWING SCALE

DATE SURVEYED _____

SHEET NUMBER

2 OF 10





1660-1 - 100% BOTTLED (CHRY) 100%